

7 North Dixie Highway Lake Worth, FL 33460 **561.586.1600**

AGENDA CITY OF LAKE WORTH BEACH REGULAR CITY COMMISSION MEETING CITY HALL COMMISSION CHAMBER TUESDAY, JUNE 01, 2021 - 6:00 PM

ROLL CALL:

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

PLEDGE OF ALLEGIANCE: led by Commissioner Sarah Malega

<u>AGENDA - Additions / Deletions / Reordering:</u>

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

- A. PBSO update by Captain Todd Baer
- B. Recognition of Lake Worth High School graduates
- C. Proclamation declaring June 2021 as Pride Month
- D. Proclamation declaring June 1-5, 2021 as Code Enforcement Week
- E. Proclamation declaring June 2021 as Gun Violence Awareness Month

COMMISSION LIAISON REPORTS AND COMMENTS:

PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:

APPROVAL OF MINUTES:

A. Work Session - May 11, 2021

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

- A. <u>Task Order No. 7 with RADISE International, LC for geotechnical engineer services</u> for Test Wells 17B and 18B Project
- B. Change Order 03 to R&D Paving, LLC for the Park of Commerce Phase 2 Project
- C. Standard Insurance Policies for FY 2021/22 Employee Health and Welfare Benefits
- D. Ratification of appointments and reappointments to various Advisory Boards

UNFINISHED BUSINESS:

A. Temporary Downtown Sidewalk Cafés

NEW BUSINESS:

A. <u>US-1 Multimodal Corridor Study</u>

- B. Resolution 29-2021 and Subordination of Utility Interests with Florida Department of Transportation (FDOT) for I-95 at 6th Avenue South Interchange roadway project
- C. Resolution No. 30-2021 for the purchase and sale of City property to the Florida Department of Transportation (FDOT) for the 6th Avenue South Interchange roadway project
- D. Approval of Interim City Manager Contract
- E. Ordinance No. 2021-04 First Reading An ordinance of the City Commission of the City of Lake Worth Beach, FL, amending the Official Zoning Map by approving the creation of a Mixed Use Planned Development, located at 1715 North Dixie Highway
- F. Ordinance No. 2021-03 First Reading 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 Residential Urban Planned Development District, located at 3300 Boutwell Road
- G. Discussion regarding the city commission's priorities brought forth by Vice Mayor Herman Robinson

CITY ATTORNEY'S REPORT:

CITY MANAGER'S REPORT:

UPCOMING MEETINGS AND WORK SESSIONS:

Thursday, June 3, 6 PM - Budget Work Session #1

Tuesday, June 15, 5:30 PM - Special followed by Regular

Thursday, June 24, 6 PM - Budget Work Session #2

Tuesday, June 29, 6 PM - Electric Utility

A. Draft Agenda - June 15, 2021

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)

MINUTES CITY OF LAKE WORTH BEACH CITY COMMISSION WORK SESSION CITY HALL COMMISSION CHAMBER TUESDAY, MAY 11, 2021 - 4:00 PM

The meeting was called to order by Mayor Resch on the above date at 4:10 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

ROLL CALL: Present were Mayor Betty Resch; Vice Mayor Herman Robinson and Commissioners Sarah Malega, Christopher McVoy and Kimberly Stokes. Also present were City Manager Michael Bornstein, City Attorney Christy L. Goddeau and City Clerk Deborah M. Andrea.

UPDATES / FUTURE ACTION / DIRECTION

A. Discussion regarding the Gulfstream Hotel

City Manager Bornstein stated that the work session would be a subsequent discussion to the one-on-one meetings regarding the Gulfstream Hotel Project and introduced the participants from Restoration St. Louis; Amrit Gill, President, Amy Gill, Chief Executive Officer and Laura Rebbe, Senior Vice President and General Counsel. He said that Joan Oliva, CRA Director, and William Waters, Community Sustainability Director, were in attendance as well as. He explained that the city had been trying to figure out for some time how the wonderful historic Gulfstream Hotel could return to functional glory to represent the city. He iterated that he, Juan Ruiz, Assistant City Manager, and Mr. Waters had gone over the different topics resulting from the meetings with Restoration St. Louis and the intention was to go through some details of to arrive at a formalized agreement by May 25, 2021 in order for the project to continue to move forward. He said that it would be important for the city's commitments to be understood such as abatements, rebates or allocations towards infrastructure.

Mr. Gill expressed appreciation for being able to talk to the commission and walk them through the project to ensure that everyone was happy and the project could proceed.

City Manager Bornstein said that Mr. Waters would go through the items taken from the Letter of Understanding (LOU) which were divided into three categories; any questions could be answered along the way.

Mr. Waters explained the city incentives were adopted as part of the code of ordinances within the economics incentive program or other avenues and had or were given to various projects and discussed those applicable to the Gulfstream project. He said that there had been a request to coordinate the entitlement process expeditiously. He stated that the project would be an urban mixed-use development and would go to the Historic Resource Preservation Board (HRPB) after review by the site plan review team, which had representatives from all city departments, and then come to the commission for two readings of an ordinance, a process that would take 120 days. He said that investment incentives were based on new revenue streams to the electrical, water, sewer and

stormwater utilities and were estimated to be \$250,000. He stated that there must be a performance bond posted, which would make up the difference in the amount of revenue the city had anticipated. He explained that the infrastructure incentives may include reimbursement of costs for necessary infrastructure improvements included in the five year Capital Improvement Plan (CIP). He announced that the city had reduced the building permit fees twice, which had been a concern, and there was a de-escalating scale as well. He said that a 10-year tax abatement, which was a routine process to abate increased building values of restoring a historic structure, would be coordinated on the historic portion of the project through review and approval before the HRPB, commission and PBC commissioners. He stated that there was a transfer development rights (TDR) program to allow for 10 more units an acre or a 10% increase in floor area ratio; the approximate \$300,000 cost would be waived. He said that the project would meet all of the requirements of the recently changed sustainable bonus program by incorporating the historic preservation component and other items like a public plaza and public art.

Mayor Resch stated that the commission had had an opportunity to ask questions of the developers when they met on-on-one and requested succinct questions.

Commissioner McVoy asked how the tax abatement would be split amongst the parcel regarding the unity of title.

Mr. Waters stated that there would be a historic value and a new value following the renovations coordinated with the property appraiser's office and the title could be done separately.

Ms. Rebbe responded that the unity of title requirement dealt with zoning, that the properties were developed as one project, not that they were literally one parcel. She stated that Restoration St. Louis wanted a clean title.

Mr. Waters spoke about the negotiations regarding a collaboration of projects between the city, the developer and the property owner which encompassed: a parking study on South Lakeside Drive, a valet lane on Lake Avenue, streetscape improvements, golf course packages, Bryant Park improvements, public beach amenities, utility relocations, support for a \$5M HUD grant and street closure during construction.

Commissioner Stokes asked if the city would have to contribute funds if the HUD grant were awarded.

City Manager Bornstein replied that the city was committed to spend \$1M in that area.

Assistant Manager Ruiz responded that Oceanside Services could provide cabana services at the beach and would be available to discuss the matter.

Mr. Gill stated that there would be a backup plan to provide expected services.

Commissioner Malega inquired about item D in the LOU regarding the reduction of the code compliance items and where the \$1M in parking would be.

City Manager Bornstein replied that the issue had been resolved with the Special Magistrate.

Assistant City Manager Ruiz answered that the parking would begin with Phase III, zone 3, then circle around.

Mr. Waters said that the first three items on the partnership page would be subject to funding and incentives from the CRA, the next three could get relief from the County and there could be other incentives from the State or Federal governments.

City Manager Bornstein stated that the Gills had spoken to the County and State regarding ARPA funds that might be available.

Vice Mayor Robinson said that there would be many partnerships with the project and the community was overwhelming supportive of having the hotel renovated and reopened. He expressed concern about the CRA division of tax collection and said that HRPB would be the zoning entity for the project. He said that the value of the perception of the project moving forward could not be measured. He stated that the city was committed to the oceanfront park to further encourage the Gulfstream's investment and asked for consensus to spend the \$6M on the oceanfront park.

Mr. Waters corrected that because the project would be a new urban mixed use development, HRPB would be involved with the historic aspects but would not have final say and PZB would not be involved.

Mr. Gill stated that \$500,000 in impact fees and \$2.6M for public schools would be paid by the TIF. He said that Restoration St. Louis would be very supportive of improving the community.

Mr. Waters stated that there was over \$1M square feet in the Transfer Development Rights Bank and \$900,000 would be left after four current projects were completed. He said that the Gulfstream project was very important to the city, the citizens loved the building and the project would encourage development and investment interest in the city, especially downtown.

Commissioner Malega said that golf course packages and public beach amenities would trickle down into the community and it would be important to raise the morale of the city. She stated that the city would be investing in items that would improve the city, like redoing the parking. She spoke in favor of spending \$6M plus at the beach and reopening the pool.

Commissioner McVoy iterated that everyone wanted to see the Gulfstream renovated, but the city had taken other parcels that would have new development and lumped them together. He said that he was in favor of the historic renovation, but not necessarily in the new development. He recommended that the developer could have support for the whole project by looking at alternative designs.

Mr. Gill answered that their goal was to rebuild a community asset that had an important place in the city and they had done similar projects. He said that they would need to have certain amenities to make the hotel a success and could work with Mr. Waters and the architects to have a project that everyone would get behind and there were opportunities for value engineering and how the building looked outside.

Mrs. Gill stated that everyone wanted the design to meet everyone's expectations and Mr.

Waters had many great ideas that could be put into practice with a commitment from the city.

Commissioner Stokes said that the commission was very excited about the developer and the project and was comfortable with the commitments listed thus far, but she expressed concern about spending too many funds on future items because the city had so many needs. She stated that she was pleased with the discussions they had had thus far.

Commissioner Malega expressed confidence that the building would be beautiful and that the developer would be a great partner for the city.

Mayor Resch stated that the developers had shown great faith in the city and thanked them for putting up with the commission.

<u>ADJO</u>	<u>URN</u>	<u>MEN</u>	/Τ:

The meeting adjourned at 5:17 PM.		
ATTEST:	Betty Resch, Mayor	
Deborah M. Andrea, CMC, City Clerk		
Minutes Approved: June 1, 2021		

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: June 1, 2021 DEPARTMENT: Water Utilities

TITLE:

Task Order No. 7 with RADISE International, LC for geotechnical engineer services for Test Wells 17B and 18B Project

SUMMARY:

Task Order No. 7 to Professional Services Agreement authorizes RADISE International, LC to provide geotechnical engineer services for the drilling of Test Wells 17B and 18B project in the amount of \$107,971.

BACKGROUND AND JUSTIFICATION:

The City Water Utilities Department holds a consumptive use permit with South Florida Water Management District (SFWMD) for the floridan and surficial aquifer wells that provide raw water to the water treatment plant. The permit includes provisions to drill new surficial wells to allow well rotation and extend the life of all of the existing wells. RADISE International, LC will drill two test wells into the surficial aquifer to determine water quality and potential permanent surficial aquifer well sites; one located on the southeast corner of 3rd Avenue North and A Street and one located on 5th Avenue North between A and B Streets. The City had Radise drill two test wells in 2020 in other locations, but the quality and formation potential was not ideal to invest in a permanent surficial well in those locations. The new locations of test wells and hopefully future surficial wells was proposed as it is near the higher elevation ridge where the City has several existing wells that produce great quality and quantities of water. When the results of the test wells are received, the City will review them in comparison to the previous ones and determine the best suited location for the permanent surficial wells and continue construction of them to remain in compliance with the consumptive use permit.

MOTION:

Move to approve/disapprove Task Order No. 7 with RADISE International, LC for geotechnical engineer services for Test Wells 17B and 18B project in the amount of \$107,971.

ATTACHMENT(S):

Fiscal Impact Analysis Task Order No. 7

FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2021	2022	2023	2024
Capital Expenditures Operating Expenditures External Revenues Program Income In-kind Match	\$107,971 0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Net Fiscal Impact	\$107,971	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	FY21 Budget	Current Balance	Budget Transfer	Agenda Expenditure	Balance	
422-7021- 533.63-00	Wells	WT2100	\$1,062,000	\$1,062,000	N/A	-\$107,971	\$954,029	

С.	Department Fiscal Review:
	Brian Shields – Director
	Bruce Miller – Finance Director
	Christy Goddeau - City Attorney
	City Manager

Task Order for the Lake Worth Beach Geotechnical Engineer Services

TASK ORDER NO. 7

THIS TASK ORDER ("1	「ask Order") is made	on the	day of	, 2021,
between the City of Lake Wortl	n Beach, a Florida mi	unicipal corpora	tion located at 7	North Dixie
Highway, Lake Worth Beach, F	Florida 33460 ("City")	and RADISE	International, L	C, a Florida
corporation ("Consultant").				

1.0 Project Description:

The City desires the Consultant to provide those services as identified herein and generally described as: <u>Lake Worth Beach Test Wells 17B and 18B</u> (the "Project").

2.0 Scope

Under this Task Order, the Consultant will provide professional services to the City as detailed in the Consultant's Proposal, dated May 6, 2021, attached hereto and incorporated herein as Exhibit "1".

3.0 Schedule

The services to be provided under this Task Order shall be completed within 70 calendar days (50 business days) from the City's approval of this Task Order or the issuance of a Notice to Proceed.

4.0 Compensation

This Task Order is issued for a unit price, not to exceed amount of \$107,971.00. The attached proposal identifies all costs and expenses included in the unit price, not to exceed amount.

5.0 Project Manager

The Project Manager for the Consultant is Andrew Nixon, P.E., phone: (561) 841-0103; email: andrew.nixon@radise.net; and, the Project Manager for the City is Julie Parham, PE, phone: (561) 586-1798; email: jparham@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 First Amendment to Agreement for Professional Services between the City of Lake Worth Beach and the Consultant, dated March 11, 2020 ("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.

IN WITNESS WHEREOF the parties hereto have made and executed this Task Order on the day and year first above written.

CITY OF LAKE WORTH BEACH, FLORIDA

	By:
	Betty Resch, Mayor
ATTEST:	
By:	
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:	APPROVED FOR FINANCIAL SUFFICIENCY
By: Glen J. Torcivia, City Attorney	By:Bruce T. Miller, Financial Services Director
Consultant:	By: Print Name: Panneer Shanmugam, PE Title: President
STATE OF Florida COUNTY OF Palm Beach	
presence or online notarization of Panneer Shanmugam, as RADISE Internation, LC Limited Company who has produced	ment was acknowledged before me by means of physical on this 6 day of May 2021, by the President [title] of [vendor's name], a [corporate description], who is personally known to me or as identification, and who did take an oath that ecute the foregoing instrument and bind the CONTRACTOR to
JENNY CADET MY COMMISSION # GG 157653 EXPIRES: November 5, 2021	Notary Public Signature

Ronded Thru Notary Public Underwriters

Exhibit 1



May 6, 2021

City of Lake Worth Beach
7 North Dixie Highway
Lake Worth Beach, Florida 33460

Attention: Julie Parham, PE Phone: 561-586-1798

Email: jparham@lakeworthbeachfl.gov

RE: Proposal for Test Wells

City of Lake Worth Beach Test Wells 17B and 18B

Palm Beach County, Florida

Dear Mrs. Parham, P.E.

RADISE International, L.C. (RADISE) is pleased to submit this proposal for the above referenced project. It is our understanding that the City of Lake Worth Beach needs to relocate two aquifer production wells. Two new potential well sites have been identified within the City limits. Therefore, RADISE proposes to conduct a subsurface exploration and test well program to determine the lithology and water quality at the potential well sites. This proposal presents our proposed scope of work, and establishes our schedule and fee for performing the work.

SCOPE OF SERVICES

The proposed scope of work for the project consists of the following:

- 1. RADISE will visit each site to field mark (paint and/or stake) the planned test locations and observe existing site conditions.
- 2. RADISE will notify Sunshine State One-Call of Florida, Inc. (SSOCOF) of the planned explorations to allow affected utility companies the opportunity to mark the location of buried utility lines in the proposed exploration areas. See below for further details.
- 3. Earth Tech Drilling (ETD) will mobilize a sonic drilling rig to advance a boring to a depth of 300 feet at each site to develop the site lithology. The borings will be performed in general accordance with the procedures recommended in ASTM D-6914 with continuous core samples collected throughout the explored depths. The core samples will be approximately 4 inches in diameter. The borings will be logged by a RADISE representative.
- 4. During boring advancement, ETD will install a temporary well with 5 feet of well screen in 20 feet intervals from the water table to a depth of 300 feet. Sampling will start at a depth of 60 feet below grade. A sample of water will be obtained by a Stantec representative from each interval using a drop hose and analyzed in the field for total dissolved solids and conductivity; samples will be labeled and retained.

- 5. Following the groundwater sampling program, ETD will install a 4-inch PVC casing within each borehole to the top of the first encountered limestone layer or to full depth to help prevent borehole cave-in.
- 6. Geophysical logging (caliper, gamma ray and dual induction) will then be performed within each borehole by Lee Logging LLC.
- 7. Following completion of the logging operations, RADISE will backfill the PVC casing with grout.
- 8. RADISE will visually classify the collected soil samples in the field with laboratory confirmation/QC verification of classifications using the Unified Soil Classification System (USCS). RADISE will assign and perform a series of laboratory test to ascertain soil index properties for the soils encountered in the borings.
- 9. RADISE will provide a Geotechnical Data Report summarizing the gathered information and laboratory test results.

We assume that access to the boring locations is readily available to our drilling equipment. In addition, we assume that permission from land owners, if different than the City, has been received to allow us to conduct our studies.

Prior to the mobilization of our drilling equipment, we will notify Sunshine 811 of our planned exploration to allow affected utility companies the opportunity to mark the location of buried "public" utility lines in the proposed exploration areas. The locating process will require a lead time of 3 to 5 business days. RADISE cannot take responsibility for damages to "private" underground lines or structures and/or underground services which do not subscribe to SSOCOF; their locations should be provided by the client prior to commencement of the field work. For further assurance, we recommend that a private underground utility locator be retained to scan the proposed boring locations using ground penetrating radar technology to identify underground utilities.

SCHEDULE/DELIVERABLES

Upon receiving written authorization to proceed, we will commence with field marking of the boring locations and preparation of the utility locate request. Mobilization for the drilling operations will occur soon after Sunshine 811 clearance of boring locations is received from the contacted utilities. These two upfront activities are expected to require about 4 weeks to complete.

The specified field drilling work is expected to require 8 days to complete. The geophysical logging is expected to require 2 days to complete. The borehole grouting is expected to require 2 days to complete. The laboratory testing program will require about 2 weeks to complete following completion of field work and the summary report can be completed within 2 weeks after completion of the laboratory testing program. We expect to provide the final report signed and sealed by a registered professional engineer within 10 weeks of notice to proceed; however, accelerations of this schedule may be facilitated if needed.



COMPENSATION & TERMS

Based upon our understanding of the project and interpretation of your requirements, we propose to perform the scope of work outlined previously on a unit price, not to exceed amount of \$107,971.00, as detailed in the Fee Breakdown on Attachment A. Our work will be performed in accordance with the terms and conditions of our City of Lake Worth Beach service contract (RFQ No. 18-303).

Soil samples obtained from the drilling operations will be retained by RADISE for a period of 90 days from the date of drilling and then they will be discarded unless alternate terms are agreed to in writing with the client.

CLOSURE

RADISE appreciates the opportunity to provide our services for this project, and trust that the scope of work and fee presented in this proposal are clear and understandable. Should the proposal contents require any clarification or amplification, please feel free to contact us. Sincerely,

RADISE International, L.C.

Andrew Nixon, P.E. Operations Manager

Attachments: A - Fee Breakdown





ATTACHMENT A - FEE BREAKDOWN **Test Wells** City of Lake Worth Beach Test Wells 17B and 18B Palm Beach County, Florida

		Qty	Unit		Unit Price		Total
1.0 FIELI	D EXPLORATION						
1.1	Stake borings, utility clearance & project coordination (Project Engineer)	16	Hour	\$	135.00	\$	2,160.00
12	Sonic Borings & Well Construction (2 to 300') - 4 days/site						
1.2	1.2.1 Sonic Rig Mobilization*	1	Each	\$	1,200.00	\$	1,200.00
	1.2.2 Daily Personnel Mobilization*	8	Day	\$	375.00	\$	3,000.00
	1.2.3 Sonic Daily Rate*	8	Day		3,900.00	\$	31,200.00
	1.2.4 8" Sonic Over Ride Casing*	600	Foot	\$	28.00	\$	16,800.00
	1.2.5 Compact Track Loader/Water Support*	8	Day	\$	475.00	\$	3,800.00
	1.2.6 1" PVC Well Materials*	600	Foot	\$	10.00	\$	6,000.00
	1.2.7 4" PVC Well Materials*	600	Foot	\$	18.00	\$	10,800.00
	1.2.8 Wooden Core Boxes (10' per box)*	60	Each	\$	55.75	\$	3,345.00
	1.2.9 Groundwater Sampling Standby*	26	Each	\$	95.00	\$	2,470.00
	1.2.10 Hydrant Meter*	1	Each	\$	1,000.00	\$	1,000.00
	1.2.11 Senior Engineering Technician (8 days @ 12 hrs/day)	96	Hour	\$	60.00	\$	5,760.00
1.3	Geopysical Logging - 1 day/site						
	1.3.1 Geophysical Logging**	2	Well	\$	2,200.00	\$	4,400.00
	1.3.2 Senior Engineering Technician (2 days @ 12 hrs/day)	24	Hour	\$	60.00	\$	1,440.00
1.4	Borhole Grouting - 1 day/site						
	1.4.1 Drill Equipment Mobilization	1	Each	\$	350.00	\$	350.00
	1.4.2 Borehole Grouting	600	Foot	\$	8.00	\$	4,800.00
		TOT	AL FIEL	D S	ERVICES	\$	98,525.00
2.0 LAB	DRATORY SERVICES						
2.1	Laboratory Visual Classification QC/Verification	6	Hour	\$	135.00	\$	810.00
	(Project Engineer)		11001	Ψ		Ψ	
2.2	Moisture Content (15 tests/boring)	30	Each	\$	12.00	\$	360.00
2.3	Grain Size Distribution (15 tests/boring)	30	Each	\$	88.00	\$	2,640.00
		TOTAL LABO	DRATOR	Y S	ERVICES	\$	3,810.00
3.0 PRO	FESSIONAL ENGINEERING AND REPORTING SERVICES						
	Senior Project Engineer	6	Hour	\$	155.00	\$	930.00
	Project Engineer	30	Hour	\$	135.00	\$	4,050.00
	Draftsman	8	Hour	\$	58.00	\$	464.00
	Administrative Assistant	4	Hour	\$	48.00	\$	192.00
****		TOTAL PROFE		S		\$	5,636.00
			TOTAL	_	MOUNT	^	407.074.00
			IUIA	_ <i>P</i>	MOUNT	Þ	107,971.00

^{*} Provided by Earth Tech Drilling, Inc. (at Cost; Backup attached)
** Provided by Lee Logging LLC (at Cost; Backup attached)



EARTH TECH DRILLING PRICE STATE STAT

2703 NW 19th Street, Pompano Beach, FL 33069

Monitoring Wells Sparge Wells Direct Push Geotechnical Drilling SONIC Drilling

			DATE	4/26/2021
CLIENT: Radise	Andrew Nixo	n	PHONE	(561) 841-0103
SITE: City of Lake Worth Beach Test Wells				
PROPOSED SCOPE OF WORK:				
(2) 300' Sonic Soil Borings w/ Water Samples collected eve	ery 20' Starting at 6	50' - using 1	" PVC (No	n-Prepack) (13
Samples per)				
Installation of a 4" x up to 300' PVC Casing				
8" Override Casing used to install the 4" PVC				
Grout Abandon Boring done by Radise after Geophysical L	ogging.			
Wooden 5' Sonic Core Boxes				
SONIC DRILL	Unit	Unit Rate	Number of Units	Extended Price
Sonic Daily Rate (Compact Track) Price Includes a ten hour work da	y (7 to 5) Unless otherwis	se stated in this	quote.	
Sonic Daily Rate	per day	\$3,900.00	8	\$31,200.00
Sonic Per Foot Rate 6" Casing	per foot			\$0.00
8" Sonic Over Ride Casing	per foot	\$28.00	600	\$16,800.00
				\$0.00
Compact Track Loader / Water Support	per day	\$475.00	8	\$3,800.00
WELL I	MATERIALS			
1" PVC Well Material (includes all annular backfill)	per foot	\$10.00	600	\$6,000.00
2" PVC Well Material (includes all annular backfill)	per foot			\$0.00
4" PVC Well Material (includes all annular backfill)	per foot	\$18.00	600	\$10,800.00
1" x 5' Prepacked Well Screen	each			\$0.00
Wooden Core Boxes (Supplied by client)	each	\$55.75	60	\$3,345.00
Well Completion (includes 30 min. development, 8" bolt-dowr	n manhole, concrete p	ad & lockabl	e well cap	
4" x 4" Protective Riser completion	per well			\$0.00
12" Bolt-down completion	per well			\$0.00
	each			\$0.00
Above Grade Protector (Aluminum)	per well			\$0.00
	ELLANEOUS			· Constitution of the cons
Mobilization (Sonic Drill with all associated equipment)	roundtrip	\$1,200.00	1	\$1,200.00
Daily Mobilization (to and from site per day)	per day	\$375.00	8	\$3,000.00
Per Diem	per night		_	\$0.00
Permits	each			\$0.00
Decontamination Pad (incl. setup & breakdown)	lump sum			\$0.00
GW Samples (Estimated at 15 Minutes per sample)	each	\$95.00	26	\$2,470.00
Hydrant Meter / Water Support	ls .	\$1,000.00	1	\$1,000.00
DOT Approved 55-gal Drum	each	\$60.00		\$0.00
Vacuum/Air Knife Bore Hole Clearing	per day			\$0.00
Development Time	per hour	40.00		\$0.00
Soil Boring Abandonment	per foot	\$8.00	0	\$0.00
Hand Work for Soil Borings and Wells	lump sum	Ć450.00		\$0.00
Standby / Difficult Moving Time	per hour	\$450.00	TE DRICE	\$0.00
Days to Complete Scope of Work 8 Submitted By:	Charles Bucher	TOTAL QUO	TE PRICE	\$79,615.00

Lee Logging LLC

7786 Oak Grove Circle Lake Worth FL, 33467 leeloggingllc@gmail.com (954) 304-6396



BILL TO

Radise International. LC. 4152 West Blue Heron Blvd. Suite 1114 Riviera Beach, FL 33404 Ph: (561) 841-0103

SHIP TO

Lake Worth FL

Quote Date: 4/26/2021

Valid for:

DESCRIPTION	QTY	UNIT PRICE	TOTAL
4" Diameter PVC casing. Estimated TD 300'			
Mobilization / Demobilization / Rig Up Fee / Packoff XY Caliper / Gamma Ray Dual Induction / SP	EA	\$2,200.00	\$4,400.00
			0.00
			0.00
		SUBTOTAL	\$4,400.00
		DISCOUNT	0.00
		SUBTOTAL LESS DISCOUNT	\$4,400.00
Thank you for your business!		TAX RATE	0.00%
		TOTAL TAX	0.00
		SHIPPING/HANDLING	0.00
		Quote Total \$	4,400.00

Terms & Instructions

^{*} Field copies and final copies included

^{** 6&}quot; Riser pipe with 2" side port male camlock and packoff assembly available as needed

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: June 1, 2021 DEPARTMENT: Water Utilities

TITLE:

Change Order 03 to R&D Paving, LLC for the Park of Commerce Phase 2 Project

SUMMARY:

Change Order 03 identifies a \$59,952.53 cost increase and a 12-day time extension to R&D Paving, LLC. on the Park of Commerce Phase 2 Project.

BACKGROUND AND JUSTIFICATION:

The City's Park of Commerce Phase 2 project started in the summer of 2020 with R&D Paving, LLC as the prime contractor. The project is continuing its progress and proceeding to final completion, however several improvements were identified to be completed in this project. Performing the work in this contract provides the City the advantage of using unit line items preestablished in the contract bid by the lowest cost contractor to complete a small drainage project.

During the Park of Commerce Phase 1A project the City performed road improvements to a cross street Corona St. The improvements included stabilized road base, asphalt and to improve the drainage retention features. Since the time of these improvement several major storm events have passed and it has been observed the swale retention system modified in previous improvement can be overwhelmed and overtop the bank of the swale and cause flooding to the downstream property. To repair the current swale drainage on Corona St, just south of 7th Ave N, the City prepared a plan to connect a new swale overflow structure to a new structure S-54 that was installed in the 7th Ave N road improvements. The City negotiated with the Contractor the cost to install the new structure, pipe connections, and restoration cost at \$59,952.53 and 12 days of additional time.

MOTION:

Move to approve/disapprove Change Order 03 to R&D Paving, LLC. for the Park of Commerce Phase 2 project for \$59,952.53 and a 12-day time extension.

ATTACHMENT(S):

Fiscal Impact Analysis Change Order 03

FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures Operating Expenditures External Revenues Program Income In-kind Match	59,952.53 0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Net Fiscal Impact	59,952.53	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	Account	Project	FY21	Current	Budget	Agenda	Balance
Number	Description	Number	Budget	Balance	Transfer	Expenditure	
428-5090-	Stormwater	SG 1804	\$3,721,149	\$2,363,117.59		\$59,952.53	\$2,303,165.06
538.63-15	Capital						



WATER UTILITIES DEPARTMENT 301 COLLEGE STREET LAKE WORTH BEACH, FL 33460 561.586.1710

CHANGE ORDER

Project Number: SG1804 Contractor: R&D Paving, LLC

Project Name: Boutwell Road Lake Worth Park of Commerce – Phase II

Change Order Number: <u>03</u>

Change Order Effective Date: 06/1/2021 Contractor Phone: (561)588-6681

Change Order Type: Price and Time Existing Purchase Order Number: 183518

Description of Change:

To repair the current swale drainage overflow at Corona St. just south of 7th Ave., City of Lake Worth Beach decided to connect a new swale structure to the new S-54 structure. Therefore, the City of Lake Worth Beach negotiated with the Contractor for the additional costs to install new swale structure, connecting pipe work and restoration.

1	2	3	4	5	6
Item No.	Description	Qty	Unit	Unit Price	Increase in Contract Price
DM-1	Clearing and Grubbing, Inc. Asphalt and Base)	0.080	AC	\$19,626.00	\$1,570.08
R-1	Regular Excavation	47.000	CY	\$11.00	\$517.00
D-8	Connect to Existing Structure	1.000	EA	\$2,090.00	\$2,090.00
R-5	12" Rock Base Course (2 Lifts)	45.800	SY	\$22.40	\$1,025.92
R-6	12" Stabilized Subgrade	45.800	SY	\$11.05	\$506.09
R-2	Superpave Asphaltic Concrete 1-1/2" SP 12.5	33.500	TN	\$138.00	\$4,623.00
R-3	Superpave Asphaltic Concrete 1" SP 9.5	22.300	TN	\$125.00	\$2,787.50
425-1-551	Inlet - Drainage: Ditch Bottom Type E	1.000	EA	\$5,376.69	\$5,376.69
D-9	RCP, Round, 18" S/CD	158.000	LF	\$210.00	\$33,180.00
L-9	Sod, Bahia	25.000	SY	\$5.45	\$136.25
D-5	Type P-7 Manhole	1.000	EA	\$8,140.00	\$8,140.00
				Total Amount:	\$ 59,952.53

Price of Original Contract: \$2,5 Agenda Item (Consent Agenda)	33,028.77 (aut	horized by Comm	ission on June	16, 2020
Current Price of Contract (include	ing Change Or	ders): <u>\$ 2,539,54</u>	1.76	
Price of Current Change Order:	\$ 59,952.53			
New Contract Price: \$2,599,49	4.29			
Basis of Price Change: Ur	nit Price	_ Time & Material	X	Lump Sum
Contract Time Change				
No ChangeXI	Extended	Decrea	ised by	_12_ work days
The CONTRACTOR and the OW agreement of the parties with res approving this Change Order, the against the OWNER under the adjustments, which occurred or a This Change Order may be exec	pect to these me se CONTRACT subject contract accrued prior to	atters as of the da OR releases any t including, but no the effective date	nte of this CHAN and all claims ot limited to cla e of this CHAN	IGE ORDER. By that it may have ims for equitable GE ORDER.
either the City Manager or City C Order).	Commission (as	s designated on th	e last page of t	this Change
Reviewed and Accepted by:	R&D Paving (Contractor			-
Contractor Representative (Sign	•	lanaging M Title	ember	+ 21 2021 Date

Approved by:		
(Water Depa	artment Director)	(Date)
	IN WITNESS WHEREOF, the Change Order No. <u>03</u> to th, 20	OWNER/CITY has approved this ne <u>SG1804</u> Project on
	CITY OF LAKE	WORTH BEACH, FLORIDA
ATTEST:		
By:	By:Betty Resch, Ma	
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:	APPROVED FOR SUFFICIENCY	R FINANCIAL
By:	By:Bruce T. Miller, Fi	inancial Services Director

CONTRACT MODIFICATION (CHANGE ORDER)

City of Lake Worth Beach 1749 3rd Avenue South Lake Worth, FL 33460

Project Name:

Boutwell Road Lake Worth Park of Commerce - Phase II

Contract No. #:

SG1804

Project Number:

: G1J19

Date: 3/25/2021

FM Number:

442094-1-58-01

Owner:

City of Lake Worth Beach

Change Order No. #:

3

Contractor:

R&D Paving, LLC

The following modifications to the CONTRACT are hereby ordered:

Item No. 01

To repair the current swale drainage overflow at Corona St. just south of 7th Ave., City of Lake Worth Beach decided to connect a new swale structure to the new S-54 structure. Therefore, the City of Lake Worth Beach negotiated with the Contractor for the additional costs to install new swale structure.

Change Order No. 01 involves the following additions / deductions to the Original Contract:

Item	Description	Quantity	Unit	Unit Price	Amount	Add/Delete
1	Installation of new swale structure	1	LS	\$ 59,952.53	\$ 59,952.53	Add
						2
				Total	\$ 59,952.53	

Change order No. 01 results in a net change to the Contract in the amount of

\$ 59,952.53

Contract Amou	nt		Contract Time (Calendar Days)			
Original	\$	2,533,028.77	Original Contract Time	270		
Previous Changes (+/-)	\$	6,512.99	Previous Change (+/-)	0		
This Change Order (+/-)	\$	59,952.53	This Change Order (+/-)	12		
Revised Contract Amount	\$	2,599,494.29	Revised Contract Time	282		

Original Contract Completion Date

5/13/2021

Revised Contract Completion Date

5/25/2021

OWNER	CONTRACTOR	ENGINEER
	RID PRUING LIC	AE Engineering Inc
	3	3

40

Digitally signed by Felipe Lofaso Date: 2021.04.21 06:44:04 -04'00'

_ . 4

Ву:

)ato.

Date:

FDOT Reviewed by and Signature:

Date:

4/20/202

for concurrence without participation

Engineer's Estimate Summary - Change Order No. 01

Contract No.: County

SG1804

Palm Beach County

Description

Boutwell Road Lake Worth Park of Commerce – Phase II

Item	Description	No. of Days
1	Additional days needed to repair the current swale drainage overflow at corona street	12
	Total Days Granted:	12 days

Item	Description	Amount	FDOT Participating
1	Installation of new swale structure	\$59,952.53	
	Total Amount for this Change Order:	\$59,952.53	

ENGINEER'S ESTIMATE/ BASIS FOR ESTIMATE

Contract No.: SG1804

<u>County</u> Palm Beach County

<u>Description</u> Boutwell Road Lake Worth Park of Commerce – Phase II

<u>Issue:</u> Installation of new swale structure

Description:

To repair the current swale drainage overflow at Corona St. just south of 7th Ave., City of Lake Worth Beach decided to connect a new swale structure to the new S-54 structure. Therefore, the City of Lake Worth Beach negotiated with the Contractor for the additional costs to install new swale structure.

Engineer's Estimate:

Item	Description	Qty	Unit	Unit Price	Amount
DM-1	Clearing and Grubbing (Inc. Asphalt and Base)	0.08	AC	\$19,626.00	\$1,570.08
R-1	Regular Excavation	47.00	CY	\$11.00	\$517.00
D-8	Connect to Existing Structure	1.00	EA	\$2,090.00	\$2,090.00
R-5	12" Rock Base Course (2 Lifts)	45.80	SY	\$22.40	\$1,025.92
R-6	12" Stabilized Subgrade	45.80	SY	\$11.05	\$506.09
R-2	Superpave Asphaltic Concrete 1-1/2" SP 12.5	33.50	TN	\$138.00	\$4,623.00
R-3	Superpave Asphaltic Concrete 1" SP 9.5	22.30	TN	\$125.00	\$2,787.50
425-1551	Inlet - Drainage: Ditch Bottom Type E	1.00	EA	\$5,376.69	\$5,376.69
D-9	RCP, Round, 18" S/CD	158.00	LF	\$210.00	\$33,180.00
L-9	SOD, Bahia	25.00	SY	\$5.45	\$136.25
D-5	Type P-7 Manhole	1.00	EA	\$8,140.00	\$8,140.00
		Total Amour	nt of Engin	eer's Estimate:	\$59,952.53

Basis of Estimate:

This cost was derived by implementing contract unit price for all the existing pay items in the contract and Statewide Averages for all the non-existing Pay Items in the contract.

Ricardo Baraybar

Digitally signed by Ricardo Baraybar

DN: CN=Ricardo Baraybar,

OU=A01410C0000016E1CBDD40E0000A9F2,

OU=Unifiliated, C=US

Date: 2021.03.25 17:28:03-04'00'

3/25/2021

Date

Ricardo Baraybar, P.E. AE Engineering, Inc. Senior Project Engineer



400 EXECUTIVE CENTER DR. STE 210 WEST PALM BEACH, FL 33401 (561) 588-6681 Fax (561) 284-6541

CO/7 - Additional Drainage on Corona Street

March 26, 2021

To: City of Lake Worth Beach 7 North Dixie Highway Lake Worth Beach, FL 33460 Project: Boutwell Rd. LW POC Pha

Project #: SG1804 FIN # :442094-1-58-01

ITEM#	BID ITEM: FURNISH AND INSTALL	QUANTITY	UNIT	UNIT PRICE	TOTAL
DM-1	Clearing & Grubbing Inc Asphalt & Base	0.08	AC	\$19,626.00	\$ 1,570.08
R-1	Regular Excavation	47	CY	\$ 11.00	\$ 517.00
D-8	Connect to Existing Structure	1	EA	\$ 2,090.00	\$ 2,090.00
R-5	12" Rock Base Course (2 Lifts)	45.8	SY	\$ 22.40	\$ 1,025.92
R-6	12" Stabilized Subgrade	45.8	SY	\$ 11.05	\$ 506.09
R-2	Superpave Asphaltic Concrete 1-1/2" SP 12.5	33.5	TN	\$ 138.00	\$ 4,623.00
R-3	Superpave Asphaltic Concrete 1" SP 9.5	22.3	TN	\$ 125.00	\$ 2,787.50
425-1-551	Inlet-Drainage, Ditch Bottom Type E	1	EA	\$ 5,376.69	\$ 5,376.69
D-9	RCP, Round, 18" S/CD	158	LF	\$ 210.00	\$33,180.00
L-9	Sod, Bahia	25	SY	\$ 5.45	\$ 136.25
D-5	Type P-7 Manhole	1	EA	\$ 8,140.00	\$ 8,140.00
	TOTAL				\$59,952.53

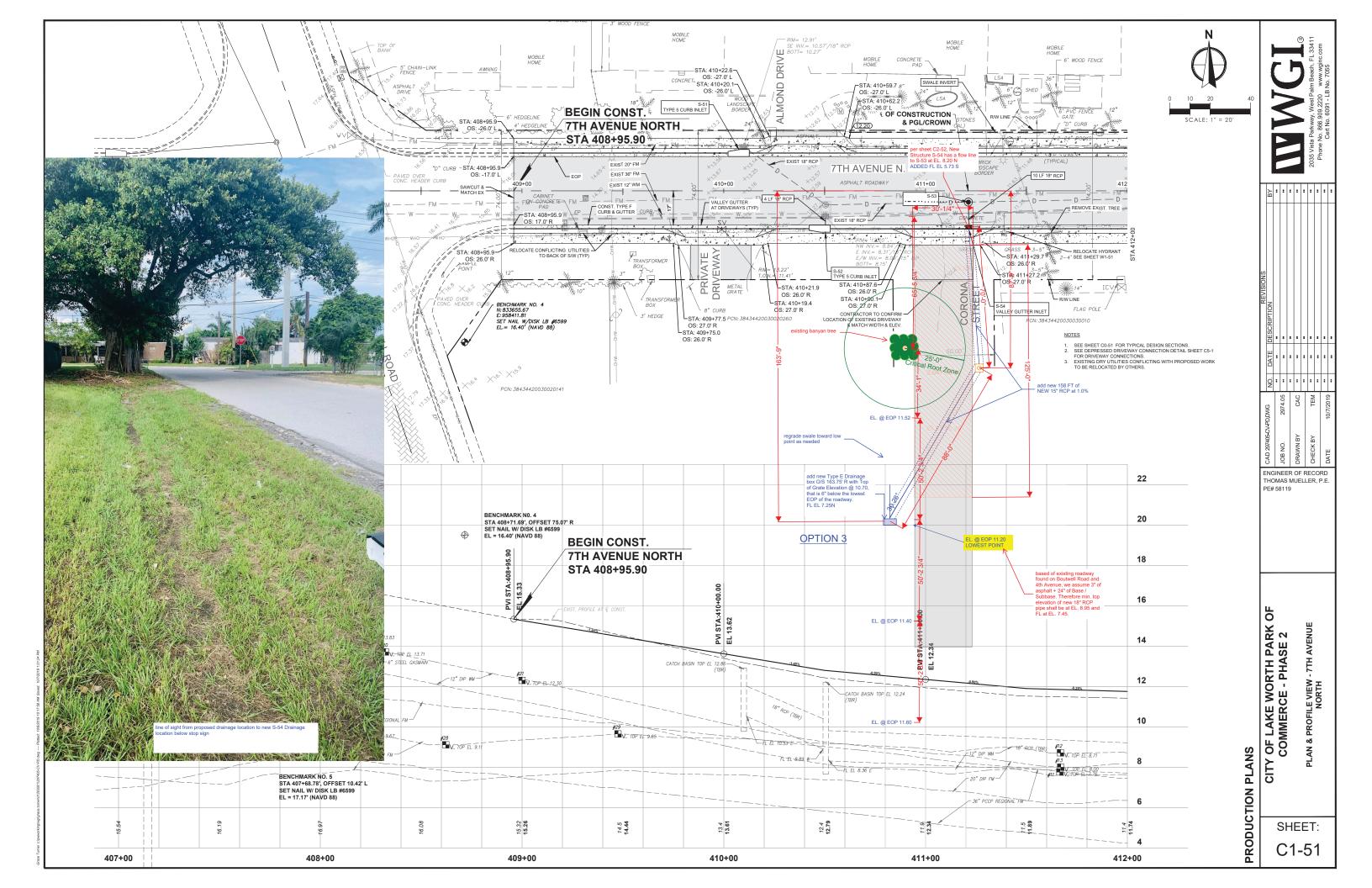
Nancy G. Rosso Managing Member

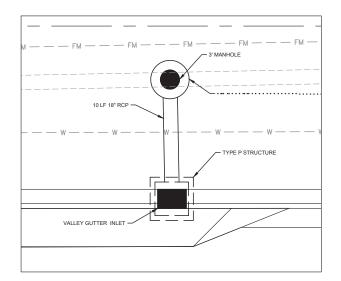
JOHNSON-DAVIS, INC.	-
604 HILLBRATH DRIVE	į
LANTANA, FL. 33462	i

DATE: 6 April, 2021

Lake Worth Park Of Commerce Project

ITEM	Quantity	Price	AMOUNT
8" RCP	190.00	128	24,320.00
Type E Drain Structure	1.00	6500	6,500.00
New Structure w/ MH Top	1.00	6300	6,300.00
		1	
FOTAL Costs For This Work			\$ 37,120.00
All exclusions on original contract to apply	to this proposal.		





DETAIL STRUCTURES S-53 & S-54

-20

-20

-10

-10

S-53 STA411+21.24, 5.58'R

EXIST 36" FM —
LOCATION APPROXIMATE

GR EL 12.04 FL EL: 8.02 W (18" RCP)(EXIST) FL EL: 8.02 E (18" RCP)(EXIST) FL EL: 8.70 S (18" RCP)

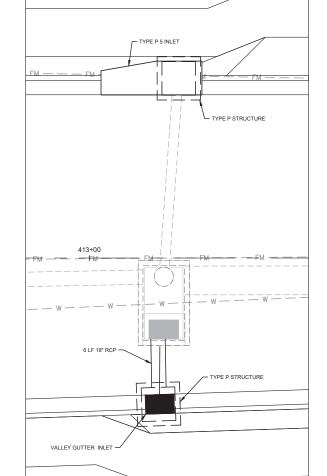
20 -30

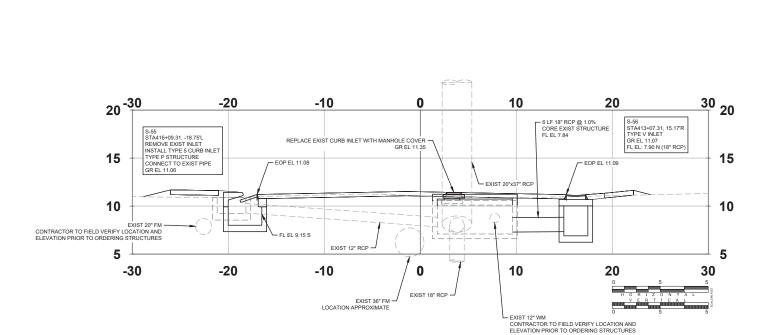
15

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DETAIL STRUCTURES S-55 & S-56

30 20

15

New 15" RCP with FL EL 5.73 S

Error: we believe the FL EL: should be at 8.20 N. That allows it to 8.20 N to ensure it matches to S-53 FL EL 8.70 S that is only at 10 FT @1.3%

OPTION 1

replace proposed S-54 box with a new deeper box (approximately 3 FEET) to accommodate new Corona

10

10

20

10LF 18" RCP @ 1.3% **20**

- SEE SHEET C0-51 FOR DESIGN SECTIONS.
 EXISTING UTILITIES CONFLICTING WITH PROPOSED WORK TO BE RELOCATED.
 LOCATIONS OF EXISTING WATER MAINS AND FORCE MAINS SHOWN ARE APPROXIMATE AND TO BE FIELD VERIFIED PRIOR TO ORDERING MATERIALS.

REVISIONS	DATE DESCRIPTION									
		:	:	:	:	:	:	:	:	:
	NO.	:	:	:	:	:	:	:	:	:
	CV+UDELDWG		2974.05		CAC		TEM		000000000000000000000000000000000000000	10/1/2019
	CAD 297405-CV-PD-DET.DWG NO.		JOB NO.		DRAWN BY		CHECK BY		L F	באונו

THOMAS MUELLER, P.E.

PRODUCTION PLANS

CITY OF LAKE WORTH PARK OF

COMMERCE - PHASE 2

SHEET:

C2-52

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: June 1, 2021 DEPARTMENT: Human Resources

TITLE:

Standard Insurance Policies for FY 2021/22 Employee Health and Welfare Benefits

SUMMARY:

These Policies authorize the following:

- 1. CIGNA to provide Health and Dental Insurance
- 2. EyeMed to provide Vision Insurance
- 3. New York Life to provide Life and AD&D Insurance
- 4. CIGNA to provide EAP Services
- 5. Benefits Workshop to provide COBRA Administrative Services
- 6. NEW York Life to provide Voluntary Supplemental Insurance.

BACKGROUND AND JUSTIFICATION:

Our Benefits Broker of Record, The Gehring Group, conducts the negotiation of the City's standard employee health and welfare insurance policies. Our current health insurance carrier, CIGNA, has agreed to offer the City the opportunity to continue with identical employee health and dental benefit plans from our current fiscal year into our next fiscal year at a zero percent increase. Following the uncertainty that COVID-19 has brought to the health insurance market and several years of significant premium increases caused by a high claims experience, continuation of these plans for the coming fiscal year is the most prudent course of action for the City.

MOTION:

Move to approve/disapprove the insurance policies:

- 1. CIGNA to provide Health and Dental Insurance
- 2. EyeMed to provide Vision Insurance
- New York Life to provide Life and AD&D Insurance
- 4. CIGNA to provide EAP Services
- 5. Benefits Workshop to provide COBRA Administrative Services
- 6. NEW York Life to provide Voluntary Supplemental Insurance

ATTACHMENT(S):

Fiscal Impact Analysis
Employee Benefits Executive Cost Summary
Medical Dental Renewal Evaluation

FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures Operating Expenditures External Revenues Program Income In-kind Match	0 0 0 0	0 4,673,858 0 0 0	0 0 0 0	0 0 0 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

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

Account	Account	Project	FY22	Current	Budget	Agenda	Balance
Number	Description	Number	Budget	Balance	Transfer	Expenditure	
540-1320- 513.23-30	Life & Health	N/A	\$4,673,858	\$4,673,858	0	\$4,673,858	0
	Insurance						

City of Lake Worth Beach Employee Benefits Executive Summary Effective Date: October 1, 2021

% Increase / (Decrease)

% Increase / (Decrease)



Renewal

MEDICAL		Total	Employer	Employee	Total	Employer	Employee	EE Per	ER Per	ER %	Per Pay
				<u> </u>		<u> </u>	• •	Pay (24)	Pay (24)		Increase
OAPIN			CIGNA			CIGNA					
Employee	211	\$769.76	\$769.76	\$0.00	\$769.76	\$769.76	\$0.00	\$0.00	\$384.88	100%	\$0.00
Employee + Spouse	44	\$1,590.45	\$1,308.91	\$281.54	\$1,590.45	\$1,308.91	\$281.54	\$140.77	\$654.46	82%	\$0.00
Employee + Child(ren)	31	\$1,444.73	\$1,213.40	\$231.33	\$1,444.73	\$1,213.40	\$231.33	\$115.67	\$606.70	84%	\$0.00
Employee + Family	35	\$2,403.47	\$1,831.23	\$572.24	\$2,403.47	\$1,831.23	\$572.24	\$286.12	\$915.62	76%	\$0.00
Monthly Premium	321	\$361,307	\$321,720	\$39,587	\$361,307	\$321,720	\$39,587				
Annual Premium		\$4,335,687	\$3,860,638	\$475,049	\$4,335,687	\$3,860,638	\$475,049				
\$ Increase / (Decrease)		N/A	N/A	N/A	\$0	\$0	\$0				
% Increase / (Decrease)		N/A	N/A	N/A	0.0%	0.0%	0.0%				

Dental		Total	Employer	Employee	Total	Employer	Employee	EE Per Pay (24)	ER Per Pay (24)	ER %	Per Pay Increase
PPO		CIG	NA - Expires 9/30/2	021	CIG	NA - Expires 9/30/2	022				
Employee	114	\$29.20	\$17.75	\$11.45	\$29.20	\$17.75	\$11.45	\$5.73	\$8.88	61%	\$0.00
Employee + Spouse	45	\$53.90	\$18.97	\$34.93	\$53.90	\$18.97	\$34.93	\$17.47	\$9.49	35%	\$0.00
Employee + Child(ren)	22	\$73.35	\$19.98	\$53.37	\$73.35	\$19.98	\$53.37	\$26.69	\$9.99	27%	\$0.00
Employee + Family	23	\$112.36	\$21.92	\$90.44	\$112.36	\$21.92	\$90.44	\$45.22	\$10.96	20%	\$0.00
DHMO		CIG	CIGNA - Expires 9/30/2021			CIGNA - Expires 9/30/2022					
Employee	81	\$17.84	\$17.84	\$0.00	\$17.84	\$17.84	\$0.00	\$0.00	\$8.92	100%	\$0.00
Employee + Spouse	18	\$32.78	\$21.44	\$11.34	\$32.78	\$21.44	\$11.34	\$5.67	\$10.72	65%	\$0.00
Employee + Child(ren)	8	\$40.19	\$23.53	\$16.66	\$40.19	\$23.53	\$16.66	\$8.33	\$11.77	59%	\$0.00
Employee + Family	15	\$59.03	\$29.55	\$29.48	\$59.03	\$29.55	\$29.48	\$14.74	\$14.78	50%	\$0.00
Monthly Premium	326	\$13,194	\$6,283	\$6,911	\$13,194	\$6,283	\$6,911				
Annual Premium		\$158,332	\$75,400	\$82,932	\$158,332	\$75,400	\$82,932				
\$ Increase / (Decrease)		N/A	N/A	N/A	\$0	\$0	\$0				

Vision		Total	Employer	Employee	Total	Employer	Employee	EE Per Pay (24)	ER Per Pay (24)	ER %	Per Pay Increase
		Eyel	Med - Expires 9/30/	2021	Eye	EyeMed - Expires 9/30/2022					
Employee	200	\$5.70	\$5.70	\$0.00	\$5.70	\$5.70	\$0.00	\$0.00	\$2.85	100%	\$0.00
Employee + Spouse	60	\$11.42	\$5.70	\$5.72	\$11.42	\$5.70	\$5.72	\$2.86	\$2.85	50%	\$0.00
Employee + Child(ren)	29	\$9.67	\$5.70	\$3.97	\$9.67	\$5.70	\$3.97	\$1.99	\$2.85	59%	\$0.00
Employee + Family	37	\$15.96	\$5.70	\$10.26	\$15.96	\$5.70	\$10.26	\$5.13	\$2.85	36%	\$0.00
Monthly Premium	326	\$2,696	\$1,858	\$838	\$2,696	\$1,858	\$838				
Annual Premium		\$32,354	\$22,298	\$10,055	\$32,354	\$22,298	\$10,055				
\$ Increase / (Decrease)		N/A	N/A	N/A	\$0	\$0	\$0				

0.0%

0.0%

0.0%

0.0%

0.0%

N/A

N/A

N/A

N/A

N/A

N/A

0.0%

City of Lake Worth Beach Employee Benefits Executive Summary Effective Date: October 1, 2021

ANNUAL PREMIUM

\$ INCREASE / (DECREASE)

% INCREASE / (DECREASE)



Effective Date: October 1, 202	1	Current			Renewal	
Basic Life and AD&D	Total	Employer	Employee	Total	Employer	Employee
		New York Life - Expires 9/30/2			ew York Life - Expires 9/30/20	
Active Basic Life and AD&D Volume	\$9,869,400	\$9,869,400	\$0	\$9,869,400	\$9,869,400	\$0
Retiree Basic Life Volume	\$924,000	\$924,000	\$0	\$924,000	\$924,000	\$0
Basic Life Rate	\$0.20	\$0.20	\$0.00	\$0.20	\$0.20	\$0.00
AD&D Rate	\$0.02	\$0.02	\$0.00	\$0.02	\$0.02	\$0.00
Annual Premium	\$28,273	\$28,273	\$0	\$28,273	\$28,273	\$0
\$ Increase / (Decrease)	N/A	N/A	N/A	\$0	\$0	\$0
% Increase / (Decrease)	N/A	N/A	N/A	0.0%	0.0%	0.0%
Vol Long-Term Disability	Total	Employer	Employee	Total	Employer	Employee
	١	New York Life - Expires 9/30/2	2022	No	ew York Life - Expires 9/30/20)22
LTD Benefits Volume	\$422,097	\$0	\$422,097	\$422,097	\$0	\$422,097
LTD Rate / \$100	\$1.450	\$0.00	\$1.45	\$1.450	\$0.00	\$1.45
Annual Premium	\$73,445	\$0	\$73,445	\$73,445	\$0	\$73,445
\$ Increase / (Decrease)	N/A	N/A	N/A	\$0	\$0	\$0
% Increase / (Decrease)	N/A	N/A	N/A	0.0%	0.0%	0.0%
Vol Short-Term Disability	Total	Employer	Employee	Total	Employer	Employee
	r	New York Life - Expires 9/30/2	2022	Ne	ew York Life - Expires 9/30/20	022
STD Benefits Volume	\$88,631	\$0	\$88,631	\$88,631	\$0	\$88,631
STD Rate / \$10	\$0.340	\$0.000	\$0.340	\$0.340	\$0.000	\$0.340
Annual Premium	\$36,162	\$0	\$36,162	\$36,162	\$0	\$36,162
\$ Increase / (Decrease)	N/A	N/A	N/A	\$0	\$0	\$0
% Increase / (Decrease)	N/A	N/A	N/A	0.0%	0.0%	0.0%
EAP	Total	Employer	Employee	Total	Employer	Employee
		CIGNA - Expires 9/30/2022			CIGNA - Expires 9/30/2022	
Per Employee Per Month Rate 346	\$1.62	\$1.62	\$0.00	\$1.62	\$1.62	\$0.00
Annual Premium	\$6,726	\$6,726	\$0	\$6,726	\$6,726	\$0
\$ Increase / (Decrease)	N/A	N/A	N/A	\$0	\$0	\$0
% Increase / (Decrease)	N/A	N/A	N/A	0.0%	0.0%	0.0%
Cobra Admin	Total	Employer	Employee	Total	Employer	Employee
		efits Workshop - Expires 9/30,			efits Workshop - Expires 9/30,	
Monthly Flat Fee	\$240.00	\$240.00	\$0.00	\$240.00	\$240.00	\$0.00
Annual Premium	\$2,880	\$2,880	\$0	\$2,880	\$2,880	\$0
\$ Increase / (Decrease)	N/A	N/A	N/A	\$0	\$0	\$0
% Increase / (Decrease)	N/A	N/A	N/A	0.0%	0.0%	0.0%
Total Benefits Premium	Total	Employer	Employee	Total	Employer	Employee

\$677,643

N/A

N/A

\$4,673,858

\$0

0.0%

\$3,996,215

\$0

0.0%

\$677,643

\$0

0.0%

\$3,996,215

N/A

N/A

\$4,673,858

N/A

N/A

City of Lake Worth Beach Medical Insurance Evaluation Effective Date: October 1, 2021



Current	Renewal	Negotiated Renewal
Cigna OAPIN	Cigna OAPIN	Cigna OAPIN
In Network	In Network	In Network
Calendar	Calendar	Calendar
\$2,000	\$2,000	\$2,000
\$4,000	\$4,000	\$4,000
\$7,150	\$7,150	\$7,150
\$14,300	\$14,300	\$14,300
20%	20%	20%
No Charge	No Charge	No Charge
\$35	\$35	\$35
\$70	\$70	\$70
\$35	\$35	\$35
20% after CYD	20% after CYD	20% after CYD
\$500	\$500	\$500
\$60	\$60	\$60
20% after CYD	20% after CYD	20% after CYD
20% after CYD	20% after CYD	20% after CYD
\$350 after CYD	\$350 after CYD	\$350 after CYD
20% after CYD	20% after CYD	20% after CYD
20% after CYD	20% after CYD	20% after CYD
\$70/20% after CYD	\$70/20% after CYD	\$70/20% after CYD
\$20	\$20	\$20
\$50	\$50	\$50
\$100	\$100	\$100
\$20/\$50/\$100	\$20/\$50/\$100	\$20/\$50/\$100
2.5x retail	2.5x retail	2.5x retail
Minimum Premium Rates	Minimum Premium Rates	Minimum Premium Rates
\$769.76	\$778.41	\$769.76
\$1,590.45	\$1,608.33	\$1,590.45
\$1,444.73	\$1,460.97	\$1,444.73
\$2,403.47	\$2,430.50	\$2,403.47
\$361,307	\$365,369	\$361,307
\$4,335,687	\$4,384,423	\$4,335,687
N/A	\$48,736	\$0
N/A	1.1%	0.0%
	Cigna OAPIN In Network Calendar \$2,000 \$4,000 \$7,150 \$14,300 20% No Charge \$35 \$70 \$35 20% after CYD \$500 \$60 20% after CYD 20% after CYD 20% after CYD 20% after CYD \$350 after CYD 20% after CYD \$500 \$60 20% after CYD \$350 after CYD \$350 after CYD \$350 after CYD \$70/20% after CYD \$70/20% after CYD \$70/20% after CYD \$70/20% after CYD \$100 \$20,\$50,\$100 2.5x retail Minimum Premium Rates \$769.76 \$1,590.45 \$1,444.73 \$2,403.47 \$361,307 \$4,335,687 N/A	Cigna OAPIN Cigna OAPIN In Network In Network Calendar Calendar \$2,000 \$2,000 \$4,000 \$4,000 \$7,150 \$7,150 \$14,300 \$14,300 20% 20% No Charge No Charge \$35 \$35 \$70 \$70 \$500 \$500 \$60 \$500 \$60 \$60 20% after CYD 20% after CYD \$350 after CYD \$350 after CYD \$350 after CYD \$350 after CYD \$70/20% after CYD \$70/20% after CYD \$70/20% after CYD \$70/20% after CYD \$70/20% after CYD \$70/20% after CYD \$20 \$20 \$50 \$50 \$100 \$100 \$20/\$50/\$100 \$20/\$50/\$100 2.5x retail Minimum Premium Rates \$769.76 \$778.41 \$1,590.45 \$1,608.33 \$1,444.73 \$1,460.97 \$2,403.4

1

City of Lake Worth Beach Minimum Premium Evaluation Effective Date: October 1, 2021



CURRENT

			Administration Fee	es	Liab	ility	Funding	
Cigna		Expenses	Admin Fee (Access Fee)	Stop Loss Charge (EPB)	Bank Account Liability	Terminal Liability	Suggested Funding	
OAPIN Employee Employee + Spouse Employee + Child(ren)	211 44 31	\$81.91 \$171.83 \$155.87	\$23.36 \$23.36 \$23.36	\$154.85 \$319.94 \$290.63	\$509.64 \$1,075.32 \$974.87	\$0.00 \$0.00 \$0.00	\$769.76 \$1,590.45 \$1,444.73	
Employee + Family Total	35 321	\$260.92	\$23.36	\$483.50	\$1,635.69	\$0.00	\$2,403.47	
Monthly Cost Annual Cost		\$38,808 \$465,692	\$7,499 \$89,983	\$72,683 \$872,193	\$242,318 \$2,907,819	\$0 \$0.00	\$361,307 \$4,335,687	
	Total Administration Cost \$1,427,868			Total Claims Liability \$2,907,819	<u>Terminal</u> <u>Liability</u> \$0	<u>Maximum</u> <u>Cost</u> \$4,335,687		

TOTAL ANNUAL MAXIMUM COST: \$4,335,687

TOTAL ANNUAL MAXIMUM COST CHANGE: N/A

TOTAL ANNUAL % CHANGE N/A

RENEWAL

\$0

		A	Administration Fee	es	Liab	Funding	
Cigna		Expenses	Admin Fee (Access Fee)	Stop Loss Charge (EPB)	Bank Account Liability	Terminal Liability	Suggested Funding
OAPIN Employee Employee + Spouse Employee + Child(ren)	211 44 31	\$86.15 \$180.91 \$164.09	\$23.36 \$23.36 \$23.36	\$178.08 \$367.93 \$334.22	\$482.17 \$1,018.25 \$923.06	\$0.00 \$0.00 \$0.00	\$769.76 \$1,590.45 \$1,444.73
Employee + Family Total	35 321	\$274.78	\$23.36	\$556.03	\$1,549.29	\$0.00	\$2,403.46
Monthly Cost Annual Cost		\$40,842 \$490,105	\$7,499 \$89,983	\$83,586 \$1,003,028	\$229,381 \$2,752,571	\$0 \$0.00	\$361,307 \$4,335,687
		Total Administration Cost \$1,583,116			Total Claims Liability \$2,752,571	Terminal Liability \$0	Maximum Cost \$4,335,687

TOTAL ANNUAL MAXIMUM COST: \$4,335,687

TOTAL ANNUAL MAXIMUM COST CHANGE:

TOTAL ANNUAL % CHANGE 0.0%

City of Lake Worth Beach Dental Evaluation - PPO Effective Date: October 1, 2021



Current	Renewal
Current	nellewal

			rent	Renewal	
		Cigna Total DPPO		Cigna Total DPPO	
Deductible		In Network	Out of Network	In Network	Out of Network
Annual Benefit Maximum		\$1,000		\$1,000	
Single		\$50	\$50	\$50	\$50
Family Aggregate		\$150	\$150	\$150	\$150
Deductible Waived for Class 1		Yes	Yes	Yes	Yes
Benefits					
Class I: Preventive / Diagnostic		100%	100%	100%	100%
Class II: Basic / Restorative		80% After CYD	80% After CYD	80% After CYD	80% After CYD
Class III: Major / Replacement		50% After CYD	50% After CYD	50% After CYD	50% After CYD
Periodontics and Endodontics		Major		Major	
Class IX: Implants		50% After CYD	50% After CYD	50% After CYD	50% After CYD
Class IV: Orthodontic Treatment		50%	50%	50%	50%
Orthodontia Lifetime Maximum		\$1,500		\$1,500	
Orthodontia Coverage		Children to age 19		Children to age 19	
Waiting period (Timely Entrants)		None		None	
Out of Network Benefits Payable		UCR 90th Percentile		UCR 90th Percentile	
Rate Guarantee Ends		9/30/2021		9/30/2022	
Rates					
Employee	114	\$29.20		\$29.20	
Employee + Spouse	45	\$53.90		\$53.90	
Employee + Child(ren)	22	\$73.35		\$73.35	
Employee + Family	23	\$112.36		\$112.36	
Monthly Premium	204	\$9,952		\$9,952	
Annual Premium		\$119,427		\$119,427	
\$ Increase		N/A		\$0	
% Increase		N/A		0.0%	

City of Lake Worth Beach Dental Evaluation - DHMO Effective Date: October 1, 2021



Current Renewal Cigna Cigna P4XVO P4XVO Calendar Year Maximum In Network In Network Per Member **Does Not Apply Does Not Apply** Per Family **Does Not Apply Does Not Apply** Deductible Waived for Class 1 **Does Not Apply Does Not Apply** Class I Services: Preventative/ Diagnostic Code Office Visit \$5 \$5 Routine Oral Exam (2 Per Year) 0120 No Charge No Charge Routine Cleanings (2 Per Year) 1110 No Charge No Charge Bitewing X-rays (2 Per Year) 0270 No Charge No Charge Complete X-rays 0210 No Charge No Charge Fluoride Treatments to Age 16 (2 Per Year) 1206 No Charge No Charge Sealant per tooth \$7 \$7 1351 Palliative (emergency) treatment of dental pain-9110 \$3 \$3 minor procedure Class II Services: Basic Restorative Fillings (Amalgam, 3 Surface) 2160 No Charge No Charge Fillings (Resin, 3 Surface Anterior) 2332 No Charge No Charge Fillings (Resin, 3 Surface Posterior) \$65 2393 \$65 \$3 Simple Extractions 7140 \$3 Endodontic Therapy (Root Canal) - Molar, 3330 \$195 \$195 **Excluding Final Restoration Class III Services: Major Restorative Bridges** 6242 \$130 \$130 Crowns (Porcelain Fused to Metal) 2750 \$130 \$130 \$135 **Dentures** 5110 \$135 Orthodontia 1 Treatment Benefit- Child 8670 \$1,224 \$1,224 Treatment Benefit- Adult 8670 \$1,728 \$1,728 **Rate Guarantee Ends** 9/30/2021 9/30/2022 Rates Employee 81 \$17.84 \$17.84 Employee + Spouse 18 \$32.78 \$32.78 Employee + Child(ren) \$40.19 \$40.19 8 \$59.03 \$59.03 Employee + Family 15 **Monthly Premium:** \$3,242 \$3,242 122 **Annual Premium:** \$38,905 \$38,905 \$ Increase: \$0 N/A % Increase: N/A 0.0%

¹ Orthodontia Treatment Code represent a typical orthodontia treatment plan. Actualcosts may vary for an individual's plan.

City of Lake Worth Beach Vision Evaluation Effective Date: October 1, 2021



		CURI	RENT	Ren	ewal	
SCHEDULE OF BENEFITS		EyeMed		EyeMed		
		Vision		Vision		
Network			ight		ight	
		In Network	Non Network	In Network	Non Network	
Eye Exam		\$10 Copay	Up to \$40	\$10 Copay	Up to \$40	
Retinal Imaging		Up to \$39	N/A	Up to \$39	N/A	
Frequency of Services						
Examination		12 M	onths	12 M	onths	
Lenses (In Lieu of Conact Lenses)		12 M	onths	12 M	onths	
Frames		24 M	onths	24 M	onths	
Contact Lenses		12 M	onths	12 M	onths	
Lenses		Сорау	Reimbursement	Сорау	Reimbursement	
Single		\$25	Up to \$30	\$25	Up to \$30	
Bifocal		\$25	Up to \$50	\$25	Up to \$50	
Trifocal		\$25	Up to \$70	\$25	Up to \$70	
Lenticular		\$25	Up to \$70	\$25	Up to \$70	
Frames		Reimbui	rsement	Reimbursement		
Retail		\$150 Allowance (then 20% disc.)	Up to \$105	\$150 Allowance (then 20% disc.)	Up to \$105	
Contact Lenses		Reimbursement - In L	ieu of Frames/Lenses	Reimbursement - In L	ieu of Frames/Lenses	
Contact Lenses (Medically Necessary)		Covered 100%	Up to \$210	Covered 100%	Up to \$210	
Coventional Contact Lenses (Elective)		\$150 Allowance, 15% off balance over \$150	Up to \$150	\$150 Allowance, 15% off balance over \$150	Up to \$150	
Disposable Contact Lenses (Elective)		\$150 Allowance, plus balance over \$150	Up to \$150	\$150 Allowance, plus balance over \$150	Up to \$150	
Rate Guarantee		9/30/	/2021	9/30,	30/2022	
Monthly Rates						
Employee	200	\$5.	70	\$5.	70	
Employee + Spouse	60	\$11.42 \$11.42		.42		
Employee + Child(ren)	29	\$9.	\$9.67			
Employee + Family	37	\$15	.96	\$15	.96	
Monthly Premium	326	\$2,	696	\$2,	696	
Annual Premium		\$32	,354	\$32	,354	
\$ Increase / Decrease		N,	/A	\$0		
% Increase / Decrease		N,	/A	0.0%		

City of Lake Worth Beach Basic Life and AD&D Insurance Evaluation Effective Date: October 1, 2021



	Current/Renewal
	New York Life
Life and AD&D Benefit	
Eligibility	Class 1: All employees working 30 hours a week designated as Mayor, Commissioner, Director, Assistant Director, City Manager, Assistant City Manager, City Clerk, Deputy Clerk, Building Official or Internal Auditor Class 2: All other employees working 30 hours not designated as above Class 3: Retirees
Basic Term Life	Class 1: 1x Salary Up to \$300,000 Class 2: \$25,000 Class 3: \$2,000
Basic AD&D (Class 1 and 2)	Equal to Life Benefit
Features	
Waiver of Premium	Included for Class 1 & Class 2
Age Reduction (Class 1 and 2)	Age 65 to 65% Age 70 to 50% Age 75+ to 25%
Accelerated Death Benefit	50% up to Maximum Benefit
Rate Guarantee Ends	9/30/2022
Basic Term Life Rate / \$1,000	\$0.200
AD&D Rate / \$1,000	\$0.020
Total Life AD&D Rate / \$1,000	\$0.220
Volume	\$9,869,400
Monthly Premium	\$2,171
Annual Premium	\$26,055
\$ Increase / Decrease	N/A
% Increase / Decrease	N/A
Retiree Term Life Rate / \$1,000	\$0.200
Volume	\$924,000
Monthly Premium	\$185
Annual Premium	\$2,218
\$ Increase / Decrease	N/A
% Increase / Decrease	N/A
Monthly Premium	\$2,356
Annual Premium	\$28,273
\$ Increase / Decrease	N/A
% Increase / Decrease	N/A

City of Lake Worth Beach Voluntary Life Insurance Evaluation Effective Date: October 1, 2020



Current/Renewal

	Now Vo		
	New Yo	ork life	
Employee Formula	Increments of \$10,000 to a max of \$300,000		
Employee Guarantee Issue	\$100	,000	
Spouse/Domestic Partner Formula	Increments of \$5,000 to max of \$100,000 not to exceed 50% of Employee life amount		
Spouse/Domestic Partner Guarantee Issue	\$30,000		
Child Formula	\$10,	000	
Child Guarantee Issue	\$10,000 (Birth through 6 Months is \$500) All are Guarantee Issue Less than age 45 \$13,000		
Retiree Life Formula	Age 45 but less than 70 \$13,000 Age 70 but less than 75 \$ 7,500 Age 75 and over \$ 3,750		
Minimum Participation	30% of Eligible Employees		
Rate Guarantee Ends	9/30/2022		
Age Bracket	Employee/Spouse	Retirees (Class 3)	
<25	\$0.110	\$0.630	
25 - 29	\$0.150	\$0.630	
30 - 34	\$0.160	\$0.630	
35 - 39	\$0.200	\$0.630	
40 - 44	\$0.260	\$0.630	
45 - 49	\$0.390	\$0.630	
50 - 54	\$0.620	\$0.990	
55 - 59	\$1.090	\$1.590	
60 - 64	\$1.700	\$2.120	
65 - 69	\$2.790	\$3.260	
70 - 74	\$6.260	\$4.430	
75 - 79	\$6.260	\$7.110	
80 - 84	\$6.260	\$10.910	
85 - 89	\$6.260	\$16.730	
90 - 94	\$6.260	\$25.650	
95+	\$6.260	\$59.870	
Child(ren)	\$0.100	N/A	
AD&D	\$0.030	N/A	

City of Lake Worth Beach Voluntary Short Term Disability Insurance Evaluation Effective Date: October 1, 2021



Current/Renewal

	Current/ Renewal
	New York Life
Core Benefit	
Eligibility	Class 1: All employees working 30 hours a week designated as Mayor, Commissioner, Director, Assistant Director, City Manager, Assistant City Manager, City Clerk, Deputy Clerk, Building Official or Internal Auditor Class 2: All other employees working 30 hours not designated as above
Benefit	60% weekly earnings
Minimum Weekly Benefit	\$25
Maximum Weekly Benefit	Class 1: \$2,000 Class 2: \$1,000
Elimination Period Accident/Sickness	14 Days
Duration of Benefit	11 Weeks
Minimum Participation	30% of Eligible Employees
Rate Guarantee Ends	9/30/2022
Basic Rate / \$10	\$0.340
Estimated Basic Volume	\$88,631
Monthly Premium	\$3,013
Annual Premium	\$36,162
\$ Increase / Decrease	N/A
% Increase / Decrease	N/A

City of Lake Worth Voluntary Long Term Disability Insurance Evaluation Effective Date: October 1, 2021



Current/Renewal

Current/ kenewai		
	New York Life	
Core Benefit		
Eligibility	Full-time Employees of the Employer regularly working a minimum of 30 hours per week	
Benefit	60% of covered earnings	
Minimum Monthly Benefit	\$100	
Maximum Monthly Benefit	\$5,000	
Own Occupation Period	24 months	
Elimination Period	90 days	
Duration of Benefit	SSNRA	
Pre-existing Condition	3/12	
Mental Illness, Alcoholism & Drug Abuse Limitation	24 months	
Survivor Benefit	Included (3 months)	
Minimum Participation	30% of Eligible Employees	
Rate Guarantee Ends	9/30/2022	
Rate / \$100	\$1.450	
Estimated Volume	\$422,097	
Monthly Premium	\$6,120	
Annual Premium	\$73,445	
\$ Increase / Decrease	N/A	
% Increase / Decrease	N/A	

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: June 1, 2021 DEPARTMENT: City Commission

TITLE:

Ratification of appointments and reappointments to various Advisory Boards

SUMMARY:

Ratification of appointments and reappointments to various Advisory Boards

BACKGROUND AND JUSTIFICATION:

On February 5, 2013, the Commission adopted an ordinance amending the board member appointment process to allow for the selection of board members by individual elected officials. In accordance with the ordinance, the board appointments would be effective upon ratification by the Commission as a whole. The following appointment and reappointment are requested to be ratified.

Community Redevelopment Agency

Vice Mayor Robinson's reappointment of Leash Foertsch to the Community Redevelopment Agency for a term ending on August 21, 2025.

Planning and Zoning Board

Commissioner McVoy's appointment of Edmond Le Blanc to the Planning and Zoning Board to fill an unexpired term ending on July 31, 2023.

Electric Utility Advisory Board

Commissioner Malega's reappointment of Matthew Portilla to the Electric Utility Advisory Board for a term ending on July 31, 2024.

MOTION:

Move to approve/disapprove Vice Mayor Robinson's reappointment of Leah Foertsch to the Community Redevelopment Agency for a term ending on August 21, 2025, Commissioner Malega's appointment of Matthew Portilla to the Electric Utility Advisory Board for a term ending on July 31, 2024 and Commissioner McVoy's appointment of Edmond Le Blanc to the Planning and Zoning Board for a term ending on July 31, 2023.

ATTACHMENT(S):

Fiscal Impact Analysis: N/A Membership board logs Board applications



COMMUNITY REDEVELOPMENT AGENCY

Four-Year Terms

MEMBERS	APPOINTED	PHONE	ETHICS TRAINING	TERM EXPIRES
Brendan Lynch - CHAIR 920 South Lakeside Drive blynch@plastridge.com (Mayor's Appointment)	05/05/2015	C: 561-386-1703	YES	08/21/2023
Carla Blockson 1802 Pierce Drive blocksonpc@yahoo.com (Vice Mayor's Appointment - District 4)	05/04/2021	C: 561-628-2576		07/31/2024
Mark Rickards – VICE CHAIR 2508 Lake Osborne Drive Mark.rickards@kimley-horn.com (District 1 Appointment)	09/19/2017	C: 561-214-5032	YES	08/21/2025
Andrew Bartlett 211 North L Street <u>Drewbartlett135@gmail.com</u> (Commissioner District 2 Appointment)	11/05/2019	C: 404-7882062	YES	08/21/2022
Tom Copeland 1605 South Palmway tommycopeland@me.com (District 3 Appointment)	06/18/2019	C: 561-601-5036	YES	08/21/2021
Leah Foertsch 1421 N. O Street Leah.foertsch@gmail.com (District 4 Appointment – Vice Mayor)	05/20/2014	C: 305-299-3025	YES	08/21/2025
Brent Whitfield 133 Duke Drive bwhitfield@chenmoore.com (Mayor's Appointment)	01/16/2018	H: 561-329-1797	YES	08/21/2022

Executive Director: Joan Oliva - 561-493-2550 - joliva@lakeworth.org

<u>Commission Liaison</u>: Mayor Betty Resch - 561-586-1735 – <u>bresch@lakeworthbeachfl.gov</u>

Responsible for formulating and implementing projects that are consistent with the Lake Worth Redevelopment Plan to assist in revitalizing and redeveloping portions of the City of Lake Worth Beach.



Established by Resolution No. 47-89, effective 7/3/89. Florida Statute 163.356 (3) (b), Any person may be appointed as commissioner if he or she resides or is engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the area of operation of the agency, which shall be coterminous with the area of operation of the county or municipality, and is otherwise eligible for such appointment under this part. Ordinance No. 93-2, effective 2/13/93, to consist of seven members appointed by City Commission. Ordinance No. 2008-14, effective 7/10/08, amended attendance requirements: if any member of the board shall fail to be present at three (3) consecutive regularly scheduled meetings or at twenty (20) percent of the regularly scheduled meetings of the board held within any 12-month period, the city clerk shall schedule the matter for hearing before the city commission.

Effective May 1, 2013, Chapter 2013-36 FINANCIAL DISCLOSURE FORMS ARE REQUIRED.

Meeting Schedule: Second Tuesday of every month at the Hatch located 1121 Lucerne Avenue at 6:00 p.m.

SECRETARY: Emily Theodossakos, 561-493-2550





VOLUNTEER ADVISORY BOARD - REAPPOINTMENT APPLICATION

7 North Dixie Highway, Lake Worth Beach, FL 33460 - Phone: 561-586-1600 - Fax: 561-586-1750

SECTION 1 Full Name: LEAN ANN	FOEKTSCH
Name of the Advisory Board / Committee	e you are currently serving on, for which you wish to be considered
for reappointment:CKA	
Has your information changed since your a	appointment or last reappointment? YESNO
If you selected YES, please fill out below. If	you selected NO, please go to SECTION 2.
Residence Address:	
City:	State:Zip Code:
Business Address: (If applicable) 2424	N Federal Highway Ste 260
	State: <u>FC</u> Zip Code: <u>33431</u>
	ice / business)
	State: ZIP Code:
Cell Phone:	Email Address: LFOELTSCH PLDG CAW. COM
Proof of residency attached:	ed Status
complete Ethics Training and submit the E	the information above is true and correct and that I am required to ithics Training Certificate of Acknowledgement to the City Clerk's Office are policy will be in effect as per the ordinance governing the board for
	9/29/21 Date
Signature	Date



PLANNING AND ZONING BOARD

Three -Year Terms

MEMBERS	APPOINTED	PHONE	ETHICS TRAINING	TERM EXPIRES
Laura Starr 2010 Holy Cross lstarr@yourfloridacounsel.com (Professional/law) (Mayor's Appointment)	08/06/2019	C: 561-414-5686	YES	07/31/2022
Mark Humm 708 North H Street marknwpb@yahoo.com (Citizen at large) (Vice Mayor's Appointment – District 4)	07/02/2013	C: 561-351-3057 W: 561-848-5556	YES	07/31/2023
Greg Rice - CHAIR 511 Lucerne Ave. greg@bugs.com (Professional/real estate) (District 1 Appointment)	06/25/2012	W: 561-686-7171 C: 561-602-0193	YES	07/31/2022
VACANT (Lepa's resignation) (District 2 Appointment)				07/31/2023
Daniel Tanner 1740 12 th Avenue North <u>Drtan464@yahoo.com</u> (Citizen at large) (District 3 Appointment)	05/02/17	H: 561-908-1235	YES	07/31/2021
Juan Contin 826 S. Federal Highway Jcon123@hotmail.com (Architecture) (District 4 Appointment – Vice Mayor)	10/06/2020	C: 305-778-2082		07/31/2023
Anthony Marotta – VICE CHAIR 327 North Lakeside Dr. anthony@alliedpmg.com (Professional / property management) (Mayor's Appointment)	01/28/2014	W: 561-818-1184	YES	07/31/2022

Meetings: First Wednesday of each month at t 6:00 pm.



The Board's function is to review and approve site plans for three units or more of residential development and all commercial development. This Board also reviews community appearance and has the ability to grant variance from the Lake Worth Zoning Code.

Ord. No. 2014-02 - Sec. 23.2-8. - Planning and zoning board, established that the planning and zoning board shall consist of seven (7) members. All members of the board shall be residents of or property owners in the city. Members of the planning and zoning board shall serve without compensation. The seven (7) members shall be appointed by the city commission. All members of the board shall be appointed for a term of three (3) years. If any member of the board shall fail to be present at three (3) consecutive regularly scheduled meetings or at twenty-five (25) percent of the public meetings of the board held within any 12-month period, the city clerk shall declare the member's office vacant and the city commission shall promptly fill such vacancy. Vacancies in the board membership by resignation, illness or other causes shall be filled by the city commission for the unexpired term of the member involved. Members of the planning and zoning board may be removed from office by the city commission at its discretion. The board shall select its own chairman and vice-chairman annually at the first meeting in January. The city's community planner shall serve as secretary and advisor to the board.

To carry out its responsibilities under this article, the membership of the planning and zoning board shall include, to the extent available, three (3) members from the disciplines of architecture, landscape architecture, planning, real estate sales, land development, banking, law or related fields. Two (2) members of the planning and zoning board shall be citizen at large members. One (1) member shall be from a professional discipline as described above and one (1) member shall be a citizen at large. The city commission shall determine whether or not the existing members of the planning and zoning board meet these requirements may appoint up to two (2) additional members to the planning and zoning board, if needed. Whenever a new member is appointed to the planning and zoning board, the city commission shall consider the professional requirements of the new member to ensure that the requirements of this article are met.

Ord. 2013-34 - Section 23.2, effective August 16, 2013 deletes alternate members and increases membership to seven (7) board members and amends absentee policy to three (3) consecutive regularly scheduled meetings or at twenty five percent (25%) of the public meetings of the Board held within any 12-month period, the City clerk shall declare the member's office vacant and the City Commission shall promptly fill such vacancy.

Ord. No. 2012-17, effective April 27, 2012, changed qualifications to include three (3) members from the disciplines of architecture, landscape architecture, planning, real estate sales, land development, banking, law or related fields. Two (2) members shall be citizens at large. One (1) alternate member shall be a professional and one (1) alternate shall be citizen at large.

Ord. No. 2012-17, effective April 27, 2012, reduced from seven (7) voting members to five (5) voting and two (2) alternate members. Ord. No. 2011-10, effective July 15, 2011, deleted the two alternate members and changed advisor to Com. Dev. Department or designee instead of City Planner

Ord. No. 2010-16, effective October 1, 2010, removed the criteria for members to have professional qualifications, such as attorney, professional planner, architect, landscape architect, real estate agent or broker, and land developer.

Ord. No. 2008-14, effective 7/10/08, amended attendance requirements: a member who fails to attend three consecutive regularly scheduled meetings or 20% of regularly scheduled meetings held within a 12-month period shall have his/her seat declared vacant by the City Clerk and the City Commission shall promptly fill such vacancy.

Ord. No. 2003-25, enacted 8/5/03, established attendance requirements: a member who fails to attend three consecutive regularly scheduled meetings or 25% of all meetings held within a 12-month period shall have his/her seat declared vacant by the City Clerk and the City Commission shall promptly fill such vacancy.

Ord. No. 97-8, enacted 4/22/97, enabling/merged/created Planning Board & Board of Appeals.

Ord. No. 95-27, enacted 10/3/95, requiring gift disclosure.

Financial Disclosure Forms are required.

Secretary: Sherrie Coale

VOLUNTEER ADVISORY BOARD APPLICATION

BOARD/S YOU ARE APPLYING TO BE

 \cdot Construction Board of Adjustments and Appeals **

Historic Resources Preservation Board **

· Planning & Zoning Board * **

NAME Edmond Leblanc

RESIDENCE ADDRESS 105 South K Street

Lake Worth, FL 33460

United States

DO YOU HAVE A DIFFERENT MAILING No

ADDRESS?

PHONE (561) 781-1272

EMAIL <u>edmondleblanc@yahoo.com</u>

ARE YOU A CITIZEN OF THE UNITED Yes

STATES?

ARE YOU A REGISTERED PALM BEACH Yes

COUNTY VOTER?

ARE YOU A REGISTERED LAKE WORTH Yes

VOTER?

HOW LONG HAVE YOU BEEN A 21 years

RESIDENT OF LAKE WORTH BEACH?

LIST ALL PROPERTIES OWNED AND/OR

BUSINESS INTERESTS IN LAKE WORTH

105 South K Street.

WHAT IS YOUR OCCUPATION? Architect

EMPLOYER? Spina O'rourke + Partners

ARE YOU CURRENTLY SERVING ON No

ANY CITY ADVISORY BOARD?

HAVE YOU EVER SERVED ON A CITY OF

LAKE WORTH BOARD?

IF YES, WHEN AND WHICH BOARD(S)? Planning Zoning & Historic Preservation

DO YOU SERVE ON ANY BOARDS IN FLORIDA, OR ARE YOU AN ELECTED OR APPOINTED STATE, COUNTY, OR MUNICIPAL OFFICE HOLDER, OR PALM

BEACH COUNTY EMPLOYEE?

No

Yes

HIGH SCHOOL Newton North High School

DATE OF GRADUATION 06/01/1976

COLLEGE Boston Architectural College

DATE OF GRADUATION 06/01/1991

RESUME ATTACHMENT • resume-040918.pdf

WORK EXPERIENCE Florida registered Architect since 2000.

Firms:

Zeidler Parnership

Wolfberg Alvarez & Partners

Arquitectonica

Currie Sowards Aguila

Self Employed Edmond Le Blanc Architect

Spina O'rourke + Partners

(resume will be sent forthcoming)

INTEREST/ACTIVITIES Nature & Wildlife

Sustainable Design & Sustainable Living

Florida History

COMMUNITY INVOLVEMENT

Previously served on Historic preservation and Planning & Zoning

6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE) I want to help make Lake Worth Beach the best it can be & move our town in the direction of real community sustainability. I would like to influence future development which preserves and enhances the unique character of Lake Worth Beach while addressing global

issues such as climate change & Homelessness.

6. B - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (SECOND Same as 6.A

6. C - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (THIRD PREFERENCE) Same as 6.A

CONSENT

PREFERENCE)

✓ I agree to the privacy policy.

I understand the responsibilities associated with being a board/committee member, and I have adequate

time to serve if appointed.

I have read the attached Ordinance No. 2010-29 and Article XIII (Palm Beach

County) Code of Ethics and

understand the policy on the City of Lake Worth Beach Code of Ethics. Within 30

days after appointment, I

understand that I am required to participate in Ethics Training and submit an

Acknowledgement of Receipt

form to the City Clerk's Office in order to continue to serve on my appointed

board.

*THIS APPLICATION IS VALID FOR ONE (1) YEAR FROM THE DATE SIGNED

ABOVE.

*THIS APPLICATION IS NOT VALID WITHOUT APPLICANT'S PROOF OF

RESIDENCY.

SIGNATURE Edmond Leblanc



ELECTRIC UTILITY ADVISORY BOARD

One, Two, and Three -Year Terms

MEMBERS	APPOINTED	PHONE	ETHICS TRAINING	TERM EXPIRES
Ramsay Stevens 618 South K Street ramsaystevens@gmail.com (2-year term) - (At-large member) (Mayor's Appointment)	04/16/2019	C: 561-373-9501	YES	07/31/2020
Matthew Portilla 1301 Cochran Dr. mattportilla@me.com (3-year term) (District 1 Appointment)	08/06/2019	C: 561-267-0692	YES	07/31/2021
Ibrahim Chalhoub 2 Lakeside Palms Ct. ichalhoub@bellsouth.net (3-year term) (District 2 Appointment)	10/20/2015	C: 561-762-9178	YES	07/31/2021
Dale Chubbuck 219 3 rd Avenue North Steven.chubbuck@gmail.com (3-year term) (District 3 Appointment)	11/05/2019	C: 561-543-9654		7/31/2021
Ryan Oblander 1702 North A Street ryanoblander@gmail.com (3-year term) (District 4 Appointment)	05/04/2021	C: 954-650-3366		07/31/2024
VACANT (2-year term) - (At-large business ov (Commission's Appointment)	wner)			7/31/2020
VACANT (Village of Palm Springs Ro. (1-year term) - (At-large utility servi (Commission's Appointment)				07/31/2019

BOARD LIAISON

Ed Liberty, Electric Utility Director <u>eliberty@lakeworth.org</u> 561-586-1670 - 1900 2nd Avenue North



Effective 7/16/19: ORDINANCE NO. 2019-07 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, REPEALING AND REPLACING ARTICLE XX OF CHAPTER 2 OF THE CODE OF ORDINANCES TO RECONSTITUTE THE CITY'S ELECTRIC UTILITY ADVISORY BOARD

In 2012, the City Commission of the City of Lake Worth Beach created the City's Electric Utility Advisory Board (EUAB) to advise the City Commission, on behalf of the City's citizens and residents, on electric utility policies, plans and programs. While the EUAB has provided invaluable advisory assistance and recommendations to the City Commission in the past, the City Commission is more actively and engaged in electric utility policies, plans and programs including the creation of a public monthly City Commission meeting dedicated solely to electric utility issues. The electric utility's financial and operational performance, project plans and initiatives are regularly reviewed with the City Commission in public. The City's citizens, residents, members of the public and customers of City's electric utility are afforded the ability to provide public comment on electric utility matters at City Commission meetings. The City Commission desires to maintain the EUAB but to utilize its advisory assistance on a quarterly and/or as-needed basis as directed by the City Commission or the Electric Utility Director. The City Commission also desires to make other amendments to the EUAB's governing ordinance including, but not limited to, reducing the membership from seven (7) members to five (5) members. The City Commission of the City of Lake Worth Beach deems it to be in the best interests of the citizens and residents of the City to reconstitute the EUAB as set forth herein.

Chapter 2, Article XX, entitled "Electric Utility Advisory Board" of the Code of Ordinances of the City of Lake Worth Beach, is hereby repealed (which includes repealing sections 2-235, 2-236, 2-237, 2-238 and 2-239) and the following shall be established as Article XX:

ARTICLE XX. - ELECTRIC UTILITY ADVISORY BOARD - Section 2-235. - Creation of electric utility advisory board and purpose.

There is hereby established an electric utility advisory board. The board shall serve as an advisory board to the electric utility director and the city commission on policy-related matters regarding the city's electric utility.

Section 2-236. - Composition; term of members; compensation of members.

- (a) The electric utility advisory board shall consist of five (5) uncompensated volunteer members to be appointed by each member of the city commission. Each member shall be appointed for a two (2) year term. Members may be re-appointed for subsequent terms. Vacancies shall be filled by qualified members for the unexpired term of the member whose post becomes vacant. Appointments shall be made by the city commission on the basis of professional career experience relevant to the electric utility industry or knowledge of the city's electric utility. All members of the electric utility advisory board must be customers of the city's electric utility. All members must also satisfy the requirements of section 2-9 of the city's code regarding the residence requirement of advisory board members; however, at least one (1) member of the board may reside outside the city's municipal boundaries in order to represent the interests of the city's electric utility customers outside the municipal boundaries. The member residing outside the municipal boundaries must be a customer of the city's electric utility or own a business within the municipal boundaries, which business is a customer of the city's electric utility.
- (b) Preference for membership shall be to those who are knowledgeable or possess professional expertise in the following areas: engineering, commercial and residential development, accounting and finance, traditional energy generation and distribution, renewable energy generation and/or energy conservation or related fields.
- (c) If any member of the electric utility advisory board shall fail to be present at three (3) consecutive regular meetings or at fifty (50) percent of the regular meetings of the board held within any 24-month period, the city clerk shall declare the member's office vacant, and the city commission shall promptly fill such vacancy.
- (d) The members of the electric utility advisory board serve at the pleasure of the city commission and the city commission may remove any member(s) of the board from office upon affirmative vote of the city commission after due notice and an opportunity for the member(s) to be heard.

Section 2-237. - Officers; meetings and procedures.

- (a) At its first meeting, the electric utility advisory board shall appoint a chairperson for a one-year term and annually thereafter. In addition, the members of the board shall elect such officers as may be deemed necessary or desirable to serve at the will of the board.
- (b) The meetings of the electric utility advisory board shall be quarterly unless there are no pending policy-decisions for the board's consideration. Alternatively, additional meetings of the electric utility advisory board may be called by the electric utility director or as directed by the city commission at a public meeting.
- (c) A minimum of three board members will constitute a quorum for the board. Meetings of the board shall be conducted in accordance with Robert's Rules of Order. Minutes shall be kept of all meetings of the board and all such meetings shall be properly noticed and open to the public.

Section 2-238. - Duties.

The electric utility advisory board shall act in an advisory capacity to the city commission and electric utility director on policy decisions regarding the city's electric utility.

FINANCIAL DISCLOSURE FORMS ARE NOT REQUIRED.



VOLUNTEER ADVISORY BOARD - REAPPOINTMENT APPLICATION

7 North Dixie Highway, Lake Worth Beach, FL 33460 - Phone: 561-586-1600 - Fax: 561-586-1750

	mittee you are currently serving on, for w	
for reappointment: Electric Utility	y Advisory Board	100-7200
Has your information changed since	your appointment or last reappointment?	YESNO X
f you selected YES, please fill out be	elow. If you selected NO, please go to SECTIO	DN 2.
Residence Address:		
City:	State:	Zip Code:
Business Address: (If applicable)		
City:	State:	Zip Code:
Sity:	State:	ZIP Code:
Home Phone:	Business Phone:	
Cell Phone:	Email Address:	
Proof of residency attached:		
complete Ethics Training and submit	that the information above is true and co the Ethics Training Certificate of Acknowled endance policy will be in effect as per the o	dgement to the City Clerk's Of
ignature	Date	

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: June 1, 2021 DEPARTMENT: Public Works

TITLE:

Temporary Downtown Sidewalk Cafés

SUMMARY:

Amid the global pandemic in 2020, many businesses were forced to close their doors in the interest of public safety. Once restaurants were allowed to reopen at reduced capacity, the City made the decision to allow dining areas to expand in to the right-of-way. This program only consists of the north/south roadways between Dixie Hwy and Federal, as Lake Ave and Lucerne Ave are owned by FDOT.

BACKGROUND AND JUSTIFICATION:

In 2020, COVID-19 decimated local economies. Once the Governor issued an Executive Order allowing restaurants to reopen at 50% capacity, the City began looking in to options to help where possible. The initial intent was to help local restaurants maintain social distance per CDC guidelines by allowing their tables to expand into the City right-of-way. Temporary Outdoor Dining Guidelines and a modified Sidewalk Cafe Permit were established to begin this process.

As the months roll on and we continue to progress through different phases of this pandemic, mandates and needs/wants continue to change as well. Because of these changes, Public Works brought forth an agenda item at the 3/25/21 Commission meeting. Per the direction given at that meeting, the Temporary Outdoor Dining Guidelines and Permit were modified and the program was extended until 5/31/21.

Staff would like to request that this date be extended to Monday, June 21st with notification going to the downtown businesses no later than Friday, June 4th.

MOTION:

Move to approve/disapprove staff recommendation to extend the downtown temporary outdoor dining guidelines to 6/21/21.

ATTACHMENT(S):

Fiscal Impact Analysis - N/A

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: June 1, 2021 DEPARTMENT: Public Works

TITLE:

US-1 Multimodal Corridor Study

SUMMARY:

The Palm Beach Transportation Planning Agency (TPA) will be presenting an update on the US-1 Multimodal Corridor Study.

BACKGROUND AND JUSTIFICATION:

A multimodal study began back in 2017 that illustrates on Dixie Highway throughout the Lake Worth Beach corridor there are multiple opportunity zones for lane repurposing/elimination. Back in 2020 at the February 18th Commission meeting, an agenda item was approved to move forward with the FDOT approved traffic study component of the process to be performed by Kimley-Horn. Several of these studies have taken place in Broward County as well as North Palm Beach, Boca Raton, and Delray Beach has already implemented theirs. This study was jointly funded by the City (\$45k), the CRA (\$25k), and the TPA (\$50k).

The City is well in to this process, but has reached the point where Florida Department of Transportation (FDOT) involvement and coordination is necessary. Realizing that not everyone may be familiar with the study, staff felt it necessary to bring this presentation back to the Commission for a status update.

MOTION:

Move to approve/disapprove proceeding with the traffic study process by allowing staff to begin FDOT coordination to further illustrate the impacts of lane repurposing on current and future vehicle congestion with the understanding that staff will be bringing the final study results back to the Commission in the form of a presentation at a later date.

ATTACHMENT(S):

Fiscal Impact Analysis N/A

US-1 Multimodal Corridor Study



CONFECTINGCOMMUNITIES

In Palm Beach County

Lake Worth Beach June 1, 2021







US-1 Corridor Study

- **2017-2018**
- 42 miles from Boca Raton to Jupiter
- Enhanced transit service & connected multimodal facilities that increase safety and access for all roadway users
- TPA Priority Project











Current Conditions

Physical-Related Issues for US-1 Corridor Residents





Highest
Ridership Route
in the County

65%

of Route 1 riders do NOT transfer buses



Overview of Study

- Health Impact Assessment
- TransitAssessment
- RoadwayAssessment















Vulnerable Populations

Boynton Beach

- High percentage of racial & ethnic minorities population
- Food desert
- Hypertension rate (45.5%)

Lake Worth

- Depression rate (18.7%)
- Obesity rate (31.1%)
- Bicycle/Ped Incident/Mile (3.8)

West Palm Beach

- High transit-dependent households
- Bicycle/Ped Incident/Mile (3.1)
- Multimodal Split: 10.0%

Riviera Beach

Hypertension (45.6%)

Obesity: 34.1%

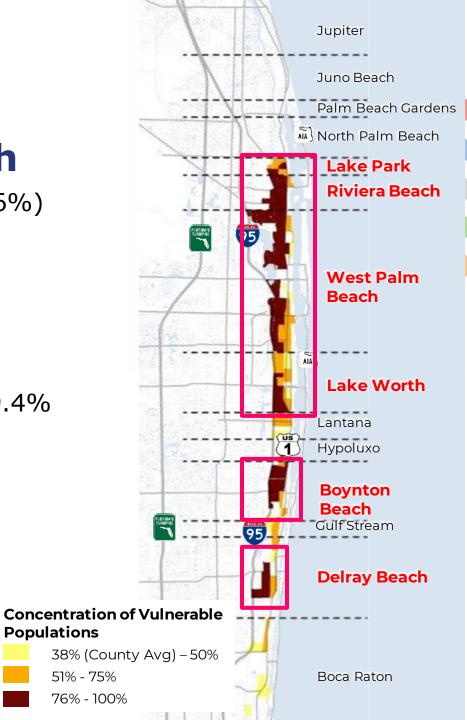
• Asthma: 9.7%

Lake Park

• Obesity: 33.0%

Multimodal Split: 9.4%

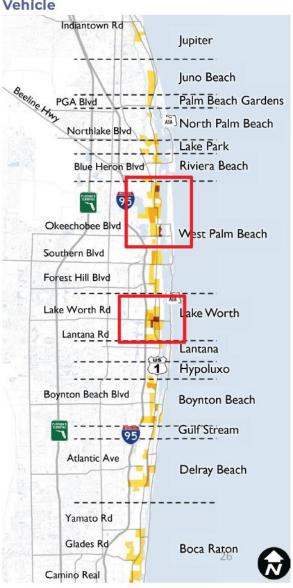
• Asthma: 9.3%



Median Household Income Indiantown Rd PGA Blvd Northlake Blvd Blue Heron Blvd 101243 Okeechobee Blvd Southern Blvd Forest Hill Blvd Lake Worth Rd Lantana Rd Boynton Beach Blvd Atlantic Ave 95 Yamato Rd Glades Rd

Median Household Income \$0 - \$ 26,945 (50% AMI) \$26,946 - \$32,333 (60% AMI) \$32,334 - \$43,111 (80% AMI) \$43,112 - \$58,970 (100% AMI)

Households without Access to a Vehicle Indiantown Rd Jupiter



Households Without Access to a Vehicle 0.29 (County Avg) - 1 / Acre 1.01 - 1.5 / Acre

1.6 - 10.5 / Acre

Pedestrian and Bicycling Facilities



Walking and Bicycling Facilities Bicycle Facility Gap Sidewalk Gap

Pedestrian and Bicycle Crashes



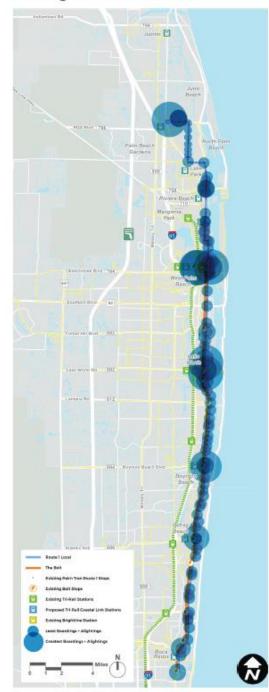
Greatest

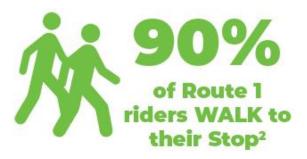
Fatality

Crash Hot Spot

High Crash Corridor

Existing Transit Conditions





Top Ten Route 1 Stops

	HIGHEST RIDERSHIP STOPS	AVERAGE WEEKDAY BOARDINGS
1	West Palm Beach Intermodal Transfer Center	885
2	Downtown Lake Worth (Dixie Hwy @ Lucerne Ave)	236
3	Downtown Lake Worth (Dixie Hwy @ 2 nd Avenue N)	219
4	Downtown Boynton Beach (Federal Hwy @ Boynton Beach Blvd)	173
5	Downtown West Palm Beach (Quadrille Blvd @ Evernia St)	163
6	Downtown Boca Raton (Dixie Hwy @ E Camino Real)	151
7	The Gardens Mall	137
8	Riviera Beach @ Blue Heron	126
9	Downtown West Palm Beach (Quadrille Blvd @ Banyan Blvd)	98
10	Downtown Delray Beach (Federal Hwy @ SE 严 St)	91

Vulnerable Populations

This overall lack of multimodal options isolate many disadvantaged residents within a community from jobs and educational opportunities. The increased distances between housing and jobs, as well as educational opportunities, has created barriers for those disadvantaged groups. As defined in Appendix A, US-1 Multimodal Corridor Health Impact Assessment Study, those disadvantaged groups were clarified as vulnerable populations defined as those who:

- Live in Households without Access to Automobiles
- · Are in Poverty
- Are Age 65 or Older
- · Are Disabled



Many physically and economically disadvantaged people depend on public transportation to access medical services and to obtain healthy, affordable food.

Vulnerable populations
are far more dependent
on transit services and
far more affected by
the lack of pedestrian
and bicycle connectivity,
the spacing of stops or
stations, and the overall
availability and reliability
of a transit service

Vulnerable Populations





US-1 Crashes (N Federal Hwy to Gregory Rd ~3.7 Miles)

2015-2019 – Florida Signal Four Analytics Data

38 total pedestrian crashes, and 24 total bicycle crashes

# ped fatalities	8
# ped serious injuries	7
# ped total crashes	38
# bike fatalities	1
# bike serious injuries	3
# bike total crashes	24
# of car crashes	1,476
# of car rear end crashes	423

US-1 Multimodal Corridor Study





US-1 MULTIMODAL CORRIDOR STUDY

In early 2017 the Palm Beach TPA kicked off a US-1 Multimodal Corridor Study to examine the potential for new express bus service as well as facilities to improve pedestrian and bicycle safety and connectivity along the corridor. The study encompassed the US-1 corridor in Palm Beach County from Camino Real in the City of Boca Raton to Indiantown Road in the Town of Jupiter. The project corridor is approximately 42 miles in length and runs north-south across 14 local municipalities. This effort included a kickoff outreach event and 6 months of public workshops and charrettes. The project also included a Health Impact Assessment (HIA) and HIA working group with local health partners to help inform the study's recommendations and potential impacts to community health. This project is included in the Palm Beach TPA's Priority Projects List for the Transportation Improvement Program (TIP).

The US-1 Multimodal Corridor Study draft documents are available under the "Project Documents" tab and at: www.PalmBeachTPA.org/US1

PROJECT STATS



Source: U.S. Census Bureau 2011-2015 5-Year Estimates; Robert Woods Johnson Foundation County Health Rankings

PROJECT TIMELINE

SPRING 2017
RESEARCH SUMMER-FALL 2017
OUTREACH REPORT SPRING 2018
OUTREACH

450 + attendees at Workshops and Open Studio Charrettes/Open Streets Event



18
Open Studio
Charrette Days

6 Workshops Open
Streets
Event

100+ interactive Priority Pyramid Responses

comments to info@US1PBCorridorStudy.com

100+ Stakeholder Interviews



260+ likes

and 130 + comments

on online Comment Map

16+
personal interviews













Lake Worth - Section 3













Key Recommendations

Advance premium transit on US-1 by funding capital and operational costs for the service

Access to Jobs and Education

Access to Health and Community Services

Implement Complete Street Solutions for the US-1 Corridor





Transit Recommendations





PTX Yellow + PTX Blue + PTX Green

(City of Boca Raton to Town of Jupiter)

Compared to "The Bolt" limited stop service:

229,000

Additional Riders per Year

138%命温

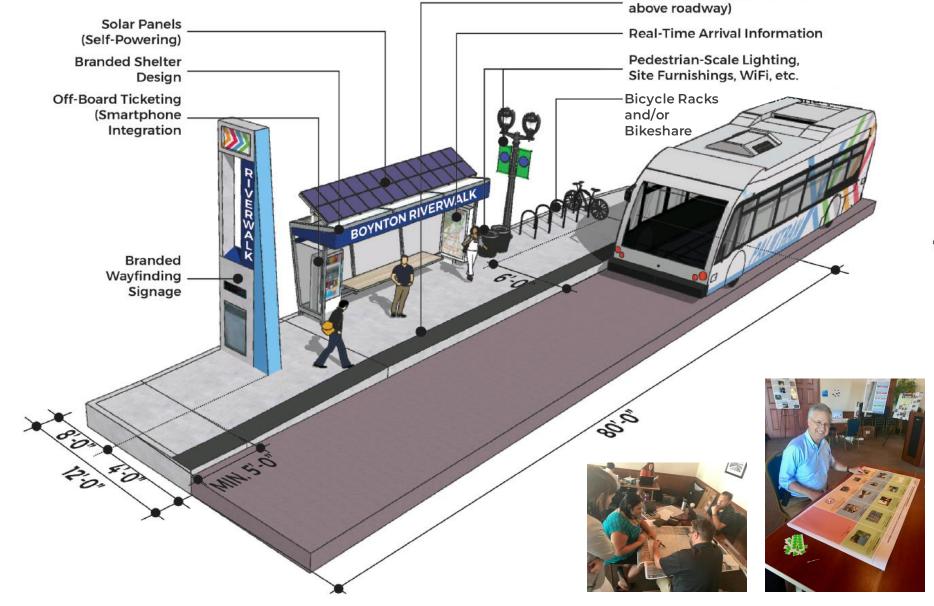
Increase in Households and Jobs Locations that have access to Transit

Within a 10-Minute Walk

45 Schools

217 Healthcare Facilities

Transit Station Design



Level Boarding (raised 14"-15"





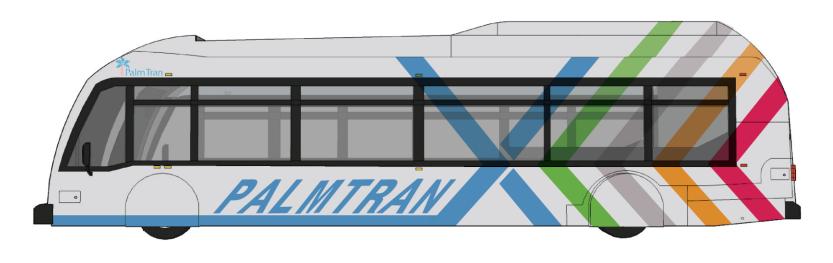




Proposed Transit

- Electric Buses
- Enhanced Transit Shelters
- Frequent Service
- Limited Stops







CITY OF LAKE WORTH

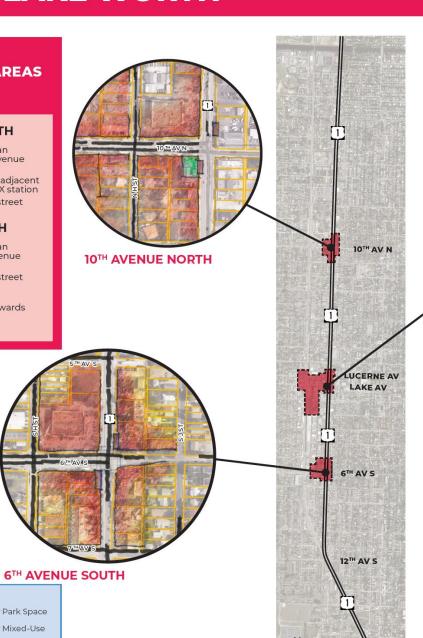
CONCEPTUAL OPPORTUNITY AREAS AT A GLANCE:

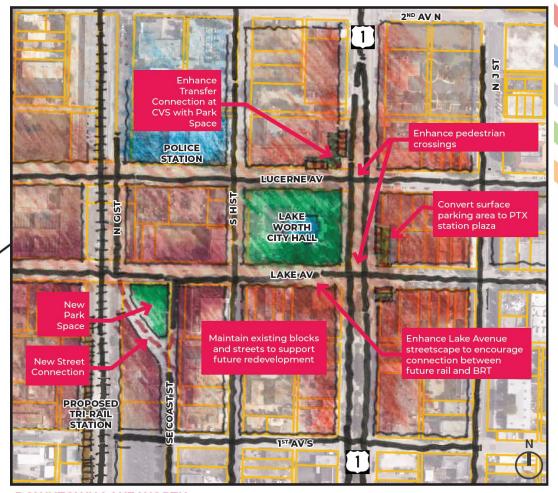
10TH AVENUE NORTH

- Enhance pedestrian crossings at 10th Avenue
- Create park space adjacent to southbound PTX station
- Maintain existing street

6TH AVENUE SOUTH

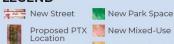
- Enhance pedestrian crossings at 6th Avenue
- Maintain existing street network
- Focus any new redevelopment towards PTX station areas





DOWNTOWN LAKE WORTH

LEGEND





New Park Space



New Residential

Roadway

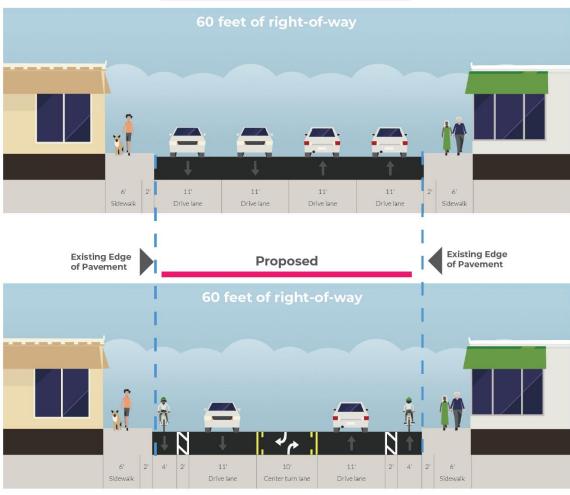
Typical Sections





Roll Plot No. 32-35

Existing





Existing Speed Limit: 35 mph

Length: 2.0 miles

Projected 2040 Max Peak Hour Traffic Volume: 1,300-1,400 vphpd

Proposed Recommendations: Resurfacing and lane repurposing from 4L to 3L; add buffered bicycle lanes









Roadway

Continuous Plan View



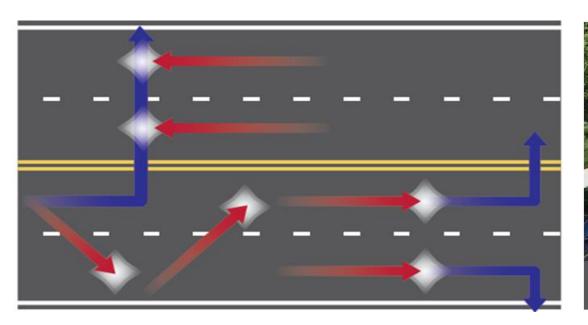






Why Repurpose?

- Safety: Separate, Simplify and Slow
- Mobility: provide facilities and access for all ages & abilities
- Beautification: Quality of Life, Economic Development





Four-lane undivided highways have comparatively high crash rates due to the numerous potential conflicts between higher speed through traffic and turning vehicles.

Why Repurpose?

FHWA Proven Safety Countermeasure

Many agencies implement to:

- Reduce crashes
- Rebalance the service among travel modes
- Support economic enhancement goals
- Support community goals to improve quality and health



Road Diets (Roadway Reconfiguration)

A "Road Diet," or roadway reconfiguration, can improve safety, calm traffic, provide better mobility and access for all road users, and enhance overall quality of life.

SAFETY BENEFIT:

4-Lane → 3-Lane

Road Diet Conversions 19-47%

Reduction in total crashes

Source: Evaluation of Lane Reduction "Road Diet" Measures on Crashes, FHWA-HRT-10-053.



U.S. Department of Transportation Federal Highway Administration

FHWA-SA-17-066



Source: City of Orlando, Florida

A Road Diet typically involves converting an existing four-lane undivided roadway to a three-lane roadway consisting of two through lanes and a center two-way left-turn lane (TWLTL).



Benefits of Road Diet installations may include:

- An overall crash reduction of 19 to 47 percent.
- Reduction of rear-end and left-turn crashes due to the dedicated left-turn lane.
- Reduced right-angle crashes as side street motorists cross three versus four travel lanes.
- · Fewer lanes for pedestrians to cross.
- Opportunity to install pedestrian refuge islands, bicycle lanes, on-street parking, or transit stops.
- Traffic calming and more consistent speeds.
- A more community-focused, "Complete Streets" environment that better accommodates the needs of all road users.

A Road Diet can be a low-cost safety solution when planned in conjunction with a simple pavement overlay, and the reconfiguration can be accomplished at no additional cost.

Source: Leidos



Florida Examples





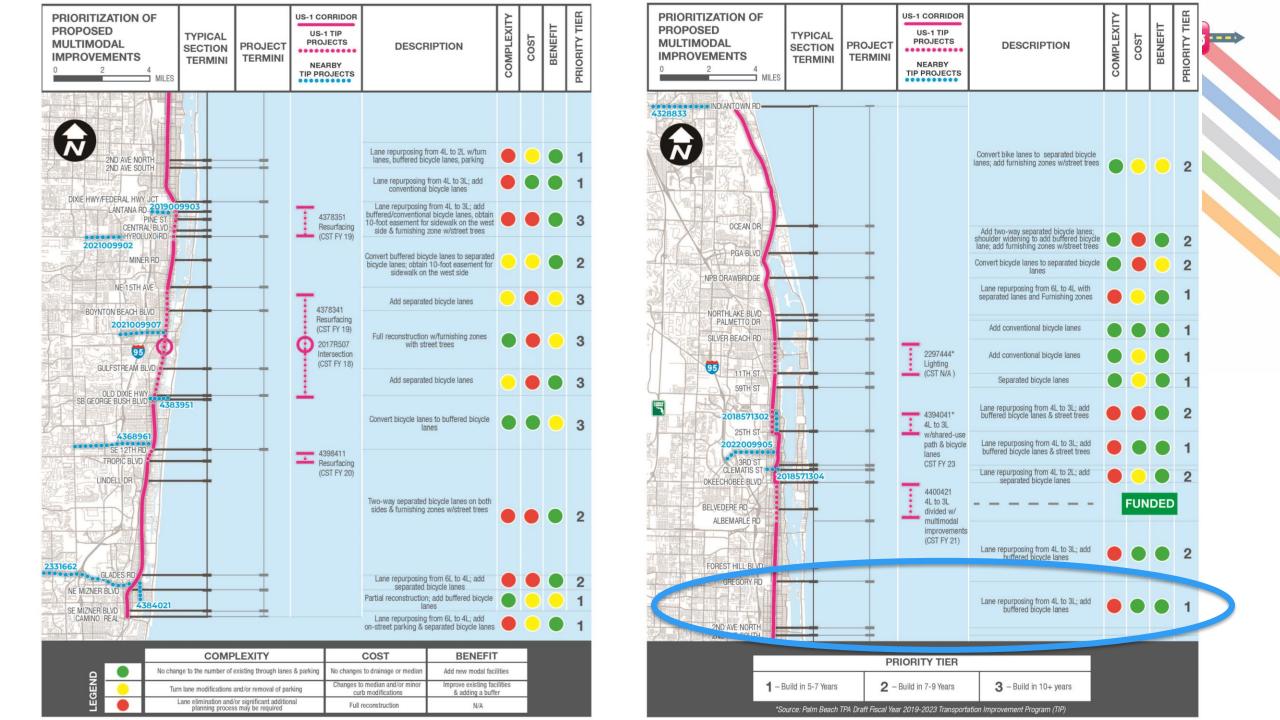
13th Street in Fort Lauderdale



Before



After
Edgewater Dr. (Orlando)





Next Steps for City

- Lane Repurposing Application to FDOT
 - Documented public outreach
 - FDOT-approved traffic study
 - Local government resolution of endorsement

 TPA works with FDOT to Prioritize Funds for design, feasibility, & construction in 5 Year Work Program



Questions?

Valerie Neilson, AICP
Deputy Director of Multimodal Development
vneilson@palmbeachtpa.org

www.palmbeachtpa.org/us1

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: June 1, 2021 DEPARTMENT: Water Utilities

TITLE:

Resolution 29-2021 and Subordination of Utility Interests with Florida Department of Transportation (FDOT) for I-95 at 6th Avenue South Interchange roadway project

SUMMARY:

This is a Resolution and Subordination of Utility Interests to FDOT of an easement on a parcel on the northwest side of I-95 and 6th Avenue South that currently contains the City's raw watermain.

BACKGROUND AND JUSTIFICATION:

FDOT is designing a roadway project at the 6th Avenue South and I95 Interchange. In order to complete the design to meet the FDOT standards, level of service and drainage necessary, FDOT needs additional right of way. The City has an easement that contains a raw watermain on a parcel on the north side of 6th Avenue South, just west of I95. The portion of easement that FDOT is interested in is approximately 7-ft by 24-ft, 168 square feet total. The City is subordinating its interest in the land (Parcel ID: 38434428280140010) to the State of Florida Department of Transportation for this project. If the City needs to relocate the raw watermain to prevent conflict, FDOT is willing to pay the cost per the subordination agreement. However, per the existing design plans, the raw watermain will not need to be relocated.

MOTION:

Move to approve/disapprove Resolution 29-2021 and Subordination of Utility Interests with Florida Department of Transportation (FDOT) for I-95 at 6th Avenue South roadway project.

ATTACHMENT(S):

Fiscal Impact Analysis – N/A Subordination Resolution 29-2021

23-UTL.04-07/18

This instrument prepared under the direction of	:
Elizabeth S. Quintana, Esq	

District Four Assistant General Counsel

Legal Description prepared by:

Luis A. Gaztambide, P.S.M. (03/31/2020) Parcel No. 106.3R(02/11/2021)

Document prepared by: Item/Segment No. 4369631 Grace K. Abel (02/11/2021) Section: 93220-2482

Florida Department of Transportation Managing District: 04
Right of Way Production Services S.R. No. 9 (I-95)
3400 W. Commercial Boulevard County: Palm Beach

Fort Lauderdale, Florida 33309

SUBORDINATION OF CITY UTILITY INTERESTS

THIS AGREEMENT entered into this ______ day of ______, 20____, by and between the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, hereinafter called the FDOT, and the **CITY OF LAKE WORTH BEACH**, a **Florida municipal corporation**, hereinafter called the CITY.

WITNESSETH:

WHEREAS, the CITY presently has an interest in certain lands that have been determined necessary for highway purposes; and

WHEREAS, the proposed use of these lands for highway purposes will require subordination of the interest claimed in such lands by the CITY to the FDOT; and

WHEREAS, the FDOT is willing to pay to have the CITY'S facilities relocated if necessary, to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, CITY and FDOT agree as follows:

CITY subordinates to the interest of FDOT its successors and assigns, any and all of its interest in the lands as follows, viz:

Parcel No. 106 Item/Segment No. 4369631

A portion of Tract 14, SAWYER'S SUBDIVISION OF WEST HALF, SEC. 28, TP. 44, R.43; according to the plat thereof, as recorded in Plat Book 5, Page 12, of the Public Records of Palm Beach County, Florida, lying in Section 28, Township 44 South, Range 43 East, as shown on Sheet 4 of the Florida Department of Transportation Right of Way Map of State Road 9 (I-95), Item/Segment No. 4369631, Section 93220-2482 and being more particularly described as follows:

Commence at a brass disk in concrete stamped "Palm Beach County", found marking the West (W.) Quarter Corner of said Section 28; thence South 01°23'21" West along the West line of the Southwest One-Quarter (SW 1/4) of said Section 28, a distance of 172.11 feet to the Baseline of Survey of 6th Avenue South; thence South 88°37'58" East along the said Baseline of Survey, a distance of 1,167.01 feet; thence North 01°22'02" East along a line at a right angle to the last described course, a distance of 65.90 feet to the Northerly Existing Right of Way line of 6th Avenue South per Official Record Book 2194, Page 1893 of the Public Records of Palm Beach County, Florida and the POINT OF BEGINNING; thence North 89°40'44" West along said Northerly Existing Right of Way line, a distance of 196.19 feet; thence North 01°22'47" East, a distance of 24.78 feet to the beginning of the New Limited Access Right of Way line of said State Road 9 (I-95); thence South 86°33'10" East along said New Limited Access Right of Way line, a distance of 196.28 feet to the Westerly Existing Right of Way line of the C.S.X. Railroad and the end of said New Limited Access Right of Way line of said State Road 9 (I-95); thence South 01°23'56" West, a distance of 14.07 feet to the said Northerly Existing Right of Way line of 6th Avenue South and the POINT OF BEGINNING.

Containing 3,810 square feet, more or less.

Together with all rights of access, ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above described property.

(Easement more particularly described in the sketch attached hereto as Exhibit "A")

RECORDED

INSTRUMENT	DATE	FROM	ТО	O.R.B. & PG.
Easement Agreement	07/29/2005	Lake Osbourne Self Storage, LLC, a Nevada limited liability company	City of Lake Worth, a Florida municipal corporation	19265 / 1676

PROVIDED that the CITY has the following rights:

1. The CITY shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with the FDOT'S current minimum standards for such facilities as required by the FDOT, Utility Accommodation Manual in the effect at the time the agreement is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by the FDOT. Should the FDOT fail to approve any new construction or relocation of facilities by the CITY or require the CITY to alter, adjust, or relocate its facilities located within said lands, the FDOT hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.

- 2. Not withstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions, with the exception of the provision herein with reimbursement rights.
- 3. The CITY shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the FDOT's facilities.

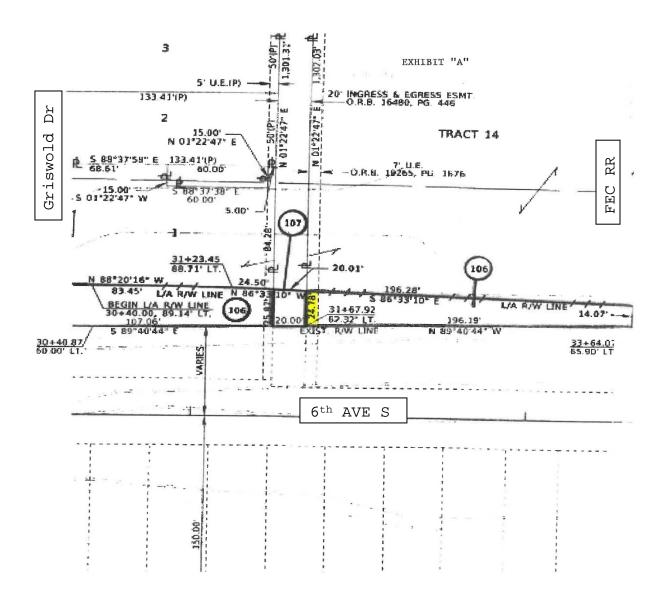
IN WITNESS WHEREOF, the FDOT hereto has executed this agreement on the day and year first above written.

Signed, sealed, and delivered in the presence of: (Two witnesses required by Florida Law)	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
Witness Signature:	BY: Name: GERRY O'REILLY, P.E. District Four Secretary
Print Witness Name:	Attorney approved as to form:
Witness Signature:	Name: ELIZABETH S. QUINTANA
Print Witness Name:	
STATE OF FLORIDA	
COUNTY OF BROWARD	
online notarization, this day of _	ed before me by means of physical presence of by GERRY O'REILLY own by me or who has produced as
(SEAL)	Notary Public
	Printed or stamped name of Notary Public
	My Commission Expires:

IN WITNESS WHEREOF, the City has caused these presents to be executed in its name by its Board of City Commissioners acting by the Mayor of said Board, the day and year aforesaid.

ATTEST: Name: DEBORAH M. ANDREA, CMC City Clerk	CITY OF LAKE WORTH BEACH a Florida municipal corporation By Its Board of City Commissioners
	By: Name: BETTY RESCH Its Mayor
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:	
	(Official Seal)
By:	
City Attorney	
STATE OF FLORIDA	
COUNTY OF PALM BEACH	
BETTY RESCH, Mayor on behalf of the CIT	ged before me by means of physical presence or day of, 20, by Y OF LAKE WORTH BEACH, a Florida municipal who has produced as identification.
(SEAL)	Notary Public
	Printed or stamped name of Notary Public
	My Commission Expires:

EXHIBIT "A"



23-UTL.05-07/18

This instrument prepared under the direction of:

Elizabeth S. Quintana, Esq.

District Four Assistant General Counsel

Legal Description prepared by:

Luis A. Gaztambide, P.S.M. (03/31/2020)Parcel No.106.3RDocument prepared by:Item/Segment No.4369631Cochise Wadley (12/21/2020)Section:93220-2482

Florida Department of Transportation

Right of Way Production Services

3400 W. Commercial Boulevard

Managing District:

S.R. No.

9 (I-95)

County:

Palm Beach

Fort Lauderdale, Florida 33309

-2021

RESOLUTION NO. __-2021, A RESOLUTION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, SUBORDINATING THE CITY'S UTILITY INTERESTS IN CERTAIN LANDS NECESSARY FOR HIGHWAY PURPOSES TO THE INTERESTS OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE SUBORDINATION OF CITY UTILITY INTERESTS AGREEMENT ON BEHALF OF THE CITY; PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, the State of Florida Department of Transportation proposes to construct or improve State Road No. 9 (I-95), Item/Segment No. 4369631, Section 93220-2482, in Palm Beach County, Florida: and

WHEREAS, to complete the project, it is necessary that certain utility easement rights now owned by the City of Lake Worth Beach, Florida ("City"), be subordinated to the rights of the State of Florida Department of Transportation; and

WHEREAS, the State of Florida Department of Transportation has made application to the City to execute and deliver to the State of Florida Department of Transportation a subordination of utility interest, or interests, in favor of the State of Florida Department of Transportation; and

WHEREAS, granting the request is in the best interests of the City.

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

<u>Section 1.</u> The above recitals are hereby ratified and confirmed as being true and correct and

are hereby incorpora	ated into this resolution.
·	City hereby agrees to subordinate its interests in the property set forth in the ty Utility Interests Agreement, attached hereto as Exhibit A , to the State of Transportation.
Section 3 The Mathematical The Mathemati	Mayor and City Clerk are authorized to execute the Agreement on behalf of
	City Clerk is authorized to send a certified copy of this Resolution to the State ent of Transportation at 3400 W. Commercial Boulevard, Fort Lauderdale,
Section 5. This	resolution shall become effective immediately upon passage.
	e of this resolution was moved by, seconded by, and upon being put to a vote, the vote was as follows:
Commission Commission	Resch Herman Robinson er Sarah Malega er Christopher McVoy er Kimberly Stokes
The Mayor tl	hereupon declared this resolution duly passed and adopted on the day of 021.
	LAKE WORTH BEACH CITY COMMISSION
	By: Betty Resch, Mayor
ATTEST:	
Deborah M. Andrea.	CMC, City Clerk

RESOLUTION NO. 29-2021, A RESOLUTION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, SUBORDINATING THE CITY'S UTILITY INTERESTS IN CERTAIN LANDS NECESSARY FOR HIGHWAY PURPOSES TO THE INTERESTS OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE SUBORDINATION OF CITY UTILITY INTERESTS AGREEMENT ON BEHALF OF THE CITY; PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES

WHEREAS, the State of Florida Department of Transportation proposes to construct or improve State Road No. 9 (I-95), Item/Segment No. 4369631, Section 93220-2482, in Palm Beach County, Florida: and

WHEREAS, to complete the project, it is necessary that certain utility easement rights now owned by the City of Lake Worth Beach, Florida ("City"), be subordinated to the rights of the State of Florida Department of Transportation; and

WHEREAS, the State of Florida Department of Transportation has made application to the City to execute and deliver to the State of Florida Department of Transportation a subordination of utility interest, or interests, in favor of the State of Florida Department of Transportation; and

WHEREAS, granting the request is in the best interests of the City.

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

<u>Section 1.</u> The above recitals are hereby ratified and confirmed as being true and correct and are hereby incorporated into this resolution.

<u>Section 2.</u> The City hereby agrees to subordinate its interests in the property set forth in the Subordination of City Utility Interests Agreement, attached hereto as **Exhibit A**, to the State of Florida Department of Transportation.

<u>Section 3</u> The Mayor and City Clerk are authorized to execute the Agreement on behalf of the City.

<u>Section 4.</u> The City Clerk is authorized to send a certified copy of this Resolution to the State of Florida Department of Transportation at 3400 W. Commercial Boulevard, Fort Lauderdale, Florida 33009.

Section 5. This resolution shall become effective immediately upon passage.

	s moved by, seconded by ng 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 th day of, 2021.	nis resolution duly passed and adopted on the
	LAKE WORTH BEACH CITY COMMISSION
	By: Betty Resch, Mayor
ATTEST:	
Deborah M. Andrea, CMC, City Clerk	

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: June 1, 2021 DEPARTMENT: Water Utilities

TITLE:

Resolution No. 30-2021 for the purchase and sale of City property to the Florida Department of Transportation (FDOT) for the 6th Avenue South Interchange roadway project

SUMMARY:

Resolution No. 30-2021 authorizes the execution of the purchase agreement, deed and associated documents for the sale of City property (approximate 506-square foot parcel) to FDOT for construction of the road widening at I-95 and 6th Avenue South in the amount of \$12,231.36.

BACKGROUND AND JUSTIFICATION:

FDOT is designing a roadway project at the 6th Avenue South and I-95 Interchange. In order to complete the design to meet the FDOT standards, level of service and drainage necessary, FDOT needs additional right of way. The City has a parcel (called "107" on the FDOT right of way maps) that contains a City potable watermain and electric utility pole on the north side of 6th Avenue South, just west of I-95. FDOT only needs 20-ft by 25-ft portion of this parcel (Parcel ID: 38434428280140020) or 506 square feet total. FDOT has proposed a purchase agreement, deed and other associated documents, which include a subordination of the City's utility interests in the event the City needs to relocate the potable watermain. FDOT has agree to pay for such relocation if necessary (in the future). FDOT will also reimburse the City separately for the relocation of the electric utility pole. FDOT had the property appraised and has agree to pay the City \$12,231.36 for the same (inclusive of the City's attorney's fees).

MOTION:

Move to approve/disapprove Resolution No. 30-2021 for the purchase and sale of City property to FDOT for the 6th Avenue South Interchange roadway project.

ATTACHMENT(S):

Fiscal Impact Analysis
Purchase Agreement
Appraisal
Warrant Acknowledgement
Resolution 30-2021
City Deed

FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures Operating Expenditures External Revenues Program Income In-kind Match	0 0 \$12,231.36 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Net Fiscal Impact	\$12,231.36	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	Account	Project	FY21	Current	Budget	Agenda	Balance
Number	Description	Number	Budget	Balance	Transfer	Expenditure	
402-0000-	Fixed	NA	\$0	\$0	NA	+\$12,231.36	+\$12,231.36
161.90-00	Assets/Land						
	Ease &						
	Right of						
	Way						

575-030-07 RIGHT OF WAY OGC – 10/16 Page 1 of 4

PURCHASE AGREEMENT

		ITEM SEGMENT NO.:	4369631
		DISTRICT: FEDERAL PROJECT N	4 IO : D420 035 B
		STATE ROAD NO.:	0 (1.05)
			9 (I-95)
		COUNTY:	Palm Beach
		PARCEL NO.:	107
Seller: City of	of Lake Worth Beach, Florida		
Buyer: State	e of Florida, Department of Transport	tation	
	eller hereby agree that Seller shall sell ans and conditions:	and Buyer shall buy the follo	owing described property pursuant to the
l. Desc	ription of Property:		
(a) Esta	te Being Purchased: 🖂 Fee Simple	☐ Permanent Easement	☐ Temporary Easement ☐ Leasehold
(b) Real	Property Described As: See attached	d Exhibit A	
(c) Pers	onal Property: none		
(d) Outd	oor Advertising Structure(s) Permit	Number(s): none	
	- , ,		
	tructures, Fixtures and Other Improv are NOT included in this agreement. A		
II. PUR	CHASE PRICE		
(a)	Real Property		
	Land	•	6,100.00
	Improvements	· · · · · · · · · · · · · · · · · · ·	5,200.00
	Real Estate Damages	3. \$	0.00
	(Severance/Cost-to-Cure)	4	44 000 00
71-3	Total Real Property		11,300.00
(b)	Total Personal Property	5. \$	0.00
(c)	Fees and Costs	0 0	0.00 931.36 ———
	Attorney Fees Appraiser Fees		<u>0.00</u> 931.36
	Appraiser rees	7. Ф	0.00
		Fee(s) 8. \$	0.00
	Total Fees and Costs		0.00 931.36
(d)	Total Business Damages	10. \$	
(e)	Total of Other Costs	11. \$	
(-)	List:		
Total Dunct	Duino (Add Lines 4 5 0 40 mm)	4)	12,231.36
	se Price (Add Lines 4, 5, 9, 10 and 1	1) \$	11,500.00
i otai Giobai (f)	Settlement Amount Portion of Total Purchase Price or G	Slobal Settlement \$	<u>11,300.00</u> 12,231.36 ————
(.,	Amount to be paid to Seller by Buye		
(g)	Portion of Total Purchase Price or G		0.00

Amount to be paid to Seller by Buyer upon surrender

of possession

(a)	Seller is responsible for all taxes due on the property up to, but not including, the day of closing.
(b)	Seller is responsible for delivering marketable title to Buyer. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those – exceptions that are acceptable to Buyer. Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller.
(c)	Seller shall maintain the property described in Section I of this agreement until the day of closing. The property shall be maintained in the same condition existing on the date of this agreement, except for reasonable wear and tear.
(d)	Any occupancy of the property described in Section I of this agreement by Seller extending beyond the day of closing must be pursuant to a lease from Buyer to Seller.
(e)	The property described in Section I of this agreement is being acquired by Buyer for transportation purposes under threat of condemnation pursuant to Section 337.25 Florida Statutes .
(f)	Pursuant to Rule 14-10.004, Florida Administrative Code, Seller shall deliver completed Outdoor Advertising Permit Cancellation Form(s), Form Number 575-070-12, executed by the outdoor advertising permit holder(s) for any outdoor advertising structure(s) described in Section I of this agreement and shall surrender, or account for, the outdoor advertising permit tag(s) at elosing.
(g)	Seller agrees that the real property described in Section I of this agreement shall be conveyed to Buyer by conveyance instrument(s) acceptable to Buyer.
(h)	Seller and buyer agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the parties.
(i)	all Other: Buyer and Seller agree there are no fees, costs, or business damage claims assocated with this agreement are identified in Section II of this agreement
(j)	Seller and Buyer agree that a real estate closing pursuant to the terms of this agreement shall be contingent on delivery by Seller of an executed Public Disclosure Affidavit in accordance with Section 286.23, Florida Statutes
IV.	Closing Date
	The closing will occur no later than 60 days after Final Agency Acceptance.
٧.	Typewritten or Handwritten Provisions
	Any typewritten or handwritten provisions inserted into or attached to this agreement as addenda must be initialed by both Seller and Buyer.
	 ☐ There is an addendum to this agreement. Page5 is made a part of this agreement. ☐ There is not an addendum to this agreement.

III.

Conditions and Limitations

VI. Seller and Buyer hereby acknowledge and agree that their signatures as Seller and Buyer below constitute their acceptance of this agreement as a binding real estate contract.

It is mutually acknowledged that this Purchase Agreement is subject to Final Agency Acceptance by Buyer pursuant to **Section 119.0711**, **Florida Statutes**. A closing shall not be conducted prior to 30 days from the date this agreement is signed by Seller and Buyer to allow public review of the transaction. Final Agency Acceptance shall not be withheld by Buyer absent evidence of fraud, coercion, or undue influence involving this agreement. Final Agency Acceptance shall be evidenced by the signature of Buyer in **Section VII** of this agreement.

Seller(s)		Buyer		
Signa	ture	Date	State of Florida Department of Trans	portation
Туре	or Print Name		BY:Signature	Date
Signa	ture	Date	Type or Print Name and Title	
Туре	or Print Name			
VII.	FINAL AGENCY ACCEPTANCE			
	The Buyer has granted Final Agency A	cceptance this	day of,	
	BY: Signature		, <u>District Rig</u> Type or Print Name and Title	ght of Way Manager
Legal	Review:			
J				Date
Туре	or Print Name and Title			

ADDITIONAL SIGNATURES

SELLER(S):

Signature	Date	Signature	Date
Type or Print Name		Type or Print Name	
Cincartona	Data	Cinnakura	Data
Signature	Date	Signature	Date
Type or Print Name		Type or Print Name	
Signature	Date	Signature	Date
Type or Print Name		Type or Print Name	
Signature	Date	Signature	Date
Type or Print Name		Type or Print Name	
Signature	Date	Signature	Date
Type or Print Name		Type or Print Name	

Item/Segment No. 4369631 Section 93220-2482 3/31/2020 Fee Simple Right of Way

Parcel No. 107

State Road 9

Palm Beach County

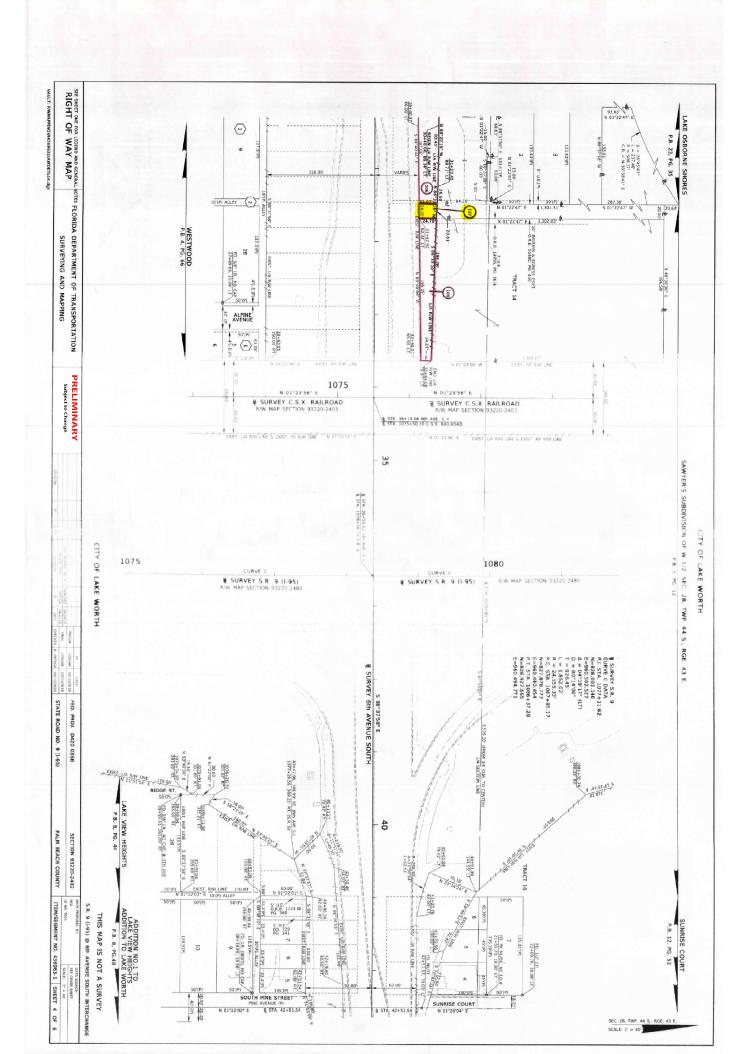
Description

A portion of Tract 14, SAWYER'S SUBDIVISION OF WEST HALF, SEC. 28, TP. 44, R.43; according to the plat thereof, as recorded in Plat Book 5, Page 12, of the Public Records of Palm Beach County, Florida, lying in Section 28, Township 44 South, Range 43 East, as shown on Sheet 4 of the Florida Department of Transportation Right of Way Map of State Road 9 (I-95), Item/Segment No. 4369631, Section 93220-2482 and being more particularly described as follows:

Commence at a brass disk in concrete stamped "Palm Beach County", found marking the West (W.) Quarter Corner of said Section 28; thence South 01°23'21" West along the West line of the Southwest One-Quarter (SW 1/4) of said Section 28, a distance of 172.11 feet to the Baseline of Survey of 6th Avenue South; thence South 88°37'58" East along the said Baseline of Survey, a distance of 970.86 feet; thence North 01°22'02" East along a line at a right angle to the last described course, a distance of 62.32 feet to the Northerly Existing Right of Way line of 6th Avenue South and the POINT OF BEGINNING; thence North 89°40'44" West along said Northerly Existing Right of Way line of 6th Avenue South, a distance of 20.00 feet to the East line of Lot 1, LAKE OSBORNE SHORES, according to the plat thereof, as recorded in Plat Book 23, Page 35, of Public Records of Palm Beach County, Florida; thence North 01°22'47" East along said East line of Lot 1, a distance of 25.87 feet to the New Limited Access Right of Way line of said State Road 9 (I-95); thence South 86°33'10" East along said New Limited Access Right of Way line, a distance of 20.01 feet to a line 20 feet east and parallel with the East line of said Lot 1; thence South 01°22'47" West along said parallel line, a distance of 24.78 feet to the POINT OF BEGINNING.

Containing 506 square feet, more or less.

Together with all rights of access, ingress, egress, light, air and view.



Item/Segment No.: 4369631 Parcel No.: 107

Addendum to Purchase Agreement

Page 5 of 6

TATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ADDENDUM TO PURCHASE AGREEMENT

This Addendum to Purchase Agreement ("Addendum") is made and entered into by and between the City of Lake Worth Beach, a Florida municipal corporation, as "Seller," and the State of Florida Department of Transportation, as "Buyer," for the acquisition of the real property, more particularly described in the Agreement to which this Addendum is attached (the "Parcel").

For good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the parties hereby agree to the following terms and conditions:

Buyer will be making roadway improvements at the SR 9 (I-95) Interchange at 6th Avenue South. Buyer has determined that a portion of Seller's land, identified by the parcel number referenced above, is required to complete the planned improvement of the roadway.

The parties agree to the following conditions to this agreement:

- 1) <u>Water Line</u>: It is not anticipated that the water line within Parcel 107 will be impacted during construction. Should Buyer impact the water line, Buyer shall make all necessary repairs to the water line. At the Seller's request, Utility Subordination language has been added to the City Deed.
- 2) <u>Back flow Preventer</u>: Seller shall remove and re-establish the following items from Parcel 107 to the adjacent owner's property within 45 days of the date the Purchase Agreement is fully executed:
 - a) One (1) backflow preventer and assemblies
 - b) Affiliated water meter, and
 - c) Any other incidental items connected to the backflow preventer and its affiliated meter, leaving the parcel clear of all related above and below-ground improvements.

Payment for the Backflow Preventer (which services the adjacent property) is included in the purchase price for Parcel 107. Reimbursement for the relocation of this back flow preventer should not be included in the Utility Reimbursement Agreement.

3) <u>Electric Transmission Pole</u>: Seller shall remove and relocate the electric transmission pole onto its remaining property. The electric transmission pole will be included in the Utility Work Schedule and will be fully reimbursable through the Utility Reimbursement Agreement with the Department.

Item/Segment No.: 4369631 Parcel No.: 107

Addendum to Purchase Agreement Page 6 of 6

SELLER : City of Lake Worth Beach, a Florida municipal Corporation		BUYER : State of Florida Department of Transportation		
		Ву:		
[Seller's name]	Date	Signature Date Dan Marwood, Deputy District Right of Way Manager - Production Name / Title (printed)		
[Seller's name]	Date			
		Approved as to form by:		
		Elizabeth Quintana, Senior Attorney		

HOLD HARMLESS

Item/Segment #: 4369631

State Road No.: 9 (I-95)
County: Palm Beach

107

D420-035-B

FAP No.:

County: Parcel No.:

Property owner(s) warra	int(s) and agree(s) th	at the sum stated in the State	e of Florida Warrant No
for the amou	nt of <u>\$12,231.36</u> cons	titutes full and complete payme	ent of all sums due for the
ourchase of Parcel <u>107</u>	_Project <u>4369631</u> inc	luding all attorney fees and co	osts of any nature, if any
exclusive of relocation be	enefits <mark>for the utility p</mark>	ole. Property owner(s) further a	agree(s) to indemnify and
nold the Florida Departm	nent of Transportation	harmless for any additional co	osts and attorney fees <mark>fo</mark> r
the purchase of Parcel 1	07, Project 4369631 (exclusive of relocation benefits	for the utility pole).
WITNESSES:		SELLER(S):	
Sign	Date	Sign	Date
Print	_	Print	
Sign	Date	Sign	 Date
Print		Print	

575-030-16 RIGHT OF WAY

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

ITEM/SEGMENT NO.:

MANAGING DISTRICT:

4369631

04

CLOSING STATEMENT

OGC - 11/16

	F.A.P. NO.	D420-03	D420-035-B 9 (I-95)	
	STATE RO			
	COUNTY:	Palm Be	each	
	PARCEL N	IO.: <u>107</u>		
BUYER: STATE OF FLORIDA, DEPARTMENT O	F TRANSPORTATION			
SELLER(S):				
City of Lake Worth Beach, Florida				
REAL PROPERTY DESCRIBED AS:				
A portion of Tract 14, Sawyer's Subdivision of We attached legal description and right of way map).	st Half, Section 28, Townshi	p 44 South, Range 43 East	, Palm Beach	n County (see
Credits	Summary of Seller's Tran	saction		
Land			\$	6 400 00
Improvements			\$ —	6,100.00 5,200.00
Real Estate Damages/Cost-to-Cure			\$ —	0.00
Personal Property			\$	0.00
Business Damage			\$	0.00
Attorney Fees			\$	931.36
Appraiser Fees			\$	0.00
Other			\$	0.00
		T (10 19	\$	40.004.00
		Total Credits	Ψ	12,231.36
Debits			•	
First Mortgage Payoff			\$ <u> </u>	0.00
First Mortgage Pre-Payment Penalty Second Mortgage Payoff			\$ <u> </u>	0.00
Second Mortgage Pre-Payment Penalty				0.00
			\$ \$	0.00
Attorney Fees Appraiser Fees			\$ —	931.36
Appraiser Fees Ad Valorem Taxes NA			\$ —	0.00
			\$ —	0.00
Other			Ψ	0.00
		Total Debits	\$	931.36
		Credits Less Debits	\$	11,300.00
		Amount Withheld	\$	0.00
	Amount [Oue to Seller at Closing	\$	11,300.00
Waynert Na .	Descined Dur			
Warrant No.:	Received By:			
Date of Final Agency Acceptance:		(Type or print na	me under sign	ature)
Date of Closing:	Closing Agent:	Hugo Solano		

Hugo Solano

Item/Segment No. 4369631 Section 93220-2482 3/31/2020 Fee Simple Right of Way

Parcel No. 107

State Road 9

Palm Beach County

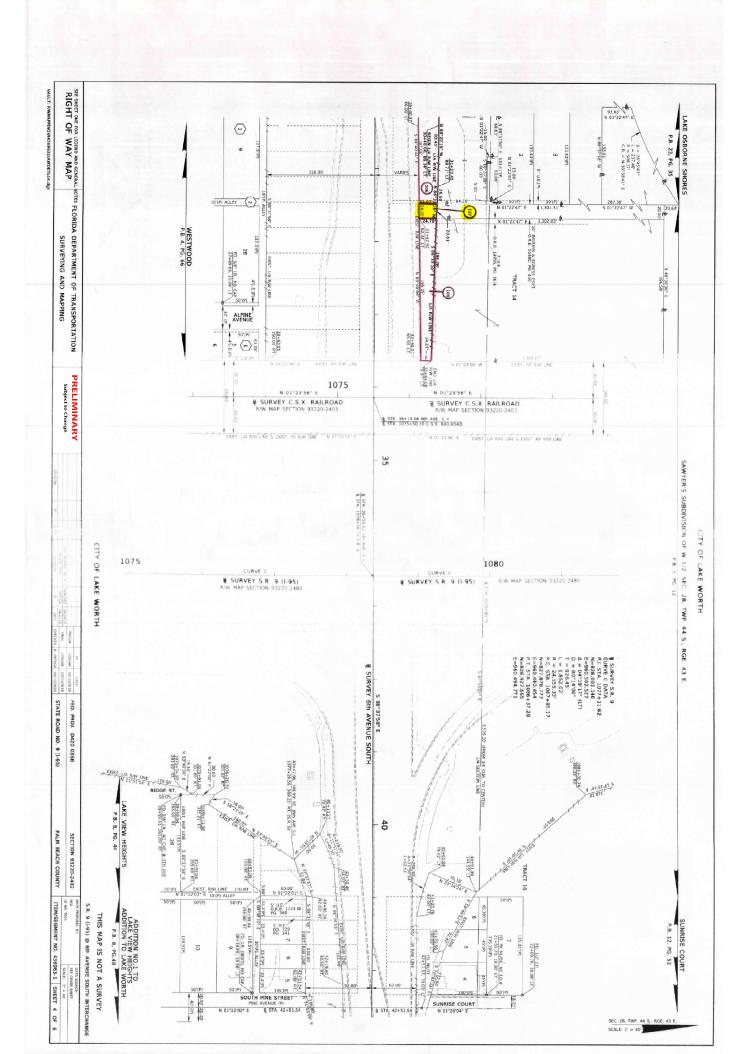
Description

A portion of Tract 14, SAWYER'S SUBDIVISION OF WEST HALF, SEC. 28, TP. 44, R.43; according to the plat thereof, as recorded in Plat Book 5, Page 12, of the Public Records of Palm Beach County, Florida, lying in Section 28, Township 44 South, Range 43 East, as shown on Sheet 4 of the Florida Department of Transportation Right of Way Map of State Road 9 (I-95), Item/Segment No. 4369631, Section 93220-2482 and being more particularly described as follows:

Commence at a brass disk in concrete stamped "Palm Beach County", found marking the West (W.) Quarter Corner of said Section 28; thence South 01°23'21" West along the West line of the Southwest One-Quarter (SW 1/4) of said Section 28, a distance of 172.11 feet to the Baseline of Survey of 6th Avenue South; thence South 88°37'58" East along the said Baseline of Survey, a distance of 970.86 feet; thence North 01°22'02" East along a line at a right angle to the last described course, a distance of 62.32 feet to the Northerly Existing Right of Way line of 6th Avenue South and the POINT OF BEGINNING; thence North 89°40'44" West along said Northerly Existing Right of Way line of 6th Avenue South, a distance of 20.00 feet to the East line of Lot 1, LAKE OSBORNE SHORES, according to the plat thereof, as recorded in Plat Book 23, Page 35, of Public Records of Palm Beach County, Florida; thence North 01°22'47" East along said East line of Lot 1, a distance of 25.87 feet to the New Limited Access Right of Way line of said State Road 9 (I-95); thence South 86°33'10" East along said New Limited Access Right of Way line, a distance of 20.01 feet to a line 20 feet east and parallel with the East line of said Lot 1; thence South 01°22'47" West along said parallel line, a distance of 24.78 feet to the POINT OF BEGINNING.

Containing 506 square feet, more or less.

Together with all rights of access, ingress, egress, light, air and view.



TORCIVIA, DONLON, GODDEAU & RUBIN, P.A.

701 Northpoint Parkway, Suite 209 West Palm Beach, Florida 33407-1950 561-686-8700 Telephone / 561-686-8764 Facsimile www.torcivialaw.com

Glen J. Torcivia Lara Donlon Christy L. Goddeau* Leonard G. Rubin* Jennifer H.R. Hunecke Susan M. Garrett Elizabeth V. Lenihan*

*FLORIDA BAR BOARD CERTIFIED CITY COUNTY AND LOCAL GOVERNMENT ATTORNEY

May 21, 2021

City of Lake Worth Beach 7 N. Dixie Highway Lake Worth Beach, FL 33463

In Reference To: LWB for FDOT (Parcel 107 FM Project 4369631)

Federal Tax ID 65-0195026

Invoice

Professional Services

5/18/2021- Reviewed comments from City on project; review and revise FDOT proposed purchase agreement, closing documents, City resolution and Deed Agreement

2.7/hrs. \$628.67

5/21/2021 - Meeting with FDOT on proposed purchase agreement, closing documents, City resolution and Deed Agreement

1.3/hrs. \$302.69

Total Balance Due

\$931.36

Timekeeper Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Christy L. Goddeau, Shareholder	4.00	\$232.84	\$931.36

CLOSING AGENDA

	State Road No.: 9 (I-95) County: Palm Beach Parcel No.: 107	Location of Closing: 7 North Dixie Highway, Lake Worth, FL 33460	
Buyer: State of Florida, Department of Transportation		Seller: City of Lake Worth Beach	
Closing Date:	Time:	Agent for Buyer: Mark Besoner	
Transaction Description: Closing parcel 107		Closing Agent for Buyer: Hugo Solano	

I.	Documents to be provided by Buyer to Seller at closing:	EXECUTED	DELIVERED
A.	Approved Purchase Agreement / Final Agency Acceptance		Day of Closing
В.	Closing Statement		Day of Closing
C.	Warrant dated in the amount of \$12,231.36 Payable to: City of Lake Worth Beach	NA	Day of Closing
D.	1099-S Form	NA	NA
II.	Documents to be provided by Seller to Buyer at closing:	1	,
A.	City Deed - 107.1R		Day of Closing
В.	Resolution 107.2		Day of Closing
C.			
D.			
E.			
F.	30-Day Notice to Vacate (Partial Acquisition – Parking Lot)	NA	NA
G.	Release of Property	NA	N/A
Н.	Certified or personal check made payable to Palm Beach County Tax Collector in the amount of \$\sqrt{9}\$ for 2021 pro-rated real estate taxes	NA	NA
l.	Hold Harmless Agreement		Day of Closing
J.	Warrant Acknowledgement	Day of Closing	Day of Closing
K.	Public Disclosure Affidavit	N/A	N/A
L.	Customer Survey	N/A	Day of Closing

City of Lake Worth Beach		
(Signature)	Date	
BUYER: STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
BY: Hugo Solano	Date	
TITLE: Right of Way Agent		

Appraisal Report of Parcel 107
6th Avenue South
Lake Worth Beach, Florida
Date of Valuation: September 28, 2020
FM No. 4369631-4B-01
Contract No. DOC80, LOA# 3

Prepared For:

Mr. Victor A. Ramos
Deputy Right-of-Way Manager – Valuation
Florida Department of Transportation
3400 W. Commercial Boulevard
Ft. Lauderdale, FL 33309

Prepared By:

Nick Chop, MAI, R/W-AC Director – Southeast Division CBRE 806 Riverside Avenue Jacksonville, FL 32204





T 904.296.3000 www.cbre.com

October 12, 2020

Mr. Victor A. Ramos
Deputy Right-of-Way Manager – Valuation
Florida Department of Transportation, District Four
3400 W. Commercial Boulevard
Ft. Lauderdale, FL 33309

RE: Contract No.: DOC80, LOA# 3

FM/Item Segment No.: 4369631-4B-01

State Road No.: 9 (I-95) County: Palm Beach

Parcel: 107

Dear Mr. Ramos:

At your request and authorization, I have prepared an appraisal of the market value of the referenced property. My analysis is presented in the following Appraisal Report, which sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value for the part taken, including net severance damages after special benefits, if any, of the property appraised as of September 28, 2020, is \$11,300.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if I can be of further service, please contact me.

Respectfully submitted,

Nicholas Franjo Chop, MAI, R/W-AC

Director - Southeast Division

Cert Gen RZ2660

Email: nick.chop@cbre.com

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION CERTIFICATE OF VALUE

Item/Segment:	4369631-4B-01
State Road:	9 (I-95)
County:	Palm Beach
Managing District:	4
FA No.:	D420 035B
Parcel No.:	107

I certify to the best of my knowledge and belief, that:

DATE

- The statements of fact contained in this report are true and correct.
- 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased, professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property or bias with respect to the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, or conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and the provisions of Chapter 475, Part II, Florida Statutes.
- I have made a personal inspection of the property that is the subject of this report and I have afforded the property owner the opportunity to accompany me at the time of the inspection. I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making this appraisal were as represented by the photographs contained in this appraisal.
- No persons other than those named within the Addendum to Certificate provided significant real property appraisal assistance to the person signing this certification.
- I understand that this appraisal is to be used in connection with the acquisition of right-of-way for a transportation facility to be constructed by the State of Florida with the assistance of Federal-aid highway funds, or other Federal or State funds.
- This appraisal has been made in conformity with the appropriate State laws, regulations, policies and procedures applicable to appraisal of right-of-way for transportation purposes; and, to the best of my knowledge, no portion of the property value entered on this certificate consists of items, which are non-compensable under the established law of the State of Florida.
- I have not revealed the findings or results of this appraisal to anyone other than the proper officials of the Florida Department of Transportation or officials of the Federal Highway Administration and I will not do so until so authorized by State officials, or until I am required by due process of law, or until I am released from this obligation by having publicly testified as to such findings,
- Regardless of any stated limiting condition or assumption, I acknowledge that this appraisal report and all maps, data, summaries, charts and other exhibits collected or prepared under this agreement shall become the property of the Department without restriction or limitation on their use.
- Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are 13. described on an addendum to this certificate and, by reference, are made a part hereof.

Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value for the part taken, including net severance damages after special benefits, if any, of the property appraised as of September 28, 2020, is \$11,300. Market value should be allocated as follows:

LAND:	\$	6,100	LAND AREA: (SF)	506
IMPROVEMENTS: NET DAMAGES &/OR COST T	°	5,200	LAND USE: (HABU as vacant):	Commercial
CURE	\$	0		
TOTAL	\$	11,300		
October 12,	2020		Nicklho	

Nicholas Franjo Chop, MAI, R/W-AC

Cert Gen RZ2660

Addendum to Certificate of Value

This appraisal is based on the right-of-way maps and corresponding construction plans, as available, in effect as of the date of value.

Nicholas Franjo Chop, MAI, R/W-AC is an active State-certified general real estate appraiser (Cert Gen RZ2660), current with all requirements with a license expiration of November 30, 2022.

Courtland C. Eyrick, MAI, AI-GRS is an active State-certified general real estate appraiser (Cert Gen RZ2856), current with all requirements with a license expiration of November 30, 2022. provided significant real property appraisal assistance to the person signing this certification.

Matthew Reimer, State-Licensed General Contractor of Intracoastal Builders Corporation, provided a parcel sketch and cost opinions for items located within the acquisition.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, Nicholas Franjo Chop, MAI, R/W-AC has completed the continuing education program for designated members of the Appraisal Institute.

I certify that, through prior experience with similar type properties and appraisal problems, the appraiser has the competency and expertise to complete this assignment and performed competently completing this assignment.

Item/Segment:4369631-4B-01Date of Report:October 12, 2020State Road:9 (I-95)Date of Value:September 28, 2020

County: Palm Beach Parcel No.: 107

Managing District: 4 FA No.: D420 035B

Contract No.: DOC80, LOA# 3 CBRE File No.: 20-341SE-5839-1

Nicholas Franjo Chop, MAI, R/W-AC

Cert Gen RZ2660

licklhon

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General and Neighborhood Market Area Data Legal Description of Parent Tract Subject's Last Conveyance Neighborhood Map Land Sales Map & Land Sale Data Sheets Cost Estimate Report Legal Description of Proposed Taking Property Owner Contact Letter for Inspection Appraiser Qualifications

Item/Segment Number: 4369631-4B-01

County: Palm Beach

115 Qualifying and Limiting Conditions

This appraisal is subject to the following qualifying and limiting conditions.

- 1. The legal description furnished is assumed correct.
- 2. No responsibility is assumed for matters legal in character and no opinion is rendered of the title, which is assumed good and marketable. Unless otherwise noted, any existing liens or encumbrances have been disregarded and the property is appraised as though free and clear under responsible ownership and competent management,
- 3. Any plot plan or sketch in this report is included to assist the reader in visualizing the property.
- 4. The soil of the area under appraisement appears to be firm and solid, unless otherwise stated within the report. A professional soil analysis was not provided and has not been performed and therefore, this report does not warrant the site is free of contamination. Subsidence in the area is unknown or uncommon but the appraiser does not warrant against this condition or occurrence. No responsibility is assumed for damages by wood boring insects.
- 5. Certain data used in compiling this report was furnished to the appraiser from sources that are considered reliable; the correctness of such data, however, is not guaranteed, although as far as is reasonably possible, the data has been checked and is believed to be correct.
- 6. The appraiser, by reason of this report, is not required to give testimony in court with reference to the property appraised nor is he obligated to appear before any governmental body, board or agent unless prior arrangements have been made.
- 7. Possession of this report, or copy thereof, does not carry with it the right of publication or reproduction. This report may not be used by anyone but the applicant without the prior written consent of the applicant and the appraiser, and in any event only in its entirety.
- 8. No professional analysis of radon gas, asbestos or lead based paint has been provided. Therefore, this report does not warrant the site is free of contamination of these or other hazards.
- 9. Disclosure of the contents of this Appraisal Report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising media, public relation media, news media, sales media or any other public means of communication without prior written consent and approval of the undersigned.

County: Palm Beach

Qualifying and Limiting Conditions (Continued)

10. This appraisal is prepared using the public information from Palm Beach County. The information used is the best available at the time of appraisal preparation. If additional information is made available, and determined to be more accurate, the areas utilized within this analysis could change.

The appraisal of real estate includes analysis of market conditions. As of the date of this report the COVID-19 viral pandemic is actively affecting the U.S. population, and continues to grow in its impact worldwide. The effect COVID-19 could have on the real estate market in the region is currently unknown and unquantifiable. A prolonged pandemic could have a significant (and yet unknown or unquantifiable) impact on real estate markets.

Comparable transactions and market evidence since the pandemic began are limited. Our valuation is based on the information available to us at the date of valuation. While we have taken all reasonable steps to estimate the effect on the property, due to the significant uncertainty in property and capital markets and the rapid unfolding of these events it is difficult to quantify and assess the impact that the pandemic has had on values, if any. The value conclusions contained in this report only reflect data available as of the effective date of this appraisal.

Hypothetical Condition

"a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis." ¹

1. This analysis will consider an across-the-fence valuation scenario (ATF). Whereby, the subject property is "associated" and valued based upon an adjacent property because based on the subject property's shape, size and depth, and cannot be developed as a standalone parcel. The subject property will be valued based upon the adjacent property to the east/west (314,606± SF (7.222± AC) – Parcel Nos. 38-43-44-28-014-0010 & 38-4344-28-14-000-0011 – 1900 6th Avenue South, Lake Worth Beach, FL 33461).

Extraordinary Assumption

"an assignment-specific assumption, as of the effective date regarding uncertain information used in an analysis, which, if found to be false, could alter the appraiser's opinions or conclusions.²"

1. There are a number of site improvements noted within the proposed fee acquisition that appear to have been constructed by Parcel 106/700 ownership (CubeSmart, L.P., A Delaware Limited Partnership). These site improvements are noted and Intracoastal Builders Corporation provided a cost analysis for these items. I have assumed these items are compensable. If it is found that these site improvements need not be compensated, then this could alter the value conclusion.

¹ Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition, Page 4

² Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition, Page 4

Item/Segment Number: 4369631-4B-01

County: Palm Beach

If the extraordinary assumptions stated above are found to be untrue, then the assignment results may be affected and if so then the enclosed report may be subject to revision.

120 Summary of Salient Facts and Conclusions

Land Area Summary		
Before	$26,555 \pm SF$	0.610± AC
Acquisition - Parcel 107 (Fee)	506± SF	$0.012\pm AC$
Remainder	26,049± SF	0.598± AC

Owner of Record: City of Lake Worth Florida

7 N. Dixie Highway Lake Worth, FL 33460

Location of Property: The subject property is located on the north side of 6th Avenue

South between Interstate 95 and Griswold Drive, Lake Worth

Beach, Palm Beach County, Florida.

Date of Value: September 28, 2020

Property Inspection Date: Formal Property Inspection: September 28, 2020

Persons at Inspection: During the formal property inspection on September 28, 2020,

participants present included:

• Courtland Eyrick, MAI, AI-GRS

Prior to the formal inspection, the property was inspected (August

8, 2020) by:

• Nick Chop, MAI, R/W-AC – Appraiser of Record, CBRE

• Matthew Reimer – Intracoastal Builders Corporation

Extent of Inspection: The extent of the field inspection during the formal property

inspection included an inspection of the parent tract with emphasis of the area of taking as well as photographing the subject site and

road frontage.

130 Type of Appraisal and Report Format

This analysis is in an Appraisal Report format in conformity with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice.

The Appraisal Report will consider the subject property within a Before, Acquisition, and Remainder analysis. It presents summary discussions of the data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinions of market value. Compensation for the acquisition will be the same as the Before Value as this is a whole taking.

Item/Segment Number: 4369631-4B-01

County: Palm Beach

140 Purpose, Intended Use, and Intended User of the Appraisal

The purpose of this appraisal is to develop and report an opinion of market value. The intended use of the acquisition appraisal is for the Department's staff review appraiser to use as a basis for establishing Recommended Compensation, as applicable, of the whole property, for acquisition by the Department for use with the State Road No. 9 (I-95) transportation facilities. The intended user of the appraisal is the Florida Department of Transportation and its authorized representatives.

150 Definition of Market Value

The following market value definition is found in Florida case law, (Florida State Road Dept. v. Stack, 231 So.2d 859 Fla., 1st DCA 1969), and is the acceptable and preferred definition of market value:

"Value" as used in eminent domain statute, ordinarily means amount which would be paid for property on assessing date to willing seller not compelled to sell, by willing purchaser, not compelled to purchase, taking into consideration all uses to which property is adapted and might reasonably be applied."

The willing buyer/seller test includes consideration of the following by the appraiser: a fair sale resulting from fair negotiations; neither party acting under compulsion (this would typically eliminate forced liquidation or sale at auction); both parties having knowledge of all relevant facts; a sale without peculiar or special circumstances; and a reasonable time to find a buyer.

160 Property Rights or Interest Appraised

The rights appraised for the parent tract and the Parcel No. 107 acquisition are those associated with Fee Simple Interest, subject to easements and encumbrances of record. "Fee Simple Estate, Interest, and Title" is defined within the Appraisal Institutes', <u>The Appraisal of Real Estate</u>, 14th Edition, published 2013, Page 5, as:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

175 The Scope of Work Extent of Process of Collecting, Confirming and Reporting Data

Scope of Work

The scope of work provides the necessary research and analysis to prepare an Appraisal Report that will produce credible assignment results in accordance with its intended use, *The Standards of Professional Practice of the Appraisal Institute*, the *Uniform Standards of Professional Appraisal Practice* of the Appraisal Foundation, and *Supplemental Standards of Appraisal* as provided by the Florida Department of Transportation.

Professional appraisal assistance and sub-consultants are named in the Addendum to Certificate of Value. The depth of discussion contained in this report is specific to the needs of the client and to the intended use stated within the Appraisal Report.

Item/Segment Number: 4369631-4B-01

County: Palm Beach

Appraisal Report Presentation

The reporting presentation is an Appraisal Report, which complies with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. The Appraisal Report will consider the area located within the acquisition presented in a Before, Acquisition and Remainder analysis. It presents summary discussions of the data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinions of market value.

The subject property is a 20' wide strip of land that runs from 6th Avenue South northward to Lake Osborne Road. Its western boundary is along the rear property line of numerous single-family residences that front Griswold Drive. Its eastern boundary is along a self-storage facility currently operating as a CubeSmart. An "across-the-fence" valuation method will be utilized within this appraisal analysis. This approach to value is based on the premise that the parent tract should be worth at least as much as the adjacent parcels for which it has the potential of providing additional utility (considered a Hypothetical Condition). Using this approach, the market value will be estimated based upon the adjacent parcel which is a commercial (self-storage) parcel that contains 314,606± SF (7.222± AC). The adjacent parcel has a physical address of 1900 6th Avenue South, Lake Worth Beach, FL

Hypothetical Condition

This analysis will consider an across-the-fence valuation scenario (ATF), whereby the impacted property is associated and valued based upon adjacent properties regarding highest and best use and adjustment attributes.

Valuation Methodology (Applicable Approaches)

The Sales Comparison Approach "as vacant" to value the land affected by the acquisition. I have utilized a cost analysis to value any site improvements affected by the acquisition. An across-the-fence methodology is considered applicable. The report will opine land value only. The Sales Comparison Approach "as improved", the Income Capitalization Approach, and the Cost Approach was not applicable in the valuation of the subject property.

Existing Off-Site Improvements (If Applicable)

According to guidance from FDOT and the Uniform Act, any improvement located outside the legal ownership of the subject will not be compensated for.

Inspection of Subject Property

The subject property was originally inspected on September 28, 2020. The formal property inspection consisted of inspecting the exterior of the subject property with emphasis of the area of taking as well as photographing the subject site and road frontage.

Data Collected, Confirming and Reporting

Numerous resources were relied on for data research and pertinent information of the subject property. These include:

- Right-of-way and construction maps provided by client.
- Public records and online resources.

County: Palm Beach

Within appropriate areas of the Appraisal Report, the above information is reported. Market data sheets were prepared with the information obtained during the research and verification process and are included in the Addenda of this appraisal.

180 Appraisal Problem

The appraisal problem consists of estimating the market value of the parent tract, the part acquired and the remainder tract, which will be partially acquired by the Florida Department of Transportation in conjunction with roadway improvements to the State Road No. 9 (I-95) transportation facilities in Palm Beach County, Florida. As discussed within the Scope of Work and Hypothetical Condition section, this analysis has been based on an "across-the-fence" valuation scenario where the subject is "associated" and valued based upon the adjacent parcel.

The proposed taking represents the whole property with no remainder consideration.

The appraiser has consulted, reviewed, and relied upon work product (contained within the Addenda) from the following:

Company	Expertise
Intracoastal Builders Corporation	Cost Estimating

PRESENTATION OF DATA

200 Identification of Subject

Property Address –The property has no physical address but is located along the north side of 6th Avenue South, Lake Worth Beach, FL 33461

Location Description of Parent Tract – The subject property is located on the north side of 6th Avenue South between Interstate 95 and Griswold Drive in Lake Worth Beach, Palm Beach County, Florida.

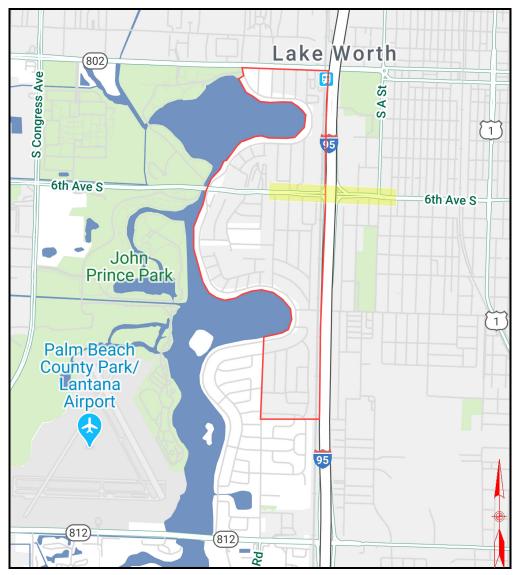
Legal Description of Parent Tract – The Addenda contains a legal description for the originally described FDOT parent tract.

220 Description of Neighborhood and Area

The client is the Florida Department of Transportation and they have indicated the proposed roadway project included the proper study and consideration of a multitude of factors; some of which are:

- Environmental features,
- Land use trends along the length of, and proximate to, the proposed project,
- Socio-economic factors including rates of projected growth,
- Other infrastructure; either complementing or lacking, and
- Input from citizenry from public meetings.

The client is familiar with the subject and its surroundings. Hence, matters pertinent to the appraisal of the subject property are presented in the body of this report. Please refer to the Addenda for regional and immediate market area data.



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The general neighborhood is represented on the above map and is located on the easterly side of Lake Osbourne and westerly side of Interstate 95. The proposed FDOT roadway project is located along the western and eastern sides of Interstate 95 along 6th Avenue. The proposed roadway project is intended to implement traffic operation improvements to relieve congestion at the I-95 / 6th Avenue interchange.

The primary east/west roadways within the neighborhood consist of 6th Avenue, Lake Worth Road, and Lantana Road. The main north/south roadways consist of Interstate 95 and Congress Avenue. Interstate-95 is a six-lane limited access highway and is the main and largest thoroughfare in the neighborhood.

Side Road(s): Numerous paved roads throughout the neighborhood area.

Utilities: All public utilities area available in the immediate area.

Zoning: The surrounding area is predominately residential in nature. However,

there are a variety of commercial, office, industrial and multi-family

residential uses in the area.

Population Density: High

Housing Availability: Drive-by and a review of listings indicate improved residences available

with few vacant listings available.

Parks: Several parks in the immediate area.

Schools: Several public and private schools in the immediate area.

Businesses: There are numerous businesses located off Lake Worth Avenue and

Lantana Road. The neighborhood in proximity to West Palm Beach to the

North and Boca Raton to the South.

Shopping: There are numerous restaurants and retail stores along nearby roads.

Houses of Worship: Several houses of worship are scattered throughout the neighborhood.

Compatibility: The subject and its neighborhood are compatible.

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230 Description of Property, Photographs, Sketches

<u>Property Type</u>: Residential

Existing Use: Vacant

A) Land Area

The following table summarizes the subject's land area.

Parcel - 38-43-44-28-28-014-0020	$26,555 \pm SF$	$0.610\pm AC$

Within this analysis, an "across-the-fence" valuation will be utilized. The adjacent parcel considered for this analysis is the parcel to the east/west (Parcel Nos. 38-43-44-28-014-0010 & & 38-4344-28-14-000-0011). The site contains $314,606\pm$ SF ($7.222\pm$ AC).

B) Shape

The subject is rectangular shaped. The "across-the-fence" parcel is irregular with average utility considering an ATF consideration. As a stand-alone site, the subject does not have enough width to be developed as a stand-alone parcel.

C) Dimensions

Please refer to parcel sketch.

D) Ingress/ Egress

Details pertaining to street access and frontage are provided in the following table.

Street, Access, and Frontage

Street, Access, and Frontage	
Street	6th Avenue South
Frontage Feet	20
Paving	Asphalt
Curbs	Yes
Sidewalks	Yes
Lanes	4
Direction of Traffic	East/West
Traffic Levels	32,500 AADT
Signals/Traffic Control	None
Access Points	None
Driveway Width (Feet)	N/A
Visibility	Average

The across-the-fence parcel has $465.23\pm$ front feet along 6^{th} Avenue South with a single driveway of 36.1 feet.

E) Topography

In general, the subject property is fairly level. As existing, the elevation at the right of way is at a similar grade as the centerline of the road. The US Fish & Wildlife Service National Wetlands Inventory indicates that there are no wetlands on the property.

County: Palm Beach

F) Flood Plain Data

The following table provides flood hazard information.

Community Panel Number	12099C0777F
Date	October 15, 2017
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No

G) Drainage

No drainage problems were observed or disclosed at the time of field inspection. This appraisal assumes that there are not any unusual drainage issues that would affect the development of the subject. Development of the across-the-fence parcel required on-site retention (Parcel 106/700).

H) Soil Characteristics

U.S. Department of Agriculture Natural Resources Conservation Service Soil Survey depicts the predominant soils in the subject property's immediate area as Basinger fine sand-Urban land complex, 0 to 2 percent slopes.

I & J) Utilities on Site/Available

The availability of public utilities to the subject is summarized in the following table.

Service	Availability	On-Site	Provider
Water	Yes	N/A	City of Lake Worth Beach Utilities
Sewer	Yes	N/A	City of Lake Worth Beach Utilities
Electricity	Yes	N/A	City of Lake Worth Beach Utilities

K) Site Improvements

Site improvements (southerly area near road frontage) include concrete power poles, electrical transmission lines, and associated equipment.

Other improvements on site include landscaping, pavement, curbing, irrigation, and water supply piping. These improvements were installed by the adjacent property (Parcel 106/700), a self-storage facility.

L) Easements, Encroachments, or Restrictions

Based upon a review of the deed, right of way maps, and title search, it is assumed that the subject has clear and marketable title.

- Easements: Other than utility easements, there are no known easements on the subject.
- Encroachments: Landscaping, pavement, curbing, irrigation, and water supply piping from the adjacent property encroaches on the subject.
- Restrictions: Other than typical zoning and land use regulations, I am aware of no other restrictions that would have an impact to the subject property.

This valuation assumes no adverse impacts from easements, encroachments, or restrictions.

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Improvements Description

Improvements located within the area of the proposed taking includes the following:

Summary of Affected Site Improvements

	<i>y</i>		
Parcel	Item	Units	
107	Grass*	391 SF	
107	Bush*	14 EA	
107	Mulch*	115 SF	
107	Irrigation*	506 SF	
107	Domestic Water Piping*	25 LF	
107	Backflow Preventer*	1 EA	
107	Hose Bib and Piping	1 EA	
107	Engineering & Permitting*	1 LS	

^{*}The above improvements were installed by the adjacent property owner.

Please note that there are also utility site improvements on the subject that are municipality owned and have not been valued herein.

Photographs of Subject Property



Photograph 1 – facing north on the subject Taken by Courtland Eyrick, MAI, AI-GRS (September 28, 2020)



Photograph 2 – facing south on the subject Taken by Courtland Eyrick, MAI, AI-GRS (September 28, 2020)

Photographs of Subject Property



Photograph 3 – facing west at Parcel 107 Taken by Courtland Eyrick, MAI, AI-GRS (September 28, 2020)



Photograph 4 – facing east at Parcel 107 Taken by Courtland Eyrick, MAI, AI-GRS (September 28, 2020)

Photographs of Subject Property



Photograph 6 – facing west along 6th Avenue Taken by Courtland Eyrick, MAI, AI-GRS (September 28, 2020)



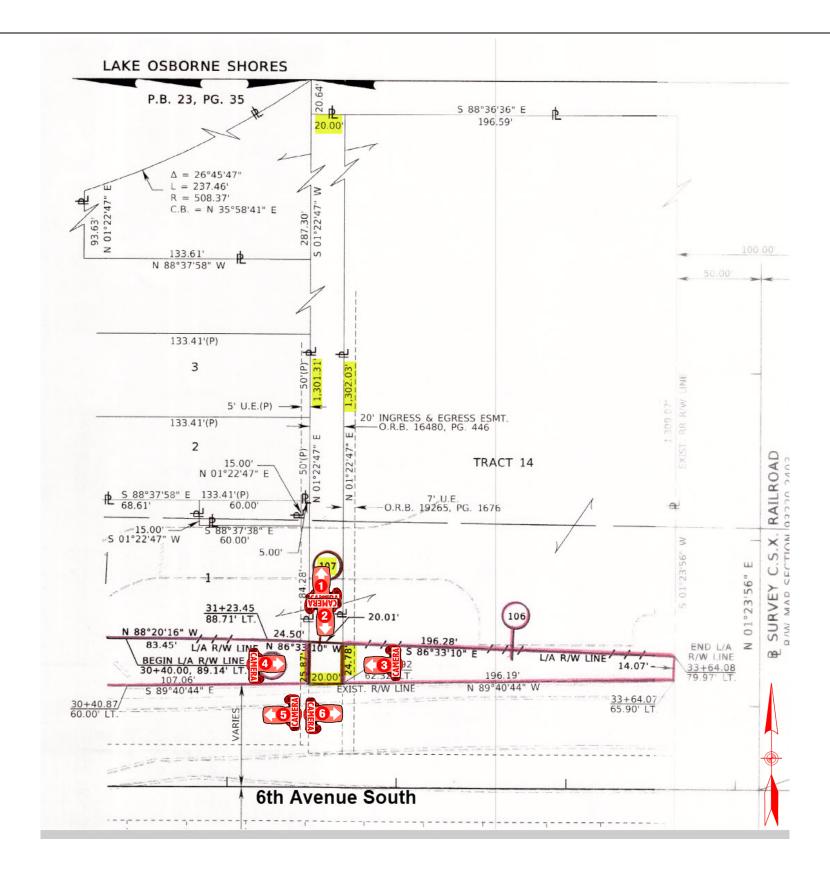
Photograph 5 – facing east along 6th Avenue Taken by Courtland Eyrick, MAI, AI-GRS (September 28, 2020)

Aerial Photograph



Aerial Photograph – "Across-the-Fence" Parcel





235 Existing Transportation Facility Description

The subject property is located on the north side of 6th Avenue South between Interstate 95 and Griswold Drive in Lake Worth Beach, Palm Beach County. State Road No. 9 (I-95) is a limited access six-lane interstate with no curbs, sidewalks, or gutters. The road travels in a general north/south direction in Lake Worth/Palm Beach County.

240 Zoning & Land Use

Specific details pertaining to the subject's zoning and future land use are presented in the following chart.

Zoning Summary	
Zoning Jurisdiction	Lake Worth Beach
Zoning Designation	AI
Zoning Description	Artisanal Industrial
Legally Conforming?	The site does not meet the minimum lot improvements and is considered a legal, non-conforming use.
Zoning Change Likely?	No
Future Land Use	SFR
Future Land Use Description	Single-family Residential
Permitted Uses	Single-family dwellings
Category	Zoning Requirement
Minimum Lot Area (SF)	6,500
Minimum Lot Width (Feet)	50
Minimum Front Setback (Feet)	10
Minimum Rear Setback (Feet)	10
Minimum Side Setback (Feet)	None
Maximum Building Height (Feet)	30
Maximum Floor Area Ratio	1.5

The Artisanal Industrial (AI) zoning district is intended to provide for the establishment and enlargement of office and industrial uses related to the arts without restriction on traffic generating characteristics. The artisanal industrial district is also intended to permit establishment of certain other uses which are compatible with artisanal industrial operations. Development in the industrial land use category should be guided to minimize negative impacts on nearby residential areas.

As previously discussed, the subject is being valued utilizing an "across-the-fence" methodology. The subject property and the adjacent parcel to the north has a zoning designation of "AI", Artisanal Industrial.

250 Assessed Value, Taxes and Special Assessments

Real estate tax assessments are administered by the Palm Beach County Property Appraiser and are estimated by jurisdiction on a countywide basis for the subject. Real estate taxes in this jurisdiction represent ad valorem taxes, meaning a tax applied in proportion to value. The real estate taxes may be determined by dividing the assessed value for a property by 100, then multiplying the estimate by the millage rate.

Real estate taxes and assessments for the current tax year (2019) are shown in the following tables.

			Assessed Val	ue		Ta	xes and Assessme	nts
			Extra Feature			Ad Valoren	ı	
Tax ID	Land	Improvements	Value	Market Value	Taxable Value	Taxes	Assessments	Total
38-43-44-28-28-014-0020	\$85,989	\$0	\$0	\$85,989	\$78,664	\$0.00	\$0.00	\$0.00
irect Assessment Detail								
irect Assessment Detail Tax ID	Sol	id Waste	Stormwater		Total			

The assessed value of the parent tract was considered typical and consistent with the surrounding properties within the neighborhood. As will be seen in the forthcoming analysis, the assessed value is lower than the concluded value. This is because the Palm Beach County Property Appraiser uses mass appraisal technique. 'Mass appraisal' is the valuation of groups of properties as of a given date using standardized procedures and statistical testing. This differs from single property appraisal, such as this Appraisal Report. The subject is owned by the City of Lake Worth and is therefore exempt from paying taxes.

260 History of Property

According to title work provided by FDOT for this assignment, the subject property is owned by the City of Lake Worth Florida. The most recent transfer involving the subject is summarized in the following table.

Grantor	County of Martin
Grantee	City of Lake Worth Florida
Date of Transaction	August 30, 1994
Recording Instrument	Warranty Deed; Book 8631, Page 941 of the Palm Beach County Public
	Records
Consideration	\$10
Verified With	N/A

To the best of my knowledge after reviewing the provided title search and researching the Palm Beach Property Appraiser and Clerk websites, no other sale or transfer of ownership has occurred within the past five years. As of the effective date of this appraisal, the property is not subject to an agreement of sale or option to buy, nor is it listed for sale.

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270 Exposure Time

Exposure time is defined within the FDOT Supplemental Standards of Appraisal, Effective April 15, 1999, revised: January 1, 2014, as:

"Exposure time is defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market."

Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. The exposure time for the subject property has been estimated to be 6-9 months. This is contingent upon the property being listed at a reasonable asking price, within the acceptable real estate industry ranges. This considers the ATF methodology.

280 Public and Private Restrictions

There do not appear to be any restrictions other than those that are typical for the property type. There are no known encroachments. This valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title of the site based on an "across-the-fence" analysis.

ANALYSIS OF DATA AND CONCLUSIONS

300 Highest and Best Use Analyses

This analysis will consider an across-the-fence valuation scenario (ATF). Whereby, the subject property is "associated" and valued based upon an adjacent property. Based on the subject property's shape, size and depth, it could not be developed as a stand-alone parcel. The subject property will be valued based upon the adjacent property to the east/west (314,606± SF (7.222± AC) – Parcel Nos. 38-43-44-28-014-0010 & & 38-4344-28-14-000-0011– 1900 6th Avenue South, Lake Worth Beach, FL 33461). These parcels are currently improved with a self-storage facility (see aerial on Page 20). The highest and best use analysis will be based on the underlying land value of this adjacent parcel.

Highest and Best Use" is defined within <u>The Appraisal of Real Estate</u>, 14th Edition, published 2013, Page 332, as:

"The reasonably probable use of property that results in the highest value."

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as if vacant, and as improved or proposed. By definition, the highest and best use must be:

• Physically possible.

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• Legally permissible under the zoning regulations and other restrictions that apply to the site.

- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

Land as if Vacant

Physically Possible

Based on the subject property's shape, size and depth, the parcel cannot be developed as a standalone parcel. Therefore, an "across-the-fence" valuation method will be utilized within this appraisal analysis. This approach to value is based on the premise that the parent tract should be worth at least as much as the adjacent parcels for which it has the potential of providing additional utility. Using this approach, the market value will be estimated based upon the utility and highest and best use of the adjacent parcel to the east/west which contains $314,606\pm$ SF $(7.222\pm$ AC).

The ATF site has adequate frontage along 6th Avenue South to allow for physical access to the site considering access management and driveway requirements. The ATF site has similar frontage and depth in comparison to properties, which have been developed with similar uses and appear to be functioning adequately. The ATF site appears at or near road grade along its road frontage. The grade/elevation of the ATF parcel does not adversely impact the development potential or potential access/driveway connections to the property.

Legally Permissible

An "across-the-fence" valuation method will be utilized within this analysis with the adjacent property to the north. The ATF site is zoned AI (Artisanal Industrial). The Artisanal Industrial (AI) zoning district is intended to provide for the establishment and enlargement of office and industrial uses related to the arts without restriction on traffic generating characteristics. The artisanal industrial district is also intended to permit establishment of certain other uses which are compatible with artisanal industrial operations. Development in the industrial land use category should be guided to minimize negative impacts on nearby residential areas.

The ATF site has a future land use of Artisanal Mixed Use (AMU). The Artisanal Mixed-Use (AMU) future land use category is intended to provide for the establishment and enlargement of office, retail and industrial uses related to the arts, other low intensity industrial uses, and medium density residential opportunities.

The "across-the-fence" parcel consists of $314,606\pm$ SF ($7.222\pm$ AC) and is adequate to support a residential (rezoning may be required), commercial, or industrial use at the maximum allowable intensity consistent with the current zoning and future land-use. Both commercial and industrial uses would be compatible with the existing zoning designation and future land use.

Financially Feasible

The ATF parcel has frontage along 6th Street South and also has visibility from I-95, although it is separated from the Interstate by a railroad track. Potential uses would likely take advantage of the good frontage and Interstate visibility characteristics of the property. The sites size lends it to

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be developed with several larger uses, eliminating small retail users. Access to the site is affected by the railroad crossing and the sites access is located towards the western end of the site, as to avoid potential stacking into the railroad tracks. This is a further detractor for most retail users. The properties in the immediate vicinity of the subject are mostly residential. Based on the residential character of the area it is unlikely that an industrial use would be well received. However, the dense residential area surrounding the subject property indicates an inferred demand for self-storage. Therefore, it is my opinion that a commercial use such as self-storage would be a financially feasible use of the "across the fence parcel".

Maximally Productive

The ATF parcel benefits from good access and has interstate visibility. The test of 'maximally productive' is applied to the potential uses that have passed the first three tests of physically possible, legally permissible and financially feasible. The use that produces the highest residual land value is the highest and best use. There does not appear to be any reasonably probable use of the ATF site that would generate a higher residual land value than a commercial use. Accordingly, it is my opinion that a commercial use, such as self-storage, developed to normal market density level permitted by zoning, is the maximally productive use of the ATF property.

302 Highest and Best Use Conclusion

Land as Vacant

Considering the "across-the-fence" scenario, the highest and best use "as vacant" would be for a commercial use consistent with the zoning and future land use.

Property as Improved

N/A

305 Approaches to Value Used and Excluded

Valuation of the Site as Vacant

The Sales Comparison Approach (as vacant) was considered applicable for the valuation of the parent tract as vacant. The Cost and Income Capitalization Approaches were not applicable within this analysis. The Cost Approach is not used; however, a cost analysis will be utilized to value the minor site improvements, which will be impacted by the right-of-way acquisition.

Valuation of the Site as Improved

N/A

310 Land Valuation

The estimate of land value before the taking utilizes the Sales Comparison Approach. It is defined within the Appraisal Institutes', <u>The Appraisal of Real Estate</u>, 14th Edition, published 2013, Page 377, as:

"The process of deriving a value indication for the subject property by comparing similar properties that have recently sold with the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale

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prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available."

Based on the subject property's shape, size and depth, the parcel cannot be developed as a standalone parcel. Therefore, an "across-the-fence" valuation method will be utilized within this appraisal analysis. This approach to value is based on the premise that the parent tract should be worth at least as much as the adjacent parcels for which it has the potential of providing additional utility. Using this approach, the market value will be estimated based upon the utility and highest and best use of the adjacent parcel (to the north) which $314,606\pm$ SF ($7.222\pm$ AC).

Properties similar to the subject site are typically sold based on a price per square foot basis by market participants. A search of the subject neighborhood and county neighborhoods were conducted for vacant land sales that were most similar to the subject site. Numerous comparable sales were researched, inspected, and analyzed. The following sales were considered most comparable.

Discussion of Comparable Sales

Land Sale 1: This is the January 10, 2018 sale of a vacant commercial parcel located at 4859 Lantana Road in Lake Worth, Palm Beach County, Florida. This sale property is 191,669± square feet, 4.400± acres, in size. The property sold for \$1,810,000 or an unadjusted unit price of \$9.44 per square foot. This sale is considered a substitute or alternative property for a potential buyer of the property being appraised. Please refer to the addenda to this report for the corresponding "Comparable Sale Sheet" associated with this property. After all applicable adjustments, this sale indicated an adjusted unit price of \$10.73 per square foot.

Land Sale 2: This is the January 1, 2017 sale of a vacant commercial parcel located at 2909 S Military Trail in West Palm Beach, Palm Beach County, Florida. This sale property is 185,958± square feet, 4.269± acres, in size. The property sold for \$1,835,000 or an unadjusted unit price of \$9.87 per square foot. This sale is considered a substitute or alternative property for a potential buyer of the property being appraised. Please refer to the addenda to this report for the corresponding "Comparable Sale Sheet" associated with this property. After all applicable adjustments, this sale indicated an adjusted unit price of \$10.99 per square foot.

Land Sale 3: This is the December 2, 2016 sale of a vacant commercial parcel located at 210 N Congress Avenue, Lake Park, Palm Beach County, Florida. This sale property is 203,207± square feet, 4.665± acres, in size. The property sold for \$2,335,000 or an unadjusted unit price of \$11.49 per square foot. This sale is considered a substitute or alternative property for a potential buyer of the property being appraised. Please refer to the addenda to this report for the corresponding "Comparable Sale Sheet" associated with this property. After all applicable adjustments, this sale indicated an adjusted unit price of \$12.83 per square foot.

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Land Sales Grid - Before

	Subject	Land Sale 1	Land Sale 2	Land Sale 3
OR Book-Page	N/A	29584-0388	28890-0978	28773-1719
Address	6th Avenue South	1950 Lantona Pood	2909 S Military Trail	210 N Congress
	oui Avenue Soutii	4039 Lamana Koau	2909 S Williary Trail	Avenue
City	Lake Worth Beach	Lake Worth	West Palm Beach	Lake Park
County	Palm Beach	Palm Beach	Palm Beach	Palm Beach
Date of Sale	September 28, 2020	January 10, 2018	January 1, 2017	December 2, 2016
Sale Price	N/A	\$1,810,000	\$1,835,000	\$2,335,000
Gross Acres	0.610 (7.222 ATF)	4.400	4.269	4.665
Gross Square Feet	26,555 (314,606 ATF)	191,669	185,958	203,207
Price per Gross Square Foot	·	\$9.44	\$9.87	\$11.49
Rights Transferred		Fee Simple	Fee Simple	Fee Simple
% Adjustment		0%	0%	0%
Financial Considerations		Cash to seller	Cash to seller	Cash to seller
% Adjustment		0%	0%	0%
Conditions of Sale		Arm's Length	Arm's Length	Arm's Length
% Adjustment		0%	0%	0%
Market Conditions	# of Months	33.07	45.53	46.53
Monthly Market Conditions	0.25%	8.27%	11.38%	11.63%
Current Price per Square Foot		\$10.22	\$10.99	\$12.83
Location		Similar	Similar	Superior
		0%	0%	-5%
Site Size		Superior	Superior	Superior
		-5%	-5%	-5%
Shape/Utility		Superior	Superior	Superior
		-10%	-5%	-10%
Utilities		Similar	Similar	Similar
		0%	0%	0%
Access/Exposure		Inferior	Inferior	Inferior
		20%	10%	30%
Retention		Similar	Similar	Superior
		0%	0%	-10%
Net Adjustments % (Total)		5%	0%	0%
Final Adjusted Price per Square Foot		\$10.73	\$10.99	\$12.83
				,
RECONCILED LAND VALUE:	26,555 (314,606 ATF) SF @		=	\$318,660
		ROUNDED	=	\$318,700

^{*}This "across the fence" analysis is based on the adjoining parcel to the east/west, which contains 314,606± SF (7.222± AC).

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Discussion of Adjustments

Property Rights, Financing and Condition of Sale

The subject property was appraised as fee simple. The comparable sales sold under fee simple title, requiring no adjustment. Each transaction sold for cash or terms equivalent to cash, requiring no adjustment for financing. The condition of sale of each transaction was verified as having been arm's-length transactions.

Market Conditions

The comparable sales used for comparison with the subject took place from October 2016 through January 2018. Based upon a comparison of the sales used to value the subject property and research of other market data, it was determined that there was a measurable trend indicated for a change in market conditions. Based on this analysis it was determined that a 0.25% monthly (3% annually) market conditions adjustment was applicable to the comparables.

Location

The subject property is located on the north side of 6th Avenue between Wright Drive and Griswold Drive in Lake Worth Beach, Palm Beach County. The ATF parcel is located at the northwest quadrant of 6th Avenue South and Interstate 95. All of the comparable sales are located within Palm Beach County. Land Sales 1 and 2 are located in areas with similar residential backdrops and demographics as the subject. They were considered similar to the ATF parcel for location and required no adjustment. Land Sale 3 is located in a developed commercial area with a residential backdrop. This sale was considered superior to the ATF parcel and required a downward 5% adjustment.

Site Size

The subject site contains 0.610 acres (26,555) square feet). An "across-the-fence" valuation method is utilized within this appraisal. For the purpose of this analysis, the adjoining parcel to the north which has an area of $314,606\pm$ SF $(7.222\pm$ AC) will be considered for this analysis. The Land Sales contain 4.400 AC, 4.269 AC and 4.665 AC respectively. These sales are smaller than the subject. Due to economies of scale, smaller parcels typically sell for more than larger parcels. Therefore, these sales required a 5% downward adjustment.

Shape/Utility

The parcel is rectangular in shape. As an ATF parcel, the parcel is irregular in shape and is suitable for development under its existing highest and best use. However, the shape does set limitations on potential alternative development scenarios. All of the land sales were considered to have superior shapes with a wider range of utility. Land Sales 1 and 3 required 10% downward adjustments and Land Sale 2 required a downward 5% adjustment.

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Utilities

The ATF parcel has all public utilities available. All of the comparable land sales were similar to the ATF parcel and required no adjustments.

Access/Exposure

The ATF parcel has exposure from Interstate 95 and is a corner location. Land Sale 1 is a corner location but does not benefit from Interstate exposure. Land Sale 1 is considered inferior to the ATF parcel and required an upward 20% adjustment. Land Sale 2 is an interior location and does not have Interstate exposure. However, this sale has exposure from a roadway with a high AADT. Land Sale 2 required an upward 10% adjustment. Land Sale 3 is an interior location with no Interstate exposure. It was considered inferior to the ATF parcel and required an upward 30% adjustment.

Retention Requirements

The ATF parcel if newly developed would require on-site retention.

The market recognizes premium for off-site water retention relative to on-site water retention. The retention areas can typically consume approximately 15% of the total site being developed. However, additional costs other than the land value are incurred. These include the stormwater retention design, construction materials, labor and the perpetual cost to maintain the retention area. After taking into consideration the utility of providing on/off-site water retention an adjustment of 20% is typically applied for off-site retention.

Land Sales 1 and 2 require on-site retention and are considered similar to the ATF parcel requiring no adjustment. Land Sale 3 benefits from partial off-site retention and is considered superior to the ATF parcel, requiring a downward 10% adjustment.

Reconciliation and Conclusion of Value – Land

Prior to adjustments, the sales reflect a range of \$9.44 - \$11.49 per square foot. After adjustments, the range is \$10.73 - \$12.83 per square foot. Each of the sales compared well to the subject and provided a good indication of value. Land Sales 2 and 3 had the least amount of net adjustments and were given consideration in our reconciliation. An overall unit price of \$12.00 per square foot was concluded. Based on the preceding analysis, the land value conclusion follows:

Indicated Value per Square Foot	\$12.00	
Subject Square Feet	x 26,555	
Indicated Value	\$318,660	
Rounded	\$318,700	

Value of Affected Site Improvements

All of the improvements on the subject site, excepting the overhead transmission lines and equipment, were installed by the adjacent property owner and are considered encroachments (see Extraordinary Assumption).

A replacement cost of items located within the acquisition was estimated by Intracoastal Builders Corporation. Adjustments have been made for the following: profit and overhead (Intracoastal

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Builders Corporation), soft costs (Intracoastal Builders Corporation), and entrepreneurial profit (CBRE). The profit/overhead (contractor's), soft costs, and engineering and permitting fees (Intracoastal Builders Corporation), are included in the unit cost. The soft costs take into account exclusions addressed within the estimate including such things as boundary impact fees, construction financing, insurance, etc. Also provided is an amount originally incurred engineering and permitting. The entrepreneurial profit/coordination percentage is estimated and accounts for the developers' time, risk and expertise, associated with the development of a real estate/construction project. The estimate pages are located within the Addenda. No depreciation was estimated for landscaping items. The value of affected site improvements is summarized in the following table. The contributory value of all site improvements is rounded up to the nearest dollar.

Affected Site Improvements

				Before	Add,		Depre	ciation	
				Entrepreneurial	Entrepreneurial				Depreciated
Parcel	Item	Units	Unit Costs	Profit	Profit - 10%	Subtotal (RCN)	%	Amount	Cost
107	Grass**	391 SF	\$1.20	\$469.20	\$46.92	\$516.12	25%	\$129.03	\$388
107	Bush*	14 EA	\$54.00	\$756.00	\$75.60	\$831.60	25%	\$207.90	\$624
107	Mulch*	115 SF	\$1.08	\$124.20	\$12.42	\$136.62	0%	\$0.00	\$137
107	Irrigation*	506 SF	\$1.68	\$850.08	\$85.01	\$935.09	0%	\$0.00	\$936
107	Domestic Water Piping*	25 LF	\$17.40	\$435.00	\$43.50	\$435.00	0%	\$0.00	\$435
107	Backflow Preventer*	1 EA	\$2,400.00	\$2,400.00	\$240.00	\$2,640.00	25%	\$660.00	\$1,980
107	Hose Bib and Piping	1 EA	\$300.00	\$300.00	\$30.00	\$330.00	25%	\$82.50	\$248
107	Engineering & Permitting*	1 LS	\$533.45	\$533.45	\$53.35	\$586.80	25%	\$146.70	\$441
Contribu	tory Value of the Site Improveme	nts				\$6,411.23			\$5,189
Contribu	tory Value of the Site Improveme	nts (Rounded	d)						\$5,200
Plus, Lan	nd Value								\$318,700
Before V	alue								\$323,900

^{*}The above improvements were installed by the adjacent property owner.

390 Reconciliation of Value Indications and Final Value Estimate

Reconciliation is the final step in the valuation process in which value indications are evaluated and the most meaningful, defensible conclusion is selected as a final value estimate. The approaches are examined for appropriateness, accuracy, and quantity of evidence. Any differences or inconsistencies and analysis and conclusions are explained.

Cost Approach	Not Used
Sales Comparison Approach - "Land Only"	\$318,700
Sales Comparison Approach - "Land and Improvements"	\$323,900
Income Capitalization Report - "As Improved"	Not Used

Final Conclusion of Market Value of the Parent Tract

Considering the foregoing analysis with other data discussed throughout this report, it is my opinion that the market value of the subject property as of September 28, 2020 is:

\$323,900

Item/Segment Number: 4369631-4B-01

County: Palm Beach

395 Allocation of Land, Buildings, Structures, and Other Improvements

Allocation presented as follows:

Land	\$318,700	
Improvements	\$5,200	
Total	\$323,900	

DESCRIPTION AND VALUATION OF PART ACQUIRED

400 Description of the Part Acquired

Parcel 107

The proposed acquisition (Parcel No.107) is for a fee simple, rectangular shaped taking containing 506± SF, or 0.012± AC, along the parent tract's 6th Avenue South frontage. The overall physical characteristics of the part acquired are similar to those of the parent tract as described within the before valuation.

The proposed right of way taking is for construction of portions of a bicycle lane, concrete curbing and gutters, a concrete sidewalk, and back of sidewalk grading. Improvements impacted include concrete driveway pavement and landscape plantings.

Intracoastal Builders identified items located within the fee acquisition areas that are affected by the acquisition. A list of items affected is on the following table.

Summary of Affected Site Improvements

Parcel	Item	Units
107	Grass*	391 SF
107	Bush*	14 EA
107	Mulch*	115 SF
107	Irrigation*	506 SF
107	Domestic Water Piping*	25 LF
107	Backflow Preventer*	1 EA
107	Hose Bib and Piping	1 EA
107	Engineering & Permitting*	1 LS

^{*}The above improvements were installed by the adjacent property owner.

450 Valuation of Part Acquired

Fee Acquisition – Parcel 106

Land

Compensation for the land acquired is based on an allocation from the before unit value indication of \$12.00 square foot. The site improvements were opinionated within the "Value of Affected Site Improvements" section and indicated the quantities, unit values with applicable adjustments and depreciation. The valuation of the fee taking is shown as follows:

Allocation of Land & Improvements

The allocation for the valuation of the fee taking is as follows:

Valuation of Part Acquired - Parcel 107		
Land		
Indicated Value per SF	\$12.00	
Acquisition Land Area	x 506	
Value of Part Acquired (Land)	\$6,072	
Value of Part Acquired (Land), Rounded		\$6,100
Improvements		
Grass*	\$388	
Bush*	\$624	
Mulch*	\$137	
Irrigation*	\$936	
Domestic Water Piping*	\$435	
Backflow Preventer*	\$1,980	
Hose Bib and Piping	\$248	
Engineering & Permitting*	\$441	
Total Improvements	\$5,189	
Total Improvements, Rounded		\$5,200
Total Value of Part Acquired - Parcel 107		\$11,300

^{*}The above improvements were installed by the adjacent property owner.

500 Valuation of Remainder as Part of Whole Property

The value of the whole property less the value of the part acquired equals the value of the remainder property as part of the whole. The following is that estimated value:

	Land	Improvements	Total
Before Value	\$318,700	\$5,200	\$323,900
Less, Value of Part Taken - Parcel 107	\$6,100	\$5,200	\$11,300
Remainder as Part of Whole	\$312,600	\$0	\$312,600

County: Palm Beach

PREMISES OF THE APPRAISAL - THE REMAINDER VALUATION

640 Purpose of the Appraisal – Remainder Uncured After the Acquisition

The purpose of the remainder appraisal is to provide an opinion of the market value of the remainder property, assuming the roadway improvements associated with State Road No. 9 (I-95) have been completed. This is a hypothetical condition.

680 Appraisal Problem for Remainder Uncured

The problem to be addressed in this appraisal is the development of an opinion of market value of the remainder property to substantiate damages, lack of damages, or special benefits, etc., resulting from the acquisition.

PRESENTATION OF DATA - THE REMAINDER

730 Description of the Remainder Uncured

The taking acquired $506\pm$ SF $(0.012\pm$ AC) in fee-simple title from the subject for the proposed roadway improvements. The purpose of the acquisition is for construction of portions of a bicycle lane, concrete curbing and gutters, a concrete sidewalk, and back of sidewalk grading. The remainder tract is a rectangular parcel containing $26,049\pm$ SF $(0.598\pm$ AC).

<u>Property Type</u>: Residential

Existing Use: Vacant

A) Land Area

The following table summarizes the remainder land area.

Parcel - 38-43-44-28-28-014-0020	$26,049 \pm SF$	$0.598 \pm AC$

Within this analysis, an "across-the-fence" valuation will be utilized. The adjacent parcel considered for this analysis is the parcel to the east/west (Parcel No. 38-43-44-28-014-0010& & 38-43-44-28-14-000-0011). The site contains $314,606\pm$ SF ($7.222\pm$ AC).

B) Shape

The remainder is rectangular shaped. The "across-the-fence" parcel is irregular with average utility considering an ATF consideration. As a stand-alone site, the subject does not have enough width to be developed as a stand-alone parcel.

C) Dimensions

Please refer to parcel sketch.

D) Ingress/ Egress

Details pertaining to street access and frontage are provided in the following table.

Parcel No.: 107 - S.R. 9 (I-95) Item/Segment Number: 4369631-4B-01

County: Palm Beach

Street, Access, and Frontage

Street	6th Avenue South	Lake Osborne Drive
Frontage Feet	20	20
Paving	Asphalt	Asphalt
Curbs	Yes	Yes
Sidewalks	Yes	Yes
Lanes	4	2
Direction of Traffic	East/West	North/South
Traffic Levels	32,500 AADT	N/A
Signals/Traffic Control	None	None
Access Points	None	None
Driveway Width (Feet)	N/A	N/A
Visibility	Average	Average

E) Topography

In general, the remainder property is fairly level. As existing, the elevation at the right of way is at a similar grade as the centerline of the road. The US Fish & Wildlife Service National Wetlands Inventory indicates that there are no wetlands on the property.

F) Flood Plain Data

The following table provides flood hazard information.

Community Panel Number	12099C0777F
Date	October 15, 2017
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No

G) Drainage

No drainage problems were observed or disclosed at the time of field inspection. This appraisal assumes that there are not any unusual drainage issues that would affect the development of the remainder.

H) Soil Characteristics

U.S. Department of Agriculture Natural Resources Conservation Service Soil Survey depicts the predominant soils in the subject property's immediate area as Basinger fine sand-Urban land complex, 0 to 2 percent slopes.

Parcel No.: 107 - S.R. 9 (I-95) Item/Segment Number: 4369631-4B-01

County: Palm Beach

I & J) Utilities on Site/Available

The availability of public utilities to the remainder is summarized in the following table.

Service	Availability	On-Site	Provider
Water	Yes	N/A	City of Lake Worth Beach Utilities
Sewer	Yes	N/A	City of Lake Worth Beach Utilities
Electricity	Yes	N/A	City of Lake Worth Beach Utilities

K) Site Improvements

Site improvements include concrete power poles, electrical transmission lines, and associated equipment.

Other improvements on site include landscaping, pavement, curbing, irrigation, and water supply piping. These improvements were installed by the adjacent property (Parcel 106/700), a self-storage facility.

L) Easements, Encroachments, or Restrictions

Based upon a review of the deed, right of way maps, and title search, it is assumed that the subject has clear and marketable title.

- Easements: Other than utility easements, there are no known easements on the subject.
- Encroachments: Landscaping, pavement, curbing, irrigation, and water supply piping from the adjacent property encroaches on the subject.
- Restrictions: Other than typical zoning and land use regulations, I am aware of no other restrictions that would have an impact to the subject property.

This valuation assumes no adverse impacts from easements, encroachments, or restrictions.

740 Zoning, Land Use Plan, Concurrency

There were no changes from the before condition. Please refer to *Section 240*, Zoning &Land Use Plan. In the after, the subject is still a legal non-conforming use as the existing development exceeds the maximum allowable front yard setback of 22 ft.

750 Proposed Transportation Facility Description

The proposed FDOT roadway project is located along the western and eastern sides of Interstate 95 along 6th Avenue between Grove Street and South C Street. The intent of the project is to implement traffic operation improvements to relief congestion at the I-95 / 6th Avenue interchange. The proposed improvements modify the existing interchange ramps and construct an additional westbound travel lane and two 7 ft. wide bicycle lanes along the 6th Avenue corridor.

775 Effect of Acquisition on Remainder

The remainder land is considered to maintain adequate size, frontage, and depth characteristics to be developed under its highest and best use. No severance damages are considered to accrue to the remainder land.

Parcel No.: 107 - S.R. 9 (I-95) Item/Segment Number: 4369631-4B-01

County: Palm Beach

ANALYSIS OF DATA AND CONCLUSIONS - THE REMAINDER AS UNCURED

800 Highest and Best Use Analysis of Remainder as Uncured

There were no changes for the highest and best of the remainder for the after condition. Please refer to Section 300, Highest and Best Use Analyses.

802 Highest and Best Use Conclusion of Remainder as Uncured

Land as Vacant

The highest and best use "as vacant" would be for a commercial use consistent with the zoning and future land use.

Property as Improved

N/A

810 Land Valuation for Remainder as Uncured

The same sales and applicable adjustments required in the before valuation are applicable to the remainder valuation. It is my opinion the remainder subject land area has the same unit value as in the before condition. An overall unit price of \$12.00 per square foot was applicable. The land value of the remainder subject site is calculated as follows:

Indicated Value per Square Foot	\$12.00	
Subject Square Feet	x 26,049	
Indicated Value	\$312,588	
Rounded	\$312,600	

890 Reconciliation of Remainder Value Indications and Final Value Estimate of the Remainder as Uncured

Reconciliation is the final step in the valuation process in which value indications are evaluated and the most meaningful, defensible conclusion is selected as a final value estimate. The approaches are examined for appropriateness, accuracy and quantity of evidence. Any differences or inconsistencies and analysis and conclusions are explained.

Cost Approach	Not Used
Sales Comparison Approach - "As Vacant"	\$312,600
Sales Comparison Approach - "As Improved"	Not Used
Income Capitalization Report	Not Used

The remainder valuation analysis is of land only. The Sales Comparison Approach was the only approach to value and received total consideration.

Final Conclusion of Market Value of the Remainder Tract

Considering the foregoing analysis with other data discussed throughout this report, it is my opinion that the market value of the remainder property as of September 28, 2020 is: \$312,600

Parcel No.: 107 - S.R. 9 (I-95)

Item/Segment Number: 4369631-4B-01

County: Palm Beach

895 Allocation of Land, Buildings, Structures, and Other Improvements for the Remainder as Uncured

Allocation presented as follows:

Land	\$312,600	
Improvements	\$0	
Total	\$312,600	

900 Support for Damages/No Damages to the Remainder as Uncured

There are no permanent severance damages to the remainder as a result of the acquisition as cured.

Severance Damages	
--------------------------	--

Remainder as Part of Whole	\$312,600
Less, Remainder Value	\$312,600
Total	\$0

910 Cost to Cure Damages

A cost to cure is not necessary.

920 Special Benefits

The improvements to State Road No. 9 (I-95) are a general benefit to the surrounding properties in the area. No Special Benefits were estimated.

995 Summary of Values

Summary of Compensation		
Partial Acquisition		
[1] Before Property	\$323,900	
[2] Part Acquired (Land/Improvements)	\$11,300	
[3] Remainder (As Part of Whole)	\$312,600	
[4] Remainder (Appraised, Uncured)	\$312,600	
[5] Damages (Total, Uncured)	\$0	
[6] Special Benefits	\$0	
[7] Damages	\$0	
Summary of Compensation - Whole Take - Parcel 10	7	
Part Taken		
Land	\$6,100	
Improvements	\$5,200	
Part Acquired (Land/Improvements)	\$11,300	
Damages, Incurable	\$0	
Cost to Cure, Net, or Minor	\$0	
Total Compensation - Parcel 107	\$11,300	
Total Compensation	\$11,300	

Parcel No.: 107 - S.R. 9 (I-95)

Item/Segment Number: 4369631-4B-01

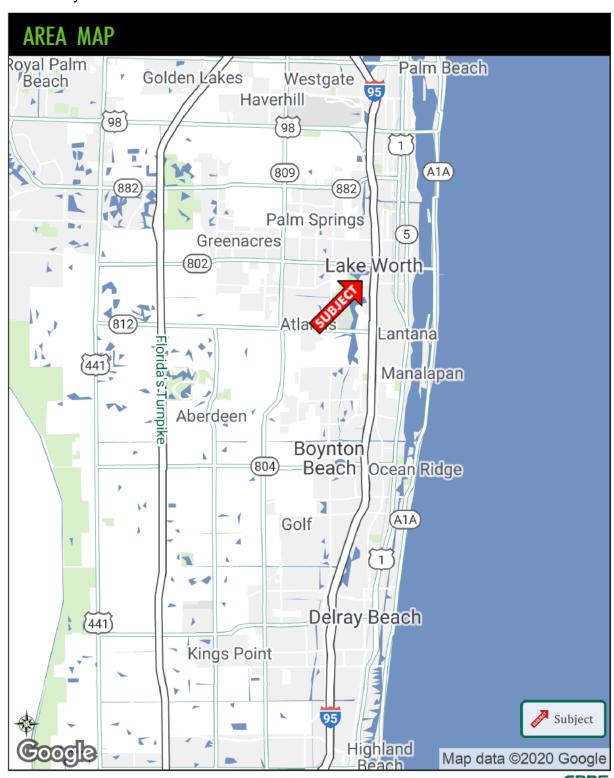
County: Palm Beach

ADDENDA

- General and Neighborhood Market Area Data
- Legal Description of Parent Tract & Subject's Last Conveyance
- Neighborhood Map
- Land Sales Map & Land Sale Data Sheets
- Cost Estimate Report
- Legal Description of Proposed Taking
- Property Owner Contact Letter for Inspection
- Appraiser Qualifications

GENERAL AND NEIGHBORHOOD MARKET AREA DATA

Area Analysis



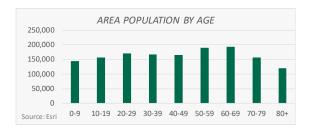
6 2000 CBB Limited Date 1 (Windows Court of Limited Date 1) (Windows Court of Limited Date 2) (Windows Court

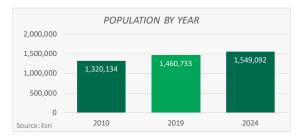
The subject is located in Palm Beach County. Key information about the area is provided in the following tables.

POPULATION

The area has a population of 1,460,733 and a median age of 46, with the largest population group in the 60-69 age range and the smallest population in 80+ age range.

Population has increased by 140,599 since 2010, reflecting an annual increase of 1.1%. Population is projected to increase by an additional 88,359 by 2024, reflecting 1.2%

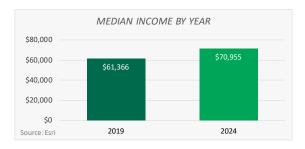




INCOME

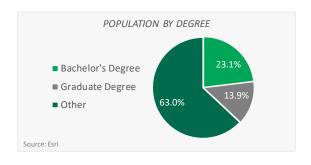
annual population growth.

The area features an average household income of \$93,331 and a median household income of \$61,366. Over the next five years, median household income is expected to increase by 15.6%, or \$1,918 per annum.

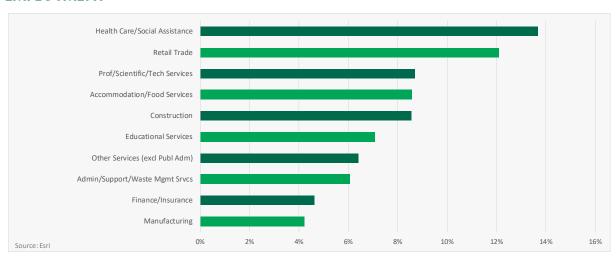


EDUCATION

A total of 37.0% of individuals over the age of 24 have a college degree, with 23.1% holding a bachelor's degree and 13.9% holding a graduate degree.



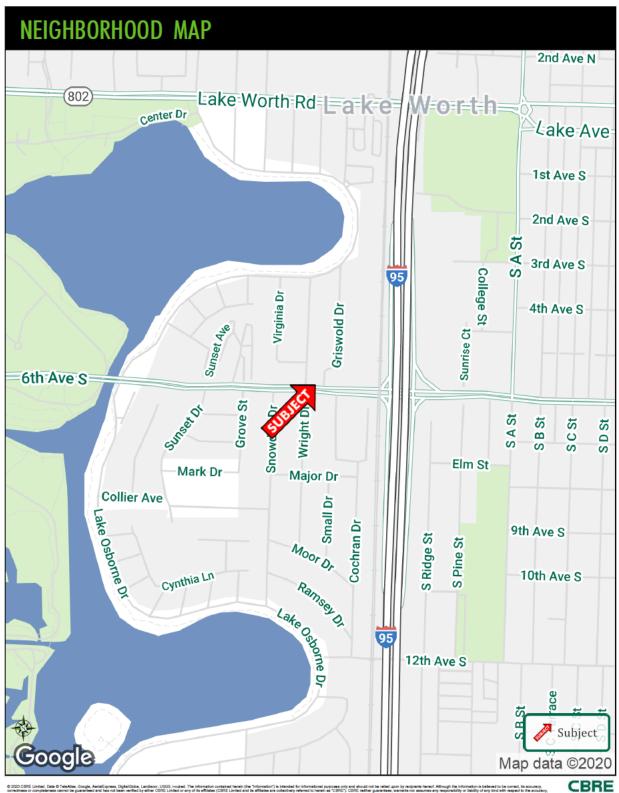
EMPLOYMENT



The area includes a total of 685,838 employees and has a 4.8% unemployment rate. The top three industries within the area are Health Care/Social Assistance, Retail Trade and Prof/Scientific/Tech Services, which represent a combined total of 34% of the population.

In summary, the area is forecasted to experience an increase in population, an increase in household income, and an increase in household values.

Neighborhood Analysis



Location

The subject is in the city of Lake Worth Beach which is considered a suburban location. The city of Lake Worth Beach is situated in southeast Palm Beach County, about 7 miles south from the West Palm Beach Central Business District.

Boundaries

The neighborhood boundaries are detailed as follows:

North: Lake Worth Road South: Lantana Road

East: I-95

West: S Congress Avenue

Land Use

Land use within the subject neighborhood is primarily residential development. According to information obtained from ESRI, the average home value and age within a one, three- and five-mile radius are \$229,906/1963, \$338,236/1972 and \$283,896/1979

Growth Patterns

The Lake Worth Community Redevelopment Agency developed a strategic approach to redeveloping the district using art and culture as a tool for redevelopment. The program to assist this approach is LULA Lake Worth. The LULA name comes from the merging of the names of the streets around which it is located; Lucerne and Lake Avenues. The mission of LULA Lake Worth is to unify the existing arts community around a shared vision, implement goals for strengthening property values, improve access to the arts through educational programs, and invest in partnerships that support the talent and the creative community in the downtown Lake Worth area. LULA Lake Worth's Arts is home to galleries, unique retail shops, performance venues, and restaurants. LULA's Dixie Highway Corridor, a north/south arterial roadway located to the east of the subject, has the community's largest concentration of commercial businesses. This commercial thoroughfare, which runs the entire length of the city from south to north, provides residents with a broad range of shopping and service opportunities. The Dixie Highway Corridor offers unique destination shops for the art, shopping, and dining enthusiast.

Access

Access to and throughout the neighborhood is considered average to good. Regional access is provided by Interstate 95. I95 is a major north south interstate connecting Palm Beach, Broward and Miami Dade counties for free. Local access is provided via 6th Ave S. 6th Ave S provides east west access to Federal Highway to the east and I95 to the west.

Overall, regional and local access to and throughout the subject neighborhood is considered good and to provide positive attributes to the subject property.

Demographics

Selected neighborhood demographics in 1-, 3- and 5-mile radius from the subject are shown in the following table:

526 Wright Drive Lake Worth, FL 33461	1 Mile Radius	3 Mile Radius	5 Mile Radius	Palm Beach County
Population				<u>-</u>
2024 Total Population	19,690	122,995	305,902	1,549,092
2019 Total Population	18,364	117,597	291,667	1,460,733
2010 Total Population	15,833	108,981	268,103	1,320,134
2000 Total Population	15,392	102,874	236,489	1,131,184
Annual Growth 2019 - 2024	1.40%	0.90%	0.96%	1.18%
Annual Growth 2010 - 2019	1.66%	0.85%	0.94%	1.13%
Annual Growth 2000 - 2010	0.28%	0.58%	1.26%	1.56%
Households				
2024 Total Households	6,318	45,624	111,862	629,257
2019 Total Households	5,910	43,759	107,009	595,315
2010 Total Households	5,198	41,256	99,982	544,227
2000 Total Households	5,452	41,329	94,252	474,175
Annual Growth 2019 - 2024	1.34%	0.84%	0.89%	1.12%
Annual Growth 2010 - 2019	1.44%	0.66%	0.76%	1.00%
Annual Growth 2000 - 2010	-0.48%	-0.02%	0.59%	1.39%
Income				
2019 Median Household Income	\$37,149	\$47,497	\$49,486	\$61,366
2019 Average Household Income	\$49,232	\$69,422	\$67,802	\$93,331
2019 Per Capita Income	\$15,824	\$25,805	\$24,959	\$38,079
2019 Pop 25+ College Graduates	1,573	18,790	47,847	399,794
Age 25+ Percent College Graduates - 2019	13.0%	23.0%	23.7%	37.0%

Demographic Analysis

Demand for residential properties is a direct function of demographic characteristics analyzed on the following pages.

Housing, Population and Household Formation

The following table illustrates the population and household changes for the subject neighborhood with primary focus on the 1-, 3- and 5-mile radius.

Population	1 Mile Radius	3 Mile Radius	5 Mile Radius	Palm Beach County
2024 Total Population	19,690	122,995	305,902	1,549,092
2019 Total Population	18,364	117,597	291,667	1,460,733
2010 Total Population	15,833	108,981	268,103	1,320,134
2000 Total Population	15,392	102,874	236,489	1,131,184
Annual Growth 2019 - 2024	1.40%	0.90%	0.96%	1.18%
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2024 Total Households	6,318	45,624	111,862	629,257
2019 Total Households	5,910	43,759	107,009	595,315
2010 Total Households	5,198	41,256	99,982	544,227
2000 Total Households	5,452	41,329	94,252	474,175
Annual Growth 2019 - 2024	1.34%	0.84%	0.89%	1.12%
Annual Growth 2010 - 2019	1.44%	0.66%	0.76%	1.00%
Annual Growth 2000 - 2010	-0.48%	-0.02%	0.59%	1.39%

As shown above, the population within the subject neighborhood has experienced an increase over the past several years. The neighborhood is expected to experience population growth over the next five years. As a result, the demand for existing developments is expected to be average to good. The neighborhood appears to be well established and favorably accepted.

Income Distributions

Household income available for expenditure on housing and other consumer items is a primary factor in determining the price/rent level of housing demand in a market area. In the case of this study, projections of household income, particularly for renters, identifies in gross terms the market from which the subject submarket draws. The following table illustrates estimated household income distribution for the subject neighborhood.

Households by Income Distribution (2019)	1 Mile Radius	3 Mile Radius	5 Mile Radius	Palm Beach County
<\$15,000	17.77%	12.87%	11.45%	9.31%
\$15,000 - \$24,999	14.89%	12.50%	12.38%	9.22%
\$25,000 - \$34,999	14.20%	11.68%	11.11%	9.00%
\$35,000 - \$49,999	16.23%	14.86%	15.45%	12.72%
\$50,000 - \$74,999	18.02%	18.59%	19.51%	17.76%
\$75,000 - \$99,999	10.24%	11.71%	11.96%	12.45%
\$100,000 - \$149,999	6.11%	9.76%	10.91%	14.04%
\$150,000 - \$199,999	1.62%	3.19%	3.59%	6.36%
\$200,000+	0.91%	4.85%	3.63%	9.15%

The following table illustrates the median and average household income levels for the subject neighborhood.

HOUSEHOLD INCOME LEVELS						
Income	1 Mile Radius	3 Mile Radius	5 Mile Radius	Palm Beach County		
2019 Median Household Income	\$37,149	\$47,497	\$49,486	\$61,366		
2019 Average Household Income	\$49,232	\$69,422	\$67,802	\$93,331		
2019 Per Capita Income	\$15,824	\$25,805	\$24,959	\$38,079		

An analysis of the income data indicates that the submarket is generally comprised of low to middle class income economic cohort groups.

Employment

An employment breakdown typically indicates the working-class characteristics for a given market area. The specific employment population within the indicated radii of the subject is as follows:

Occupation (2019)	1 Mile Radius	3 Mile Radius	5 Mile Radius	Palm Beach County
Agric/Forestry/Fishing/Hunting	3.52%	1.46%	0.90%	0.95%
Construction	17.07%	16.56%	14.01%	8.99%
Manufacturing	1.70%	3.37%	3.68%	4.43%
Wholesale Trade	3.02%	2.09%	2.21%	2.67%
Retail Trade	11.03%	12.20%	13.15%	12.70%
Transportation/Warehousing	1.94%	2.80%	3.28%	3.73%
Information	2.20%	1.20%	1.53%	1.83%
Finance/Insurance	1.10%	2.76%	2.83%	4.85%
Prof/Scientific/Tech Services	3.46%	5.63%	6.02%	9.15%
Mgmt of Companies/Enterprises	0.00%	0.09%	0.07%	0.12%
Admin/Support/Waste Mgmt Srvcs	24.11%	12.32%	9.69%	6.36%
Educational Services	3.21%	4.57%	5.69%	7.44%
Health Care/Social Assistance	7.63%	12.45%	14.17%	14.36%
Arts/Entertainment/Recreation	2.91%	2.67%	2.82%	3.26%
Accommodation/Food Services	9.68%	10.01%	9.35%	9.00%
Other Services (excl Publ Adm)	6.04%	7.34%	7.55%	6.72%
Public Administration	1.38%	2.48%	3.06%	3.42%

The previous table illustrates the employment character of the submarket, indicating a predominantly middle- to upper-income employment profile, with the majority of the population holding Admin/Support/Waste Mgmt. Srvcs, Construction, and Retail Trade positions.

Conclusion

In summary, the subject is a stable, low to middle-class, suburban community with good linkages to the region. The neighborhood exhibits moderate growth in both population and households and these growth rates are expected to continue in the future. The subject area is considered an attractive area for residents due to its proximity to major regional traffic thoroughfares and associated access to businesses in the overall area.

SUBJECT'S LAST CONVEYANCE & LEGAL DESCRIPTION

WARRANTY DEED

This indenture made this 30th day of August , A.D., 1994 BETWEEN Ralph S. Haefele of the County of Martin, in the State of Florida, party of the first part, and City of Lake Worth, Florida 33460 of the County of Palm Beach, in the State of Florida, whose post office address is 7 North Dixie Highway, Lake Worth, Florida 33460, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its successors and assigns forever, the following described land, situate, and being in the County of Palm Beach, State of Florida, to wit:

A strip of land 15 feet in width, lying East of, parallel and contiguous to the following described line:

Beginning at the SW corner of Tract 14, according to the Plat of Sawyer's Subdivision, W 1/2 of Section 28, Township 44 South, Range 43E, as recorded in Plat Book 5, page 12 in and for the Public Records of Palm Beach County, Florida; thence Northerly along the West line of said Tract 14 and the Northerly Extension thereof, a distance of 1384.73 feet to the Southeasterly right of way line of Lake Osborne Drive, and the end of said described line.

The westerly 5.0 feet of the following described 60.0 foot wide strip of land;

Commence at the southwest corner of Tract 14, according to the Plat of SAWYER'S SUBDIVISION, West Half of Section 28, Township 44 South, Range 43 East, as recorded in Plat Book 5, Page 12, in and for the Public Records of Palm Beach County, Florida; thence easterly, along the south line of said Tract 14, a distance of 15 feet to the POINT OF BEGINNING; thence continue easterly along the south line of said Tract 14, a distance of 60 feet to a point; thence northerly, along a line which is parallel with and 15 feet easterly of, as measured at right angles to the west line of said Tract 14 and its northerly extension thereof, a distance of 1430 feet more or less to the beginning of a curve (concave to the southwest), said curve having a radius of 75 teet; thence northwesterly along the arc of said curve to its intersection with the easterly right-of-way line of Lake Osborne Drive; thence southwesterly along said easterly right-of-way line of Lake Osborne Drive to a point, said point being 15 feet easterly of, as measured at right angles to the northerly extension of the west line of said Tract 14; thence southerly along a line which is parallel with and 15 feet easterly of, as measured at right angles to the west line of Tract 14 and its northerly extension to the POINT OF BEGINNING.

This instrument prepared by:

Robert Grafton 10523 S.W. 12th Terrace Micanopy, FL 32667 Fl. Bar #030639

Returns to: LAKE WORTH, FL 33460-0787

DOROTHY H. WILKEN, CLERK PB COUNTY, FL

Reserving unto the Grantor (Haefele) the right of unimpeded access across the above described two parcels (15 feet and 5 feet = 20 feet) from Lots 1 and 21, one or both, Sawyer's Subdivision, together with the right of the Grantor, to construct such roads, drainage and other improvements across the 20 feet connecting Lots 1 and 21, one or both, to the lands of the Grantor lying easterly of the 20 foot strip, so as to give him real and practical access necessary to develop his lands lying easterly of the 20 toot strip, all in accordance with that certain agreement dated May 21, 1991 between the Grantor and Grantee; said Agreement is in the files of the Grantor and the Grantee.

This reservation is binding on, and for the benefit of, the heirs, successors or assigns of the Grantor, and the successors or assigns of the Grantee.

And the said party of the first part does hereby fully warrnat the title to said land, and will defend the same against the lawful claims of all persons whomsoever,

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Bernice Broughton

Wi/mess

STATE OF FLORIDA

I HEREBY CERTIFY that on this day, before me, an officer dully authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Ralph S. Haefele to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last atoresaid this 30th day of August A.D. 1994

my commission expires 8-1-1995

Notary: Inga Ernst Robert Grafton

JE OF FI

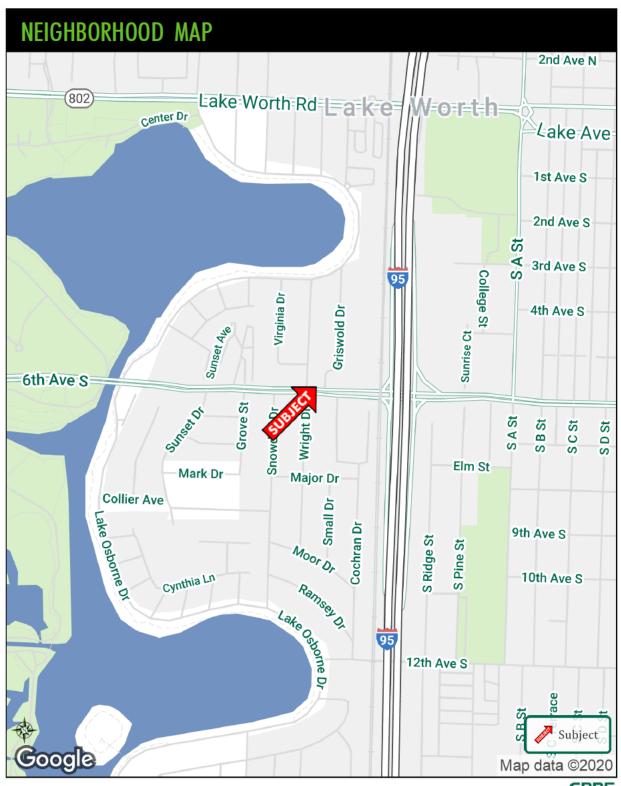
This instrument prepared by:

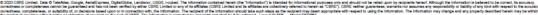
10523 S.W. 12th Terrace

Ralph S. Haefele is personally known to this notary

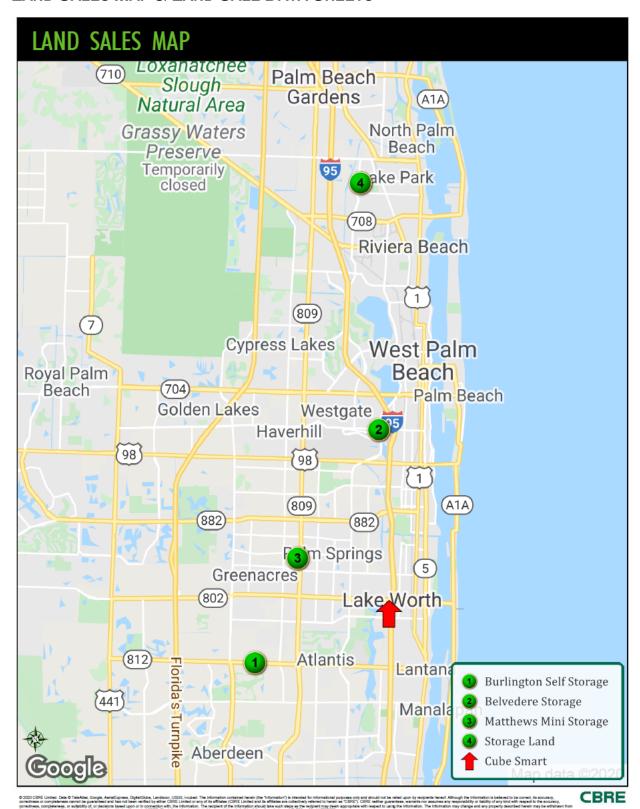
Micanopy, FL 32667 Fl. Bar #030639

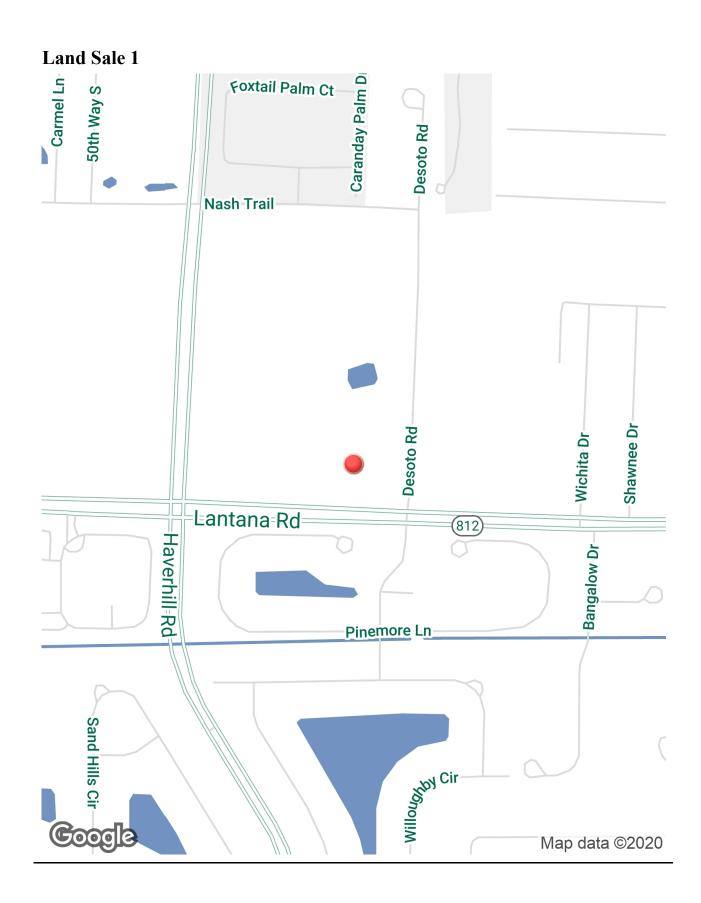
NEIGHBORHOOD MAP





LAND SALES MAP & LAND SALE DATA SHEETS





Recording Data

County Palm Beach OR Book – Page 29584-0388

Grantor Rolando Silva and Lisa R. Silva, a husband and wife

Grantee Burlington Self Storage of Lake Worth, LLC

Date of Transaction 1/10/2018 Date Inspected 10/09/2020

Size

Gross 191,669 \pm Square Feet 4.400 \pm Acres

Source Construction Plans, Deed

Topography Generally level

Shape Nearly Rectangular (see sketch for dimensions).

Flood Zone X (outside of 500-year floodplain)

FEMA FIRM Panel # 12099C0778F Date 10/5/2017

Wetland Information U.S. FWS indicated no wetlands on-site.

Consideration\$1,810,000Unit Price\$9.44/SF

Type of Instrument Warranty Deed

Property Identification

Tax ID/ Folio Number 00-42-44-36-41-001-0000 (at time of sale: 00-42-44-36-09-013-

0020 & 00-42-44-36-09-013-0010)

Address 4859 Lantana Road

City Lake Worth
County Palm Beach
Nearest Cross Street DeSoto Road

Lat./Long. N26.589546, W80.120338

Location Description Northwest corner of Lantana Road (a six-lane right-of-way) and

DeSoto Road (a two-lane right -of-way).

Zoning IL; Industrial Light (Palm Beach County)

Land Use IND; Industrial (Palm Beach County)

Concurrency All concurrency requirements have been met.

Present UseSelf-storageHighest and Best UseCommercialCondition of TransactionArm's lengthType of FinancingCash to seller

Encumbrances No easements were noted which would adversely impact the

highest and best use, sale, price, marketability, of overall

development potential of the site.

Type of Improvements Single-family residence that had no value, see 'Analysis of

Pertinent Information'

On-Site Utilities All available

Retention On-site stormwater retention would be required prior to

development.

Traffic Count 38,500 AADT

Corner Location Yes

Verification

Name Lisa Silva Relationship Seller

Phone (561) 385-7745

Date 9/14/2020

Verified by Nick Chop, MAI, RW-AC

Motivation of Parties

Grantor Dispose of asset
Grantee Development

Analysis of Pertinent Information (including cash equivalency consideration)

Verification indicated the buyer didn't believe there would be additional costs over typical development costs for the demolition the existing structure. Therefore, no adjustment was made to the purchase price.

The transaction warranted no adjustment for cash equivalency.

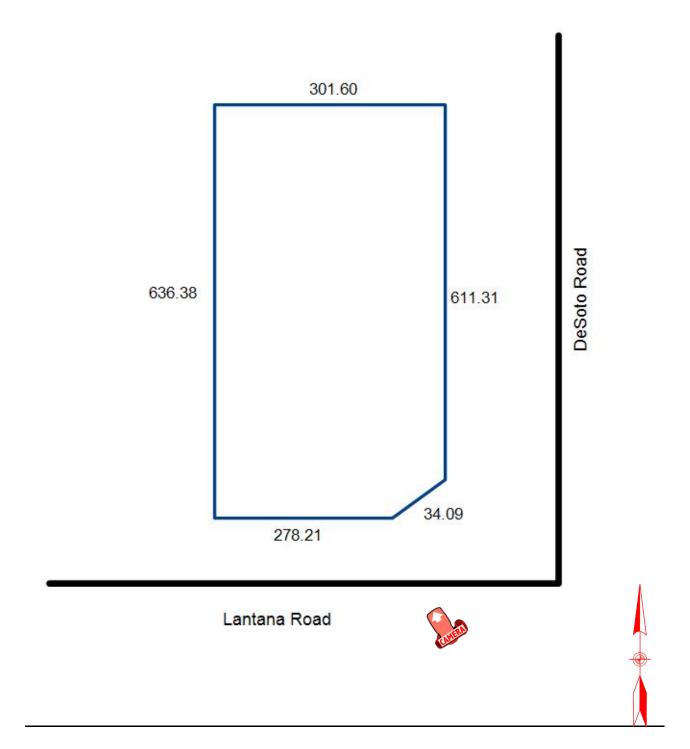
Overall Exposure Time Unknown

Days on Market 19

Remarks

This is the sale of 4.400 acres of commercial land on the north side of Lantana Road in Unincorporated Pam Beach County. At the time of sale, the subject was improved with single-family residence which was in poor condition. The property was purchased for development of a self-storage facility.

Sketch



Photograph



Photo taken by Justin Markley MAI, CCIM Cert Gen RZ3488 (10/9/2020)

Aerial



CFN 20180015555 OR BK 29584 PG 388 RECORDED 01/11/2018 15:59:39 Palm Beach County, Florida AMT 1,810,000.00 DEED DOC 12,670.00 Sharon R. Bock CLERK & COMPTROLLER Pgs 0388-0390; (3Pgs)

THIS INSPIRUMENT PREPARED BY AND RETURN TO:

Paula Budd>

PREMIER FILE COMPANY, LTD.

151 Royal Palm Way, 2nd Floor

Palm Beach, Rt 33480 Our File No.: 17034

Property Appraisers Parcel Identification (Folio) Number: 00-42-44-36-09-013-0020 & 00-42-44-36-09-013-0010

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is \$1,810,000.00. Florida (Documentary Stamps in the amount of \$12,670.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, rasle the 10th day of January, 2018 by Rolando Silva and Lisa R. Silva, husband and wife, whose post office address is 377 South Flagler Drive Suite 500 East, West Palm Beach, FL 33401 herein called the Grantors, to Burlington Self Storage of Lake Worth, LLC, a Florida limited liability company, whose post office address is 114 West Street, Wilmington, MA 1987, hereinafter called the Grantee:

114 West Street, Wilmington, MA (1887, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and Cyantee" 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 Grantors, toward 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, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record and taxes for the year 2018 and thereafter.

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature	Rolando Silva	
Witness #1 Printed Name	Witness #2 Signature	
Witness #2 Signature	Witness #2 Printed Name	
Witness #2 Printed Name	Witness #2 Printed Name	Witness #2 Printed Name
Witness #2 Printed Name	Wit	

STATE OF FLORIDA COUNTY OF PALM BEACH

EXHIBIT "A"

LEGAL DESCRIPTION

Parce

The South vest 1/4 of Tract Thirteen (13), in the Southwest Quarter (Southwest 1/4) of Section 36, Township 44 South, Range 42 East, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 3, Page 10, Less the South 40 feet thereof for highway purposes, and LESS the North 14.00 feet of the South 54.00 feet of the West one quarter (W 1/4) of the East one-half (E 1/2) of the Southwest one quarter (SW 1/4) of the Southwest one quarter (SW 1/4) of said Section 36.

Parcel II

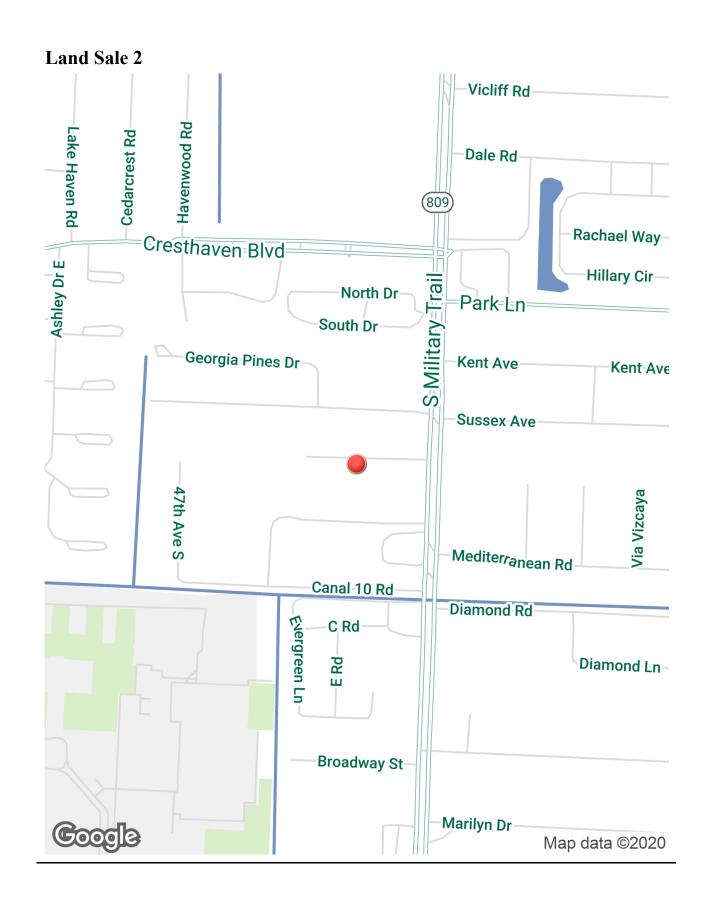
The Southeast one-quarter (SE 1/4) of Tract 13 of the Southwest one-quarter (SW 1/4) of Section 36, Township 44S, Range 42E, Plat of Sec. 36 - T. 44S, R. 42E, recorded in Plat Book 3, Page 10, of the Public Records of Palm Beach County, Florida.

Excepting the South 40.00 feet for Lantana Road right-of-way and the East 25.00 feet for Desoto Road right-of-way.

Also excepting Acquisition Parce No. 119 (additional right-of-way for Lantana Road) more particularly described as follows:

A parcel of land situate in Section 36, Township 44 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of sate Section 36; thence, South 88°29'51" East, along the South line of said Section 36, a distance of \$43.31 feet; thence, North 01°30'09" East, departing from said Section line, a distance of 40.00 feet to the North right-of-way line of Lantana Road and the Point of Beginning; From the Point of Beginning; thence, North 02°02'30" East, along the West line of the East one-half (E 1/2) of the West one-half (W 1/2) of the East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of said Section 36, a distance of 14.00 feet; thence, South 88°29'51" East, along a line 14.00 feet North of and parallel with, as measured at right angles to said right-of-way line, a distance of 118.56 feet; thence, North 46°45'39" East, departing from said parallel line, a distance of 35.52 feet to the Westerly right-of-way line of Desoto Road; thence, South 02°01'10" West, along said Westerly right-of-way line, a distance of 39.00 feet; thence North 88°29'51" West, along said North right-of-way line, a distance of 143.57 feet to the Point of Beginning.



Recording Data

County Palm Beach OR Book – Page 28890-0978 &

Grantor Howell Garolsky, a single man and Blueprint Properties, Inc.

Grantee W Palm Beach, LLC Date of Transaction 1/1/2017 & 1/20/2017

Date Inspected 10/09/2020

Size

Gross $185,958 \pm \text{Square Feet}$ $4.269 \pm \text{Acres}$

Source Deed

Topography Generally level

Shape Irregular (see sketch for dimensions). Flood Zone X (outside of 500-year floodplain)

FEMA FIRM Panel # 12099C0588F Date 10/5/2017

Wetland Information U.S. FWS indicated no wetlands on-site.

Consideration \$1,835,000 (\$1,750,000 + \$85,000)

Unit Price \$9.87/SF

Type of Instrument Special Warranty Deed

Property Identification

Tax ID/ Folio Number 00-42-44-13-50-001-0000

Address 2909 S Military Trail
City West Palm Beach

County Palm Beach Nearest Cross Street Kelly Drive

Lat./Long. N26.634832, W80.114320

Location Description West side of S Military Trail (a six-lane right-of-way), 105' south

of Kelly Drive (a two-lane right -of-way).

Zoning CG, General Commercial (Palm Beach County)

Land Use UI; Urban Infill (Palm Beach County)

Concurrency All concurrency requirements have been met.

Present UseSelf-storageHighest and Best UseCommercialCondition of TransactionArm's lengthType of FinancingCash to seller

Encumbrances No easements were noted which would adversely impact the

highest and best use, sale, price, marketability, of overall

development potential of the site.

Type of Improvements None

On-Site Utilities All available

Retention On-site stormwater retention would be required prior to

development.

Traffic Count 41,000 AADT

Corner Location No

Verification

Name Brad Hester

Relationship Buyer's Attorney Phone (407) 656-4500

Date 9/15/2020

Verified by Nick Chop, MAI, RW-AC

Motivation of Parties

Grantor Dispose of asset
Grantee Development

Analysis of Pertinent Information (including cash equivalency consideration)

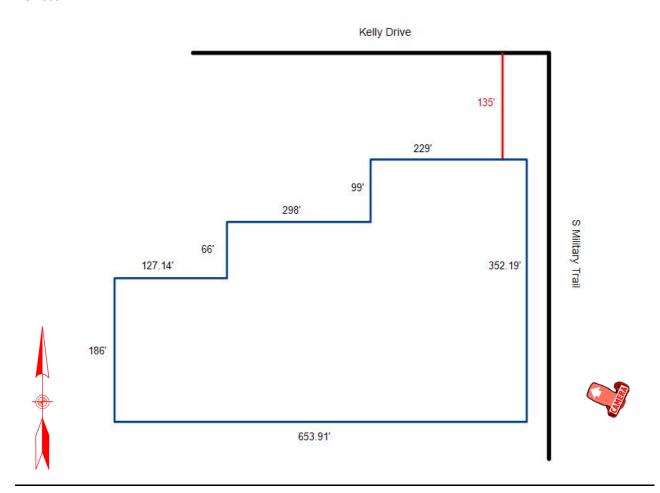
The transaction warranted no adjustment for cash equivalency.

Overall Exposure Time Unknown
Days on Market Unknown

Remarks

This is the sale of 4.269 acres of commercial land located on the west side of S Military Trail in Unincorporated Palm Beach County. This purchase took place over two transactions in January 2017. The first transaction was for 3.94 AC and was then followed by a 0.329 AC transaction. The property was not on the market at the time of sale. The property was purchased for development of a self-storage facility.

Sketch

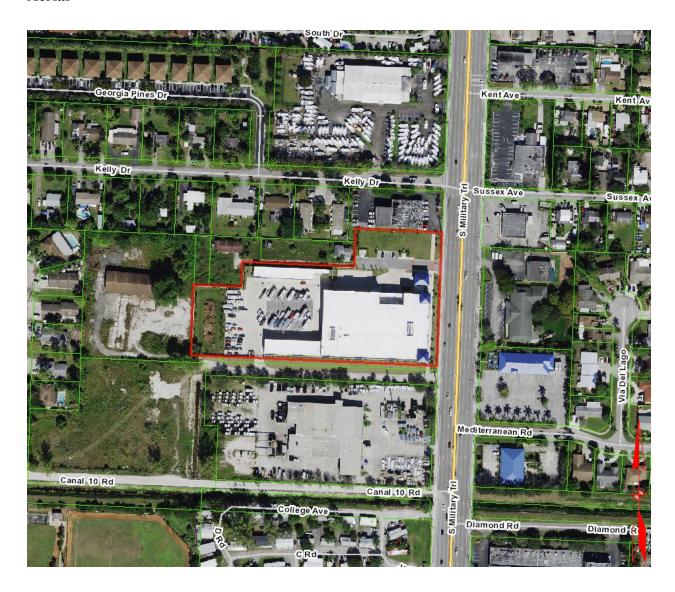


Photograph



Photo taken by Justin Markley MAI, CCIM Cert Gen RZ3488 (10/9/2020)

Aerial



CFN 20170053122
OR BK 28890 PG 978
RECORDED 02/14/2017 09:16:23
Palm Beach County, Florida
AMT 1,750,000.00
DEED DOC 12,250.00
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 0978-0980; (3Pgs)

Prepared by and Return to:
D. Bradley Hester, Esq.
Joseph D. Ort, P.L.
1365 E. Plant Street
Winter Garden, FL 34787

Parcel Identification Numbers: 00-12-47, 13-00-000-7130 00-42-44-13-00-000-7150 00-42-44-13-00-000-7170 00-42-44-13-03-000-0224

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 1st day of January, 2017, between HOWELL GAROLSKY, a single man, whose address is 6700 Cobia Circle, Boyton Beach, FL 33437 ("Grantor") to and in favor of W PALM BEACH, LLC, a Florida limited liability company, whose address is 6885 Alton Parkway, Suite 100, Irvine, CA 92618 ("Grantee");

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of instrument, and trustees.)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Palm Beack County, Florida, to wit:

SEE EXHIBIT A ATTACHED HERETO.

SUBJECT TO real estate taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable, and covenants, conditions, easements, and restrictions of record; provided, however reference thereto shall not serve to reimpose same.

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

TO HAVE AND TO HOLD in fee simple forever.

AND Grantor hereby covenants and warrants to said Grantee, and its successors and assigns, that Grantor is lawfully seized of said land; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

AND Grantor warrants that the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of Grantor's homestead property. IN WITNESS WHEREOF, Grantor has caused these presents to be duly authorized in name and by those thereunto duly authorized, the day and year first above written. Print Name

Print Name

Witness

STATE OF FLORIDA COUNTY OF PALM BEACH

The foregoing was acknowledged before me, this a day of December, 2016, by HOWELL GAROLSKY. He is personally known to me or [X] has produced Driver's license.

[NOTARY SEAL]

AMANDA PASTUSZAK MY COMMISSION #FF137496

EXPIRES June 30, 2018 FloridaNotaryService.com

Notary Public Signature

Print Name: Amanali My Commission Expires: June 30th, 2018

State of Florida

EXHIBIT "A"

Beginning at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 also known as Tract 16 of Section 13, Township 44 South, Range 42 East, Palm Beach County, Porda. Thence run South along the 1/4 Section line, a distance of 330.00 feet, thence run West parallel to the North boundary of said 1/4 Section, a distance of 630.00 feet; thence run North, parallel to the North boundary of said 1/4 section, a distance of 198.00 feet; thence run East parallel to the North boundary of said 1/4 section, a distance of 50.00 feet; thence run North parallel to the North boundary of said 1/4 section, a distance of 66.00 feet; thence run North, parallel to the North boundary of said 1/4 section, a distance of 66.00 feet; thence run North, parallel to the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4, said point also on the South line of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4, said point also on the South line of 100 feet; thence run North, parallel to the East boundary of said 1/4 section, a distance of 33.00 run feet; thence run North, parallel to the East boundary of said 1/4 section, a distance of 282.00 feet to a point of the East line of the Southwest 1/4 of said Section 13; thence run South along the 1/4 section line a distance of 33.00 feet to the Point of Beginning, LESS and EXCEPT therefrom the Past 53.00 feet for Military Trail Right of Way.

CFN 20170035190
OR BK 28862 PG 299
RECORDED 01/31/2017 09:58:54
Palm Beach County, Florida
AMT 85,000.00
DEED DOC 595.00
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 0299-0301; (3Pgs)

Prepared by and Return to: D. Bradley Hester, Esq. Joseph D. Ort, P.L. 1305 E. Plant Street Winter Garden, FL 34787

Parcel Mdentification Numbers: 00-42-44-53-00-000-7110 00-48-44-13-00-000-7030

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 20th day of January, 2017, between BLUEPRINT PROPERTIES, INC., a Delaware corporation, whose address is Post Office Box #301, 248 Columbia Turnpike, Florham Park, NJ 07932 ("Grantor") to and in favor of W PALM BEACH, LLC, a Florida limited liability company, whose address is 6885 Alton Parkway, Suite 100, twine, CA 92618 ("Grantee");

(Whenever used herein the teams Crantor 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, trust and trustees.)

WITNESSETH, that (Santor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to wit:

SEE EXHIBERYA" ATTACHED HERETO.

SUBJECT TO real estate taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable, and covenants, conditions, easements, and restrictions of record; provided, however reference thereto shall not serve to reimpose same.

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

TO HAVE AND TO HOLD in fee simple forever.

AND Grantor hereby covenants and warrants to said Grantee, and its successors and assigns, that Grantor is lawfully seized of said land; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written. BLUEPRINT PROPERTIES, INC., a Delaware corporation James Finkle, President Print Na Mes Print Name STATE OF COUNTY OF _______ The foregoing was acknowledged before me, this 13 day of January, 2017, by James Finkle as President of Blueprin Properties, Inc., a Delaware corporation, on behalf of the He is [] tersonally known to me or [] has produced DL# F4504 37363 04764 as identification. [NOTARY SEAL] dircia Notary Public Signature Print Name: Patricia **PATRICIA BELLOSO** My Commission Expires: Ami NOTARY PUBLIC OF NEW JERSEY State of New

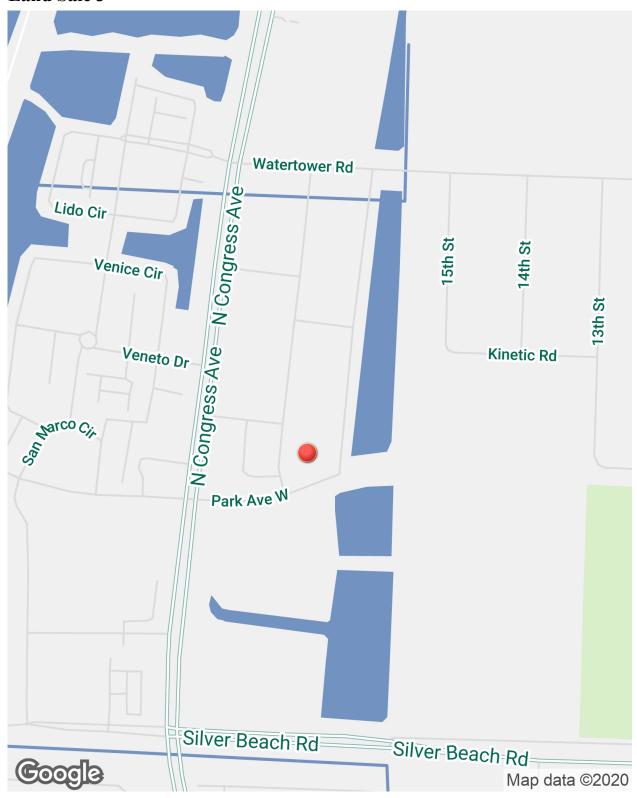
EXHIBIT "A"

Dearcel of Land in the Southeast Quarter (S.E. 1/4), of the Southwest Quarter (S.W. 1/4) of the Southw

Comparise at the Northeast corner of the Southeast Quarter (S.E. 1/4) of the Southeast Quarter (S.E. 1/4), of the Southwest Quarter (S.W. 1/4) of said Section 13; thence along the East line of the said Southwest Quarter (S.W. 1/4) of Section 13, S01°41'42"W for 330.00 feet; thence parallel with the North line of the said Southeast Quarter (S.E. 1/4), of the Southeast Quarter (S.E. 1/4), of the Southwest Quarter (S.E. 1/4), of the Southwest Quarter (S.W. 1/4) of Section 13, N88°01'37"W for 630.00 feet to a line lying 630.00 feet Westerly of, and parallel with, the said East line of the Southwest Quarter (S.W. 1/4) of Section 13; thence along said parallel line, N01°41'42"E for 11.86 feet to the Point of Beginning; thence continue N01°41'42"E for 186.14 feet; thence parallel with the said North line of the Southeast Quarter (S.E. 1/4), of the Southeast Quarter (S.E. 1/4), of the Southwest Quarter (S.W. 1/4) of Section 13, N88°01'37"W for 77.14 feet to a line lying 40.00 feet West of, and parallel with, the East-line of the Northeast Quarter (N.E. 1/4), of the Southwest Quarter (S.W. 1/4) of Southeast Quarter (S.E. 1/4), of the Southwest Quarter (S.W. 1/4) of Southeast Quarter (S.E. 1/4), of the Southwest Quarter (S.W. 1/4) of Southeast Quarter (S.E. 1/4), of the Southwest Quarter (S.W. 1/4) of Southeast Quarter (S.E. 1/4), of the Southwest Quarter (S.W. 1/4) of Southeast Quarter (S.E. 1/4), of the Southwest Quarter (S.W. 1/4) of Southeast Quarter (S.E. 1/4), of the Southwest Quarter (S.W. 1/4) of Southeast Quarter (S.E. 1/4), of the Southwest Quarter (S.W. 1/4) of Southeast Quarter (S.E. 1/4), of the Southwest Quarter (S.W. 1/4) of Southeast Quarter (S.E. 1/4), of the Southwest Quarter (S.W. 1/4) of Southeast Quarter (S.E. 1/4), of the Southwest Quarter (S.W. 1/4) of Southeast Quarter (S.W. 1/4) of Southeast Quarter (S.E. 1/4), of the Southwest Quarter (S.W. 1/4) of Southeast Quarter (S.E. 1/4), of the Southwest Quarter (S.W. 1/4) of Southeast Quarter (S.W. 1/4) of Southeast Quarter (S.W. 1/4) of Southeast Quarte

3

Land Sale 3



Recording Data

County Palm Beach OR Book – Page 28773-1719

Grantor Congress Avenue Properties, LTD

Grantee Spacebox Lake Park, LLC

Date of Transaction 12/2/2016
Date Inspected 10/09/2020

Size

Gross $203,207 \pm \text{Square Feet}$ $4.665 \pm \text{Acres}$

Source Site Plan

Topography Generally level

Shape Irregular (see sketch for dimensions).

Flood Zone AE (Areas subject to inundation by the 1%-annual-chance flood

event)

FEMA FIRM Panel # 12099C0387F Date 10/5/2017

Wetland Information U.S. FWS indicated no wetlands on-site.

Consideration \$2,335,000 **Unit Price** \$11.49/SF

Type of Instrument Special Warranty Deed

Property Identification

Tax ID/ Folio Number 36-43-42-19-26-007-0000 Address 210 N Congress Avenue

City Lake Park
County Palm Beach
Nearest Cross Street Park Avenue W

Lat./Long. N26.797489, W80.083524

Location Description North side of Park Avenue W (a four-lane right-of-way), 305' east

of N Congress Avenue (a four-lane right -of-way).

Zoning C2, General Commercial (City of Lake Park)

Land Use COM; Commercial (City of Lake Park)

Concurrency All concurrency requirements have been met.

Present UseSelf-storageHighest and Best UseCommercialCondition of TransactionArm's lengthType of FinancingCash to seller

Encumbrances No easements were noted which would adversely impact the

highest and best use, sale, price, marketability, of overall

development potential of the site.

Type of Improvements None

On-Site Utilities All available

Retention This site has access to off-site retention but is also required to

develop on-site retention.

Traffic Count 23,000 AADT

Corner Location Yes

Verification

Name Bill Leitner – Merchants Retail Partners, LLC

Relationship Grantee's Representative

Phone 205-268-5324 Date 9/17/2020

Verified by Nick Chop, MAI, RW-AC

Motivation of Parties

Grantor Dispose of asset
Grantee Development

Analysis of Pertinent Information (including cash equivalency consideration)

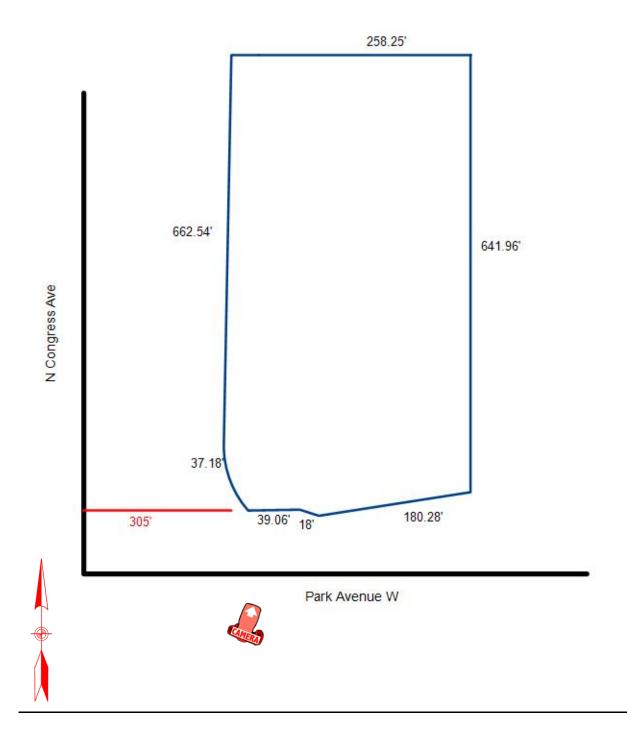
The transaction warranted no adjustment for cash equivalency.

Overall Exposure Time Unknown
Days on Market Unknown

Remarks

This is the sale of 4.665 acres of commercial land located just east of N Congress avenue on Park Avenue W in Lake Park. The sale property is located to the east of a RaceTrac convenience store. The property was purchased for development of a self-storage facility. Initial plans called for a single storage building with RV/Boat storage to the north of the building. The outdoor storage was not completed and the 1.96± acres to the north of the existing building are listed on the market for \$750,000 or \$8.78/SF.

Sketch



Photograph



Photo taken by Justin Markley MAI, CCIM Cert Gen RZ3488 (10/9/2020)

Aerial





CFN 20160444004

This Instrument Prepared by:

SETCO Services, LLC - Pensacola 121 Palafox Place Pensacola, FL 32502

Pensacota, FL 32502 as a recessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 36-43-22 19-26-007-0000 File Net N00462 SPECIAL

OR BK 28773 PG 1719
RECORDED 12/16/2016 09:43:20
ANT 2,335,000.00
Doc Stamp 16/345.00
Pals Beach County, Florida
Sharon R. Bock,CLERK & COMPTROLLER
Ps 1719; (1ps)

SPECIAL WARRANTY DEED

This Warranty Deed Made the December 2, 2016, by Congress Avenue Properties, LTD., a limited partnership existing under the laws of Florida, and having its place of business at 4500 PGA Blvd. Suite 207, Palm Beach Gardens, FL 33418 sperinafter called the grantor, to Spacebox Lake Park LLC, a Mississippi Limited Liability Company whose cost office address is: 112 Sheffield Loop Suite D, Hattiesburg, MS 39402, hereinafter called the grantee,

WITNESSETH: That grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm the grantee, all that certain land situate in Palm Beach County, Florida, viz:

Lot G1, Congress Business Park, PlatNo. 2, a P.U.D., according to the map or plat thereof as recorded in Plat Book 120, Page 127, Public Records of Palm Beach County, Florida.

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

To Have and to Hold, the same in fee single forever.

GRANTOR'S WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantees against the claims of all persons califying by, through or under Grantor's, but not otherwise. (Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature Witness Print: Witness Prin	Congress Avenue Properties, LTD., a Florida limited partnership By: Perpetuities Trust Holdings, LLC, a Florida limited liability computed sole general partner By: Guy DiVosta Title: Manager
. 36.	
(Classide	

OSTATE OF Palm Beach County COUNTY OF

Manager of GP for

The foregoing instrument was acknowledged before me this **December 2, 2016** by Guy DiVosta, Vice President Congress Avenue Properties, LTD., on behalf of the limited partnership. He is personally known to me or who has produced driver license(s) as identification.

My Commission Expires: 4-14-4000

Printed Name: Notary Public

Notary Public Serial Number

MARY T, LORD
MY COMMISSION # FF 985058
EXPIRES: April 24, 2020
Bonded Thru Notary Public Underwriters

wid

,

COST ESTIMATE REPORT

10/28/2020

State Road 9 (I-95 & 6th Ave), Palm Beach County - Parcel 107

Intracoastal Builders Corporation

Transmittal Letter

8833 Perimeter Park Boulevard, #302, Jacksonville, Florida 32216

Phone 904.509.1345

FL: CGC062894 / CPC1457185 / CVC56873 GA: GCLT-QA000090

Project: State Road 9 (I-95 & 6th Ave), Palm Beach County

 Parcel/Address:
 Parcel 107

 Reference No:
 FPID No.: 4369631

 IBC Project No:
 19-4369631

 Date:
 10/28/2020

Nick Chop. MAI, R/W-AC | Director - Southeast Division Right of Way Practice Leader

CBRE | Valuation & Advisory Services

806 Riverside Avenue | Jacksonville. FL 32204

Re: Parcel 107

State Road 9 (I-95 & 6th Ave), Palm Beach County

FPID No.: 4369631

Attached, please find the following estimates and documents as requested by your office. All estimates include General Contractor's General Conditions Costs (Supervision, Cleanup, Layout, Etc.) Overhead and Fees.

Taking Estimate Parcel 107

These estimates were completed in accordance with the following documents and data as listed below:

State Road 9 (I-95 & 6th Ave), Palm Beach County, Right of Way Maps State Road 9 (I-95 & 6th Ave), Palm Beach County, Parcel 107 Sketches by GAI

Give us a call if any additional cost information is required, or if we may be of further assistance.

Sincerely,

Intracoastal Builders Corporation

Matthew L. Reimer

President - FL: CGC062894 GA: GCLT-QA000090

10/28/2020

Date:

Intracoastal Builders Corporation

Est #1 - Parcel 107 - Taking Estimate

8833 Perimeter Park Boulevard, #302, Jacksonville, Florida 32216 Phone 904.509.1345

FL: CGC062894 / CPC1457185 / CVC56873 GA: GCLT-QA000090

10/28/2020

Project: State Road 9 (I-95 & 6th Ave), Palm Beach County

Parcel/Address:Parcel 107Reference No:FPID No.: 4369631IBC Project No:19-4369631

Itemized below is our estimated replacement cost, new for improvements located in the taking on the parcel referenced below per the documents listed in the cover letter as described below:

Parcel 107 (506 SF) - The improvements in the acquisition area include landscaping, irrigation, and a water line. GC's P&O included at 10% & Soft Costs at 10%.

The below costs include a general contractor's general conditions costs, overhead, fee, design fees and permits.

Description	Quantit	y Unit Cost	Extension
Landscaping - Grass	391 SF	\$1.20 SF	\$469.20
2. Landscaping - Bush - Large Bush / Shrub	14 EA	\$54.00 EA	\$756.00
3. Landscaping - Mulch	115 SF	\$1.08 SF	\$124.20
4. Irrigation - Grass & Beds	506 SF	\$1.68 SF	\$850.08
5. Site Water/Sewer - Domestic Water Supply Piping	25 LF	\$17.40 LF	\$435.00
6. Site Water/Sewer - Backflow Preventer - Includes associated piping and connections to existing lines.	1 EA	\$2,400.00 EA	\$2,400.00
7. Site Water/Sewer - Site Plumbing - Hose Bibb with water supply piping	1 EA	\$300.00 EA	\$300.00
		Total:	\$5,334.48
		Engineering and Permit 10%	\$533.45
		Contingency: 0%	\$0.00
		Total:	\$5,867.93

Estimate ID: 58694 | Project ID: 55031

LEGAL DESCRIPTION OF PROPOSED TAKING

Item/Segment No. 4369631 Section 93220-2482 3/31/2020 Fee Simple Right of Way

Parcel No. 107

State Road 9

Palm Beach County

Description

A portion of Tract 14, SAWYER'S SUBDIVISION OF WEST HALF, SEC. 28, TP. 44, R.43; according to the plat thereof, as recorded in Plat Book 5, Page 12, of the Public Records of Palm Beach County, Florida, lying in Section 28, Township 44 South, Range 43 East, as shown on Sheet 4 of the Florida Department of Transportation Right of Way Map of State Road 9 (I-95), Item/Segment No. 4369631, Section 93220-2482 and being more particularly described as follows:

Commence at a brass disk in concrete stamped "Palm Beach County", found marking the West (W.) Quarter Corner of said Section 28; thence South 01°23'21" West along the West line of the Southwest One-Quarter (SW 1/4) of said Section 28, a distance of 172.11 feet to the Baseline of Survey of 6th Avenue South; thence South 88°37'58" East along the said Baseline of Survey, a distance of 970.86 feet; thence North 01°22'02" East along a line at a right angle to the last described course, a distance of 62.32 feet to the Northerly Existing Right of Way line of 6th Avenue South and the POINT OF BEGINNING; thence North 89°40'44" West along said Northerly Existing Right of Way line of 6th Avenue South, a distance of 20.00 feet to the East line of Lot 1, LAKE OSBORNE SHORES, according to the plat thereof, as recorded in Plat Book 23, Page 35, of Public Records of Palm Beach County, Florida; thence North 01°22'47" East along said East line of Lot 1, a distance of 25.87 feet to the New Limited Access Right of Way line of said State Road 9 (I-95); thence South 86°33'10" East along said New Limited Access Right of Way line, a distance of 20.01 feet to a line 20 feet east and parallel with the East line of said Lot 1; thence South 01°22'47" West along said parallel line, a distance of 24.78 feet to the POINT OF BEGINNING.

Containing 506 square feet, more or less.

Together with all rights of access, ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above described property.

PROPERTY OWNER CONTACT LETTER FOR INSPECTION



September 10, 2020

City of Lake Worth 7 N Dixie Highway Lake Worth, FL 33460-3725

RE: Parcel No.: 107

Item/Segment: 4369631

State Road: 9 (I-95) at 6th Avenue South

County: Palm Beach

Property: Parcel between Lake Osborne Drive and 6th avenue South, Lake

Worth Beach, FL 33461

Dear Owner/Owner Representative:

As you may be aware, the Florida Department of Transportation is planning construction of the above referenced highway project. FDOT has engaged me to make an appraisal of 2500 6th Avenue, Lake Worth Beach, FL 33461, which is reportedly owned by the City of Lake Worth.

The Florida Department of Transportation is planning construction of the above referenced project and your parcel. I have been engaged to provide an appraisal of the property described. The purpose of the appraisal is to estimate the market value of the portion of the property needed for right-of-way at this particular location.

I have scheduled a field inspection of the above described property Monday, September 28, 2020 between 2:00 PM and 2:30 PM. In keeping with the guidance provided by Executive Order from Governor DeSantis concerning social distancing protocol, I will be conducting a drive by inspection of your property and will not be available to meet with you personally. If this protocol changes, I could make other arrangements. Any information you can provide concerning surveys, building plans, names of tenants, leases, rents, real estate taxes, operating expenses, and factors which affect the value of the property will be helpful in estimating the market value of your property.

You may contact my office by telephone Monday through Friday between 9:00 a.m. and 5:00 p.m. at (904) 367-2011 or via email at nick.chop@cbre.com. If you should have any questions, please contact me.

Sincerely,

Nick Chop, MAI

State-Certified General R.E. Appraiser RZ2660

Nick Chop, MAI, R/W-AC

Director, Southeast Division, Right-of-Way Practice Leader



Clients Represented

- Atkins
- City of Jacksonville
- England-Thims and Miller, Inc
- Florida Department of **Environmental** Protection
- Florida Department of Transportation
- Florida's Tumpike
- **HDR**
- HNTB
- Independence Acquisition & Appraisal
- Jacksonville Aviation Authority
- JEA
- JTA
- Manatee County Miami-Dade County
- Okefenoke Electric
- Orange County
- Orlando Utilities Commission
- Pasco County
- Polk County
- St. Johns County
- Texas Department of Transportation

Experience

Nick Chop, MAI, R/W-ACisCRBE's Right-of-Way Practice Leader for the Southeast Division. He is based inthe Jackson ville, Florida office and has over 25 years of real estate appraisal, appraisal review and consulting experience. A majority of Mr. Chop's career has centered around litigation support, primarily in the area of eminent domain valuation. Mr. Chop has been qualified as an expert witness in many courts. Although his team's primary focus has been in Florida up to this point, he has recently been tasked with eminent domain/litigation valuation expansion throughout the Southeastern

Mr. Chop has performed real estate valuations and reviews of fee simple, easement, leased fee and leasehold interests of existing and proposed developments including land, retail, restaurant, hotel, self-storage, office, industrial, medical buildings, mixed use-developments, single-family subdivisions, apartment projects, automotive dealership and service facilities. Mr. Chop regularly contributes to the Appraisal Institute and the International Right of Way Association. He is the past President of the Florida Appraisal Institute and a board member with both organizations.

Mr. Chop has worked extensively with large scale right-of-way infrastructure projects which include the valuation of fee simple and easement estates for proposed and existing roadway expansions and public utility lines. Recent, notable right-of-way projects include:

- FDOT, District Two #4322592 Interstate-95, Duval County
- FDOT, District Five #4102511 U.S. 17, Volusia County
- FDOT, District Two #4305422 S.R. 26, Alachua County
- FDOT, District One #4258432 S.R. 951, Collier County
- St. Johns County, C.R. 210, St. Johns County
- FDOT, District Seven #2578623 Sam Allen Rd., Hillsborough County
- Manatee County Moccasin Wallow Road, 95 Duval County
- JEA. Racetrack Road, St. Johns County
- Polk County, #5400114 Johnson Road, Polk County
- City of Jacksonville, The Landing
- City of Jacksonville, Jacksonville Power Plant Litigation
- Orlando Utilities Commission, Holden Avenue

Mr. Chop has consulted on and appraised property for litigation, specifically eminent domain proceedings and various valuation litigation purposes. Mr. Chop has testified as an expert witness in counties throughout Florida.

Professional Affiliations / Accreditations _

- Appraisal Institute, Designated Member (MAI), Past Chapter President
- International Right of Way Association, Designated Member (R/W-AC)
- Certified General Real Estate Appraiser Florida (RZ2660), Georgia (351619), Mississippi (GA-1354), North Carolina (A8408), South Carolina (063020) Tennessee (5693), Texas (1380190)
- Habitat For Humanity, Board Member

Education		
ECHICATION		

Florida State University, B.S. Real Estate and Finance

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

575-040-24 RIGHT OF WAY 09/14

WARRANT ACKNOWLEDGEMENT

	ITEM/SEGI	MENT NO.: 4369631		
	MANAGING DISTRICT: 4			
	F.A.P. NO.: <u>D420-035-B</u>			
	STATE ROAD NO.: 9 (I-95)			
		Palm Beach		
		: 107		
This is to acknowledge the receipt of State Warrant Nur	nber	in the amount		
of \$12,231.36 representing payment for	Lan	nd and Improvements & attorny fees		
I certify that I completed my move onNA				
	Signed:			
	Address:			
	Date:			
	•			
Calculation form submitted by: (S	Signature)			
Name typed o	or printed:	Mark Besoner		
Warrant delivered by: (S	Signature)			
Name typed o	or printed:	Hugo Solano		
Dowless and Address a				
Replacement Address:				
NA	_			

NOTE: Warrant may NOT be delivered by the person who submitted the calculation form.

RESOLUTION NO. 30-2021 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE PURCHASE AGREEMENT, DEED, RESERVATION OF UTILITY EASEMENT AND SUBORDINATION OF CITY UTILITY INTERESTS AGREEMENT WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION; PROVIDING FOR AUTHORIZATION TO EXECUTE OTHER DOCUMENTS REASONABLY NECESSARY TO EFFECTUATE THE PURPOSE OF THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES

WHEREAS, the State of Florida Department of Transportation proposes to construct or improve State Road No. 9 (I-95), Item/Segment No. 4369631, Section 93220-2482, in Palm Beach County, Florida; and

WHEREAS, it is necessary that certain lands now owned by the City of Lake Worth Beach, Florida ("City"), be acquired by the State of Florida Department of Transportation; and

WHEREAS, said property is not needed for City purposes except for utility purposes; and

WHEREAS, it is necessary that a utility easement across certain lands henceforth to be owned by the State of Florida Department of Transportation, be created and reserved unto the City; and

WHEREAS, to complete the project, it is necessary that certain utility easement rights henceforth owned by the City be subordinated to the rights of the State of Florida Department of Transportation; and

WHEREAS, the State of Florida Department of Transportation has made application to said City to execute and deliver to the State of Florida Department of Transportation a Purchase Agreement, Deed, Reservation of Utility Easement and Subordination of City Utility Interests Agreement, a copy of which are attached hereto as Exhibit "A"; and

 WHEREAS, the State of Florida Department of Transportation has agreed in the Purchase Agreement to pay the City for the value of the property described in the Deed, Reservation of Utility Easement and Subordination of City Utility Interests Agreement and to reimburse the City for the costs of relocating its electric utility pole currently located in the property described in Deed, Reservation of Utility Easement and Subordination of City Utility Interests Agreement; and,

WHEREAS, the City Commission has determined that the Purchase Agreement, Deed, Reservation of Utility Easement and Subordination of City Utility Interests

49	Agreement is in the best interests of the City and serves a valid public purpose.
50 51 52	NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF LAKE WORTH BEACH, FLORIDA, that:
53 54 55	Section 1. The above recitals are hereby ratified and confirmed as being true and correct and are hereby incorporated into this resolution.
56 57 58 59	<u>Section 2.</u> The City Commission hereby approves and authorizes the Mayor and City Clerk to execute the Purchase Agreement, Deed, Reservation of Utility Easement and Subordination of City Utility Interests Agreement attached hereto as Exhibit "A".
60 61 62	<u>Section 3.</u> The Mayor and City Clerk are hereby authorized to execute any other documents reasonably necessary to effectuate the terms of the Agreement on behalf of the City.
63 64 65 66	<u>Section 4.</u> The City Clerk is authorized to send a certified copy of this resolution to the State of Florida Department of Transportation at 3400 W. Commercial Boulevard, Fort Lauderdale, Florida 33009.
67 68 69	Section 5. This resolution shall become effective immediately upon passage.
70 71 72	The passage of this resolution was moved by, seconded by, and upon being put to a vote, the vote was as follows:
73 74 75 76 77 78 79	Mayor Betty Resch Vice Mayor Herman Robinson Commissioner Sarah Malega Commissioner Christopher McVoy Commissioner Kimberly Stokes
80 81 82	The Mayor thereupon declared this resolution duly passed and adopted on the day of, 2021.
83 84 85	LAKE WORTH BEACH CITY COMMISSION
86 87 88	By: Betty Resch, Mayor
89 90 91 92	ATTEST:
93 94	Deborah M. Andrea, CMC, City Clerk

03-BSD.05-07/18

This instrument prepared under the direction of:

Dawn Raduano, Esq. \mathcal{DR}

District Four Assistant General Counsel

Legal Description prepared by:

<u>Luis A. Gaztambide, P.S.M (03/31/2020)</u> Parcel No. 107.1R(5-21-2021)

Document prepared by: Item/Segment No. 4369631 Cochise Wadley (05/21/2021) Section: 93220-2482

Florida Department of Transportation Managing District: 04
Right of Way Production Services S.R. No. 9 (I-95)
3400 W. Commercial Boulevard County: Palm Beach

Fort Lauderdale, Florida 33309

CITY DEED, RESERVATION OF UTILITY EASEMENT & SUBORDINATION OF CITY UTILITY INTERESTS AGREEMENT

	THIS CIT	Y DEED, RE	SERVATIO:	N OF U	JTILITY	EASE	MEN	T ANI	SUBO	RDINA	TION	OF
CITY	UTILITY	INTEREST	AGREEM	ENT ("Agreen	nent")	is 1	nade	this		day	of
		, 20	, by the Cl	TY O	F LAKE	WOF	RTH	BEAC	H, a Fl	orida 1	munic	ipal
corpor	ation, who	se address is:	7 North D	ixie Hi	ghway, I	Lake W	Vorth	Beach	, Florida	33460	, Gran	ntor,
hereina	ıfter referr	red to as	CITY, to	the S	STATE	OF	FLO	RIDA	DEPA	RTMI	ENT	\mathbf{OF}
TRAN	SPORTAT	ION, Grante	e, hereinafte	r referi	ed to as	FDO	Γ: (\	Wherev	er used	herein	the te	rms
"Grante	or" and "Gra	antee" include	e all the part	ies to tl	nis instru	ment a	nd th	e heirs,	legal re	present	atives	and
assigns	of individu	als, and the su	accessors, an	d assigi	ns of orga	anizatio	ons).			_		

WITNESSETH: That the Grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Palm Beach County, Florida, viz:

Parcel No. 107 Item/Segment No. 4369631

A portion of Tract 14, SAWYER'S SUBDIVISION OF WEST HALF, SEC. 28, TP. 44, R.43; according to the plat thereof, as recorded in Plat Book 5, Page 12, of the Public Records of Palm Beach County, Florida, lying in Section 28, Township 44 South, Range 43 East, as shown on Sheet 4 of the Florida Department of Transportation Right of Way Map of State Road 9 (I-95), Item/Segment No. 4369631, Section 93220-2482 and being more particularly described as follows:

Commence at a brass disk in concrete stamped "Palm Beach County", found marking the West (W.) Quarter Corner of said Section 28; thence South 01°23'21" West along the West line of the Southwest One-Quarter (SW 1/4) of said Section 28, a distance of 172.11 feet to the Baseline of Survey of 6th Avenue South; thence South 88°37'58" East along the said Baseline of Survey, a distance of 970.86 feet; thence North 01°22'02" East along a line at a right angle to the last described course, a distance of 62.32 feet to the Northerly Existing Right of Way line of 6th Avenue South and the POINT OF BEGINNING; thence North 89°40'44" West along said Northerly Existing Right of Way line of 6th Avenue South, a distance of 20.00 feet to the East line of Lot 1, LAKE OSBORNE SHORES, according to the plat thereof, as recorded in Plat Book 23, Page 35, of Public Records of Palm Beach County, Florida; thence North 01°22'47" East

along said East line of Lot 1, a distance of 25.87 feet to the New Limited Access Right of Way line of said State Road 9 (I-95); thence South 86°33'10" East along said New Limited Access Right of Way line, a distance of 20.01 feet to a line 20 feet east and parallel with the East line of said Lot 1; thence South 01°22'47" West along said parallel line, a distance of 24.78 feet to the POINT OF BEGINNING.

Containing 506 square feet, more or less.

Together with all rights of access, ingress, egress, light, air and view. TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

FURTHERMORE, the Grantor hereby retains unto itself, its successors and assigns, a perpetual and exclusive utility easement in, over, under, upon and through the above described property; together with the right to enter upon said property and construct and maintain a public utility thereon with all such ingress and egress and other incidences necessary or convenient in connection therewith, the above described land lying and being in Palm Beach County, Florida.

AND WHEREAS, the CITY presently has an interest in certain lands that have been determined necessary for highway purposes; and

WHEREAS, the proposed use of these lands for highway purposes will require subordination of the interest claimed in such lands by the CITY to the FDOT; and

WHEREAS, the FDOT is willing to pay to have the CITY's facilities relocated if necessary, to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, CITY and FDOT agree as follows:

CITY subordinates to the interest of FDOT, its successors and assigns, any and all of its interest in the lands described above and more particularly described in the sketch attached hereto as Exhibit "A".

PROVIDED that the CITY has the following rights:

- 1. The CITY shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with the FDOT'S or assignee's current minimum standards for such facilities as required by the FDOT, Utility Accommodation Manual in the effect at the time this Agreement is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by the FDOT. Should the FDOT fail to approve any new construction or relocation of facilities by the CITY or require the CITY to alter, adjust, or relocate its facilities located within said lands, the FDOT hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.
- 2. Notwithstanding any provisions set forth herein, the terms of the FDOT utility permits shall supersede any contrary provisions herein, with the exception of the provision herein for FDOT or assigns to pay the costs set forth in Paragraph 1 above.

- 3. The CITY shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the FDOT's facilities.
- 4. The rights and obligations of FDOT shall transfer with the transfer of this Agreement.

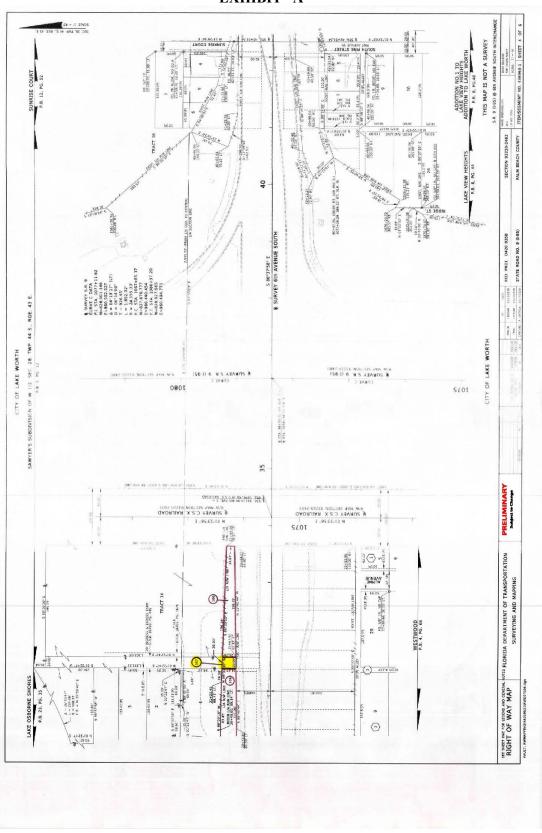
IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Mayor, and its seal to be hereto affixed, attested by its City Clerk, the date first above written.

ATTEST:	CITY OF LAKE WORTH BEACH,
DEBORAH M. ANDREA, CMC City Clerk	a Florida municipal corporationBy Its Board of City Commissioners
	By:
	BETTY RESCH Mayor
APPROVED AS TO FORM AND LEGAL SUFFICIENCY	
	(Official Seal)
By: Glen J. Torcivia, City Attorney	
STATE OF FLORIDA	
COUNTY OF PALM BEACH	
online notarization, this BETTY RESCH, Mayor on behalf of the Cl	edged before me by means of physical presence of day of, 20, but TY OF LAKE WORTH BEACH, a Florida municipal
corporation , who is personally known to midentification.	ne or who has produceda
(SEAL)	Notary Public
My Commission Expires:	Printed or stamped name of Notary Public

IN WITNESS WHEREOF, the FDOT hereto has executed this agreement on the day and year first above written.

Signed, sealed, and delivered in the presence of: (Two witnesses required by Florida Law)	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
Witness Signature:	BY: Name: GERRY O'REILLY, P.E. District Four Secretary
Print Witness Name:	Attorney approved as to form:
Witness Signature:	Name: DAWN RADUANO
Print Witness Name:	
STATE OF FLORIDA	
COUNTY OF BROWARD	
The foregoing instrument was acknowledge online notarization, this day of	ed before me by means of physical presence of, 20, by GERRY O'REILLY own by me or who has produced as
(SEAL)	Notary Public
	Printed or stamped name of Notary Public
	My Commission Expires:

EXHIBIT "A"



Page 5 of 5

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: June 1, 2021 DEPARTMENT: Human Resources

TITLE:

Approval of Interim City Manager Contract

SUMMARY:

The current City Manager, Michael Bornstein, submitted his resignation on April 6, 2021 starting a 60 day provision in his contract, ending on June 5, 2021. While the City has engaged Colin Baenziger and Associates to help find the next City Manager, it will take several months or longer before a final selection process is completed. During this time, the City Commission needs to identify an Interim City Manager for continuity of operations.

BACKGROUND AND JUSTIFICATION:

City Manager Michael Bornstein submitted his letter of resignation on April 6, 2021 triggering a 60 day notification requirement in his contract. The City Commission has hired Colin Baenziger and Associates, a Recruitment Firm with familiarity of the City of Lake Worth Beach, to conduct a nationwide search to find a City Manager who can achieve the priorities identified by the Mayor and Commissioners. The search process is estimated to take approximately 90 days. While the search begins for a new City Manager, there will be a period of time between when City Manager Michael Bornstein resigns and a new City Manager is selected. During this period, the Commission needs to designate an Interim City Manager to provide stability and consistency in the City organization and to ensure Commission business continues uninterrupted. Additionally, the City is beginning the budget process, preparing for the upcoming hurricane season and is still dealing with the COVID-19 response. On May 4, 2021, the City Commission authorized the City Attorney to negotiate a contract with Juan Ruiz as Interim City Manager and to bring it back to the City Commission for approval. The current Assistant City Manager, Juan Ruiz has regularly served as Acting City Manager when Mr. Bornstein has been out. He has also served the City for over twelve years and has an in-depth knowledge of the organization as well as extensive working experience with the Management Team, fellow governmental agencies, community partners, and, City residents and businesses.

MOTION:

Move to approve/disapprove the Interim City Manager Contract for Juan Ruiz as Interim City Manager.

ATTACHMENT(S):

Fiscal Impact Analysis- N/A Contract

FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures Operating Expenditures External Revenues Program Income In-kind Match	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 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

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

Account	Account	Project	FY20	Current	Budget	Agenda	Balance
Number	Description	Number	Budget	Balance	Transfer	Expenditure	

EMPLOYMENT AGREEMENT FOR INTERIM CITY MANAGER

THIS AGREEMENT is made and entered between JUAN RUIZ ("EMPLOYEE" or "Interim City Manager") and the CITY OF LAKE WORTH BEACH, a municipal corporation of the State of Florida ("CITY"), collectively "the PARTIES".

WHEREAS, the CITY, by and through its City Commission ("Commission"), desires to engage the services of EMPLOYEE as Interim City Manager on a temporary basis;

WHEREAS, on May 4, 2021, the Commission approved EMPLOYEE to be appointed to the role of Interim City Manager with full authority and responsibility and directing an Employment Agreement be prepared;

NOW THEREFORE, for and in consideration of the mutual obligations set forth below, the EMPLOYEE and the CITY agree as follows:

I. EMPLOYMENT OF EMPLOYEE

Subject to the terms and conditions set forth in this Agreement, CITY hereby agrees to employ EMPLOYEE as its full-time, exempt Interim City Manager and EMPLOYEE hereby accepts such employment.

II. DUTIES AND RESPONSIBILITIES

The EMPLOYEE shall be responsible to the five-member Commission and shall perform the functions and duties of the Interim City Manager as provided in the Policies and Procedures of CITY, as provided by Florida Law, the CITY's Charter and Code of Ordinances, the direction of the Commission, and as mutually agreed to by the EMPLOYEE and CITY from time to time. The EMPLOYEE shall devote whatever time is necessary to perform the duties of the position, which often exceeds forty (40) hours per week and is a minimum of forty (40) hours per week.

III. EXCLUSIVE EMPLOYMENT

EMPLOYEE shall not be employed by any other employer during the Term of this Agreement.

IV. TERM

- A. The Term of this Agreement for employment in the Interim City Manager position shall begin on June 6, 2021 and remain in effect for approximately six (6) months through and including December 5, 2021, unless earlier terminated as provided in Section V.
- B. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the CITY to terminate the service of EMPLOYEE or remove him from the position of Interim City Manager at any time, subject only to the provisions set forth in Section V herein below.
- C. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the EMPLOYEE to resign at any time, subject only to the provisions set forth in Section V herein below.

V. SEPARATION FROM CITY AND/OR REMOVAL FROM INTERIM CITY MANAGER POSITION

- A. Removal by CITY Without Cause; Reversion to Prior Position.
 - 1. CITY shall not terminate EMPLOYEE Without Cause during the Term of this Agreement.

- 2. In the event the Commission determines, in its sole discretion, EMPLOYEE should no longer serve as Interim City Manager Without Cause at any time during the Term, EMPLOYEE shall be returned to the at-will position of Assistant City Manager at the compensation rate and benefits he held immediately prior to the beginning of the Term, plus any nondiscretionary escalation that would have occurred had he remained in that position throughout the Term.
- 3. The CITY's removal of EMPLOYEE Without Cause from the Interim City Manager position shall be final and non-appealable.
- 4. Reversion to Prior Position: The Term shall automatically terminate upon commencement of employment of a City Manager appointed by the Commission and EMPLOYEE shall be returned to the at-will position of Assistant City Manager at the compensation rate and benefits he held immediately prior to the beginning of the Term, plus any nondiscretionary escalation that would have occurred had he remained in that position throughout the Term.
- B. Termination by CITY With Cause.
 - 1. CITY may terminate EMPLOYEE With Cause, in its sole discretion, as provided herein during the Term of this Agreement.
 - 2. "With Cause" is defined as termination based upon any of the following actions by the EMPLOYEE:
 - a. Misfeasance, malfeasance and/or nonfeasance in performance of the Interim City Manager duties and responsibilities;
 - b. Conviction of a misdemeanor or felony crime, whether or not adjudication is withheld (guilty plea constitutes conviction);
 - c. Neglect of duty, including the inability or unwillingness to properly discharge the responsibilities of the office;
 - d. Violation of any substantive CITY policy, rule, or regulation, which would subject any other CITY employee to termination including, but not limited to, violation of the CITY's Policy Against Harassment and Discrimination, Equal Employment Opportunity Policy, or Drug Free Workplace Policy:
 - e. The commission of any fraudulent act against the interest of the CITY;
 - f. The commission of any act which involves moral turpitude, or which causes the City disrepute;
 - g. Violation of the state or local ethics laws and codes including, but not limited to, the Florida Code of Ethics, the Sunshine Amendment to the Florida Constitution, the Palm Beach County Code of Ethics as adopted by the City of Lake Wroth Beach, the CITY's Code of Ethics, or violation of the International City/County Management Association Code of Ethics:
 - h. failure to return from an approved leave of absence; or,
 - i. misconduct, as defined in Fla. Stat. 443.036(29), as amended from time to time.
 - 3. CITY may terminate EMPLOYEE With Cause immediately or at any time during the Term, with written notice issued to EMPLOYEE generally describing the actions claimed by the CITY constituting such grounds and the effective date of the termination. Such notice shall be issued as soon as practicable after the vote of the Commission to terminate With Cause.
 - 4. The CITY's termination of EMPLOYEE With Cause shall be final and non-appealable.
- C. Resignation by EMPLOYEE.
 - 1. EMPLOYEE may voluntarily resign his employment from CITY by providing CITY thirty (30) days written notice in advance, unless waived at the sole discretion of the Commission. During the 30-

day period, CITY may require EMPLOYEE to cease or limit the work performed on CITY matters, during which time EMPLOYEE is entitled to such regular compensation and benefits as is due under this Agreement until the effective date of the resignation as provided in the notice or 30 days from the date of the notice, whichever occurs earlier.

D. Expiration of Term.

1. At the expiration of the Term, this Agreement shall terminate automatically and EMPLOYEE shall return to the at-will position of Assistant City Manager at the compensation rate and benefits he held immediately prior to the beginning of the Term, plus any nondiscretionary escalation that would have occurred had he remained in that position throughout the Term.

E. Death.

1. This Agreement, the Term, any Subsequent Term, and EMPLOYEE's employment shall terminate automatically upon the EMPLOYEE's death.

VI. COMPENSATION

A. <u>Base Salary</u>. CITY agrees to pay EMPLOYEE for services rendered as the Interim City Manager at the base annual salary of \$162,081.92. The Base Salary shall be paid in installments at the same time as other employees of the CITY are paid.

Base Salary payments are not due for any periods of unpaid leave, including disciplinary suspensions, in accordance with applicable wage and hour laws.

B. Benefits.

- Vacation Leave: EMPLOYEE shall continue to accrue and use Vacation Leave in accordance
 with CITY policies applicable to all other non-bargaining employees, as amended from time to
 time. EMPLOYEE's existing accrued and unused vacation leave balance shall remain
 available for use during the Term. However, during the Term EMPLOYEE shall not use
 vacation leave for more than five (5) consecutive business days. This provision shall not limit
 the total number of vacation days that may be used during the Term.
- Sick Leave: EMPLOYEE shall continue to accrue and use Sick Leave in accordance with CITY policies applicable to all other non-bargaining employees, as amended from time to time. EMPLOYEE's existing accrued and unused Sick Leave balance shall remain available for use during the Term.
- 3. <u>Insurance</u>: EMPLOYEE, his spouse and dependents, if any, shall be entitled to and enjoy inclusion in the CITY's Dental Insurance Program, Health Insurance Program, Vision Care Program, and other insurance benefits that may be offered in the same manner and under the same provisions and benefits as other CITY employees, as the same exists or may be amended from time to time by the CITY.
- 4. <u>Retirement/Pension:</u> EMPLOYEE is presently a member of CITY's Pension Plan and shall remain in the Plan during the Term.
- 5. <u>Vehicle Allowance:</u> EMPLOYEE shall continue to receive and be eligible for the Executive/Director Car Allowance at the Assistant City Manager rate set forth in the CITY's Employee Personnel Policies Handbook provided EMPLOYEE continues to comply with said policy.

- 6. Executive/Director Administrative Leave: EMPLOYEE shall continue to receive and be eligible to use Administrative Leave in accordance with the CITY's Executive/Director Administrative Leave policy, as amended from time to time. EMPLOYEE's existing unused Administrative Leave balance shall remain available for use during the Term in accordance with the policy.
- 7. <u>Cellular Telephone:</u> EMPLOYEE shall continue to retain the use of the previously issued CITY cellular telephone and related service. EMPLOYEE shall be solely responsible for tax consequences, if any, as required by the Internal Revenue Service.
- 8. Additional Benefits: To the extent any Benefit is not specifically listed herein to which EMPLOYEE is presently eligible, EMPLOYEE shall remain eligible for such Benefit(s). Any further and additional benefits which are provided to other CITY employees now or in the future shall be provided to the EMPLOYEE.

VII. BONDING AND INDEMNIFICATION

The CITY agrees to bear the full cost of any fidelity or other bonds required of the EMPLOYEE under any policy, regulation, ordinance or law.

The CITY shall defend, hold harmless, and indemnify EMPLOYEE against any tort, professional liability claim or demand, or other legal or administrative action, whether groundless or otherwise, arising out of an alleged act or omission occurring at any time during the performance of EMPLOYEE's duties as Interim City Manager unless it is determined that EMPLOYEE acted in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety or property. CITY will compromise and settle any such claim or suit and pay the amount of any settlement or judgement rendered thereon. The CITY shall not be liable for the acts or omissions of EMPLOYEE committed while acting outside the course and scope of his agreed duties or committed in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights safety, or property. The CITY shall pay the expenses for the travel, lodging, meals and lost time of the EMPLOYEE should the EMPLOYEE be subject to such suit and such suit be pending after EMPLOYEE is no longer employed by the CITY. The provisions of any CITY policy or ordinance regarding the indemnification of the CITY's officials or employees shall apply to the indemnification of EMPLOYEE to the extent the policy or ordinance does not conflict with this section.

VIII. PAYMENT UPON SEPARATION; SEVERANCE PAY

- A. <u>Final Paycheck</u>. If EMPLOYEE separates from employment for any reason under Section V, he shall be paid in full any unpaid balance of his Base Salary then earned and due through the final date of employment. EMPLOYEE shall also be paid any accrued an unused Vacation Leave up to a maximum established by CITY policy, as amended from time to time. Administrative Leave and Sick Leave are not payable upon separation for any reason, except in accordance with the CITY's Sick Leave Policy relating to retirement. Such payments shall be made on the next regularly scheduled pay date after separation.
- B. <u>Severance Pay</u>. EMPLOYEE shall not be eligible for Severance Pay under any circumstances.

IX. PERFORMANCE EVALUATION

Due to the temporary nature of this appointment, EMPLOYEE as Interim City Manager shall not be subject to a formal evaluation of his performance in that position.

X. GENERAL PROVISIONS

- A. The text herein shall constitute the entire Agreement between the parties.
- B. The rights and obligations herein granted are personal in nature and cannot be transferred by the EMPLOYEE except as provided in any benefit plans upon occurrence of a qualifying event.
- C. This Agreement may not be modified or changed in any way whatsoever except by mutual written consent of both PARTIES.
- D. If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Agreement or portion thereof shall be deemed severable, shall not be affected, and shall remain in full force and effect.
- E. Failure of the CITY to enforce or exercise any right(s) under this Agreement shall not be deemed a waiver of CITY's right to enforce or exercise said right(s) at any time thereafter.
- F. This Agreement shall not be construed more strongly against either party regardless of who was more responsible for its preparation.
- G. All the provisions contained in this Agreement are subject to and conditioned upon compliance with all special acts of the CITY and applicable laws of the State of Florida, the CITY Charter and CITY ordinances. Such laws shall take precedent over any part or portion of provisions as contained herein.
- H. This Agreement shall be governed exclusively by Florida law and venue of any action or proceeding relating to this Agreement shall be in Palm Beach County, Florida, exclusively, with each party to bear its own attorneys' fees and costs, up through and including any appellate action. EMPLOYEE expressly consents to the personal jurisdiction of the courts of Palm Beach County, Florida.
- I. THE PARTIES HEREBY WAIVE, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT EACH OF THEM MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT OR EMPLOYEE'S EMPLOYMENT.
- J. All notices required to be given under the terms of this Agreement or which any of the parties desires to give hereunder shall be in writing and personally delivered or sent by registered or certified mail, return receipt requested, addressed as follows:

TO:

Juan Ruiz

TO: City of Lake Worth Beach

7 North Dixie Highway address on record in Lake Worth Beach, FL 33460 Personnel File

ATTN: Mayor

City Attorney

Any party may designate a change of address at any time by giving written notice thereof to the other party.

[REMAINDER OF PAGE INTENTIONALLY BLANK/SIGNATURES FOLLOW ON NEXT PAGE]

CITY OF LAKE WORTH BEACH	EMPLOYEE
BY: Betty Resch, Mayor	Juan Ruiz 5/21/21

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on this 1st day of June, 2021.

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: June 1, 2021 DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2021-04 – First Reading – An ordinance of the City Commission of the City of Lake Worth Beach, FL, amending the Official Zoning Map by approving the creation of a Mixed Use Planned Development, located at 1715 North Dixie Highway

SUMMARY:

Deco Green is a 127-unit mixed-use multi-family project being proposed by IBI Group on behalf of OAG Investment 5, LLC. The subject site is a vacant 2.29 acre parcel located on the west side of North Dixie Highway, between 17th and 18th Avenues North as depicted in Exhibit A of the ordinance. The subject project is located inside of the CRA's boundaries.

The Applicant, IBI Group on behalf of OAG Investment 5, LLC C, is requesting approval of the following:

- 1. Mixed-Use Urban Planned Development to construct a 127-unit multifamily development with +/-7.450 square feet of commercial space.
- 2. Development of Significant Impact to construct a residential development in excess of 100 units.
- 3. Major Site Plan for the development of a new multifamily development in excess of 7,500 square feet.
- 4. Conditional Use Permit to establish a mixed-use master plan greater than 7,500 square feet.
- 5. Sustainable Bonus Incentive Program for an additional density, intensity and height.
- 6. Transfer of Development Rights Incentive Program for a 10% increase in residential density.

If approved, the City's official zoning map will also be amended to reflect the establishment of the mixed-use urban planned development.

BACKGROUND AND JUSTIFICATION:

The proposed project will be comprised of 3 buildings. Buildings 1 and 3 are three floors in height with a roof terrace, and each contain +/-3,725 square feet of commercial space and 6 dwelling units. Building 2 is seven floors in height with a roof terrace and contains 115 dwelling units. Of the units, 53 will be one bedroom, 64 will be two-bedroom, and 10 will be three-bedroom. The project will be constructed in one phase. 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).

The applicant submitted revised drainage analysis on May 7, 2021 to address specific conditions of approval that needed to be addressed prior to the first City Commission hearing. The drainage analysis is included in the attachments and were reviewed by water utilities staff for verification.

MOTION:

Move to approve/disapprove Ordinance No. 2021-04 on first reading and to schedule the second reading and public hearing for June 15, 2021.

ATTACHMENT(S):

Ordinance 2021-04 PZB Staff Report Development Plans Supplemental Supporting Documents Additional Drainage Information

ORDINANCE NO. 2021-04 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 AT 1715** NORTH DIXIE HIGHWAY CONSISTING OF APPROXIMATELY 2.29 ACRES AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A. LOCATED WITHIN THE MIXED USE - DIXIE HIGHWAY (MU-DH) ZONING DISTRICT WITH A FUTURE LAND USE DESIGNATION OF MIXED USE - EAST (MU-E) SUBJECT TO SPECIFIC DEVELOPMENT STANDARDS SET FORTH IN EXHIBIT B AND CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT C: APPROVING A DEVELOPMENT OF SIGNIFICANT IMPACT; APPROVING A CONDITIONAL USE PERMIT: APPROVING DENSITY AND HEIGHT BONUS INCENTIVES THROUGH THE CITY'S SUSTAINABLE **BONUS INCENTIVE** PROGRAM: APPROVING THE TRANSFER OF DEVELOPMENT RIGHTS TO OBTAIN AN ADDITIONAL 10 UNITS PER ACRE: APPROVING A MAJOR SITE PLAN FOR THE CONSTRUCTION OF A 127-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, IBI Group on behalf of Ricard Hernandez of OAG Investment 5 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 127-unit mixed use development on a site located at 1715 North Dixie Highway (PCN 38-43-44-16-06-014-0010) as further described in Exhibit A (the Property) within the MU-DH Zoning District and the MU-E 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 height and density to be considered in conjunction with the applicant's request for approval for a major site plan for the construction of a residential urban planned development currently known as "Deco Green" that will contain

127 dwelling units and +/-7,450 square feet of commercial space to be constructed on this site;

WHEREAS, the applicant requests use of the City's Transfer Development Rights 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 "Deco Green" that will contain 127 dwelling units 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, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Sustainable Bonus Incentive Program, and Transfer of Development Rights 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 District, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Sustainable Bonus Incentive Program, and Transfer of Development Rights 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:

<u>Section 1.</u> 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-DH Zoning District with a future land use designation of MU-E, 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) Development of Significant Impact (c) Major Site Plan (d) Sustainable Bonus Incentive Program (e) Conditional Use Permit (f) Transfer of Development Rights; (g) district development standards (**Exhibit B**) (h) conditions of approval (**Exhibit C**); (i) required plans including the site plan, landscape plan, and civil & drainage plans dated 5/12/2021; (j) 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.

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

Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict. 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 McVov 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 _____, 2021. LAKE WORTH BEACH CITY COMMISSION Betty Resch, Mayor ATTEST:

Deborah M. Andrea, CMC, City Clerk

Exhibit A

DEPARTMENT FOR COMMUNITY SUSTAINABILITY, PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION PROPERTY DESCRIPTION FOR PZB CASE No. 21-00900001

The subject site is a vacant 2.29 acre parcel. The site is located at 1715 North Dixie Highway on the west side of North Dixie Highway, between 17th and 18th Avenues North.

Applicant	IBI Group on behalf of Ricard Hernandez of OAG Investment 5 LLC
Owner	Lake Worth Beach Community Redevelopment Agency
General Location	West side of Dixie Highway between 17 th & 18 th Aves N
Existing PCN Numbers	38-43-44-16-06-014-0010
Existing Land Use	Vacant
Zoning	Mixed Use – Dixie Highway (MU-DH)
Future Land Use Designation	Mixed Use – East (MU-E)

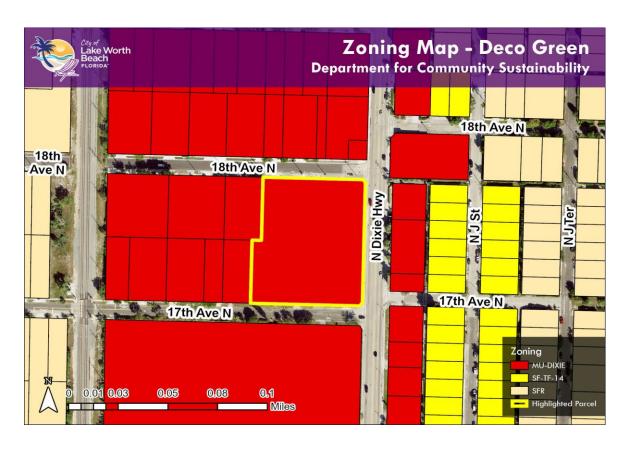


Exhibit B DEPARTMENT FOR COMMUNITY SUSTAINABILITY, PLANNING, ZONING AND HISTORIC PRESERVATION DIVISIONDEVELOPMENT STANDARDS FOR **PZB CASE No. 21-00900001**

Development Standard		Base Zoning District	Mixed-Use Urban Planned Development w/ Sustainable Bonus Incentive Program (SBIP) & Transfer of Development Incentive Program (TDIP)	Provided
	Size (min)	13,000 sf	Greater or equal to 21,780 sf (0.5	99,914 sf (2.29
	are feet (sf) (idth (min)	100'	acres)	acres) 350'
LOUV	. ,	100	100	
	Front (min) (N Dixie Hwy)	20'	20'	Buildings 1 & 3: 12' Building 2: 115.2'
Setbacks	Rear (min)	15′	15′	Buildings 1 & 3: 201' 8" Building 2: 45' 9"
	Side (min) (North and South)	10' (Maximum Wall Height at Setback: 45')	10' (Maximum Wall Height at Setback: 45')	Buildings 1 & 3: 10' Building 2: 22' 5"* Building 2 Wall Height: 76'*
	eable Surface e (maximum)	65%	65%	67.3%*
	re Coverage max)	45%	45%	36.7%
		1-bed: 600 sf	1-bed: 600 sf	1-bed: 680-900 sf
Living	Area (min)	2-bed: 750 sf	2-bed: 750 sf	2-bed: 994-1,235 sf
		3-bed: 900 sf	3-bed: 900 sf	3-bed: 1,280 sf
Density (max)		20 du/acre (45 units)	55 du/acre (127 units)	55 du/acre (127 units)
Building Height (max)		30'	82.5′	Bldgs 1 & 3 – 42' Bldg 2 – 78' 10"
	a Ratio (FAR) max)	1.40	2.325	1.92

^{*}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. 21-01400002

Electric Utilities:

- 1. Prior to the issuance of a building permit,
 - a. Provide the voltage requirements of the three buildings proposed on the site. Building 2 will need to be three-phase since a single-phase transformer cannot handle the load of the building.
 - b. Provide the location requested for the padmount transformers and the meter centers for each building. The transformer locations must be accessible to our vehicles, and must have 8-ft minimum clearance in the front of them and 3-ft minimum clearance on the sides and rear, including landscaping. They also must not be under or inside any structure.
 - c. Provide the load calculations for all buildings, the electrical riser diagrams for all buildings, and the construction plans showing the water, sewer, drainage, paving, landscaping, and lighting for the project.
- 2. Before the issuance of a Certificate of Occupancy
 - a. A 10-ft-wide utility easement for all of the electric lines, transformers and other equipment will be required to be recorded. The easement is required to provide power to this project.
 - b. Install all schedule-40 gray conduit as required by Lake Worth Beach for this project for its primary cable. This conduit must be installed at a 42" minimum depth. Pad specs will be provided to show the proper orientation of conduit at the padmount transformers.
 - c. Lighting for the parking areas on the site shall be installed at the property owner/s' or developer/s' expense.
- 3. Costs associated with the City of Lake Worth Beach's materials and labor for this project shall be reimbursed to the Electric Utility prior to the issuance of a Certificate of Occupancy.

Planning and Zoning:

- All lighting shall 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 and shall comply with lighting code regulations in <u>LDR Section 23.4-3</u>. If using LED lighting, a warm light tone is required. Lighting fixtures should comply with dark skies fixture recommendation, including a 2700K and be consistent with the architectural style of the project.
- 2. All ground level mechanical and electrical equipment shall be screened with shrub hedging or opaque fencing or walls. Chain link or other similar type open fencing shall not be permitted. Additionally, per LDR Section 23.4-21(1), all roof-mounted equipment shall not be visible. Materials used for screening purposes shall be compatible with the architectural style, color, and materials of the principal building from adjacent property or an adjacent street shall be screened from view. The minimum height of such screening shall be equal to the highest point of the systems/equipment.
- 3. A Minor Site Plan amendment to establish a Uniform Master Sign Program for individual tenants/businesses in accordance with the City's Land Development Regulations is required.
- 4. Prior to the issuance of a building permit:

- a. Provide a traffic performance letter from Palm Beach County's Traffic Division. Should the letter recommend any changes or improvements to the site or surrounding area, the applicant shall enter into the applicable site plan amendment process to amend the site plan.
- b. Provide for 4% of required parking as electric vehicle charging infrastructure spaces as per 23.4-10(g) and indicate on the site plan
- c. Notification of intent to acquire Florida Green Building certification or payment in lieu of improvements required for the Sustainable Bonus Program.
- d. Provide landscape screening at the base of all proposed monument signage.
- 5. Prior to certificate of occupancy, the applicant shall pay \$246,720 toward the city's Transfer of Development Rights program.

Public Works:

- 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. Prior to performing work in the right of way, the applicant shall apply for and receive issuance of a "Right of Way/Utility Permit" application.
- 3. Prior to the issuance of a building permit:
 - a. the applicant shall contact the Lake Worth Drainage (LWDD) District's Engineering Department and obtain any required permit(s), if necessary, and furnish to the City. Prior to the issuance of a building permit, the applicant shall contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.
 - b. the Applicant shall 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. Solid Waste and Recycling Division contact number is 561-533-7344.
 - c. the applicant shall submit an Erosion Control plan and indicate the BMP's and NPDES compliance practices.
 - d. the applicant shall furnish to the City a copy of the FDOT right of way permit for permitted work on Dixie Highway.
- 4. Prior to the issuance of a certificate of occupancy:
 - a. All conditions of approval shall have been satisfied under jurisdiction of the Department of Public Works.
 - b. All off-site improvements inclusive of sidewalk, curb and gutter, parking, curb cut entry, sodding, landscaping, signage and striping in accordance with the approved site plan shall be constructed. All improvements shall meet the standards and specifications of the Public Works Dept and comply with the Policy and Procedure Manual.
 - c. 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 shall be restored to the same condition as prior to construction.
 - d. The site shall be fine graded and all disturbed areas shall be sodded with bahia sod.
 - e. The site shall broom swept, including all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.

f. 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

Utilities Water & Sewer:

- 1. Prior to the issuance of a building permit:
 - a. An FDOT on Access Management shall be provided.
 - b. Provide a drainage statement from a registered FL engineer regarding floodplain management provisions for water quality and quantity, as well as meeting the SFWMD drainage basin conditions.
 - c. Provide a section detail at each property direction from back of building or curb to property line. Please ensure that these open spaces are meeting the City's policy of containing the 3 year 1 hour storm event as well as meeting the drainage requirements of the 25 year storm as per the SFWMD drainage basin requirements.
 - d. Please show how drainage will be handled between all building structures (specifically NE and SE) in all directions.
 - e. Provide an Erosion Control plan and with the BMPs and NPDES compliance practices for the project site.
 - f. The drainage as-builts for 17th Ave N were recently completed and the CAD files shall be imported into the proposed plan to ensure the existing drainage infrastructure in 17th Ave N is consistent with the propose plan driveways and on street parking. Contact Giles Rhoads at the water department: 561-586-1640 grhoads@lakeworthbeachfl.gov
 - g. Opposing left turn lanes shall be required to be striped in on Dixie Hwy at 17th Ave N pending the final traffic review and approvals by the State and/or County.
 - h. Additional detail, including expanded views of the site depicting the cross-driveway access from the MID on 17th Ave to the proposed multi-family residential building on $18th \Delta ve N$
- 2. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Provide a full drawing set the proposed drainage, Calculations, and any permits or permitting information from SFWMD and LWDD.
 - b. Add all structure and conflict information on the plans.
 - c. Complete water, sewer and drainage plans showing proposed pipe sizes, materials, structure sizes, utility crossing elevations, hydrants, manholes, as well as all pertinent site elevations.
 - d. Proposed watermains shall have a minimum depth of 36 inches.
 - e. Show irrigation service line/s up the meter and backflow RPZ device/s.
 - f. 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.
 - g. Fireflow calculations based on a recent hydrant test. Contact Pedro Segovia with Palm Beach County at psegovia@pbcgov.com
 - h. Water and Sewer utilities will require a dedicated 15-foot utility easement.
 - i. Provide a copy of FDOT permit for any work within or touching Dixie Highway.
 - j. Signed and sealed Drainage Calculations including statement regarding floodplain management provisions for water quality and quantity shall be provided to the City.
 - k. Provide geotechnical information for the determination of the hydraulic conductivity of the soil, and groundwater elevation.
 - I. An Erosion Control plan and with the BMPs and NPDES compliance practices shall be provided for the project site.

- m. 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.
- n. Provide existing and proposed site grades.
- o. Indicate vertical datum on all plan drawings with grades.
- p. All applicable City of Lake Worth details.
- q. Capacity fees for water and sewer shall be paid in full in accordance with the current City Ordinance.
- 3. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
 - a. Provide a copy of the recorded easements.
 - b. Record a Bill of Sale for the public water and sewer mains.



DEPARTMENT FOR COMMUNITY SUSTAINABILITY
Planning Zoning Historic Preservation Division
1900 2ND Avenue North
Lake Worth Beach, FL 33461
561-586-1687

DATE: April 28, 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: May 5, 2021

SUBJECT: <u>PZB Project Number 21-00900001</u>: A request by Patricia Ramudo, PE of IBI Group on behalf of Ricardo Hernandez of OAG Investment 5 LLC for consideration of a Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development Rights Incentive Program to allow for the construction of a 127-unit mixed use development commonly known as "Deco Green" at 1715 North Dixie Highway within the Mixed-Use Dixie Highway (MU-DH) zoning district. The subject property's PCN is 38-43-44-16-06-014-0010.

PROJECT DESCRIPTION:

The Applicant, Patricia Ramudo, PE of IBI Group on behalf of Ricard Hernandez of OAG Investment 5 LLC, is requesting approval of the following:

- **1. Mixed-Use Urban Planned Development** to construct a 127-unit multifamily development with +/-7,450 square feet of commercial space.
- 2. Development of Significant Impact to construct a residential development in excess of 100 units.
- 3. Major Site Plan for the development of a new multifamily development in excess of 7,500 square feet.
- 4. Conditional Use Permit to establish a mixed-use master plan greater than 7,500 square feet.
- 5. Sustainable Bonus Incentive Program for an additional density, intensity and height.
- 6. Transfer of Development Rights Incentive Program for a 10% increase in residential density.

The 2.29-acre subject site is currently vacant, and is located on the west side of North Dixie Highway, between 17th and 18th Avenues North. The site previously contained a mixture of residential and commercial buildings; however, by April 2019 these structures were demolished. The proposed project will be comprised of 3 buildings. Buildings 1 and 3 are three floors in height with a roof terrace, and each contain +/-3,725 square feet of commercial space and 6 dwelling units. Building 2 is seven floors in height with a roof terrace and contains 115 dwelling units.

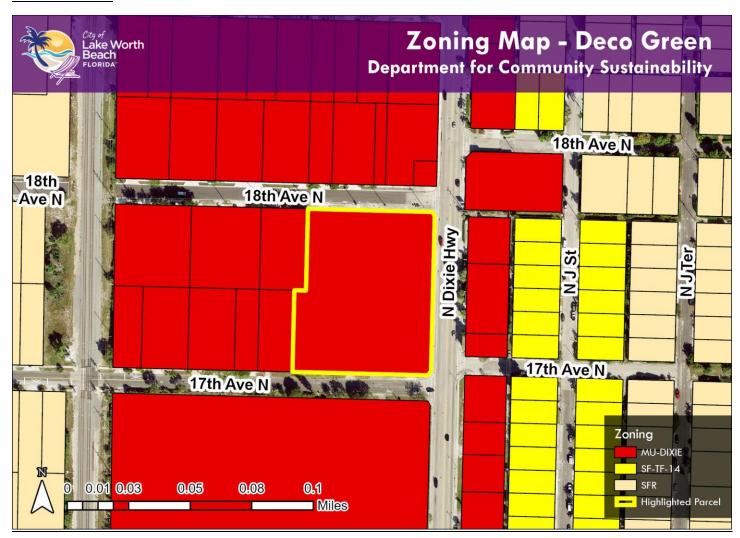
Staff Recommendation:

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, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development Incentive Program with conditions of approval to the City Commission.

PROPERTY DESCRIPTION:

Applicant	Patricia Ramudo, PE of IBI Group
Owner	Lake Worth Beach Community Redevelopment Agency
General Location	West side of Dixie Highway between 17 th & 18 th Aves N
Existing PCN Numbers	38-43-44-16-06-014-0010
Existing Land Use	Vacant
Zoning	Mixed Use – Dixie Highway (MU-DH)
Future Land Use Designation	Mixed Use – East (MU-E)

LOCATION MAP:



BACKGROUND:

The project site is located on the west side of Dixie Highway between 17th & 18th Avenues North. Based on Palm Beach Property Appraiser's records and City records, the site previously contained a mixture of residential buildings along 17th and 18th Avenues North, and a few commercial buildings along North Dixie Highway; however, these structures were demolished and by April 2019, the entire site was vacant with no currently existing structures and no active business licenses issued. Additionally, a search performed on April 15, 2021 indicated that there are no open code compliance violations at the site.

ANALYSIS:

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Mixed-Use East (MU-E). Per Policy 1.1.1.5, the MU-E FLU is established to provide for a mixture of residential, office, service and commercial retail uses within specific areas east of I-95, near or adjacent to the central commercial core and major thoroughfares of the City. The proposed development provides multi-family dwelling units and commercial space along one of the major thoroughfares of the city. Therefore, the proposal is consistent with the intent of the MU-E FLU. Furthermore, Objective 1.2.2 states that the City shall facilitate a compact, sustainable urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services, and to reduce dependence on the automobile. This can be accomplished by concentrating more intensive growth within the City's mixed-use development areas. The proposed development is a mixed use urban planned development that utilizes the City's Sustainable Bonus Incentive and Transfer of Development Rights Program, which grants the development additional height, density, and floor area ratio over what is permitted by right. Thus, this project is consistent with Objective 1.2.2. Additionally, this application is requesting to obtain and additional 10 units per acre through the City's Transfer Development Rights program which is consistent with Policy 1.2.4.4(3)(b). An analysis of the Transfer Development Rights bonus is outlined on page 16.

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. Pillars II.A, II.B, and II.E of the Strategic Plan state that the City shall diversify housing options, continue crime reduction and prevention in achieving a safe, livable and friendly community, and deliver sustainable indoor-outdoor leisure opportunities. The Applicant is providing a landscaped plaza which includes a playground and dog park. In addition, Pillars I.A and I.B of the City's Strategic Plan represent a commitment to economic development, of which this project brings. Therefore, the project inclusive of Phases 1 and 2 is consistent with Pillars I.A, I.B, II.A, II.B, and II.E of the City's Strategic Plan. Pillars II.C, II.D, and II.F are not applicable to this project.

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 four (4) areas of the LDRs, which are analyzed by topic area in this section of the report, including the following:

- LDR Section 23.3-17(d), the front façade for the third story and above must have a front setback of 8 to 12 feet in addition to the minimum setback.
- LDR Section 23.3-17(d), the maximum wall height at side setbacks for properties west of Dixie Highway is 45 feet.
- LDR Section 23.3-17(d), the maximum allowed impermeable surface area on the lot is 65%.

• LDR Section 23.5-1, signage; the subject planned development has an associated sign plan that would govern signage in the development.

Mixed Use – Dixie Highway (MU-DH): Per LDR Section 23.3-17(a), the MU-DH zoning district is intended to provide for the establishment and expansion of a broad range of office and commercial uses, including higher density residential uses. The proposed development provides higher-density residential uses as well as office and commercial uses, and is consistent with the intent of the MU-E district.

The table and topic area analysis below evaluate the proposed site features and the project's compliance with the Code, including requests to waive or relax base zoning district requirements as permitted in planned developments and factoring in the Sustainable Bonus incentives, Planned Development incentives, Transfer of Development Rights incentives, and the Comprehensive Plan maximums:

Development Standard		Base Zoning District	Mixed-Use Urban Planned Development w/ Sustainable Bonus Incentive Program (SBIP) & Transfer of Development Incentive Program (TDIP)	Provided
	Size (min) uare feet (sf)	13,000 sf	Greater or equal to 21,780 sf (0.5 acres)	99,914 sf (2.29 acres)
Lot \	Width (min)	100'	100′	350'
	Front (min) (N Dixie Hwy)	10′	10'	Buildings 1 & 3: 12' Building 2: 115.2'
Setbacks	Rear (min)	15'	15′	Buildings 1 & 3: 201' 8" Building 2: 45' 9"
	Side (min) (North and South)	10' (Maximum Wall Height at Setback: 45')	10' (Maximum Wall Height at Setback: 45')	Buildings 1 & 3: 10' Building 2: 22' 5"* Building 2 Wall Height: 76'*
	neable Surface ge (maximum)	65%	65%	67.3%*
Structure	Coverage (max)	45%	45%	36.7%
		1-bed: 600 sf	1-bed: 600 sf	1-bed: 680-900 sf
Livin	g Area (min)	2-bed: 750 sf	2-bed: 750 sf	2-bed: 994-1,235 sf
		3-bed: 900 sf	3-bed: 900 sf	3-bed: 1,280 sf
Parking		171	171	Off-Street: 119 Off-Street Compact: 43 On-Street: 11 12 Bike Spaces: 3 6 Motorcycle Spaces: 3 Total: 179
Density (max)		ensity (max) 20 du/acre (45 units) 55 du/acre (127 units)		55 du/acre (127 units)
Building Height (max)		30'	82.5′	Bldgs 1 & 3 – 42' Bldg 2 – 78' 10"
Floor A	rea Ratio (FAR) (max)	1.40	2.325	1.92

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

Density: The base zoning district allows a maximum density of 20 units per acre. Based on Policy 1.2.3.4(3) of the City's Comprehensive Plan, mixed-use urban planned developments west of Dixie Highway, which include at least three use

categories, one being residential, and a minimum project size of two acres may obtain a 50% 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 50% equals a density of 45 units per acre. Furthermore, as per Section 23.3-25(g), developments which incorporate transferred development rights from city-owned properties with a future land use designation of Public can obtain an increase in overall density of 10 units per acre. 45 units per acre plus 10 units per acre equals a final density of 55 units per acre (127 units). The proposed residential planned development proposes a density of 55 units per acre (127 units), which does not exceed the maximum density allowed on this property.

Height: The base zoning district allows a maximum building height of 30 feet & 2 stories. Per LDR Section 23.3-17(d)(2)(B), blocks west of Dixie Highway adjacent to a residential zoning district may obtain an additional 5 feet in height & 1 story under the City's Sustainable Bonus Incentive Program. Additionally, Section 23.3-25(b)(2)(C) states that mixed-use urban planned developments west of Dixie Highway, which include at least three use categories, one being residential, and a minimum project size of two acres may obtain a 50% bonus on density, intensity and height over the base outlined in Table 1 of the City's Comprehensive Plan allows a height of 45 feet & 4 stories. Therefore, 45 feet & 4 stories plus 50% equals a height of 67.5 feet & 6 stories. Furthermore, as per Section 23.3-25(g), developments which incorporate transferred development rights (TDRs) can obtain an increase in overall increase in height of 15 feet & 1 story, for a total height of 82.5 feet & 7 stories. The height proposed for this project to the top of the parapet is 78.83 feet which is less than the maximum allowed building height for this property. An architectural feature in area less than 10% of the total area is allowed to exceed building height by 10 feet, or 88.83 feet. The architectural feature proposed reaches a height of 84.33 feet, and complies with this regulation.

Floor Area Ratio (FAR): The base zoning district allows a maximum FAR of 1.40 under the City's Sustainable Bonus Incentive Program per LDR Section 23.3-17(d)(7)(D). Additionally, Section 23.3-25(b)(2)(C) states that mixed-use urban planned developments west of Dixie Highway, which include at least three use categories, one being residential, and a minimum project size of two acres may obtain a 50% 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 for a FAR of 1.55. Therefore, 1.55 plus 50% equals a maximum allowed FAR of 2.325. The project proposes a total FAR of 1.92 which is less than the maximum allowed FAR for this property.

Impermeable Surface Coverage: The project proposes an impermeable surface total of 67.3%, which exceeds the City's maximum impermeable surface allowance of 65% by 2.3%. Planned Developments allow for the relaxation of certain code regulations to promote innovative design and development solutions. The project proposes an open plaza with areas for seating as well as a dog park and playground. Further, the applicant states that semi-pervious pavers are used for parking located outside the building footprint, and that the exfiltration system will provide above the minimum water quality treatment required by the South Florida Water Management District (SFWMD). The site plan proposes approximately 62,563 square feet of impervious surface area and 10,588 square feet of semi-pervious surface area. Per LDR Section 23.1-12, two square feet of semi-pervious surface shall be equivalent to one square foot of impervious surface for the purpose of calculating development regulations. Therefore, of the 10,588 square feet of semi-pervious surface area, 5,294 square feet counts towards impermeable surface coverage resulting in a total impermeable surface area of 67,857 square feet (67.3%).

Major Thoroughfare Design Guidelines / Urban Design: The project is consistent with the City's Major Thoroughfare Design Guidelines. The project places the most active uses on the site closest to the Major Thoroughfares, and places parking and vehicular areas toward the rear of the site, promoting walkability within and beyond the site. Further review on site design can be found on Page 8 of the staff report under "Qualitative Development Standards".

Setbacks: The proposed project is consistent with all setbacks in the base zoning district as proposed except for the front setback for the third story and higher, and the maximum wall height at the side setback. Per LDR Section 23.3-17(d), the front façade for the third story and above must have a front setback of 8 to 12 feet in addition to the minimum setback.

While, the project proposes a total 12-foot setback, the applicant states the request is justified as the third floor has been designed to be flush with the first and second floors based on the architectural style of the building and as shown in the RFP conceptual design. Per LDR Section 23.3-17(d), the maximum wall height at side setbacks for properties west of Dixie Highway is 45 feet, while the proposed wall height is 76 feet. The applicant states that the additional height and stories are required to compensate for the lot configuration and community space provided in the center of the property, which includes an event lawn, dog park, and playground. Furthermore, the project will provide public art located at the center of the property and a low monument logo wall along North Dixie Highway, flanked on either side by low concrete benches that are suitable for sitting. The Planning & Zoning Board staff report originally indicated that the project encroached on the front setback by 8 feet, however this was a written error. The front required setback for this project is 10 feet, and the applicant has provided a front setback of 12 feet, therefore meeting this section of the Land Development Regulations. The italicized text in this section was revised on 5/21/21.

Drainage: The City's engineer has reviewed the preliminary civil plans. Standard staff conditions of approval have been recommended, including the standard requirement to provide detailed engineering plans and data at building permit, to ensure the subject planned development meets the City's design storm (3 yr, 1 hour (2.6")) runoff that is required to be maintained on site. These conditions also include evidence of the design is in compliance with the guideline design of SFWMD drainage basin the project is associated with. This shall be provided prior to the issuance of a building permit. These conditions of approval are listed on pages 16-19 of the staff report.

Landscaping: The development proposal has been reviewed for landscaping and complies with 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. Staff has conditioned that all ground-level mechanical equipment be properly screened with landscaping and all monument signs be landscaped at the base of the sign.

Lighting: The Applicant has submitted a photometric plan which does not generate light or glare which encroaches onto any adjacent property in excess of that allowed in Section 23.4-3. Nonetheless, 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 3000 K is required and all fixtures shall be dark skies compliant.

Signage: This application is proposing one monument sign at the center of the site facing North Dixie Highway indicating the project name, as well as additional signage for the commercial units within Building 1 and 3. The proposed signage will exceed the 100 square feet permitted under code, however planned developments are allowed to provide a master sign program to establish signage conditions and regulations appropriate and specific to the site. The project has been conditioned to apply for a Minor Site Plan amendment to finalize a master sign program for individual businesses prior to 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 applicant is requesting to relax or waive sections of the LDRs as part of the mixed use urban planned development, which are outlined under the "Consistency with the City's LDR Requirements" analysis section above and includes requests related to setbacks, wall heights, signage, and maximum impermeable surface. The proposed project is a mixed-use urban

planned development for the construction of 127 multi-family units. The criteria below list the requirements of all mixed-use urban planned developments.

<u>Section 23.3-25(e) – Mixed-Use Urban Planned Development District</u>

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 – Dixie Highway 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 mixed-use urban planned development will be situated on a lot of 2.29 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 mixture of multi-family residential, retail, and office. Per the City's Use Table, LDR Section 23.3-6, multi-family and select office and retail uses are permitted by right in the MU-DH zoning district. **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: The project generally complies with the base minimum required setbacks of the base zoning district, MU-DH, however the project does not comply with the required setback for 3rd floors and above. The project has requested to reduce the setback required in this section of the code, justifying that it is providing open space in excess of what is required. **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 exceeds the minimum parking requirements. Furthermore, Section 23.4-10 permits up to 25% of required parking to be in the form of alternative parking, including compact and motorcycle spaces, as well as bicycle racks. The project provides these parking alternatives, and does not exceed 25% of the required parking at the site.

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

Staff Analysis: Landscape screening and buffering are provided along the perimeter of the site to meet the landscape buffering requirements. The project proposes a 10-to-15-foot landscape buffer along the west property lines, which includes hedging, trees, and shrubs, and continues landscape treatment around the perimeter subject site along North Dixie Highway and 17th and 18th Avenues North. A central plaza which includes an event lawn, dog park, and playground also includes numerous canopy trees and landscaping. **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 applicant has provided a photometric plan of the site which indicates that the planned development will have approximately 0.1 - 0.3 foot candles at the boundary of the development, which is less than the 1 foot candle maximum allowed by this section. Furthermore, the property proposes fixtures which point downward. The project will be conditioned to use shielded fixtures which are architecturally appropriate and have a warm color temperature in alignment with Dark Sky guidelines. **Meets Criterion.**

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 has provided features and amenities which meet the intent and standards of the Sustainable Bonus Incentive Program. **Meets Criterion.**

Development of Significant Impact (DSI):

A development of significant impact (DSI) is a commercial, office, or industrial development of 100,000 or more gross square feet of enclosed building area, including renovations of existing structures when a change to a more intensive use is anticipated, or a residential development of 100 or more dwelling units, including renovations of existing structures when a change to a more intensive use is anticipated. The project proposed qualifies as a DSI because it exceeds 100 dwelling units.

Per LDR Section 23.2-35, a proposed DSI and any amendments to an approved DSI shall be reviewed and approved in accordance with the procedures and requirements for a Conditional Use Permit except that the City Commission shall be the decision maker and not the Planning and Zoning Board or the Historic Resources Preservation Board. The Conditional Use Permit criteria is outlined in the conditional use analysis within this report starting on page 12.

Master Development Plan (Major Site Plan):

A master site plan is required in conjunction with a residential 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: The applicant states that the site is designed harmoniously and is consistent with the Major Thoroughfare Design Guidelines by providing for vibrant, diverse, safe, inviting, and sustainable features. The proposal locates the multifamily building and parking toward the rear of the site away from Dixie Highway, and locates the mixed-use buildings closer to Dixie Highway, focusing activity along the Major Thoroughfare. The proposed event lawn and plaza are located toward the center of the site, insulating the space from adjacent roadways and 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 proposal is a redevelopment of the site which was developed prior, therefore the disturbance of the natural conditions had already taken place. The proposal incorporates landscaping and features which improve upon the 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 the landscape buffering requirements. The project proposes a 7.25 ft to 15 ft landscape buffer along the west property lines, which includes hedging, trees, sod, and shrubs, and continues landscape treatment around the perimeter subject site along North Dixie Highway and 17th and 18th Avenues North. A central plaza which includes an event lawn, dog park, and playground also includes numerous canopy trees and landscaping. **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, walks, 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 locates the main residential building toward the rear of the site to promote privacy for its residents. In addition, the buildings will implement impact windows and insulation to dampen noise leak, and landscaping will promote visual privacy as well. **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 all buildings through means of the perimeter streets and interior private drive-aisles. All buildings will have access to fire hydrants and the interior drive-aisle can accommodate ambulances. All three buildings will be outfitted with a fire sprinkler system. **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 both 17th and 18th Avenues North, which are public streets. Furthermore, internal pedestrian circulation systems bring pedestrians from all surrounding public streets to all points of access to all three buildings. **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 vehicular access is located towards the rear of the site so that all pedestrian traffic has direct access to the rest of the site and Dixie Highway with no interaction with vehicular circulation. Furthermore, the plaza is designed to allow for multiple pedestrian paths to and from the public rights-of-way to enhance pedestrian comfort. **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: As stated, vehicular access to the site is provided off of 17th and 18th Avenues North in order to promote pedestrian circulation and connectivity, as well as isolate traffic movements from nearby intersections. **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 provided along the west of the property to screen the parking area from the properties to the west. Additionally, 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 an enclosed space among the parking area underneath Building 2. Solid waste and recyclables will be collected in this room, and then wheeled out to a collection point within the parking lot by the facility when the truck is scheduled for pickup. The refuse is located completely within an enclosed area and is located, designed and screened to minimize the impact of noise, glare, and odor on adjacent property. **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 127 multi-family units with commercial and retail space, and further add to the City's tax base. **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 within the MU-DH zoning district and surrounded by MU-DH zoned properties on all sides. The project proposes a development that is consistent with the MU-DH zoning district and the development incentives in the City's Comprehensive Plan. **Meets Criterion.**

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-DH zoning district and is consistent with intent of the MU-E future land use designation. **Meets Criterion.**

Section 23.2-31(I): 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 applicant states that the architectural elevations are inspired by the Bauhaus Movement and Art Deco architectural styles. Staff has reviewed the application and determined that the proposal complies with the Major Thoroughfare Design Guidelines and 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, the City's LDRs and Major Thoroughfare Design Guidelines. The proposal is also similar in nature to other structures in the general area. **Meets Criterion.**

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

Staff Analysis: The project's compliance with the community appearance and conditional use criteria is detailed below. **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-DH. Based on the intent of the MU-DH zoning district, uses most likely to occur in the district are office and commercial uses, including higher density residential use. The proposed mixed-use development is consistent with the intent of the MU-DH district. Therefore, the proposed residential 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 (across 18 th Ave N)	MU-E	MU-DH	Multi-Family, Minor Auto Repair
South (across 17 th Ave N)	MU-E	MU-DH	Multi-Family, Live/Work
East (across N Dixie Hwy)	MU-E	MU-DH	Caterer, Laundry Establishment, Restaurant
West (adjacent)	MU-E	MU-DH	Single-Family Residential

Per the Palm Beach County Property Appraiser and City Business License Records, the site is surrounded by a mixture of commercial and residential uses. To the north of the site, across 18th Avenue North, are multi-family properties and Bob Davis Minor Auto Repair, and to the east, across North Dixie Highway, is White Apron Catering, Coconut Palm Dry Cleaners and Laundry, and Farmer Girl Restaurant. To the south of the site, across 17th Avenue North, is the recently constructed multi-family mixed-use urban planned development known as "The Mid". To the west, adjacent to the property, are single-family residences. The proposed multi-family residential and retail and commercial uses have been found to be consistent with the surrounding commercial and residential 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 and businesses to the City and contribute to the City's tax base. 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 page four, the project proposes a density, height, and floor area ratio (FAR) that is less than the maximum development potential the code allows on this lot. Therefore, the project is not anticipated to be a more intensive development than what the Comprehensive Plan anticipates. **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: Residential development is reviewed as a conditional use only if it is greater than 7,500 sf. Based on the data and analysis provided in the applicant's traffic study and justification statement, the proposed project and conditional use request would result in lower levels of traffic compared to the site fully developed through permitted by right uses. Multi-family residential with three or more floors has a lower trip generation rate than multi-family residential with 2 floors or single family residential permitted by right use. In addition, the land may be subdivided and smaller yet cumulatively more intense development could occur separately, which in total would create a higher level of traffic than the proposed development. Subdividing would allow for an increase of driveways which would reduce the capacity of the adjacent roadways. Further, the applicant's traffic engineer has indicated that a combination of land uses allows for internal capture between the uses which may not otherwise occur. The Traffic Impact Statement prepared by Simmons & White, Inc. concludes the proposed project meets all Level of Service requirements and the requirements of the Palm Beach County Traffic Performance Standards. The Applicant's Traffic Study can be viewed in Attachment C. 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 Traffic Impact Statement included with the application concludes that the project meets all Level of Service requirements. In addition, the project has been conditioned to provide a Traffic Letter from Palm Beach County's Traffic Engineering indicating that the project complies with the Palm Beach County Traffic Performance Standards, and should the letter detail any improvements or modifications required at the site, then the applicant shall amend the site accordingly. The site's driveway access points are consistent with the development patterns of commercial properties along the west side of Dixie Highway within the City. The residential component of the planned development is a conditional use because of its size. 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 17th Ave N and 18th Ave N for to access Dixie Highway. 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 127-unit mixed-use development to produce significant air pollution emissions that are greater than that of a development permitted by right. The proposed residential and commercial 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 project was designed with Crime Prevention through Environmental Design (CPTED) principles, such as promoting visibility throughout 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 a 127-unit multi-family residential project. The use is not anticipated to cause unreasonable noise during the hours listed above. Therefore, the multi-family residential 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 <u>Section 23.4-3</u>, Exterior lighting.

Staff Analysis: The Applicant has submitted a photometric plan which does not generate light or glare which encroaches onto any adjacent property in excess of that allowed in Section 23.4-3. Nonetheless, 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 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 to obtain additional height and additional density from the base zoning district, MU-DH. Section 23.3-25(b)(2)(C) states that mixed-use urban planned developments west of Dixie Highway, which include at least three use categories including residential, and a minimum project size of two acres may obtain a 50% bonus on density, intensity and height over the base outlined in Table 1 of the City's Comprehensive Plan. The site plan provides for 7 floors. Section 23.3-17(d)(2) allows for 2 floors under the base zoning district. Table 1 of the

Comprehensive Plan allows for a total of 4 floors which may be utilized under a Planned Development, which this project is at a bonus cost of 5 dollars per square foot. The project also meets the threshold for a 50% increase in density, intensity, and height, which allows the project to go to 6 floors. Floor 7 is granted through the transfer of development rights program instead of the sustainable bonus incentive program and is detailed on Page 16. Any increase in height above the allowances under Table 1 in the Comprehensive Plan are at a bonus cost of 10 dollars per square foot. The total Sustainable Bonus value is calculated as \$751,560, which has been broken down in the following table:

Buildings 1 & 3 Total	Area	Value per square foot	Bonus Value Required
Floor 3	4,548 square feet	\$5	\$22,740
SBIP Subtotal	4,548 square feet	\$5	\$22,740
Building 2 Total	Area	Value per square foot	Bonus Value Required
Floor 3	25,052 square feet	\$5	\$125,260
Floor 4	25,052 square feet	\$5	\$125,260
Floor 5	25,052 square feet	\$10	\$250,520
Floor 6	25,052 square feet	\$10	\$250,520
Floor 7 (TDR, not part of SBIP)	24,672 square feet	\$10	\$246,720 TDR Value
SBIP Subtotal (excluding Floor 7)	100,208 square feet	\$5-\$10	\$751,560
Bldg 1-3 Total (excluding Floor 7)	104,756 square feet	\$5-\$10	\$774,300

The applicant is providing \$864,000 in on-site and off-site improvements. Staff has reviewed the proposed features and amenities and find them to be generally consistent with the purpose of the Sustainable Bonus Incentive Program. However, individual high efficiency fixtures are not eligible and may only be considered as part of a certification program like Florida Green Building. Therefore, the sustainable bonus has been conditioned to require Florida Green Building certification, which is equivalent to 50% of the value or sustainable bonus, or to require a payment in lieu of the certification. A breakdown of these improvements can be viewed below:

Incentive	On-Site or Off-Site	Bonus Value Required
Enhanced Landscaping	On-site	\$50,000
Dog Park and Playground	On-site	\$100,000
High-Efficiency Water Fixtures *	On-site	\$75,000
Fundamental Commissioning*	On-site	\$30,000
Minimum Energy Performance*	On-site	\$35,000
High-Efficiency HVAC*	On-site	\$330,000
Public Art – Murals & Plaza Sculpture	On-site	\$144,000
Utility Undergrounding (TBD)	Off-Site	\$100,000
TOTAL INCENTIVES PROVIDED		\$864,000

^{*}Improvement value removed and a Florida Green Building certification, or fee in lieu improvement shall be required.

Transfer of Development Rights (TDR)

Section 23.3-25(g) establishes the city's Transfer of Development Rights program. Projects which utilize the Transfer of Development Rights program may obtain one additional story of no more than fifteen feet in height, an increase in overall density of ten units per acre, and an increase in overall floor area ratio (FAR) of ten percent. The rights are valued at a cost of \$10 per square foot, and are payed to the city in exchange for development rights on city-owned properties with a future land use designation of Public. The total development rights cost for the 7th floor is \$246,720. Below is the criteria projects must meet to qualify for the program.

1. Projects incorporating transfer development rights must be a mixed use urban planned development, planned development, mixed use planned development or residential planned development.

Staff Analysis: The proposed project is a mixed-use urban planned development. Meets Criterion.

2. Projects must have incorporated all of the density, height and intensity bonuses available under the sustainable bonus program prior to being eligible for the transfer development rights program.

Staff Analysis: The proposed project has incorporated all of the density, height, and intensity bonuses available under the sustainable bonus program, and the receipt of the development rights will result in development beyond the sustainable bonuses as permitted by code. **Meets Criterion.**

Public Support/Opposition:

Staff has not received any letters of support or opposition.

CONCLUSION:

The proposed request for a Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development 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,
 - a. Provide the voltage requirements of the three buildings proposed on the site. Building 2 will need to be three-phase since a single-phase transformer cannot handle the load of the building.
 - b. Provide the location requested for the padmount transformers and the meter centers for each building. The transformer locations must be accessible to our vehicles, and must have 8-ft minimum clearance in the front of them and 3-ft minimum clearance on the sides and rear, including landscaping. They also must not be under or inside any structure.
 - c. Provide the load calculations for all buildings, the electrical riser diagrams for all buildings, and the construction plans showing the water, sewer, drainage, paving, landscaping, and lighting for the project.
- 2. Before the issuance of a Certificate of Occupancy
 - a. A 10-ft-wide utility easement for all of the electric lines, transformers and other equipment will be required to be recorded. The easement is required to provide power to this project.
 - b. Install all schedule-40 gray conduit as required by Lake Worth Beach for this project for its primary cable. This conduit must be installed at a 42" minimum depth. Pad specs will be provided to show the proper orientation of conduit at the padmount transformers.
 - c. Lighting for the parking areas on the site shall be installed at the property owner/s' or developer/s' expense.

3. Costs associated with the City of Lake Worth Beach's materials and labor for this project shall be reimbursed to the Electric Utility prior to the issuance of a Certificate of Occupancy.

Planning and Zoning:

- All lighting shall 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 and shall comply with lighting code regulations in <u>LDR</u> <u>Section 23.4-3</u>. If using LED lighting, a warm light tone is required. Lighting fixtures should comply with dark skies fixture recommendation, including a 2700K and be consistent with the architectural style of the project.
- 2. All ground level mechanical and electrical equipment shall be screened with shrub hedging or opaque fencing or walls. Chain link or other similar type open fencing shall not be permitted. Additionally, per LDR Section 23.4-21(1), all roof-mounted equipment shall not be visible. Materials used for screening purposes shall be compatible with the architectural style, color, and materials of the principal building from adjacent property or an adjacent street shall be screened from view. The minimum height of such screening shall be equal to the highest point of the systems/equipment.
- 3. A Minor Site Plan amendment to establish a Uniform Master Sign Program for individual tenants/businesses in accordance with the City's Land Development Regulations is required.
- 4. Prior to the issuance of a building permit:
 - a. Provide a traffic performance letter from Palm Beach County's Traffic Division. Should the letter recommend any changes or improvements to the site or surrounding area, the applicant shall enter into the applicable site plan amendment process to amend the site plan.
 - b. Provide for 4% of required parking as electric vehicle charging infrastructure spaces as per 23.4-10(g) and indicate on the site plan
 - c. Notification of intent to acquire Florida Green Building certification or payment in lieu of improvements required for the Sustainable Bonus Program.
 - d. Provide landscape screening at the base of all proposed monument signage.
- 5. Prior to certificate of occupancy, the applicant shall pay \$246,720 toward the city's Transfer of Development Rights program.

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. Prior to performing work in the right of way, the applicant shall apply for and receive issuance of a "Right of Way/Utility Permit" application.
- 3. Prior to the issuance of a building permit:
 - a. the applicant shall contact the Lake Worth Drainage (LWDD) District's Engineering Department and obtain any required permit(s), if necessary, and furnish to the City. Prior to the issuance of a building permit, the applicant shall contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.
 - b. the Applicant shall 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. Solid Waste and Recycling Division contact number is 561-533-7344.
 - c. the applicant shall submit an Erosion Control plan and indicate the BMP's and NPDES compliance practices.
 - d. the applicant shall furnish to the City a copy of the FDOT right of way permit for permitted work on Dixie Highway.
- 4. Prior to the issuance of a certificate of occupancy:
 - a. All conditions of approval shall have been satisfied under jurisdiction of the Department of Public Works.

- b. All off-site improvements inclusive of sidewalk, curb and gutter, parking, curb cut entry, sodding, landscaping, signage and striping in accordance with the approved site plan shall be constructed. All improvements shall meet the standards and specifications of the Public Works Dept and comply with the Policy and Procedure Manual.
- c. 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 shall be restored to the same condition as prior to construction.
- d. The site shall be fine graded and all disturbed areas shall be sodded with bahia sod.
- e. The site shall broom swept, including all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
- f. 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

Utilities Water & Sewer:

- 1. Twenty days prior to first site plan approval reading at the City Commission, the development shall provide data to demonstrate that on-site containment of stormwater based on the three-year, one-hour design storm event or 2.6 inches of precipitation, over the entire site area and shall include the geotech data required to support the drainage calculations.
- 2. Prior to the issuance of a building permit:
 - a. An FDOT on Access Management shall be provided.
 - b. Provide a drainage statement from a registered FL engineer regarding floodplain management provisions for water quality and quantity, as well as meeting the SFWMD drainage basin conditions.
 - c. Provide a section detail at each property direction from back of building or curb to property line. Please ensure that these open spaces are meeting the City's policy of containing the 3 year 1 hour storm event as well as meeting the drainage requirements of the 25 year storm as per the SFWMD drainage basin requirements.
 - d. Please show how drainage will be handled between all building structures (specifically NE and SE) in all directions.
 - e. Provide an Erosion Control plan and with the BMPs and NPDES compliance practices for the project site.
 - f. The drainage as-builts for 17th Ave N were recently completed and the CAD files shall be imported into the proposed plan to ensure the existing drainage infrastructure in 17th Ave N is consistent with the propose plan driveways and on street parking. Contact Giles Rhoads at the water department: 561-586-1640 grhoads@lakeworthbeachfl.gov
 - g. Opposing left turn lanes shall be required to be striped in on Dixie Hwy at 17th Ave N pending the final traffic review and approvals by the State and/or County.
 - h. Additional detail, including expanded views of the site depicting the cross-driveway access from the MID on 17th Ave to the proposed multi-family residential building on 18th Ave N.
- 3. Prior to the issuance of a building permit, the following actions shall be completed:
 - i. At time of engineering submittal provide a full drawing set the proposed drainage, Calculations, and any permits or permitting information from SFWMD and LWDD.
 - ii. Add all structure and conflict information on the plans.
 - iii. Complete water, sewer and drainage plans showing proposed pipe sizes, materials, structure sizes, utility crossing elevations, hydrants, manholes, as well as all pertinent site elevations.
 - iv. Proposed watermains shall have a minimum depth of 36 inches.
 - v. Show irrigation service line/s up the meter and backflow RPZ device/s.
 - vi. 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.
 - vii. Fireflow calculations based on a recent hydrant test. Contact Pedro Segovia with Palm Beach County at psegovia@pbcgov.com

- viii. Water and Sewer utilities will require a dedicated 15-foot utility easement.
- ix. Provide a copy of FDOT permit for any work within or touching Dixie Highway.
- x. Signed and sealed Drainage Calculations including statement regarding floodplain management provisions for water quality and quantity shall be provided to the City.
- xi. Provide geotechnical information for the determination of the hydraulic conductivity of the soil, and groundwater elevation.
- xii. An Erosion Control plan and with the BMPs and NPDES compliance practices shall be provided for the project site.
- xiii. 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.
- xiv. Provide existing and proposed site grades.
- xv. Indicate vertical datum on all plan drawings with grades.
- xvi. All applicable City of Lake Worth details.
- xvii. Capacity fees for water and sewer shall be paid in full in accordance with the current City Ordinance.
- b. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
 - i. Provide a copy of the recorded easements.
 - ii. Record a Bill of Sale for the public water and sewer mains.

Board Actions:

I MOVE TO RECOMMEND APPROVAL OF PZB PROJECT NUMBER 21-00900001 with staff recommended **conditions** for a Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development Incentive Program to construct a 127-unit mixed use 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 21-00900001 for a Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development Incentive Program to construct a 127-unit mixed use 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, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development Incentive Program.

ATTACHMENTS:

- A. Site Plan Package
- B. Supplemental Supporting Documents



SFWMD SURFACE WATER MANAGEMENT LICENSE

DRAINAGE CALCULATIONS

FOR

DECO GREEN

ΑT

LAKE WORTH, FL

PREPARED BY: IBI GROUP, INC DATE: 5/7/2021 FILE 127192



SFWMD SURFACE WATER MANAGEMENT CALCULATIONS

PROJECT NAME: DECO GREEN

PROJECT NO: 127192 DATE: 4/5/2021

PATRICIA F RAMUDO

Digitally signed by PATRICIA F RAMUDO Date: 2021.05.07 17:09:32

Patricia F. Ramudo, PE, LEED AP FL Reg. No. 35798

PROJECT NARRATIVE

The project is located at 1715 N Dixie Hwy, Lake Worth, FL / Parcel # 38434416060140010. The proposed mixed-use project includes the construction of a residential building, parking garage, two retail buildings, a park, a playground, and event area. Additionally the site will include water & sewer, stormwater facilities, and sidewalk infrastructure. The South Florida Water Management District (SFWMD) requirements include analysis of the 5Year -1 Day, 25 Year - 3 Day, 100 Year - 3 Day storm events for lower parking inlet elevation, berm and discharge rates, and finished floor elevations respectively. Furthermore, the City of Lake Worth requires the 3 Year - 1 Hour storm event be evaluated and fully retained on-site (Code of Ordinance Sec. 18-103.). According to the Eastern Palm Beach County map included in this report, the control water table is estimated at 4.50 ft NAVD. However, the geotechnical report from TSF shows the water table encountered during testing is found at higher elevations - approximately 9-10 feet below ground surface. As such, we established the water table at elevation 9.50 ft NAVD for a much more conservative approach. The drainage system features an 6'Wx 5.5'H Exifiltration trench to meet the water quality and water quantity requirements. A control structure featuring a 6" inverted triangle orifice at EL 14 ft NAVD will discharge offsite to the 17th Ave North storm system. According to the Survey by Miller Land, the southern half portion of the property drains south onto 17th Ave North. As such, that portion of the site will be evaluated at the 25 Year storm event for pre- vs post development discharge rates comparison. The summary table below provides the final pre-vs post elevations and discharge rates for all the aforementioned stormevents.

1. PROPOSED PROJECT LAND USE

TOTAL AREA AREA	BUILDING AREA		REA AREA BUILDING AREA PERVIOUS AREA		IMPER	RVIOUS AREA
(ACRES)	(ACRES)	%	(ACRES)	%	(ACRES)	%
2.314	0.26	11.22	0.71	30.60	1.330	57.48
2.314	0.26	11.22	0.71	30.60	1.330	57.48

Total Site Summary:

Site area (ac)	2.314	100%
Building area (ac)	0.26	11%
Impervious area (ac)	1.330	57%
Pervious area (ac)	0.71	31%

2. FLOOD AND RAINFALL CRITERIA

3 year, 1 Hour **	2.60	inches	City of LW req.
5 year, 1 day storm *	7.00	inches	Parking
25 year, 1 day storm *	12.30	inches	Perimeter
100 year, 3 day storm *	16.20	inches	Finish Floor Elevation

^{*} SFWMD - Rainfall Maps

3. COMPUTE SOIL STORAGE

	Pie-	Post-		
Control elevation **	4.50	4.50	'NAVD	Palm Beach County Water Table Map
Estimated Seasonal HWT Elevation	9.50	9.50	'NAVD	TSF Geotech Report (01/01/2020)
Average site elevation	16.21	15.88	'NAVD	Topographic Survey and PGD
Depth to water table	6.71	6.38	ft.	
	Pre	Post		
Available ground storage - 25% compaction	8.18	8.18	inches	
Pervious Area within the site area	1.37	0.71	acres	
Soils Storage S per SFWMD criteria	4.84	2.50	inches	

^{**} FDOT IDF CURVE - ZONE 10

4. WATER QUALITY REQUIREMENTS

1)	Based	on	the	first	1"	of	runoff	over	total	site
----	-------	----	-----	-------	----	----	--------	------	-------	------

Site area	2.31	acres
Required retention	2.31	acre-in
	0.19	ac-ft

2) Based on 2.5 inches times percent impervious

a) Site area (Total Project -(Building+Lake)	2.05 acres
b) Impervious area (Site area - pervious)	1.35 acres
c) Percent impervious	65.53%
d) Inches to be treated (2.5" x % impervious)	1.64
e) Req Volume (inches to be treated x(Total site -Lake)	3.79 acre-in
Required Volume	0.32 ac-ft

The required Water Quality Volume to be treated is :

0.32 ac-ft

If this is a project on commercial zoned land, 0.5 in. of dry retention/detention must be provided.

3) Compute pretreatment volume based on 1/2" inches of runoff

Total site - Lake	2.31	acres
Required pretreatment based on 1/2"	1.16	acre-in
	0.10	acre-ft

5. PROVIDED WATER QUALITY

a) Proposed exfiltration trenches

	Required (AF)	Provided (AF)	Check	Storage Stage Met
Proposed Exfiltration Trenches		0.58		
Total Dry Water Quality	0.32	0.58	PASS	13.2
Pretreatment Volume	0.10	0.58	PASS	

6. WATER QUANTITY CRITERIA

Compute Runoff 3 Yr	Storm $O = \frac{(P - 0.2)}{P - 0.2}$			
Rainfall (P)	2.60	in	$Q = \frac{P + 0.8S}{P + 0.8S}$	
Runoff (Q)	0.96	in		
Runoff Volume (0.18	ac-ft	V=Q*A/12	

Fully retained on site at EL 11.52 (Refer to Stage Storage Table)

Volume Provided in Exfiltration Trenches

Exfiltration Trench Calculations

$$\begin{split} L &= V/(K(H2^*W + 2H2^*Du - Du^2 + 2^*H2^*Ds) + (1.39X10^*-4)^*W^*Du) \\ V &= L^*(K(H2^*W + 2H2^*Du - Du^2 + 2^*H2^*Ds) + (1.39X10^*-4)^*W^*Du) \end{split}$$

Design Information:

W = Trench Width:	6 ft	
K = Hydraulic Conductivity:	1.86E-04 cfs*sq ft-ft head	(average of 3 field tests)
H2 = Depth to Water Table:	6.50 ft	
Du = Non-Saturated Trench Depth:	5.50 ft	
Ds = Saturated Trench Depth:	0.00 ft	
L= Length provided	356 ft	

Provided Storage in Exfiltration Trenches =

	select backfill	12 inches	backfill
†	pea gravel	6 inches	gravel
unsaturated trench depth		6 inches minimum	pipe cover
\downarrow \downarrow \blacktriangledown	B pipe	12 inches minimum	perforated pipe diamete
D _s =	coarse rock	12 inches minimum	pipe bed

6.947 <u>ac-in</u> <u>0.579</u> <u>ac-ft</u>

16 ft NAVD - Lowest Inlet Elevation at Exfil trench
 Limerock base and asphalt depth = 0.75' 15 ft NAVD - Top of Trench

1.5 ft, Diameter of Perforated Pipe

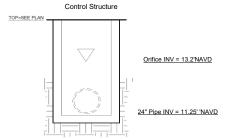
10.50 ft NAVD - Invert of Perforated HDPE

9.50 ft NAVD - Bottom of Trench Elevation 9.50 ft NAVD - High water Table Elevation

Discharge Caculations at 25 year Storm event

Pre-development discharge to 17th Ave

	С	А	CxA	C (w avg)
Open	0.3	0.854	0.256	
Impervious	0.95	0.398	0.378	
Total		1.251		0.51



Q=CIA 5.39 cfs

I = 8.5 in/hr *

*(FDOT IDF Curve - Zone 10)

Post-development discharge to 17th Ave

Q 0.97 < 5.36 csf Passed

Refer to cascade Analysis for 25 Year - 3 Day stormevent

Proposed Site Discharge is via a 6" inverted triange orifice at EL 13.2 ft NAVD

Summary

REFER TO CASCADE ROUTINGS

Storm Event	Pre	Post	Comment
3 year - 1 Hour	16.26	12.53 ft' NAVD	fully retained on-site
5 Year - 1 day	16.26	15.92 ft' NAVD	
25 Year - 3 day	16.85	16.23 ft' NAVD	w/ bleeder discharge
100 year - 3 day	17.20	16.76 ft' NAVD	



Deco Green - Pre- Development Storage Analysis

Grading Criteria

Description		Acreage	Low EL ('NAVD)	High EL. ('NAVD)
		ac.	ft	ft
Α	Building	0.000	0	0
В	Pervious/Landscpae	1.793	15.14	17.28
С	Parking-Impervious	0.501	15.62	17.03

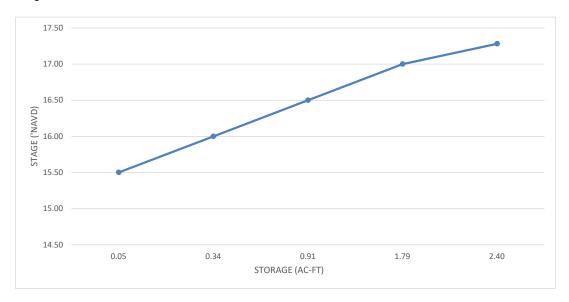
Stage Storage

Stage	Site Storage	Retention Storage	Total Storage
'NAVD	ac-ft	ac-ft	ac-ft
15.14	0.00	0	0.00
15.50	0.05	0	0.05
16.00	0.34	0	0.34
16.50	0.91	0	0.91
17.00	1.79	0	1.79
17 28	2.40	0	2.40

Note: Datum Conversion

'NGVD - 1.5'75 = 'NAVD







Deco Green- Post-Development Storage Analysis

Grading Criteria

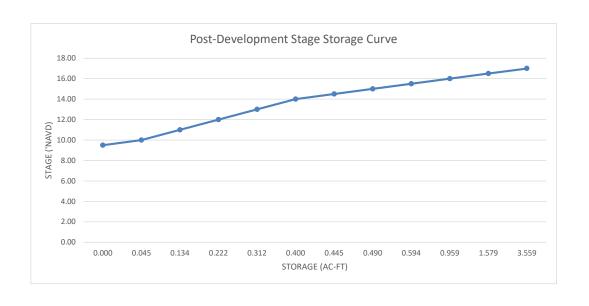
	Description	Acreage	Porosity	Depth	Net Area	Low EL ('NAVD)	High EL. ('NAVD)
		ac.	%	in.	ac.	ft	ft
Α	Building	0.260			0.260	17.50	17.50
В	Concrete/Hardscape	1.173			1.173	15.75	16.75
С	Pervious Concrete	0.252	20%	6	0.050	15.75	16.75
D	Dog Park	0.030	40%	1.5	0.012	16.00	16.50
Е	Landscape	0.567			0.567	15.00	16.75
F	Playground	0.032			0.032	16.25	16.50

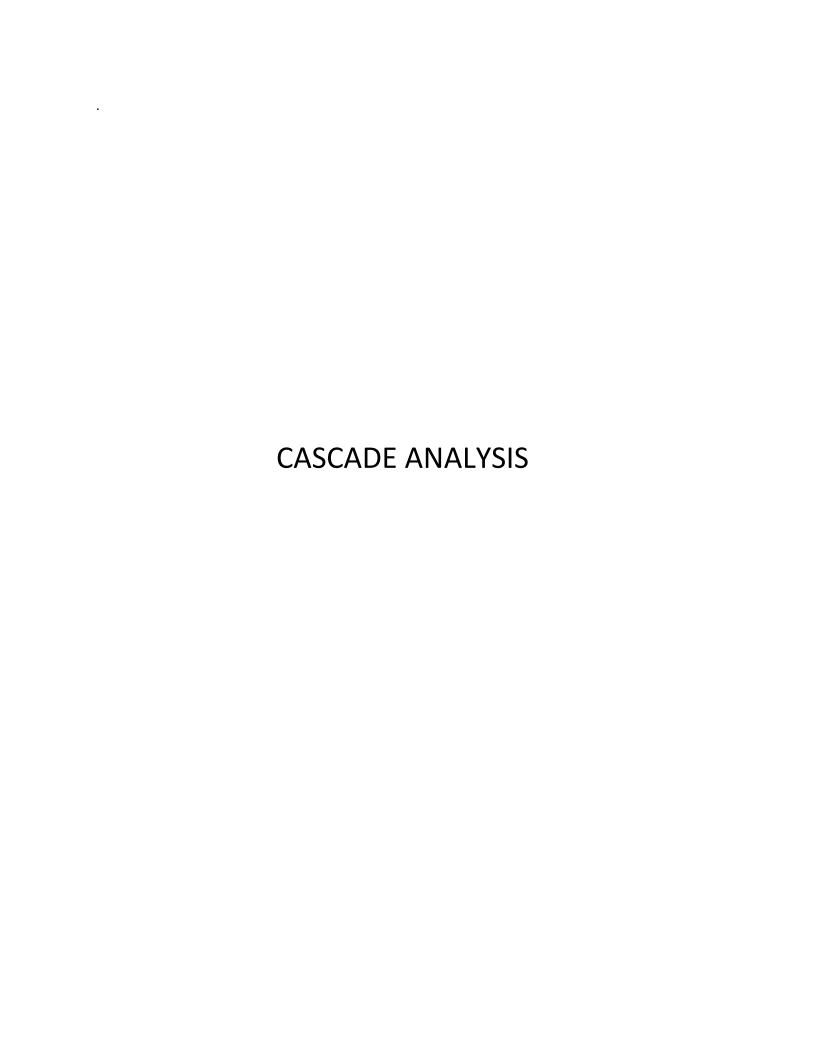
Stage Storage

Stage	Site Storage	Trench Storage	Total Storage
'NAVD	ac-ft	ac-ft	ac-ft
9.50	0.00	0.00	0.000
10.00	0.00	0.045	0.045
11.00	0.00	0.134	0.134
12.00	0.00	0.222	0.222
13.00	0.00	0.312	0.312
14.00	0.00	0.400	0.400
14.50	0.00	0.445	0.445
15.00	0.00	0.490	0.490
15.50	0.06	0.534	0.594
16.00	0.38	0.579	0.959
16.50	1.00	0.579	1.579
17.00	2.98	0.579	3.559

Note: Datum Conversion

'NGVD - 1.5' = 'NAVD





Project Number:

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: On-Site

Method: Santa Barbara Unit Hydrograph Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 5 year 1 Day Rainfall: 7 inches

Area: 2.31 acres

Ground Storage: 4.88 inches Time of Concentration: 0.1 hours Initial Stage: 15.14 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
15.14	0.00
15.50	0.05
16.00	0.34
16.50	0.91
17.00	1.79
17.28	2.40

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc Max (cfs) Time (hr) Min (cfs) Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

					:====		:====
Basin	n Max ((ft) Tim∈	(hr)	Min (ft)	Time	(hr)
					:===:		====
On-Site	e 16	5.26	24.80	15	.14		0.00

BASIN WATER BUDGETS (all units in acre-ft)

Total		Structure	Structure	Initial	Final		
Runoff	Basin	Inflow	Outflow	Storage	Storage	Residual	
0.64	On-Site	0.00	0.00	0.00	0.64	0.00	

PRE 5 YEAR - 1 DAY ALL ELEVATIONS SHOWN ARE IN NAVD.

Project Number:

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: On-Site

Method: Santa Barbara Unit Hydrograph Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year 3 Day Rainfall: 12.3 inches

Area: 2.31 acres

Ground Storage: 4.84 inches Time of Concentration: 0.1 hours Initial Stage: 15.14 ft NGVD

Stage	Storage
(ft NGVD)	(acre-ft)
15.14	0.00
15.50	0.05
16.00	0.34
16.50	0.91
17.00	1.79
17.28	2.40

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc Max (cfs) Time (hr) Min (cfs) Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

============				
Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
=======================================				
On-Site	16.85	72.80	15.14	0.00

BASIN WATER BUDGETS (all units in acre-ft)

	Total	Structure	Structure	Initial	Final	
Basin	Runoff	Inflow	Outflow	Storage	Storage	Residual
On-Site	1.53	0.00	0.00	0.00	1.53	0.00

PRE 25 YEAR - 3 DAY ALL ELEVATIONS SHOWN ARE IN NAVD.

Project Number:

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: On-Site

Method: Santa Barbara Unit Hydrograph Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year 3 Day Rainfall: 16.2 inches

Area: 2.31 acres

Ground Storage: 4.84 inches Time of Concentration: 0.1 hours Initial Stage: 15.14 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
15.14	0.00
15.50	0.05
16.00	0.34
16.50	0.91
17.00	1.79
17.28	2.40

ALL ELEVATIONS SHOWN ARE IN NAVD.

PRE 100YEAR - 3 DAY

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc Max (cfs) Time (hr) Min (cfs) Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin Max (ft) Time (hr) Min (ft) Time (hr)
On-Site 17.20 72.80 15.14 0.00

BASIN WATER BUDGETS (all units in acre-ft)

		Total	Structure	Structure	Initial	Final	
	Basin	Runoff	Inflow	Outflow	Storage	Storage	Residual
	============						
	On-Site	2.22	0.00	0.00	0.00	2.22	0.00

Project Number:

Period Begin: May 07, 2021;0000 hr End: May 14, 2021;0000 hr Duration: 168 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: On-Site

Method: Santa Barbara Unit Hydrograph Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 5 year 1 Day Rainfall: 7 inches

Area: 2.314 acres

Ground Storage: 2.53 inches Time of Concentration: 0.1 hours Initial Stage: 9.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
9.50	0.00
10.00	0.04
11.00	0.13
12.00	0.22
13.00	0.31
14.00	0.40
15.00	0.49
15.50	0.59
16.00	0.96
16.50	1.58
17.00	3.56

Offsite Receiving Body: Offsite1

Time	Stage
(hr)	(ft NGVD)
0.00	11.00
72.00	13.00
170.00	11.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc Max (cfs) Time (hr) Min (cfs) Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-Site	15.92	25.00	9.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

	Total	Structure	Structure	Initial	Final	
Basin	Runoff	Inflow	Outflow	Storage	Storage	Residual
On-Site	0.90	0.00	0.00	0.00	0.90	0.00

POST 5 YEAR - 1 DAY ALL ELEVATIONS SHOWN ARE IN NAVD.

Project Number:

Period Begin: May 07, 2021;0000 hr End: May 14, 2021;0000 hr Duration: 168 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: On-Site

Method: Santa Barbara Unit Hydrograph Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year 3 Day Rainfall: 12.3 inches

Area: 2.314 acres

Ground Storage: 2.53 inches Time of Concentration: 0.1 hours Initial Stage: 9.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
9.50	0.00
10.00	0.04
11.00	0.13
12.00	0.22
13.00	0.31
14.00	0.40
15.00	0.49
15.50	0.59
16.00	0.96
16.50	1.58
17.00	3.56

Offsite Receiving Body: Offsite1

Time	Stage		
(hr)	(ft NGVD)		
0.00	11.00		
72.00	13.00		
170.00	11.00		

Structure: 1

From Basin: On-Site To Basin: Offsite1 Structure Type: Gravity

Weir: None

Bleeder: Inv-Tri, Invert Elev = 13.2 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

Default Coefs: Weir Coef = 2.5, Orifice Coef = 0.6

Pipe: Diameter = 1.5 ft, Manning's n = 0.011, Length = 47 ft

US Invert Elev = 11.25 ft NGVD, DS Invert Elev = 11 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	9.50	11.00
1.00	0.06	0.00	0.00	0.00	9.50	11.03
2.00	0.11	0.00	0.00	0.00	9.50	11.06
3.00	0.17	0.00	0.00	0.00	9.50	11.08
4.00	0.22	0.00	0.00	0.00	9.50	11.11
5.00	0.28	0.00	0.00	0.00	9.50	11.14
6.00	0.33	0.00	0.00	0.00	9.50	11.17
7.00	0.39	0.00	0.00	0.00	9.50	11.19
8.00	0.44	0.00	0.00	0.00	9.50	11.22
9.00	0.50	0.00	0.00	0.00	9.50	11.25
10.00	0.55	0.00	0.00	0.00	9.50	11.28
11.00	0.61	0.01	0.00	0.00	9.51	11.31
12.00	0.66	0.01	0.00	0.00	9.52	11.33
13.00	0.72	0.02	0.00	0.00	9.53	11.36

POST 25 YEAR - 3 DAY ALL ELEVATIONS SHOWN ARE IN NAVD.

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
14.00	0.77	0.02	0.00	0.00	9.55	11.39
15.00	0.83	0.03	0.00	0.00	9.57	11.42
16.00	0.88	0.03	0.00	0.00	9.60	11.44
17.00	0.94	0.03	0.00	0.00	9.63	11.47
18.00 19.00 20.00 21.00	0.99 1.05 1.10 1.16	0.04 0.04 0.04 0.05	0.00 0.00 0.00	0.00 0.00 0.00	9.66 9.70 9.74 9.78	11.50 11.53 11.56 11.58
22.00 23.00 24.00	1.10 1.21 1.27 1.32	0.05 0.05 0.05	0.00 0.00 0.00	0.00	9.82 9.87 9.92	11.61 11.64 11.67
25.00	1.40	0.08	0.00	0.00	9.99	11.69
26.00	1.48	0.09	0.00	0.00	10.07	11.72
27.00	1.56	0.09	0.00	0.00	10.16	11.75
28.00	1.64	0.10	0.00	0.00	10.25	11.78
29.00 30.00 31.00 32.00	1.72 1.80 1.88 1.96	0.10 0.11 0.11 0.11	0.00 0.00 0.00	0.00 0.00 0.00	10.34 10.43 10.53 10.64	11.81 11.83 11.86 11.89
33.00	2.04	0.11	0.00	0.00	10.74	11.92
34.00	2.12	0.12	0.00	0.00	10.85	11.94
35.00	2.20	0.12	0.00	0.00	10.96	11.97
36.00	2.29	0.12	0.00	0.00	11.07	12.00
37.00	2.37	0.12	0.00	0.00	11.19	12.03
38.00	2.45	0.13	0.00	0.00	11.31	12.06
39.00	2.53	0.13	0.00	0.00	11.43	12.08
40.00	2.61	0.13	0.00	0.00	11.55	12.11
41.00	2.69	0.13	0.00	0.00	11.67	12.14
42.00	2.77	0.13	0.00	0.00	11.80	12.17
43.00	2.85	0.14	0.00	0.00	11.93	12.19
44.00	2.93	0.14	0.00	0.00	12.05	12.22
45.00	3.01	0.14	0.00	0.00	12.18	12.25
46.00	3.09	0.14	0.00	0.00	12.31	12.28
47.00	3.17	0.14	0.00	0.00	12.44	12.31
48.00	3.25	0.14	0.00	0.00	12.57	12.33
49.00	3.34	0.16	0.00	0.00	12.72	12.36
50.00	3.43	0.17	0.00	0.00	12.87	12.39
51.00	3.54	0.20	0.00	0.00	13.05	12.42
52.00	3.66	0.24	0.00	0.00	13.25	12.44
53.00	3.81	0.31	0.06	0.00	13.50	12.47
54.00	4.00	0.38	0.22	0.01	13.70	12.50
55.00	4.23	0.46	0.33	0.04	13.83	12.53
56.00	4.49	0.54	0.40	0.07	13.97	12.56
57.00	4.80	0.65	0.46	0.11	14.12	12.58
58.00	5.18	0.81	0.54	0.15	14.35	12.61
59.00	5.68	1.20	0.66	0.20	14.72	12.64
60.00	9.19	13.27	0.93	0.26	15.91	12.67
61.00	10.19	1.55	0.97	0.34	16.14	12.69
62.00	10.65	0.93	0.97	0.42	16.14	12.72
63.00	10.94	0.61	0.97	0.51	16.13	12.75
64.00	11.21	0.61	0.96	0.58	16.10	12.78
65.00	11.38	0.37	0.96	0.66	16.07	12.81
66.00	11.54	0.37	0.95	0.74	16.03	12.83
67.00	11.70	0.37	0.94	0.82	15.98	12.86
68.00	11.87	0.37	0.93	0.90	15.91	12.89
69.00	11.97	0.25	0.91	0.97	15.84	12.92
70.00	12.08	0.25	0.90	1.05	15.76	12.94
71.00	12.19	0.25	0.88	1.12	15.69	12.97
72.00	12.30	0.25	0.87	1.20	15.62	13.00
73.00	12.30	0.00	0.85	1.27	15.53	12.98
74.00	12.30	0.00	0.79	1.33	15.26	12.96
75.00	12.30	0.00	0.71	1.40	14.92	12.94
76.00	12.30	0.00	0.54	1.45	14.35	12.92
77.00	12.30	0.00	0.37	1.48	13.92	12.90
78.00	12.30	0.00	0.18	1.50	13.66	12.88
79.00	12.30	0.00	0.09	1.51	13.54	12.86
80.00	12.30	0.00	0.05	1.52	13.48	12.84
81.00	12.30	0.00	0.04	1.52	13.44	12.82
82.00	12.30	0.00	0.03	1.52	13.41	12.80
83.00	12.30	0.00	0.03	1.53	13.39	12.78

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
(hr) ======= 84.00 85.00 86.00 87.00 89.00 90.00 91.00 92.00 93.00 94.00 95.00 96.00 97.00 101.00 102.00 103.00 104.00 105.00 107.00 108.00 107.00 110.00 11	Rainfall (in) 12.30	Runoff (cfs) 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	Discharge (cfs) 0.02 0.01 0.01 0.01 0.01 0.01 0.00 0.00	Discharge (acre-ft)	Stage (ft NGVD)	Stage (ft NGVD)
140.00	12.30	0.00	0.00	1.54	13.24	11.61

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
154.00 155.00 156.00 157.00 158.00 159.00 160.00 161.00 162.00 163.00 164.00 165.00 166.00 167.00	12.30 12.30 12.30 12.30 12.30 12.30 12.30 12.30 12.30 12.30 12.30 12.30 12.30	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	1.54 1.54 1.54 1.54 1.54 1.54 1.54 1.54	13.24 13.24 13.24 13.24 13.24 13.24 13.24 13.24 13.24 13.23 13.23 13.23 13.23	11.33 11.31 11.29 11.27 11.24 11.22 11.20 11.18 11.16 11.14 11.12 11.10 11.08 11.06

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max	(cfs)	Time	(hr)	Min	(cfs)	Time	(hr)
	=====							
1		0.97	6	51.80		0.00		0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-Site	16.15	61.80	9.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

============		:========		========		
	Total	Structure	Structure	Initial	Final	
Basin	Runoff	Inflow	Outflow	Storage	Storage	Residual
============		:========		========		
On-Site	1.87	0.00	1.54	0.00	0.33	0.00

Project Name: Deco Green Reviewer: Patricia F Ramudo

Project Number:

Period Begin: May 07, 2021;0000 hr End: May 14, 2021;0000 hr Duration: 168 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: On-Site

Method: Santa Barbara Unit Hydrograph Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year 3 Day Rainfall: 16.2 inches

Area: 2.314 acres

Ground Storage: 2.53 inches Time of Concentration: 0.1 hours Initial Stage: 9.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
9.50	0.00
10.00	0.04
11.00	0.13
12.00	0.22
13.00	0.31
14.00	0.40
15.00	0.49
15.50	0.59
16.00	0.96
16.50	1.58
17.00	3.56

Offsite Receiving Body: Offsite1

Time	Stage
(hr)	(ft NGVD)
0.00	11.00
72.00	13.00
170.00	11.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc Max (cfs) Time (hr) Min (cfs) Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

=======		=====			=====				
	Basin	Max	(ft)	Time	(hr)	Min	(ft)	Time	(hr)
		=====							
0	n-Site	1	6.76	7	2.80		9.50		0.00

BASIN WATER BUDGETS (all units in acre-ft)

	Total	Structure	Structure	Initial	Final	
Basin	Runoff	Inflow	Outflow	Storage	Storage	Residual
============						
On-Site	2.61	0.00	0.00	0.00	2.61	0.00

POST 100 YEAR - 3 DAY ALL ELEVATIONS SHOWN ARE IN NAVD. GEOTECHNICAL REPORT (TSF GEO)



January 11, 2020

OAG Investment 5 LLC 10135 SW 75th Pl Miami, FL 33156

Attn: Mr. Ricardo Hernandez email: rihernanp@gmail.com

RE: Due Diligence Geotechnical Engineering Study 1715 N Dixie Hwy Proposed Development Lake Worth, Florida TSF File No. 7111-20-447

Dear Ricardo:

TSF, Inc. is pleased to transmit our Due Diligence Geotechnical Engineering Study Report for the above-referenced project. This report includes the results of field testing and preliminary geotechnical evaluation for foundation, as well as recommendations for general site development.

We appreciate the opportunity to perform this Due Diligence Geotechnical Study and look forward to continued participation during the final design phase of this project. Please contact our office if you have any questions about this report, or if we may be of further service.

Respectfully submitted,

TSF, INC.

Harmon C. Bennett, P.E.

Principal Engineer FL Reg. No. 53130

Ramakumar Vedula, P.E. Principal Engineer

FL Reg No. 54873

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1.0 EXECUTIVE SUMMARY

Preliminary exploration and evaluation of the subsurface conditions have been completed for the project development at 1715 N Dixie Hwy in Lake Worth, Florida. We understand that the proposed construction will consist of two 3-story buildings and one 7-story building.

A total of thirteen (13) borings were completed for the project, nine (9) in the 7-story building footprint, and two (2) in each of the 3-story building footprint. For the 7-story structure, the borings were extended to depths between 45 and 75 feet below site grades. The borings for the 3-story structures were extended to a depth of 25 feet below grade.

The surface of the site has been altered due to removal of structures. The majority of the site has a relatively thin layer of fill material, which generally consists of sand with limerock material. Based on visual classifications of the soils underlying the fill material, or asphalt surface, the subsoils typically consisted of sandy soils followed by limestone with pockets of sand extending to the termination depth of the borings. Based on the SPT N-values recorded, all of the soils above 20 feet exist in the loose-density condition to medium-density condition, with loose-density being most prominent. Borings with depths below 30 feet typically had a layer of limestone. The limestone stratum has an occasional layer of sand, or sand and limestone mixed. The limestone layer exists in all five relative density conditions (very-loose, loose, medium, dense, and very-dense). In all borings extended below 40 feet, a very-dense layer of sandy limestone exists between 40 and 50 feet below grade. A small cavity was noted in the very-dense limestone layer at Boring B-6, from approximately 48 to 50 feet below the ground surface. A cavity of this nature is not uncommon to the limestone of the region. The groundwater depth was encountered between 9 and 10 feet below existing grade. All depths should be considered approximate.

Since the site has been occupied by structures, construction debris and foundation remnants should be expected in some areas of the site, requiring removal prior to placing fill. All debris removal areas should be properly backfilled and compacted as discussed herein.

The preliminary geotechnical study completed for the proposed development confirms that the site is suitable for the planned construction when viewed from a soil mechanics and foundation engineering perspective. We evaluated the use of shallow and deep foundations for support of the proposed structures.

All structures could potentially be supported on shallow spread foundations with an allowable bearing pressure of 3,000 psf. As an alternative, the proposed 7-story structure could be supported on shallow spread foundations after improving the bearing characteristics with Vibro-Compaction. An allowable bearing pressure of between 6,000 pounds per square foot (psf) could be utilized after improving the bearing characteristics of the sand strata via Vibro-Compaction. This foundation system does not provide any tension resistance. **Vibration impact on adjacent properties, will need to be evaluated.**

This preliminary geotechnical study is to confirm that the site does not contain any geotechnical issues that will limit the development. The owner/designer should not rely solely on this Executive Summary and must read and evaluate the entire contents of this report prior to utilizing our engineering recommendations in preparation of design/construction documents.

2.0 PROJECT INFORMATION

2.1 Project Authorization

TSF has completed a geotechnical exploration for the Project development at 1715 N Dixie Hwy in Lake Worth, Florida. Our services were authorized by OAG Investment 5 LLC.

2.2 Project Description

Our understanding of the project is based on information provided by OAG Investment 5 LLC. We understand that the proposed construction will consist two 3-story structures and one 7-story structure. Loading information was not provided for this preliminary review. Gravity loading is to be on the order of 1200 kips. It is our understanding that the proposed ground floor slab will be near the existing grade elevation.

The preliminary geotechnical evaluation presented in this report are based on the available project information, and the subsurface materials described in this report. If any of the noted information is incorrect, please inform TSF in writing so that we may amend the preliminary evaluation presented in this report if appropriate and if desired by the client. TSF will not be responsible for the implementation of its preliminary evaluation when it is not notified of changes in the project.

2.3 Purpose and Scope of Services

The purpose of this study was to explore the subsurface conditions at the site to enable an evaluation of an acceptable foundation for the proposed construction.

Our field work consisted of drilling a total of thirteen (13) Standard Penetration Test (SPT) borings, with depths ranging between 25 feet to 65 feet below grade. This report includes an outline of the testing procedures, a summary of available project information, a description of the site and subsurface conditions, and preliminary geotechnical evaluation information and recommendations regarding the following:

- Foundation soil preparation requirements.
- Foundation evaluation.
- Comments regarding factors that may impact the construction and performance of the proposed construction.

The project scope of services did not include an environmental assessment for determining the presence or absence of wetlands or hazardous or toxic materials in the soil, bedrock, surface water, groundwater, or air on or below, or around this site. Any statements in this report or on the boring logs regarding odors, colors, and unusual or suspicious items or conditions are strictly for information purposes. Before further development of this site, an environmental assessment is advisable.

3.0 SITE AND SUBSURFACE CONDITIONS

3.1 Site Location and Description

The project site is located at 1 1715 N Dixie Hwy in Lake Worth, Florida. Based on historical aerial photographs, a portion of the site was previous occupied with buildings. Prior to TSF's mobilization to the site the sit had been cleared and buildings had been removed.

3.2 Subsurface Conditions

A review of the "Soil Survey of Palm Beach County, Florida (prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS)) was performed for soil data information. Based on the review, the below mapping unit should be anticipated. A graphical depiction of the soil boundary information is included in the Appendix as **Soil Map - Palm Beach County, Florida - East Part.**

Map Unit 41 - St. Lucie-Paola-Urban land complex, 0 to 8 percent slopes

Component - St. Lucie-Paola - The St. Lucie component makes up 35 percent of the Map Unit. Slopes are 0 to 8 percent. This component is on ridges on marine terraces on coastal plains. The parent material consists of eolian or sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is very high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent.

Component - Urban land complex - The Urban land is a miscellaneous area. No data is available for the component.

Map Unit 48 - Urban land, 0 to 2 percent slopes

The Urban land is a miscellaneous area. No data is available for the component.

The borings were drilled using a truck-mounted drill rig, and mud rotary and casing procedures. Samples of the in-place materials were recovered at frequent intervals using a standard split spoon driven with a 140-pound hammer freely falling 30 inches (the SPT sampling after ASTM D 1586). The samples of the in-place soils were returned to our laboratory for classification by a geotechnical engineer. The samples were classified in general accordance with the Unified Soil Classification System (ASTM D 2488). The approximate location of each boring is shown on the attachment in the Appendix as **Geotechnical Engineering Services – Sheet 1**.

A total of thirteen (13) borings were completed for the project, nine (9) in the 7-story building footprint, and two (2) in each of the 3-story building footprints. For the 7-story structure, the borings were extended to depths between 45 and 75 feet below site grades. The borings for the 3-story structures were extended to a depth of 25 feet below grade.

The surface of the site has been altered due to removal of structures. The majority of the site has a relatively thin layer of fill material, which generally consists of sand with limerock material.

Based on visual classifications of the soils underlying the fill material, or asphalt surface, the subsoils typically consisted of sandy soils followed by limestone with pockets of sand extending to the termination depth of the borings. Based on the SPT N-values recorded, all of the soils above 20 feet exist in the loose-density condition to medium-density condition, with loose-density being most prominent. Borings with depths below 30 feet typically had a layer of limestone. The limestone stratum has an occasional layer of sand, or sand and limestone mixed. The limestone layer exists in all five relative density conditions (very-loose, loose, medium, dense, and very-dense). In all borings extended below 40 feet, a very-dense layer of sandy limestone exists between 40 and 50 feet below grade. A small cavity was noted in the very-dense limestone layer at Boring B-6, from approximately 48 to 50 feet below the ground surface. A cavity of this nature is not uncommon to the limestone of the region. The groundwater depth was encountered between 9 and 10 feet below existing grade. All depths should be considered approximate.

The soil data, blow count data, and groundwater data are depicted on the soil profiles provided in the Appendix as Geotechnical Engineering Services – Sheet 2, Sheet 3, and Sheet 4.

The above subsurface description is of a generalized nature intended to highlight the major subsurface stratification features and material characteristics. The boring logs should be reviewed for specific information at individual boring locations. These records include soil descriptions, stratifications, and penetration resistances. The stratifications shown on the boring logs represent the conditions only at the actual boring locations. Variations may occur and should be expected between boring locations. The stratifications represent the approximate boundary between subsurface materials, and the actual transition may be gradual. Water level information obtained during field operations is also shown on the boring logs. The samples that were not altered by laboratory testing will be retained for 30 days from the date of this report and then will be discarded.

3.3 Groundwater Information

Groundwater levels were measured in the borings when first encountered during drilling. The depths to the free water surface at the time of drilling was observed to be between about 4 and 5 feet below existing ground surface. The groundwater is expected to fluctuate with seasonal and tidal changes.

The ground floor slab elevation is not known at this time. Therefore, groundwater impact on foundations, and dewatering requirements for the footings should be discussed after the design is finalized and the footing/pile cap bottom elevations are established.

In general, the seasonal high groundwater level is not intended to define a limit or ensure that future seasonal fluctuations in groundwater levels will not exceed the estimated levels. Post-development groundwater levels could exceed the normal seasonal high groundwater level estimate as a result of a series of rainfall events, changed conditions at the site that alter surface water drainage characteristics, or variations in the duration, intensity, or total volume of rainfall. We recommend that the Contractor determine the actual groundwater levels at the time of the construction to determine groundwater impact on his or her construction procedures.

3.4 Borehole Permeability (BHP) Test Results

Three (3) BHP tests were performed using the usual open-hole, constant head methodology. The holes were advanced to approximately 10 feet below the existing grade and were drilled with a hollow stem auger so that soil samples could be retrieved for visual classification by an engineer. The borings were completed as open well with gravel pack (6-20 silica sand). The well-screen slot widths were 0.020 inches. Water from the drill rig tank was then pumped into the open well, and the amount of water required maintaining a constant head was recorded. The test results are presented in the Appendix.

3.5 Laboratory Classification Testing

Representative soil samples collected from the borings were classified and stratified in general accordance with the Unified Soil Classification System. Our classification was based on visual inspection.

4.0 PRELIMINARY EVALUATION

4.1 Geotechnical Discussion

The preliminary geotechnical study completed for the proposed development confirms that the site is suitable for the planned construction when viewed from a soil mechanics and foundation engineering perspective. We evaluated the use of shallow foundations for support of the proposed structures.

The proposed 3-story structures could potentially be supported on shallow spread foundations with an allowable bearing pressure of 3,000 psf. The proposed 7-story structure could potentially be supported on shallow spread foundations after improving the bearing characteristics Vibro-Compaction. An allowable bearing pressure of between 6,000 pounds per square foot (psf) could be utilized after improving the bearing characteristics of the sand strata via Vibro-Compaction. This foundation system does not provide any tension resistance. **Vibration impact on adjacent properties, will need to be evaluated.**

Since the site has been occupied by structures, construction debris and foundation remnants should be expected in some area of the site, requiring removal prior to placing fill. All debris removal areas should be properly backfilled and compacted as discussed herein.

Above normal excavation efforts should be expected in areas which require excavations through the sandy limestone. In addition, boulder like fill should be expected when excavating the sandy limestone stratum and should be budgeted accordingly.

4.2 Foundation Recommendations

4.2.1 Spread Foundations – Standard Compaction

The proposed structures could potentially be supported on shallow foundations. The footings should be designed and proportioned for a maximum bearing pressure of 3,000 pounds per square foot (psf). Footings should meet the minimum dimensions and overburden depth that is following the most

current building code standards at the time of construction. Footing subgrade material at each footing location should be compacted to at least 95 percent of maximum dry density per ASTM D 1557 (Modified Proctor) to a depth of at least 12 inches below the footing subgrade.

Given site and soil preparation that is completed before footing construction, and using the design criteria discussed above, we estimate that total and differential foundation settlements should be less than 1 inch and ½ inch, respectively. The settlement forecast is based on imposed soil bearing pressure from structural loadings not exceeding 3,000 pounds per square foot.

The foundation excavations should be observed by a representative of TSF prior to steel or concrete placements to assess those foundation materials are capable of supporting the design loads and are consistent with the materials discussed in this report. Loose soil zones encountered at the bottom of the footing excavations should be removed to the level of medium dense soils or adequately compacted structural fill as directed by the geotechnical engineer.

4.2.2 Spread Foundation after Vibro-compaction

As an alternate, and of the proposed structures could be supported on spread footings with an allowable bearing pressure of 6,000 psf after improving the bearing characteristics of the sandy soils by Vibro-compaction. Vibro-compaction is a compaction technique for densifying sandy soils in place by means of a special vibrating probe. The probe, which is typically about 32-inches in diameter, consists of a horizontally vibrating unit, located at the lower tip of the probe, and a follow-up pipe the length of which can be varied to suit the required compaction depth. Generally, compaction depths range between 15 to 30 feet; however, depths to 120 feet have been achieved. The probe is suspended from a crane ranging in capacity from 30 to 100 tons depending on the compaction depth.

A front-end loader supplies a continuous feed of backfill material (stone) as the soils in place are densified. A high pressure, high-volume pump provides the probe with water during both penetration and compaction cycles. Under the influence of simultaneous vibration and saturation, loose sand particles are rearranged into more compact positions, and lateral confining pressures within the sandy soil mass are increased.

The engineering properties of the compacted soil are thus improved with the following results:

- A. Bearing capacity is increased since the angle of internal friction is improved.
- B. Foundation settlements are reduced.

The number, spacing, and depth of the Vibro-compaction points depend on the size of the footing. The actual number, spacing, and depth will be initially provided by the specialty ground improvement contractor and will be determined based on the results the of load test program.

We expect the structures supported on spread foundations, designed on ground modified by Vibro-compaction procedures as described above, to settle on the order of about 1 inch. Differential settlements between the adjacent bays are expected to be on the order of about ½ inch. Owing to the granular nature of the subsurface, we expect majority of the settlements to occur immediately as the structural loads are being applied. The specialty contractor shall design the Vibro-compactions program to satisfy the above requirement (i.e. an allowable bearing capacity of 6,000 psf is

achieved with settlement not exceeding 1 inch, and differential settlement between adjacent bays not exceeding ½ inch).

If nearby structures exist, we recommend that vibration monitoring be performed while the Vibrocompaction or any soil densification is being performed. Vibration monitoring equipment should be capable of detecting velocities of 0.1 inch/sec or less.

After completion of the Vibro-compaction, the footing subgrade should be compacted to at least 95 percent of maximum dry density per ASTM D 1557 (Modified Proctor) to a depth of at least 12 inches below the footing subgrade.

The foundation excavations should be observed by a representative of TSF prior to steel or concrete placement to assess that the foundation materials are capable of supporting the design loads and are consistent with the materials discussed in this report. Loose soil zones encountered at the bottom of the footing excavations should be adequately compacted to the aforementioned 95% criteria.

4.3 Ground Floor Slab

It is anticipated that the ground floor slab will be at an elevation approximately equal to the existing grade at the site (i.e. no substantial fill placement for the slab). After following site preparation procedures outlined in Section 5.0, the ground floor slab can be designed as a slab-on-grade bearing on compacted soil. The slabs should be adequately reinforced to carry the loads that are to be applied. The floor slab design, if based on elastic methods, should employ a modulus of subgrade reaction of 150 pounds per cubic inch (pci). To help avoid potential problems with cracking because of differential loadings, the ground floor slab be liberally jointed and separated from columns and walls.

4.4 Utilities

All utilities should be installed per the requirements of the Civil Engineering drawings and specifications. When backfilling over utility lines, the fill should be placed in lifts and compacted to at least 95% of the material's maximum dry density as determined by the Modified Proctor Compaction Test (ASTM D 1557). The loose lift thickness is expected to vary between 6 inches and 12 inches depending on the compaction equipment used by the contractor.

4.5 Construction Excavation

Sloped open-cut excavations are expected to be sufficient for construction of the footings. Once more design information is available, shoring requirements will need to be further evaluated.

Above normal excavation efforts should be expected in areas which require excavations through the limestone. Side slopes for temporary excavations may stand near 1.5H: 1V for short dry periods of time; however, we recommend that temporary excavations below 3-foot depth be cut on slopes of 2H: 1V or flatter. Where restrictions will not permit slopes to be laid back as recommended above, the excavation should have shoring installed in accordance with OSHA requirements. Furthermore, open-cut excavations exceeding 5 feet in depth should be properly dewatered and sloped 2H:1V or flatter or be benched using a bracing plan approved by a professional engineer licensed in the State of Florida. During construction, excavated materials should not be stockpiled

at the top of the slope within a horizontal distance equal to the excavation depth.

The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom. The contractor's responsible person, as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations.

4.6 Below Grade Walls

Below grade walls should be designed to resist an equivalent fluid lateral earth pressure of 60 lb/ft³. The aforementioned earth pressure does not include hydrostatic pressures and assumes a drainage system behind the wall to relieve hydrostatic pressure; however, the below grade wall adjacent to sidewalks/streets should be checked for hydrostatic pressure for potential water main break.

4.7 Pre-Construction Survey

If the Vibro-Compaction alternative is utilized, it is recommended to perform a pre-condition photographic, video and surveyor review of the neighboring structures before and after vibration activities.

5.0 SITE PREPARATION PROCEDURES

The site preparation work is expected to involve site clearing, subgrade proof-rolling, and placement of compacted fill. Presented below is a brief review of the required work.

5.1 Site Clearing

All construction areas should be cleared of asphalt, brush, stumps, topsoil, any construction debris or other above-ground debris. Underground utilities and foundation remnants, if any, should be removed within the area of the proposed construction. Since the site has been occupied by structures, construction debris and foundation remnants should be expected in some areas of the site, requiring removal prior to placing fill. All debris removal areas should be properly backfilled and compacted as discussed herein.

5.2 Floor Subgrade Compaction and Engineering Fill

Prior to the construction of the ground floor slab the area should be proofrolled with a self-propelled roller (Ingersoll-Rand SD 100D or equivalent) and compacted to a field dry density not less than 95% of the material's maximum dry density as determined by the Modified Compaction Test (ASTM D1557) or inspected or probed by the Geotechnical Engineer if founded on limestone. In areas where the ground floor slab elevation is above existing grade, engineering fill will be necessary to support slab-on-grade and other surface features such as entrance ramps, driveways, and sidewalks. Such fill should also be compacted to the aforementioned 95% criteria. The engineering fill materials must be placed under our close inspection and testing. The fill should be

inorganic granular soils free from deleterious materials approved by our firm. The fill should be placed in lifts of no greater than 12 inches thick, and each lift should be compacted to the aforementioned 95% criteria. In restricted areas where a small compactor must be used, the lift thickness should be reduced to 6 inches to 9 inches, as directed by an inspector from our firm. Fill around footings and pile caps should be backfilled in no more than 12-inch thick loose lifts, and each lift should be compacted to the above mentioned 95% criteria.

5.3 Footing

Following the proofrolling operation described above (and Vibro-compaction, if used), the foundation areas should be excavated, and the footings formed and poured in-the-dry. Prior to footings being formed, the footing subgrade should be compacted to a field dry density not less than 95% of the material's maximum dry density as determined by the Modified Compaction Test (ASTM D1557) to a depth of at least 12 inches below footing subgrade. For footings located at a higher grade than existing, approved fill should be placed in no more than 12-inch-thick loose lifts and each lift shall be compacted to the 95% criteria described above. Loose soil zones encountered at the bottom of the footing excavations should be compacted to the above mentioned 95% criteria. After excavation for footings, the footing subgrade should be observed and tested by a representative of TSF prior to steel or concrete placement to assess that foundation materials are capable of supporting the design load and are covered with the materials discussed in the report.

7.0 REPORT LIMITATIONS

The preliminary evaluation submitted is based on the available subsurface information obtained by TSF and design details furnished by OAG Investment 5 LLC for the proposed project.

If there are any revisions to the plans for this project or if deviations from the subsurface conditions noted in this report are encountered during construction, TSF should be notified immediately to determine if changes in the foundation are required. If TSF is not retained to perform these functions, TSF will not be responsible for the impact of those conditions of the project.

The geotechnical engineer warrants that the findings, or professional advice sections contained herein, have been made in accordance with generally accepted professional geotechnical engineering practices in the local area. No other warranties are implied or expressed.

This preliminary geotechnical study was completed to confirm that the site does not contain any geotechnical issues that will limit the development.

This preliminary geotechnical report was prepared for the exclusive use of OAG Investment 5 LLC for the specific application to the project development at 1715 N Dixie Hwy in Lake Worth, Florida.

APPENDIX

Soil Map - Palm Beach County, Florida Geotechnical Engineering Services – Sheet 1 to Sheet 4 Summary of Borehole Permeability Test Results (BHP)



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons



Soil Map Unit Lines



Soil Map Unit Points

Special Point Features

Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow Marsh or swamp





Mine or Quarry Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot

Spoil Area



Stony Spot



Very Stony Spot



Wet Spot Other



Special Line Features

Water Features



Rails



Interstate Highways

Streams and Canals



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20.000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Palm Beach County Area, Florida Survey Area Data: Version 17, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50.000 or larger.

Date(s) aerial images were photographed: Mar 26, 2019—Apr 22. 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
41	St. Lucie-Paola-Urban land complex, 0 to 8 percent slopes	1.0	32.0%
48	Urban land, 0 to 2 percent slopes	2.1	68.0%
Totals for Area of Interest		3.0	100.0%



BORINGS LOCATION PLAN

- Approximate Location of BHP Test

DRAWN BY:

CHECKED BY:

APPROVED BY:

01-08-2021

ENGINEER OF RECORD:

RAJ KRISHNASAMY, P.E. FLORIDA LICENSE NO.: 53567



TIERRA SOUTH FLORIDA 2765 VISTA PARKWAY, H-10 WEST PALM BEACH, FL 33411 SCALE:

NTS

PROJECT NUMBER:

7111-20-447

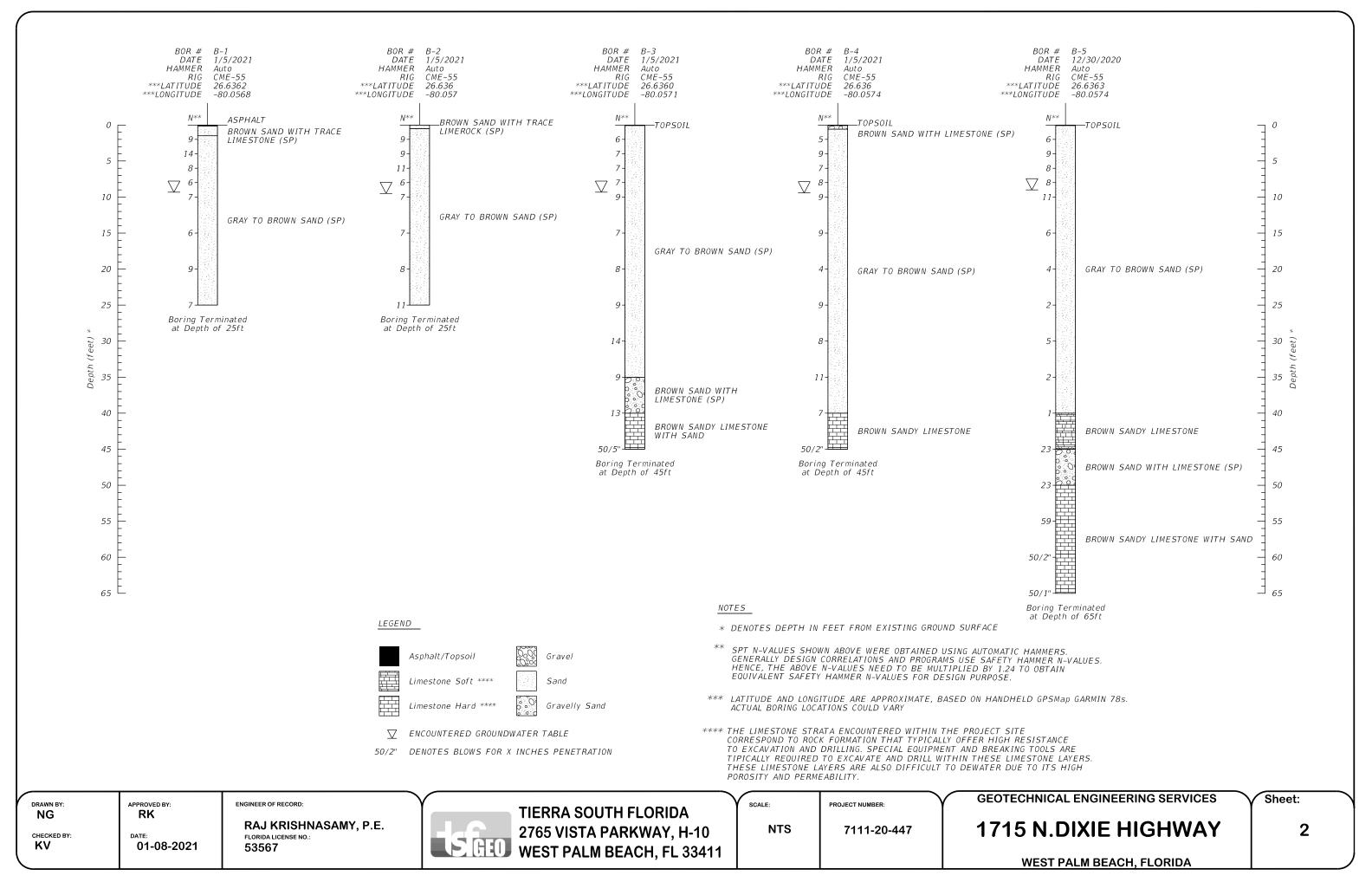
GEOTECHNICAL ENGINEERING SERVICES

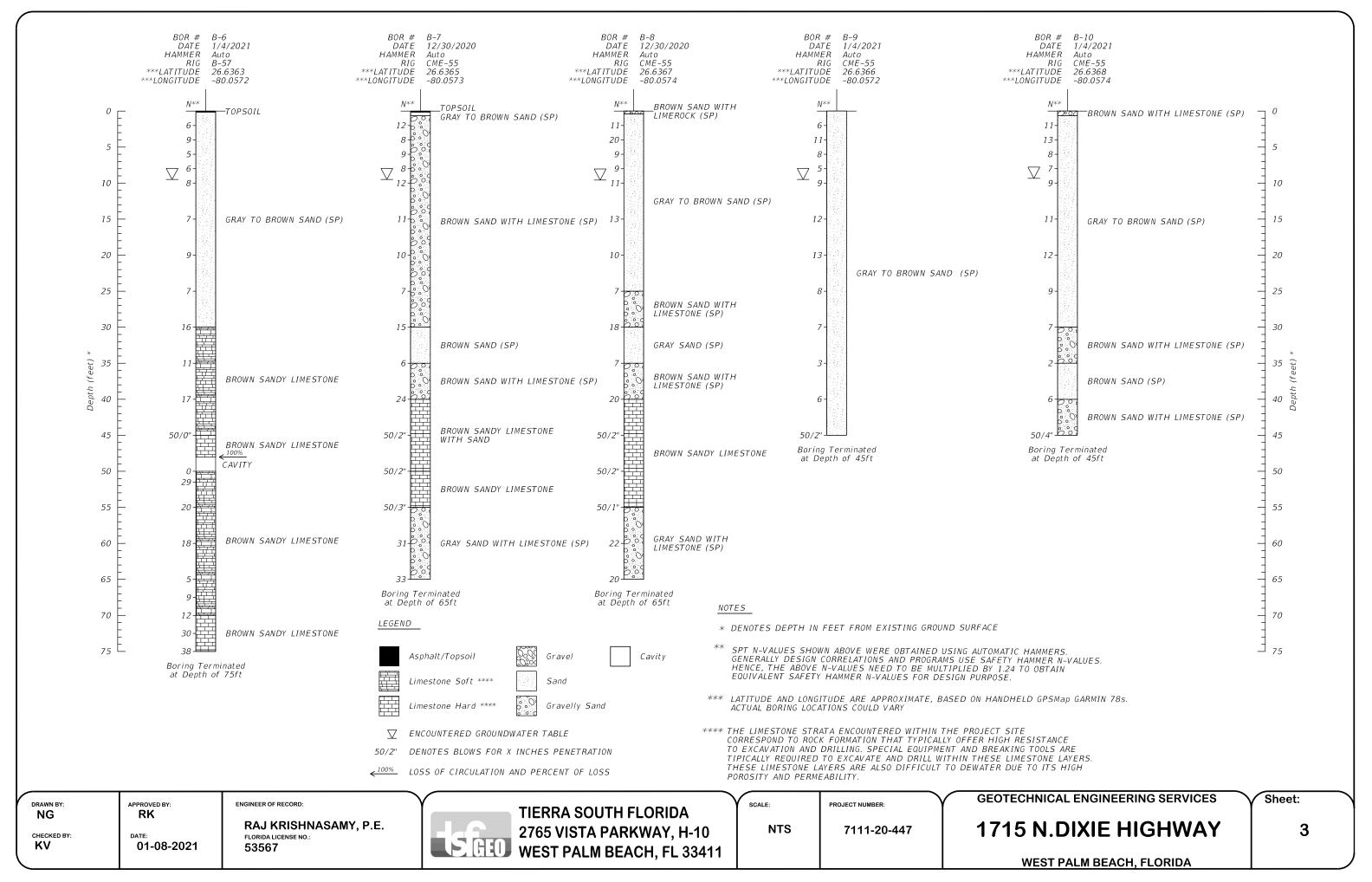
1715 N.DIXIE HIGHWAY

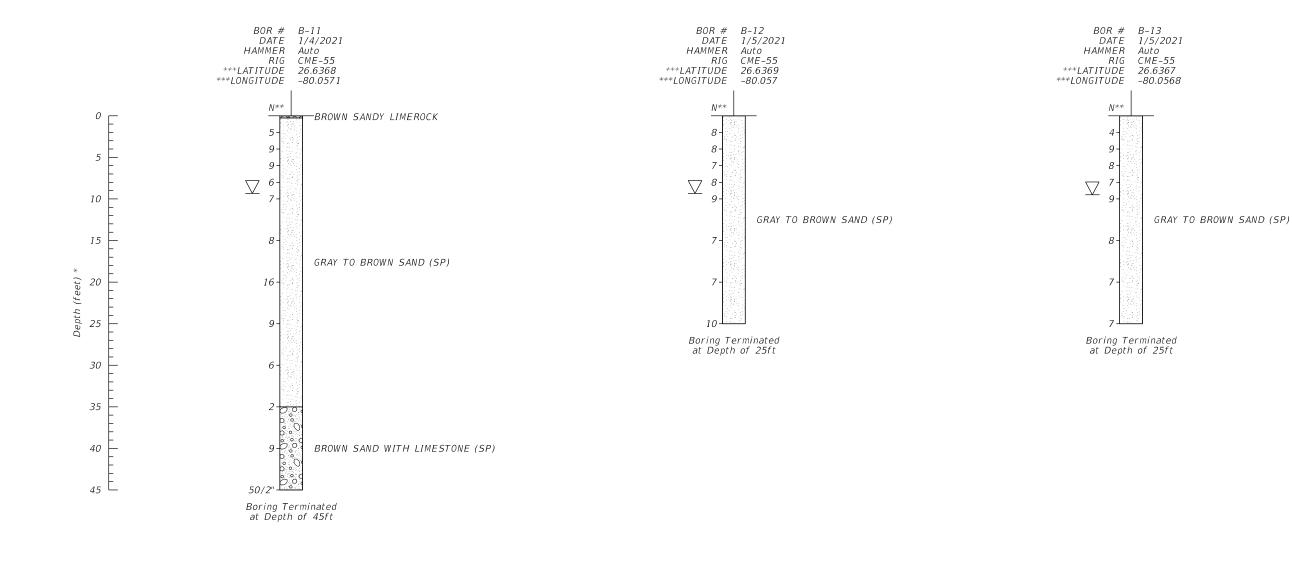
Sheet:

1

WEST PALM BEACH, FLORIDA







- * DENOTES DEPTH IN FEET FROM EXISTING GROUND SURFACE
- ** SPT N-VALUES SHOWN ABOVE WERE OBTAINED USING AUTOMATIC HAMMERS.
 GENERALLY DESIGN CORRELATIONS AND PROGRAMS USE SAFETY HAMMER N-VALUES.
 HENCE, THE ABOVE N-VALUES NEED TO BE MULTIPLIED BY 1.24 TO OBTAIN
 EQUIVALENT SAFETY HAMMER N-VALUES FOR DESIGN PURPOSE.
- *** LATITUDE AND LONGITUDE ARE APPROXIMATE, BASED ON HANDHELD GPSMap GARMIN 78s. ACTUAL BORING LOCATIONS COULD VARY
- **** THE LIMESTONE STRATA ENCOUNTERED WITHIN THE PROJECT SITE CORRESPOND TO ROCK FORMATION THAT TYPICALLY OFFER HIGH RESISTANCE TO EXCAVATION AND DRILLING. SPECIAL EQUIPMENT AND BREAKING TOOLS ARE TIPICALLY REQUIRED TO EXCAVATE AND DRILL WITHIN THESE LIMESTONE LAYERS. THESE LIMESTONE LAYERS ARE ALSO DIFFICULT TO DEWATER DUE TO ITS HIGH POROSITY AND PERMEABILITY.

DRAWN BY NG

CHECKED BY:

K۷

APPROVED BY RK

01-08-2021

ENGINEER OF RECORD

RAJ KRISHNASAMY, P.E. FLORIDA LICENSE NO.: 53567



ENCOUNTERED GROUNDWATER TABLE

50/2" DENOTES BLOWS FOR X INCHES PENETRATION

LEGEND

Asphalt/Topsoil

Limestone Soft ****

Limestone Hard ****

TIERRA SOUTH FLORIDA 2765 VISTA PARKWAY, H-10 WEST PALM BEACH, FL 33411

Gravel

Sand

Gravelly Sand

SCALE:

NTS

PROJECT NUMBER

7111-20-447

GEOTECHNICAL ENGINEERING SERVICES

1715 N.DIXIE HIGHWAY

4

Sheet:

10

15

(feet)

25

30

35

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WEST PALM BEACH, FLORIDA

Summary of Borehole Permeability Test Results 1715 N Dixie Highway Lake Worth, Florida TSF Project No. 7111-20-447

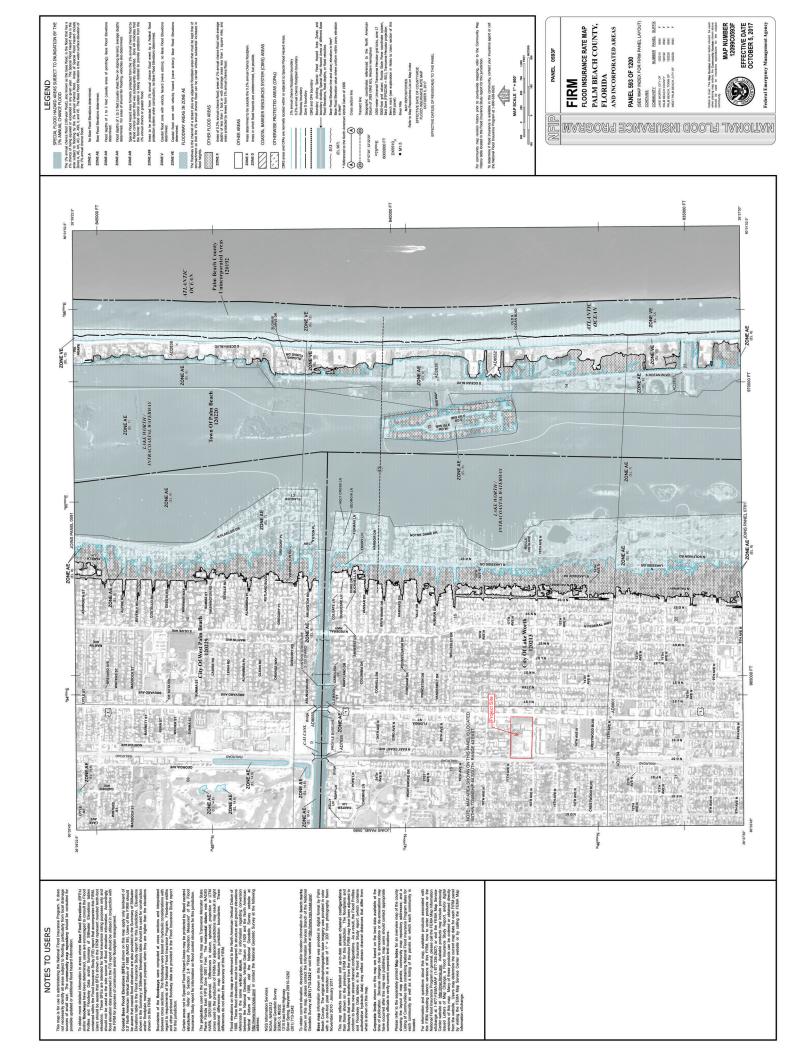
Test	Date	Diameter		Depth of	Depth to Groundwater Level		Hydraulic	Saturated Hole	Average	Horizontal Hydraulic Conductivity
Location	Performed	Hole	Casing	Hole	Below Ground Surface (Feet)		Head, H ₂	Depth, Ds	Flow Rate, Q	(K)
		(Inches)	(Inches)	(Feet)	Prior to Test	During Test	(Feet)	(Feet)	(gpm)	(ft ³ /sec/ft ² -ft Head)
BHP-1	1/5/2020	6	4	10.0	9.5	0.0	9.5	0.5	4.40	1.85E-04
BHP-2	1/5/2020	6	4	10.0	9.3	0.0	9.3	0.8	4.20	1.77E-04
BHP-3	1/5/2020	6	4	10.0	9.7	0.0	9.7	0.3	4.70	1.97E-04

Note:

- (1) The above hydraulic conductivity values represent an ultimate value. The designer should decide on the required factor of safety
- (2) The hydraulic conductivity values were calculated based on the South Florida Water Management Districts's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure.
- (3) Casing diameter was used for the calculation of hydraulic conductivity values.

REFERENCE MAPS

FEMA
PALM BEACH COUNTY
SFWMD



National Flood Hazard Layer FIRMette





Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

With BFE or Depth Zone AE, AO, AH, VE, AR Without Base Flood Elevation (BFE) Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas depth less than one foot or with drainage of 1% annual chance flood with average

areas of less than one square mile zone x Future Conditions 1% Annual

Area with Reduced Flood Risk due to Chance Flood Hazard Zone X Levee. See Notes. Zone X

NO SCREEN

Area with Flood Risk due to Levee Zone D Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

OTHER AREAS

Channel, Culvert, or Storm Sewer

GENERAL | - - - - Channel, Culvert, or Storn STRUCTURES | 1111111 Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Base Flood Elevation Line (BFE) Coastal Transect × 513 ~~

Jurisdiction Boundary

Coastal Transect Baseline

OTHER

FEATURES

Hydrographic Feature

Digital Data Available

No Digital Data Available

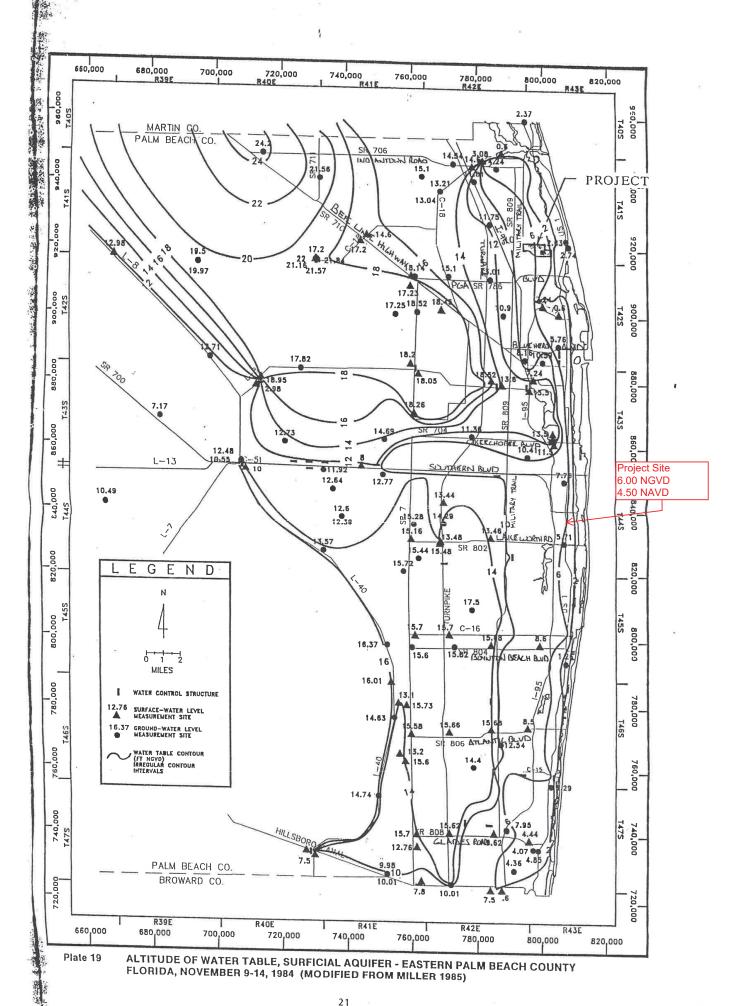
Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of The basemap shown complies with FEMA's basemap digital flood maps if it is not void as described below. accuracy standards

authoritative NFHL web services provided by FEMA. This map reflect changes or amendments subsequent to this date and was exported on 7/26/2018 at 7:47:15 AM and does not time. The NFHL and effective information may change or The flood hazard information is derived directly from the become superseded by new data over time. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



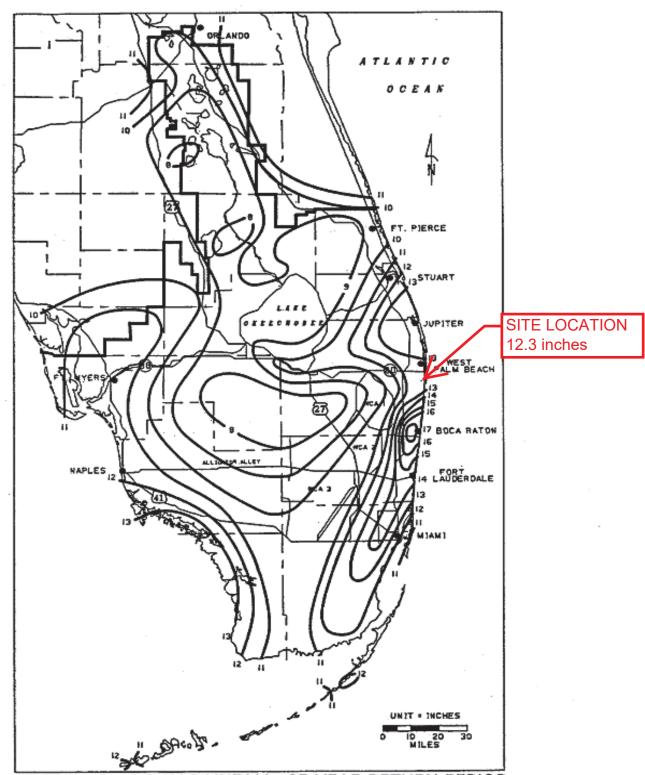


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

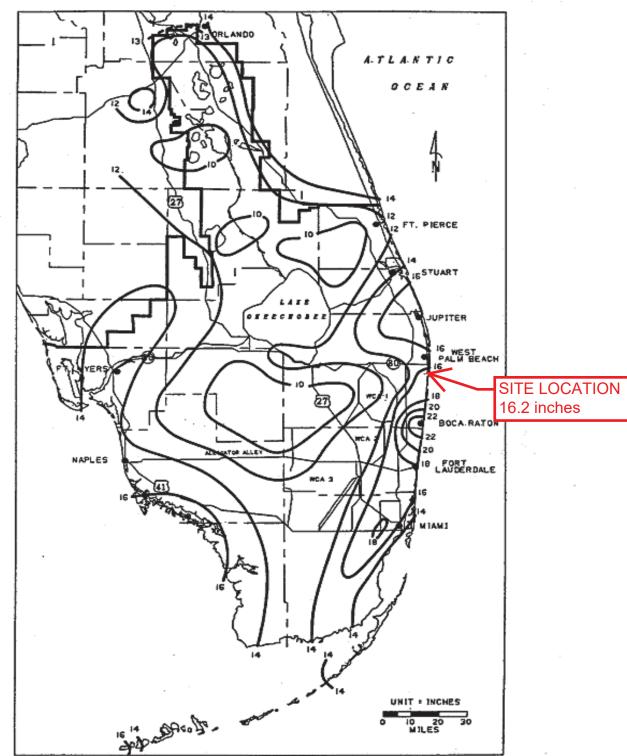


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: June 1, 2021 DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2021-03 – First Reading – 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 Residential Urban Planned Development District, located at 3300 Boutwell Road

SUMMARY:

The "Bexly at Boutwell" is a 200-unit multi-family project being proposed by WGI on behalf of MA Investment Boca, LLC. The subject site is a vacant 4.746 acre parcel located in the southwest corner of Boutwell Road and 10th Avenue North as depicted in Exhibit A of the ordinance. The subject project is located outside of the CRA's boundaries.

The Applicant, WGI on behalf of MA Investment Boca, LLC, is requesting approval of the following:

- 1) Residential Planned Development to construct a 200-unit multifamily development.
- Development of Significant Impact to construct a residential development in excess of 100 units.
- 3) Major Site Plan for the development of a new multifamily development greater than 7,500 square feet.
- 4) Conditional Use Permit to establish a residential master plan greater than 7,500 square feet.
- 5) Sustainable Bonus Incentive Program for an additional density, intensity and height.
- 6) Transfer of Development Rights to obtain an additional 4.7 units per acre.

If approved, the City's official zoning map will also be amended to reflect the establishment of the residential urban planned development.

BACKGROUND AND JUSTIFICATION:

The new proposed development, also referred to as "The Bexly at Boutwell," consists of two residential buildings inclusive of a clubhouse/mailroom. The project proposes a total of 200 multifamily units. Of the 200 units, 120 units will be one-bedroom units, and 80 units will be two-bedroom units. The project will be constructed in one phase. On May 5, 2021, the Planning and Zoning Board (PZB) recommended the project be approved by the City Commission with conditions (3-2 vote). There was no public comment at the May 5th meeting and there were no requests for affected party status associated with this project prior to the meeting.

The applicant submitted revised plans on May 12, 2021 to address specific conditions of approval that needed to be addressed prior to the first City Commission hearing. The revised plans are included in the attachments and were reviewed by staff for consistency with the conditions of approval and the City's Code of Ordinances.

MOTION:

Move to approve/disapprove Ordinance No. 2021-03 on first reading and to schedule the second reading and public hearing for June 15, 2021.

ATTACHMENT(S):

Ordinance 2021-03
PZB Staff Report
Zoning Map
Development Plans
Supplemental Supporting Documents
Site Photos

2021-03

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ORDINANCE NO. 2021-03 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 RESIDENTIAL URBAN **PLANNED DEVELOPMENT** DISTRICT. LOCATED AT 3300 BOUTWELL ROAD CONSISTING OF **APPROXIMATELY** 4.746 ACRES AS MORE **PARTICULARLY** DESCRIBED IN EXHIBIT A, LOCATED WITHIN THE MIXED USE - WEST (MU-W) ZONING DISTRICT WITH A FUTURE LAND USE DESIGNATION USE (MU-W) SUBJECT OF MIXED WEST TO DEVELOPMENT STANDARDS SET FORTH IN EXHIBIT B AND CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT C: APPROVING DEVELOPMENT OF SIGNIFICANT IMPACT; APPROVING CONDITIONAL USE PERMIT; APPROVING DENSITY AND HEIGHT BONUS INCENTIVES THROUGH THE CITY'S SUSTAINABLE BONUS INCENTIVE PROGRAM: APPROVING THE TRANSFER **DEVELOPMENT RIGHTS TO OBTAIN AN ADDITIONAL 4.7 UNITS PER** ACRE; APPROVING A MAJOR SITE PLAN FOR THE CONSTRUCTION OF A 200-UNIT RESIDENTIAL URBAN PLANNED DEVELOPMENT; PROVIDED FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

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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

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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

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WHEREAS, MA Investment Boca, LLC (the applicant), has petitioned the City of Lake Worth Beach (the City) for creation of a Residential Urban Planned Development District to allow for the approval of a 200-unit multi-family development on a site located at 3300 Boutwell Road (PCN 38-43-44-20-01-034-0040) 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

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44 45 WHEREAS, the applicant requests use of the City's Sustainable Bonus Incentive Program to allow for additional height and density to be considered in conjunction with the applicant's request for approval for a major site plan for the construction of a residential urban planned development currently known as "The Bexly at Boutwell" that will contain 200 dwelling units to be constructed on this site;

WHEREAS, the applicant requests use of the City's Transfer Development Rights 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 residential urban planned development currently known as "The Bexly at Boutwell" that will contain 200 dwelling units 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 Residential Urban Planned Development District, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Sustainable Bonus Incentive Program, and Transfer of Development Rights and recommended that the City Commission approve the creation of this residential planned development district 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 Residential Urban Planned Development District, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Sustainable Bonus Incentive Program, and Transfer of Development Rights 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:

<u>Section 1.</u> Recitals. The foregoing recitals are true and correct and are hereby affirmed and ratified.

Section 2. The Residential 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) Development of Significant Impact (c) Major Site Plan (d) Sustainable Bonus Incentive Program (e) Conditional Use Permit (f) Transfer of Development Rights; (g) district development standards **(Exhibit B)** (h) conditions of approval **(Exhibit C)**; (i) required plans including the site plan, landscape plan, and civil & drainage plans dated 5/12/2021; (j) 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.

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

92 93	<u>Section 4.</u> Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.
94 95 96 97 98	<u>Section 5.</u> 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.
99 100 101 102	<u>Section 6.</u> Effective Date. This ordinance shall become effective ten (10) days after its final passage.
103 104 105	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:
106 107 108 109 110	Mayor Betty Resch Vice Mayor Herman Robinson Commissioner Sarah Malega Commissioner Christopher McVoy Commissioner Kim Stokes
111 112 113 114 115	The Mayor thereupon declared this ordinance duly passed on first reading on the 1 st day of June 2021.
116 117 118 119	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:
120 121 122 123 124 125	Mayor Betty Resch Vice Mayor Herman Robinson Commissioner Sarah Malega Commissioner Christopher McVoy Commissioner Kim Stokes
126 127	The Mayor thereupon declared this ordinance duly passed on the day of, 2021.
128 129 130	LAKE WORTH BEACH CITY COMMISSION
131 132 133 134 135	By: Betty Resch, Mayor ATTEST:
136 137	Deborah M. Andrea. City Clerk

Exhibit A

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DEPARTMENT FOR COMMUNITY SUSTAINABILITY, PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION PROPERTY DESCRIPTION FOR PZB CASE No. 21-01400002

The subject site is a vacant 4.746 acre parcel. The site is located at 3300 Boutwell Road in the southwest corner of the 10th Avenue North and Boutwell Road intersection. The subject property's PCN # is 38-43-44-20-01-034-0040. A zoning map of the subject site is provided below.

PROPERTY DESCRIPTION:

Applicant	WGI on behalf of MA Investment Boca, LLC
Owner	Boynton Holdings, LLC
General Location	Southwest of the 10 th Avenue North and Boutwell Road intersection
Existing PCN Numbers	38-43-44-20-01-034-0040
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 DIVISIONDEVELOPMENT STANDARDS FOR **PZB CASE No. 21-01400002**

Development Standard		Base Zoning District	Residential Urban Planned Development with Sustainable Bonus Incentive Program (SBIP)	Provided
Lot Si	ize (min)	E 000 ef	Greater or equal to	205 725 of (4 745 pages)
In squa	re feet (sf)	5,000 sf	21,780 sf (0.5 acres)	206, 735 sf (4.746 acres)
Lot Wi	dth (min)	50'	50′	200.3′
	Front (min)	20'	20'	32'
Setbacks	Rear (min)	15'	15′	253′
Setbacks	Side (min)	20′	20'	11'3" to the building, 7' to the outer edge of the balconies*
-	able Surface (maximum)	65%	65%	64.3%* (includes 22,780 sf of semi-pervious pavers which receive a 50% lot coverage credit)
	e Coverage max)	50%	50%	19.9%
Area in	Landscaped Front Yard min)	900 sf	900 sf	4,712 sf
I to do a d	(1-bed: 600 sf	1-bed: 600 sf	1-bed: between 720 sf and 1,080 sf
Living A	Area (min)	2-bed: 750 sf	2-bed: 750 sf	2-bed: between 944 sf and 1,075 sf
Pa	rking	320	320	293*
Density (max)		30 du/acre (142 units)	37.5 du/acre + 10 du/acre for Transfer Development Rights Program = 47.5 du/acre (225 units)	42.2 du/acre (200 units)
Building H	Height (max)	30 feet	81.25 feet	Bldg I – 56'2" Bldg II – 56'2"
	a Ratio (FAR) max)	1.30	3.75	0.96 (198,465 sf)

^{*} Relaxing or waiving of base zoning district requirement is requested

Exhibit C

DEPARTMENT FOR COMMUNITY SUSTAINABILITY, PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION CONDITIONS OF APPROVAL FOR PZB CASE No. 21-01400002

Building:

1. Prior to the issuance of a building permit, specify the finished floor elevations as the proposed buildings will be in a flood zone.

Electric Utilities:

- 1. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Provide the voltage requirements for the entire project. The multi-unit buildings are too large to be served by a single-phase transformer so the voltage will need to be 120/208v. We will need to know if any other services or transformers will be needed besides the two multi-unit buildings, such as the lift station, irrigation, lighting, etc.
 - b. Provide the location of the padmount transformers and the meter centers for each building. The transformer locations must be accessible to our vehicles, and must have 8-ft minimum clearance in the front of them and 3-ft minimum clearance on the sides and rear, including landscaping.
 - c. Provide the load calculations for all buildings, the electrical riser diagrams for all buildings, and the constructions plans showing the water, sewer, drainage, paving, landscaping and lighting for the project.
- 2. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
 - a. Provide a 10-ft-wide utility easement for all of the electric lines, transformers and other equipment that will need to be installed to provide power to this project. We will also need in addition to this easement a 10-ft-wide utility easement that runs the entire length of the east side of the property adjacent to Boutwell Rd.
 - b. Install all schedule-40 gray conduit that will be needed by Lake Worth Beach for this project for its primary cable. This conduit must be installed at a minimum of 42" deep. Pad specs will be given to the customer to show the proper orientation of conduit at the padmount transformers.
 - c. Install all lighting consistent with the approved photometric plan.
 - d. Complete the payment for the cost of Lake Worth Beach's materials and labor for this project.

Landscaping:

a. Prior to the issuance of a building permit, the landscape plan along the east property line shall be revised to incorporate landscape design elements and plant materials from the adjacent right of way. Specifically, the landscape plan shall be revised in the area between the back of the curb and the front of the sidewalk from the north property line to the south property line.

Planning and Zoning:

- 1. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Elevations shall be submitted showing the screening method of the proposed roof-mounted AC units. Per LDR Section 23.4-21(1), all roof-mounted equipment visible from adjacent property or an adjacent street shall be screened from view. Materials used for screening purposes shall be compatible with the architectural style, color, and materials of the principal building from adjacent property or an adjacent street shall be screened from view. The minimum height of such screening shall be equal to the highest point of the systems/equipment but shall not exceed the maximum height proposed for this project which is 56'2".
 - b. All traffic requirements outlined in the Palm Beach County Traffic Division's TPS letter shall be completed. Note that the letter states a right of way dedication may be required.

- c. The light tone shall be changed from 4000 K to 2700 K. The photometric plan submitted with the building permit package shall reflect this change. Note that all lighting shall comply with lighting code regulations in <u>LDR Section 23.4-3</u>. Lighting fixtures should comply with dark skies recommendations for fixtures.
 - d. All code cases shall be remedied and closed out. Specifically, the illegal fill that is being stored/dumped on the property shall be removed from the site.
 - 2. Prior to the issuance of a Certificate of Occupancy, the applicant shall obtain Florida Green Building Certification.
 - 3. All signage shall be applied for on a separate building permit and shall comply with LDR Section 23.5-1, Signage.
 - 4. All landscape hedging around the dumpster enclosure shall be planted at a minimum height of 24 inches and be maintained at no less than ¾ of the total height of the enclosure (4.5 feet).
 - 5. There is a total of 22,780 square feet of semi-pervious material proposed which allows the project to meet the maximum 65% impermeable surface requirement. Note that semi pervious surface is defined as a surface covered by materials with a percolation rate of at least fifty (50) percent relative to the ground percolation rate. Semi-pervious surface may include but are not limited to permeable paving material and other semi-pervious materials such as gravel, small stone, and other substantially similar materials. For semi-pervious surfaces, two (2) square feet of semi-pervious surface shall be equivalent to one (1) square foot of impervious surface for the purpose of calculating development regulations. The semi-pervious surface credit shall not reduce the required open space and landscape area requirements. Therefore, the following shall be submitted prior to the issuance of a building permit:
 - a. The manufacturing details of the pervious pavers. The details shall include the pavers' percolation rate which shall be at least 50% relative to the ground percolation rate.
 - b. A maintenance plan for the semi-pervious material to ensure that it is maintained as semipervious.
 - c. Note that if the semi-pervious material is converted to impervious surface area at any time, the project would exceed the code's maximum impermeable surface coverage allowance and thus, the applicant would need to apply for a Planned Development amendment.

Public Works:

- 2. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Lake Worth Drainage (LWDD) District and South Florida Water Management District (SFWMD) permits shall be provided to the City.
 - b. An Erosion Control plan shall be provided that demonstrates compliance with NPDES requirements, including best management practices.
- 3. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
 - a. The right of way shall be restored to a like or better condition. Any damage to pavement, curbing, striping, sidewalks or other areas shall be restored in kind.
 - b. All disturbed areas shall be fine graded and sodded with bahia sod.
 - c. The property shall be broom swept all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
 - d. 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.
 - e. All conditions of approval shall be satisfied under the jurisdiction of the Public Works Department.
- 4. 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.

Utilities Water & Sewer:

- 1. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Site Plan
 - i. Provide the SFWMD letter for determination how the wetland impacts are managed or mitigated.
 - b. Paving/Grading/Drainage:
 - i. Provide drainage permits through both the LWDD and SFWMD. Note that connections to the canal for outfall and irrigation will be managed through the LWDD.
 - ii. The SPP plan shall address stormwater pollution prevention in Boutwell Road stormwater collection system. Show the extension of the silt fence and include a wash drive at Boutwell.
 - c. Water and Sewer:
 - i. Show the required water and sewer easements on the plans. Water and Sewer utilities will require a dedicated 15-foot utility easement. Note that easements will not be necessary over the sanitary sewer main as this collection system shall remain private. This includes the lift station.
 - ii. Fire hydrants shall be covered by utility easements.
 - iii. Water & Sewer separation shall be designed to a 10-foot horizontal separation for this new construction project.
 - iv. Applicant shall verify there is adequate spacing for the meter and associated back flow device. This distance shall account for the meter manufactures recommended spool lengths up and downstream of the meter.
 - d. At time of engineering submittal, provide a full drawing set the proposed drainage, calculations, and any permits or permitting information from SFWMD and LWDD.
 - e. Add all structure and conflict information on the plans.
 - f. Provide complete water, sewer and drainage plans showing proposed pipe sizes, materials, structure sizes, utility crossing elevations, hydrants, manholes, as well as all pertinent site elevations.
 - g. Provide the PBC Department of Health Water & Sewer permits.
 - h. Show irrigation service line/s up the meter and backflow RPZ device/s.
 - i. Show water and 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.
 - j. Show the fireflow calculations based on a recent hydrant test. Contact Wesley Jolin with Palm Beach County at 561-233-5229.
 - k. Provide signed and sealed Drainage Calculations including a statement regarding floodplain management provisions for water quality and quantity.
 - I. Provide geotechnical information for the determination of the hydraulic conductivity of the soil, and groundwater elevation.
 - m. Provide an Erosion Control plan and with the BMPs and NPDES compliance practices.
 - n. 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.
 - o. Provide existing and proposed site grades.
 - p. Indicate vertical datum on all plan drawings with grades.
 - q. Identify all applicable City of Lake Worth details.
 - r. Capacity fees for water and sewer shall be paid in full in accordance with the current City Ordinance.
- 2. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
 - a. A copy of the recorded access easement shall be provided.
 - **b.** A Bill of Sale for the pubic watermains shall be recorded.

Lake Worth Drainage District (LWDD):

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- 286 1. Prior to submitting a LWDD permit, and prior to the issuance of a City building permit, the following 287 actions shall be completed, 288
 - a. Convey the required 20 foot LWDD easement on the site plan.
 - b. Remove the catch basin from the proposed easement area on the site plan.



DEPARTMENT FOR COMMUNITY SUSTAINABILITY
Planning Zoning Historic Preservation Division
1900 2ND Avenue North
Lake Worth Beach, FL 33461
561-586-1687

DATE: April 28, 2021

TO: Members of the Planning and Zoning Board

FROM: Alexis Rosenberg, Senior Community Planner

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

MEETING: May 5, 2021

SUBJECT: <u>PZB Project Number 21-01400002</u>: A request by WGI, an engineering and land development firm, on behalf of MA Investment Boca, LLC for consideration of a Residential Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Transfer of Development Rights, and Sustainable Bonus Incentive Program to allow the construction of 200-unit multi-family development at 3300 Boutwell Road, within the Mixed Use – West (MU-W) zoning district. The subject properties PCN is 38-43-44-20-01-034-0040.

PROJECT DESCRIPTION:

The Applicant, WGI on behalf of MA Investment Boca, LLC., is requesting approval of the following:

- 1.) Residential Urban Planned Development to construct a 200-unit multifamily development.
- 2.) Development of Significant Impact to construct a residential development in excess of 100 units.
- 3.) Major Site Plan for the development of a new multifamily development in excess of 7,500 square feet.
- **4.) Conditional Use Permit** to establish a residential master plan greater than 7,500 square feet.
- 5.) Sustainable Bonus Incentive Program for an additional density, intensity and height.
- **6.)** Transfer of Development Rights to obtain an additional 4.7 units per acre

The subject site is a vacant 4.746 acre parcel located in the southwest corner of Boutwell Road and 10th Avenue North. On September 7, 2016, the Planning and Zoning Board approved a 199,135 square foot, six story, 158 apartment complex at the subject site. The apartment complex was approved in conjunction with a five story, 100 room hotel to the north at 2224 10th Avenue North (PZB 15-01400003 and 15-00500009). The new proposed development, also referred to as Boutwell Road Apartments, consists of two residential buildings including a clubhouse/mailroom. The project proposes a total of 200 multi-family units. Of the 200 units, 120 units will be one-bedroom units, and 80 units will be two-bedroom units. There are 293 parking spaces provided on site with a portion of the parking side-loaded to Building B and the remaining parking spaces located interior to the site. Of the 293 parking spaces, 226 spaces will be standard spaces, 41 spaces will be compact spaces, and 26 spaces will be provided in the form of bicycle racks. Additionally, the development proposes electric vehicle charging stations, as required by code, that will service 13 spaces.

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 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 Residential Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Sustainable Bonus Incentive Program, and Transfer of Development Rights with conditions of approval to the City Commission.

PROPERTY DESCRIPTION:

Applicant	WGI on behalf of MA Investment Boca, LLC		
Owner	Boynton Holdings, LLC		
General Location	Southwest of the 10 th Avenue North and Boutwell Road intersection		
Existing PCN Numbers	38-43-44-20-01-034-0040		
Existing Land Use	Vacant		
Zoning	Mixed Use – West (MU-W)		
Future Land Use Designation	Mixed Use – West (MU-W)		

LOCATION MAP:



BACKGROUND:

The project site is located southwest of the 10th Avenue North and Boutwell Road intersection. Based on Palm Beach Property Appraiser's records and City records, the property has remained vacant and does not have any active business licensees linked to the site. A search performed on February 10, 2021 indicated that there is an active code compliance violation linked to the property (case #21-36) regarding an unpermitted fence, trash and debris on the property, construction material, illegal fill, and equipment storage, lack of a vacant lot registration, and lack of landscape maintenance. This application has been conditioned that prior to the issuance of a building permit, all code cases shall be remedied and closed out. Specifically, the illegal fill that is being stored/dumped on the property shall be removed from the site prior to the issuance of a building permit.

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 high-density residential use in this 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. Additionally, this application is requesting to obtain and additional 4.7 units per acre (23 units) through the City's Transfer Development Rights program which is consistent with Policy 1.2.4.4(3)(b). An analysis of the Transfer Development Rights bonus is outlined on page 16.

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. Boutwell Road Apartments proposes a 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 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)(3) regarding the minimum side setback
- LDR Section 23.4-10(f) regarding the minimum off-street parking requirement

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 residential 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, Transfer of Development Rights incentives, and the Comprehensive Plan maximums:

Development Standard		Base Zoning District	Residential Urban Planned Development with Sustainable Bonus Incentive Program (SBIP)	Provided
	ze (min) re feet (sf)	5,000 sf	Greater or equal to 21,780 sf (0.5 acres)	206, 735 sf (4.746 acres)
Lot Wi	dth (min)	50′	50'	200.3′
	Front (min)	20'	20'	32'
Setbacks	Rear (min)	15'	15'	253'
Setbacks	Side (min)	20′	20'	11'3" to the building, 7' to the outer edge of the balconies*
-	able Surface (maximum)	65%	65%	64.3%* (includes 22,780 sf of semi-pervious pavers which receive a 50% lot coverage credit)
	e Coverage max)	50%	50%	19.9%
Area in	Landscaped Front Yard min)	900 sf	900 sf	4,712 sf
Living A	Area (min)	1-bed: 600 sf 2-bed: 750 sf	1-bed: 600 sf 2-bed: 750 sf	1-bed: between 720 sf and 1,080 sf 2-bed: between 944 sf and 1,075 sf
Pa	rking	320	320	293*
Density (max)		30 du/acre (142 units)	37.5 du/acre + 10 du/acre for Transfer Development Rights Program = 47.5 du/acre (225 units)	42.2 du/acre (200 units)
Building H	Height (max)	30 feet	81.25 feet	Bldg I – 56'2" Bldg II – 56'2"
	a Ratio (FAR) max)	1.30	3.75	0.96 (198,465 sf)

^{*} Relaxing or waiving of base zoning district requirement is requested

Density: The base zoning district allows a maximum density of 30 units per acre. Based on Policy 1.2.3.4(3) of the City's Comprehensive Plan, 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 base 30 units per acre plus 25% equals 37.5 units per acre. The applicant is also participating in the City's Transfer Development Rights program which allows the project to obtain an additional 10 units per acre. That being said, the maximum allowed density for this

project is 47.5 units per acre which equals 225 units. The application is proposing a total of 42.2 units per acre which equates to 200 units.

Height: The base zoning district allows a maximum building height of 30 feet. Per LDR Section 23.3-18(c)(2)(B), blocks fronting 10th Avenue North may obtain an additional 35 feet in height under the City's Sustainable Bonus Incentive Program. Additionally, Policy 1.2.3.4(3) of the City's Comprehensive Plan states that 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. Therefore, 30 feet plus 35 feet plus 25% equals a maximum height of 81.25 feet. The highest building height proposed for this project is 56 feet and two inches (56'2") which is less than the maximum allowed building height for this property.

Setbacks: The proposed project is consistent with all setbacks in the base zoning district as proposed except for the side setback from the north property line. Per LDR Section 23.3-18(c)(4)(B)(3), the minimum required side setback for this property is 20 feet. As part of the planned development application, the applicant is requesting a relaxation to the minimum side setback requirement in order to locate Building A and Building B 11.25 feet from the north property line. The properties to the north consist of the future Wyndham hotel and existing office buildings. The hotel is approximately 160 feet from the subject site's northern property line and the office building is approximately 72 feet from the subject site's northern property line. The proposed location of Building A and Building B would not be injurious to the adjacent properties to the north. A detailed justification from the applicant is located in Attachment C. It is noted that the balconies along the northern side of Building A and Building B protrude 4.25 feet from the building line. Per LDR Section 23.3-18((c)(4)(F), second story awning installations shall project no more than five feet from the building. Therefore, the proposed awnings are permitted to extend 4.25 feet from the building line.

Floor Area Ratio (FAR): The base zoning district allows a maximum FAR of 1.30. Per Policy 1.2.3.4(3) of the City's Comprehensive Plan, 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. Because Table 1 in the Comprehensive Plan states that the maximum FAR is 3.0, 3.0 plus 25% equals a maximum allowed FAR of 3.75. The project proposes a total FAR of 0.96 (198,465 square feet) which is less than the maximum allowed FAR for this property.

Drainage: The City's engineer has reviewed the preliminary civil plans. Standard staff conditions of approval have been recommended, including the standard requirement to provide detailed engineering plans and data at building permit, to ensure the subject planned development meets the City's design storm (3 yr, 1 hour (2.6")) runoff that is required to be maintained on site. These conditions also include the requirement to submit to the City LWDD and SFWMD drainage permits at building permit, including the regulation of outfall and irrigation by the LWDD. Further, a letter from the SFWMD on how the wetland impacts will be mitigated is also required at permit.

Impermeable Surface Coverage: The project as proposed complies with the City's maximum impermeable surface allowance of 65%. The site plan proposes approximately 123,036 square feet of impervious surface area, 60,919 square feet of pervious area, and 22,780 square feet of semi-pervious area. Per LDR Section 23.1-12, two square feet of semi-pervious surface shall be equivalent to one square foot of impervious surface for the purpose of calculating development regulations. Therefore, of the 22,780 square feet of semi-pervious surface area, 11,390 square feet counts towards impermeable surface coverage resulting in a total impermeable surface area of 134,426 square feet (65%).

Parking: Per LDR Section 23.4-10(f), a minimum of 1.5 off-street parking spaces are required for every one-bedroom unit and a minimum of 1.75 off-street parking spaces are required for every two-bedroom unit. Because the project proses a total of 120 one-bedroom units and 80 two-bedroom units, a minimum total of 320 parking spaces are required. As part of the planned development application, the applicant is requesting a relaxation to

the parking code, proposing a total of 293 parking spaces instead of the required 320 spaces. Of the 293 parking spaces being provided, 226 are standard spaces, 41 are compact spaces (8' x 16'), and 26 spaces are provided in the form of bicycle racks (four bicycle spaces are equivalent to one parking space). To justify the parking relaxation request, the applicant has provided a parking study demonstrating that the proposed 200-unit development requires a maximum of 264 parking spaces as opposed to 320 spaces due to the majority of the units having one-bedroom. The parking study can be viewed in Attachment C.

Landscaping: The development proposal has been reviewed for landscaping and complies with 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. Staff has conditioned that all ground-level mechanical equipment be properly screened with landscaping and all monument signs be landscaped at the base of the sign. The landscape plan can be viewed in Attachment B.

Lighting: The applicant has submitted a photometric plan for the site proposing 4000K RSX LED light fixtures. Staff has conditioned the application to amend the light tone from 4000K to 2700K and to ensure that all light fixtures are dark skies compliant prior to the issuance of a building permit.

Signage: This application is proposing one monument at the front of the property facing Boutwell Road. A condition of approval has been created stating that all proposed signage shall be applied for on a city building permit and shall comply with the sign code, LDR Section 23.5-1. The maximum sign area for a ground sign on the subject site is 100 square feet.

Residential 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.

As stated, the applicant is requesting to waive or relax base zoning district requirements in two (2) areas of the LDRs as part of the residential urban planned development application. The two areas are outlined under the "Consistency with the City's LDR Requirements" analysis on page 4 of the staff report and include a request to reduce the number of required off-street parking spaces and a request to modify the minimum side setback.

It is noted that per LDR Section 23.3-25(e)(3), a mixed use urban planned development may be solely residential in use. Therefore, the proposed project is classified as a residential urban planned development for the construction of 200 multi-family units. The criteria below lists the requirements of all urban planned developments.

<u>Section 23.3-25(e) – Mixed-Use Urban Planned Development District</u>

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 MU-W 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 4.746 acre parcel which exceeds the minimum area requirement. **Meets Criterion.**

3. *Permitted uses*. Permitted uses within a mixed use urban development are shown in <u>Article 3</u> 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 <u>section 23.3-6</u> for the districts where the planned development is to be located.

Staff Analysis: The project will be solely residential, containing 200 multi-family units. Per the City's Use Table, LDR Section 23.3-6, multi-family is permitted by right in the MU-W zoning district. **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: The project complies with the minimum required front and rear setbacks of the base zoning district, MU-W. The applicant is requesting a 8.75 foot relief from the minimum required side setbacks. A summary of the applicant's justification and staff analysis is located on page 5 of this staff report. **Meets Criterion if Approved**.

5. Parking and loading space requirements. Parking and loading spaces shall be provided pursuant to <u>article 4</u> of these LDRs.

Staff Analysis: Per LDR Section 23.4-10(f), a minimum of 1.5 off-street parking spaces are required for every one-bedroom unit and a minimum of 1.75 off-street parking spaces are required for every two-bedroom unit. Because the project proses a total of 120 one-bedroom units and 80 two-bedroom units, a minimum total of 320 parking spaces are required. As part of the planned development application, the applicant is requesting a relaxation to the parking code, proposing a total of 293 parking spaces instead of the required 320 spaces. A summary of the applicant's justification and staff's analysis is located on page 5 of the staff report. Additionally, the applicant's parking study can be viewed in Attachment C. **Meets Criterion if Approved**.

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

Staff Analysis: Landscape screening and buffering are provided along the perimeter of the site to meet the landscape buffering requirements. The project proposes a 10-foot landscape buffer along Boutwell Road, a five-foot landscape buffer along the north and south property lines, and eight-foot landscape buffer along the west dry retention area, and foundation plantings around both multi-family buildings. Additionally, the project proposes a six foot high aluminum picket fence along Boutwell Road. **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 applicant has submitted a photometric plan measured in lumens. One foot candle is equivalent to 10.76 lumens. Based on the photometric plan provided, the lighting for the project does not exceed one foot candle (10.76 lumens) at or beyond the property lines. **Meets Criterion.**

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

Staff Analysis: The proposed development does not propose outdoor storage areas. 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 proposal includes a Sustainable Bonus Incentive Program to obtain additional height, floor area ratio, and density from the base zoning district, MU-W. Per Policy 1.2.3.4(3) of the City's Comprehensive Plan, residential 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 applicant is also participating in the City's Transfer Development Rights program which allows the project to obtain an additional 10 units per acre. A detailed analysis of the applicant's Sustainable Bonus Incentive Program is located on page 15 and 16. Additionally, a tabular detailed break-down of the Sustainable Bonus features are outlined in the spreadsheet in Attachment C.

Development of Significant Impact (DSI):

A development of significant impact (DSI) is a commercial, office, or industrial development of 100,000 or more gross square feet of enclosed building area, including renovations of existing structures when a change to a more intensive use is anticipated, or a residential development of 100 or more dwelling units, including renovations of existing structures when a change to a more intensive use is anticipated. The project proposed qualifies as a DSI because it exceeds 100 dwelling units.

Per LDR Section 23.2-35, a proposed DSI and any amendments to an approved DSI shall be reviewed and approved in accordance with the procedures and requirements for a Conditional Use Permit except that the City Commission shall be the decision maker and not the Planning and Zoning Board or the Historic Resources Preservation Board. The Conditional Use Permit criteria is outlined in the conditional use analysis within this report on pages 12-15.

Master Development Plan (Major Site Plan):

A master site plan is required in conjunction with an 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: The applicant states that the site is designed harmoniously and is efficiently organized as it relates to the property constrains and provides residential housing options nearby the primarily non-residential corridor. The proposed architectural style is modern contemporary which is compatible with the nearby modern style development such as the Woodsprings Suites Hotel, the Wyndham Hotel, and the Advantis (also referred to as Golden Road Apartments) Apartment Complex. **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 states that the site had previously been cleared. Therefore, there is no established habitat and there are minimal natural features on the site. The proposed development includes a dry retention area on the west portion of the property to retain drainage on the site. Staff does not anticipate a major disturbance to the land that would result in destructive wind or water erosion. **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 the landscape buffering requirements. The project proposes a 10-foot landscape buffer along Boutwell Road, a five-foot landscape buffer along the north and south property lines, and eight-foot landscape buffer along the west dry retention area, and foundation plantings around both multi-family buildings. Additionally, the project proposes a six foot high aluminum picket fence along Boutwell Road. **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, walks, barriers and vegetation shall be arranged for the protection and enhancement of property and to enhance the privacy of the occupants.

Staff Analysis: The two residential buildings are closer to the northern property line which is adjacent to a future hotel and an existing office complex. The parking and drive aisles are positioned along the southern portion of the site to enhance the buffering between the proposing residential use and the existing industrial center to the south. Additionally, as stated above, landscape buffering is proposed along the perimeter of the site to further enhance residential privacy. **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 all building with appropriate site circulation and access. **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: Both residential buildings have safe access to walkways which connect to the parking area and Boutwell Road. Additionally, there is over 150 feet of queuing area between the keypad/callbox and the front property line to allow vehicle stacking that does not encroach into the right of way. **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 applicant states that the project includes a pedestrian circulation system that is separate from the vehicular circulation system in order to assist in safe and efficient circulation for all residents. The pedestrian circulation system connects both residential buildings to all on-site amenities within the development. **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: As stated, vehicular access to the site is provided off of Boutwell Road. A security gate with a keypad/callbox is located about 180 feet into the property. Staff does not anticipate negative impacts resulting from the location of the ingress and egress drives. **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. There are also no right of way dedications proposed with this project. **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: All on-site parking is located behind the front building line of Building B and landscape buffers are proposed around the perimeter of the property to provide screening of the parking areas. **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 dumpster to the northwest of Building A. The dumpster is enclosed by a six foot high opaque wall and a landscape hedge that will be 36 inches at the time of planting. This application has been conditioned requiring the hedge to be maintained at no less than ¾ of the total height of the enclosure (4.5 feet). **Meets Criterion as Conditioned.**

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 applicant states that the project is designed to minimize negative impacts on adjacent properties. Landscape buffering is proposed along the perimeter of the property, as required by the code, to enhance privacy. **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 within the MU-W zoning district and borders MU-W zoned properties to the north and across Boutwell road to the east. The property to the south is zoned Industrial Park of Commerce (I-POC) and there is parcel to the north that is located in Unincorporated Palm Beach County with the zoning classification of Commercial Specialized (CS). The applicant states that the proposed multi-family use provides a harmonious transition between the surrounding commercial properties and the industrial properties to the south. Additionally, the architecture compliments the nearby architecture, density, and uses. The project proposes a development that is consistent with the MU-W zoning district and the development incentives in the City's Comprehensive Plan. The proposed residential development is proposed to be market rate workforce housing that is located proximate to employment opportunities. **Meets Criterion.**

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.**

<u>Section 23.2-31(I): Community Appearance Criteria</u>

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: Staff has reviewed the application and determined that the proposal 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 LDRs. The applicant states that the site is designed harmoniously and provides more residential options within the corridor, thus providing the residential mix that the MU-W district anticipates. The applicant also states that the modern contemporary architecture style is harmonious with nearby modern style redevelopment such as the Woodsprings Suites Hotel, the Wyndham Hotel, and Advantis (also referred to as Golden Road Apartments). **Meets Criterion.**

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

Staff Analysis: The project's compliance with the conditional use criteria is detailed below. 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 residential development is consistent with the intent of the MU-W district. Therefore, the proposed residential 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 (adjacent)	MU -W and HR-8 (Unincorporated PBC)	MU -W and CS (Unincorporated PBC)	Hotel – under construction Offices
South (adjacent)	1	I-POC	Boutwell Business Center (warehouse and distribution)
East (across Boutwell	MU -W and I	MU -W and I-POC	Single Family Residences, Vacant Lots, and Palm Beach

Rd)			Mobile Home Park
West (adjacent)	N/A	N/A	E-4 Keller Canal

Per the Palm Beach County Property Appraiser, the site is surrounded by a mixture of commercial, industrial and residential uses. To the north is the future site of the Wyndham Hotel which is currently under construction as well as existing offices in Unincorporated Palm Beach County. To the south is the Boutwell Business Center which is an industrial warehouse and distribution center containing multiple business bays. To the west, is the E-4 Keller Canal, and to the east across Boutwell Road is a single-family residence, vacant property, and the Palm Beach Mobile Home Park to the southeast. The proposed use of multi-family residential has been found to be consistent with the surrounding commercial, industrial, and residential 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 use of multi-family residential is permitted by right in the MU-W zoning district. However, because the proposed project exceeds 7,500 square feet, a conditional use permit review is required. The proposed 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 development standards table on page four, the project proposes a density, height, and floor area ratio (FAR) that is less than the maximum development potential the code allows on this lot. Therefore, the project is not anticipated to be a more intensive development than what the Comprehensive Plan anticipates. **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: Per the Palm Beach County Traffic Concurrency Letter, the Palm Beach County Traffic Division has determined that the proposal meets the Traffic Performance Standards of Palm Beach. The Traffic Impact Statement prepared by JFO Group, Inc. also concludes the proposed project meets all Level of Service requirements and the requirements of the Palm Beach County Traffic Performance Standards. To further assist alleviating traffic, the applicant has provided a ride-share drop off and pick up area to the south of Building B and has proposed a bus shelter on the property. Residential uses are reviewed as conditional uses if they exceed 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 allow for multiple development scenarios on the subject site with by right uses. Further, the trips associated for a multifamily residential building with 3 or more floors is less than a 2-story multifamily residential building and single family residential according to the ITE Trip Generation, 10th Edition on a per dwelling unit basis. Therefore, the traffic generated from the proposed development is not anticipated to generate traffic levels than would result from a development permitted by right. 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: As stated, per the Palm Beach County Traffic Concurrency Letter, the Palm Beach County Traffic Division has determined that the proposal meets the Traffic Performance Standards of Palm Beach County. Further, the property has frontage on Boutwell Road, which is an urban collector. There is no access to the property through local streets. **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 200-unit multi-family development to produce significant air pollution emissions that are greater than that of a development permitted by right. The proposed residential use does 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 proposal does not include a right of way dedication. Based on the TPS letter that was issued to the applicant, the proposed development is located within the Urban Redevelopment Area (URA) Traffic Concurrency Exception Area (TCEA) and therefore, exempt from the Traffic Performance Standards of Palm Beach County. 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. 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. In attempt to reduce the crime potential at this location, the applicant has proposed a security gate placed about 180 feet into the property which will prevent the stacking of automobiles in the public right of way. **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

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- 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 a 200-unit multi-family residential project. The use is not anticipated to cause unreasonable noise during the hours listed above. Therefore, the multi-family residential 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 <u>Section 23.4-3</u>, Exterior lighting.

Staff Analysis: The applicant has submitted a photometric plan for the site proposing 4000K RSX LED light fixtures. The photometric plan complies with the 12.57 lumen maximum at the edges of the property. Further, staff has conditioned the application to amend the light tone from 4000K to 2700K and to ensure that all light fixtures are dark skies compliant prior to the issuance of a building permit. **Meets Criterion as Conditioned.**

Sustainable Bonus Incentive Program

The proposal includes a Sustainable Bonus Incentive Program to obtain additional height, floor area ratio, and density from the base zoning district, MU-W. The base zoning district allows a maximum density of 30 units per acre (142 units). Table 1 of the Comprehensive Plan allows for a maximum density of 37.5 units per acre (177 units), which may be utilized under an urban planned development with a bonus cost of 10 dollars per square foot. An additional 4.7 units per acre (23 units) are being granted through the City's transfer development rights program. The total Sustainable Bonus Value is calculated as \$560,135 which has been broken down in the following table:

Total Number of Additional Units	Total Area	Value per square foot	Bonus Value Required
35 units through SBIP	33,801.25 square feet	\$10	\$338,012.50
23 units through TDRs	22,212.25 square feet	\$10	\$222,122.50
SBIP and TDR Subtotal	56,013.5 square feet	\$10	\$560,135

The applicant is providing \$1,341,967.50 in on-site improvements. Additional on-site improvements that are being provided but were not specifically listed by the applicant in their Sustainable Bonus Incentive Program table are a dog park at the southeast corner of the lot as well as an on-site bus shelter facing Boutwell Road. Staff has reviewed the proposed features and amenities and find them to be generally consistent with the purpose of the Sustainable Bonus Incentive Program. A breakdown of these improvements are located in Attachment C and can be viewed below:

Incentive	On-Site or Off-Site	Bonus Value Provided
Florida Green Building Certification	On-site	\$280,067.50
Clubhouse	On-site	\$576,900
Pool and Pool Deck	On-site	\$350,000
Security Fencing North and East Side	On-site	\$60,000
Security Entry Gate	On-site	\$75,000
TOTAL INCENTIVES PROVIDED		\$1,341,967.50

<u>Transfer of Development Rights (TDR):</u>

Section 23.3-25(g) establishes the city's Transfer of Development Rights program. Projects which utilize the Transfer of Development Rights program may obtain one additional story of no more than fifteen feet in height, an increase in overall density of ten units per acre, and an increase in overall floor area ratio (FAR) of ten percent. The rights are valued at a cost of \$10 per square foot, and are payed to the city in exchange for development rights on city-owned properties with a future land use designation of Public.

The proposed project has gained an additional 4.7 units per acre (23 units) as part of the transfer of development rights bonus. The total development rights cost for the additional 23 units is \$222,122.50. The applicant will be paying the TDR fee along with the \$250 review fee prior to the issuance of a building permit. Below are the criteria projects must meet to qualify for the program.

1. Projects incorporating transfer development rights must be a mixed use urban planned development, planned development, mixed use planned development or residential planned development.

Staff Analysis: The proposed project is a residential urban planned development which is a type of mixed use urban planned development. **Meets Criterion.**

2. Projects must have incorporated all of the density, height and intensity bonuses available under the sustainable bonus program prior to being eligible for the transfer development rights program.

Staff Analysis: The proposed project has incorporated all of the density, height, and intensity bonuses available under the sustainable bonus program, and the receipt of the development rights will result in development beyond the sustainable bonuses as permitted by code. **Meets Criterion.**

Public Support/Opposition:

Staff has not received any letters of support or opposition.

CONCLUSION:

The proposed request for a Residential Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Transfer of Development Rights, 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 to the City Commission with the conditions below:

Building:

1. Prior to the issuance of a building permit, specify the finished floor elevations as the proposed buildings will be in a flood zone.

Electric Utilities:

- 1. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Provide the voltage requirements for the entire project. The multi-unit buildings are too large to be served by a single-phase transformer so the voltage will need to be 120/208v. We will need to know if any other services or transformers will be needed besides the two multi-unit buildings, such as the lift station, irrigation, lighting, etc.

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b. Provide the location of the padmount transformers and the meter centers for each building. The transformer locations must be accessible to our vehicles, and must have 8-ft minimum clearance in the front of them and 3-ft minimum clearance on the sides and rear, including landscaping.

- c. Provide the load calculations for all buildings, the electrical riser diagrams for all buildings, and the constructions plans showing the water, sewer, drainage, paving, landscaping and lighting for the project.
- 2. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
 - a. Provide a 10-ft-wide utility easement for all of the electric lines, transformers and other equipment that will need to be installed to provide power to this project. We will also need in addition to this easement a 10-ft-wide utility easement that runs the entire length of the east side of the property adjacent to Boutwell Rd.
 - b. Install all schedule-40 gray conduit that will be needed by Lake Worth Beach for this project for its primary cable. This conduit must be installed at a minimum of 42" deep. Pad specs will be given to the customer to show the proper orientation of conduit at the padmount transformers.
 - c. Install all lighting consistent with the approved photometric plan.
 - d. Complete the payment for the cost of Lake Worth Beach's materials and labor for this project.

Community Services Landscaping:

- 1. Conditions of approval that must be met at least 20 days prior to the first City Commission hearing:
 - a. The landscape plan along the east property line shall be revised to incorporate landscape design elements and plant materials from the adjacent right of way. Specifically, the landscape plan shall be revised in the area between the back of the curb and the front of the sidewalk from the north property line to the south property line.

Planning and Zoning:

- 1. Conditions of approval that must be met at least 20 days prior to the first City Commission hearing:
 - a. All plans shall be signed and sealed.
 - b. Amend the site plan to show the location of all mechanical equipment (e.g. AC units). All mechanical equipment shall be located outside of the side setbacks and shall be at least five feet from the rear property line. Also note that per LDR Sec. 23.6-1(c)(3)(h), all ground level mechanical equipment shall be screened with shrub hedging or opaque fencing or walls. Chain link or other similar type open fencing shall not be permitted. If the mechanical equipment will be located on the roof, provide a roof diagram with the mechanical equipment location labeled. Additionally, per LDR Section 23.4-21(1), all roof-mounted equipment visible. Materials used for screening purposes shall be compatible with the architectural style, color, and materials of the principal building from adjacent property or an adjacent street shall be screened from view. The minimum height of such screening shall be equal to the highest point of the systems/equipment.
- 2. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. All traffic requirements outlined in the Palm Beach County Traffic Division's TPS letter shall be completed. Note that the letter states a right of way dedication may be required.
 - b. The light tone shall be changed from 4000 K to 2700 K. The photometric plan submitted with the building permit package shall reflect this change. Note that all lighting shall comply with lighting

- code regulations in <u>LDR Section 23.4-3</u>. Lighting fixtures should comply with dark skies recommendations for fixtures.
- c. All code cases shall be remedied and closed out. Specifically, the illegal fill that is being stored/dumped on the property shall be removed from the site.
- 3. Prior to the issuance of a Certificate of Occupancy, the applicant shall obtain Florida Green Building Certification.
- 4. All signage shall be applied for on a separate building permit and shall comply with LDR Section 23.5-1, Signage.
- 5. All landscape hedging around the dumpster enclosure shall be planted at a minimum height of 24 inches and be maintained at no less than ¾ of the total height of the enclosure (4.5 feet).
- 6. There is a total of 22,780 square feet of semi-pervious material proposed which allows the project to meet the maximum 65% impermeable surface requirement. Note that semi pervious surface is defined as a surface covered by materials with a percolation rate of at least fifty (50) percent relative to the ground percolation rate. Semi-pervious surface may include but are not limited to permeable paving material and other semi-pervious materials such as gravel, small stone, and other substantially similar materials. For semi-pervious surfaces, two (2) square feet of semi-pervious surface shall be equivalent to one (1) square foot of impervious surface for the purpose of calculating development regulations. The semi-pervious surface credit shall not reduce the required open space and landscape area requirements. Therefore, the following shall be submitted prior to the issuance of a building permit:
 - a. The manufacturing details of the pervious pavers. The details shall include the pavers' percolation rate which shall be at least 50% relative to the ground percolation rate.
 - b. A maintenance plan for the semi-pervious material to ensure that it is maintained as semipervious.
 - c. Note that if the semi-pervious material is converted to impervious surface area at any time, the project would exceed the code's maximum impermeable surface coverage allowance and thus, the applicant would need to apply for a Planned Development amendment.

Public Works:

- 1. Twenty days prior to first reading before the City Commission:
 - a. The applicant shall 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.
- 2. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Lake Worth Drainage (LWDD) District and South Florida Water Management District (SFWMD) permits shall be provided to the City.
 - b. An Erosion Control plan shall be provided that demonstrates compliance with NPDES requirements, including best management practices.
- 3. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
 - a. The right of way shall be restored to a like or better condition. Any damage to pavement, curbing, striping, sidewalks or other areas shall be restored in kind.
 - b. All disturbed areas shall be fine graded and sodded with bahia sod.
 - c. The property shall be broom swept all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.

- d. 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.
- e. All conditions of approval shall be satisfied under the jurisdiction of the Public Works Department.
- 4. 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.

Utilities Water & Sewer:

- 1. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Site Plan
 - i. Provide the SFWMD letter for determination how the wetland impacts are managed or mitigated.
 - b. Paving/Grading/Drainage:
 - i. Provide drainage permits through both the LWDD and SFWMD. Note that connections to the canal for outfall and irrigation will be managed through the LWDD.
 - ii. The SPP plan shall address stormwater pollution prevention in Boutwell Road stormwater collection system. Show the extension of the silt fence and include a wash drive at Boutwell.
 - c. Water and Sewer:
 - i. Show the required water and sewer easements on the plans. Water and Sewer utilities will require a dedicated 15-foot utility easement. Note that easements will not be necessary over the sanitary sewer main as this collection system shall remain private. This includes the lift station.
 - ii. Fire hydrants shall be covered by utility easements.
 - iii. Water & Sewer separation shall be designed to a 10-foot horizontal separation for this new construction project.
 - iv. Applicant shall verify there is adequate spacing for the meter and associated back flow device. This distance shall account for the meter manufactures recommended spool lengths up and downstream of the meter.
 - d. At time of engineering submittal, provide a full drawing set the proposed drainage, calculations, and any permits or permitting information from SFWMD and LWDD.
 - e. Add all structure and conflict information on the plans.
 - f. Provide complete water, sewer and drainage plans showing proposed pipe sizes, materials, structure sizes, utility crossing elevations, hydrants, manholes, as well as all pertinent site elevations.
 - g. Provide the PBC Department of Health Water & Sewer permits.
 - h. Show irrigation service line/s up the meter and backflow RPZ device/s.
 - Show water and 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.
 - j. Show the fireflow calculations based on a recent hydrant test. Contact Wesley Jolin with Palm Beach County at 561-233-5229.

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- k. Provide signed and sealed Drainage Calculations including a statement regarding floodplain management provisions for water quality and quantity.
- I. Provide geotechnical information for the determination of the hydraulic conductivity of the soil, and groundwater elevation.
- m. Provide an Erosion Control plan and with the BMPs and NPDES compliance practices.
- n. 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.
- o. Provide existing and proposed site grades.
- p. Indicate vertical datum on all plan drawings with grades.
- q. Identify all applicable City of Lake Worth details.
- r. Capacity fees for water and sewer shall be paid in full in accordance with the current City Ordinance.
- 2. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
 - a. A copy of the recorded access easement shall be provided.
 - b. A Bill of Sale for the pubic watermains shall be recorded.

Lake Worth Drainage District (LWDD):

- 1. Prior to submitting a LWDD permit, and prior to the issuance of a city building permit, the following actions shall be completed:
 - a. Convey the required 25 foot right of way to the LWDD.
 - b. Revise the site plan to show the required rip-rap rubble along the E-4 (Keller) canal for the length of the project.

Board Actions:

I MOVE TO RECOMMEND APPROVAL OF PZB PROJECT NUMBER 21-01400002 with staff recommended **conditions** for a Residential Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Transfer of Development Rights, and Sustainable Bonus Incentive Program to allow the construction of 200-unit multi-family development at 3300 Boutwell Road. The project meets the applicable criteria based on the data and analysis in the staff report.

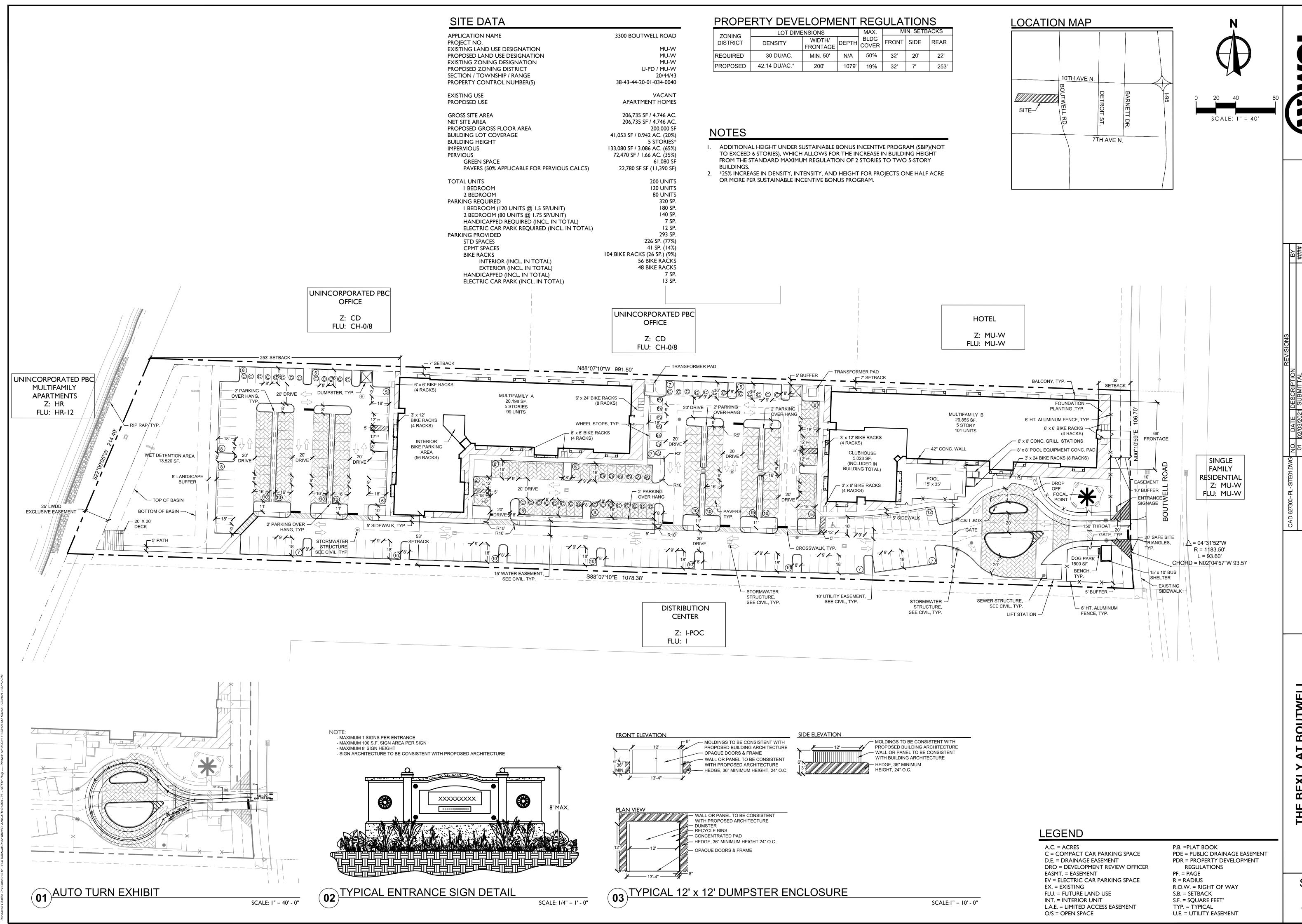
I MOVE TO RECOMMEND DENIAL OF PZB PROJECT NUMBER 21-01400002 for a Residential Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Transfer of Development Rights, and Sustainable Bonus Incentive Program to allow the construction of 200-unit multi-family development at 3300 Boutwell Road. The project does not meet the applicable criteria for the following reasons [Board member please state reasons.]

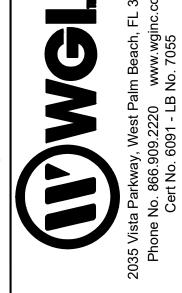
Consequent Action:

The Planning & Zoning Board will be making a recommendation to the City Commission on the Residential Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Transfer of Development Rights, and Sustainable Bonus Incentive Program.

ATTACHMENTS:

- A. Zoning Map
- B. Site Plan Package
- C. Supplemental Supporting Documents
- D. Site Photos





SHEET: SP01



VIEW LOOKING NORTHWEST FROM BOUTWELL ROAD

RENDERING

SCALE: N.T.S.

DRAWN
DATE
SCALE
JOB NO.
SHEET TITLE: 02/03/2021 AS SHOWN 2005.PRJ

RENDERING

SHEET NUMBER:

A-0.1



02/03/2021 AS SHOWN JOB NO. SHEET TITLE: BUILDING PLANS TYPE I SHEET NUMBER: A-3.1.1



BRACKETS

--- STUCCO BANDING

SCORELINES

4 NORTH ELEVATION

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

CONCRETE EYEBROW

BLDG TYPE II - ELEVATIONS SCALE: 3/32"=1'-0"

COLOR SCHEME

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2

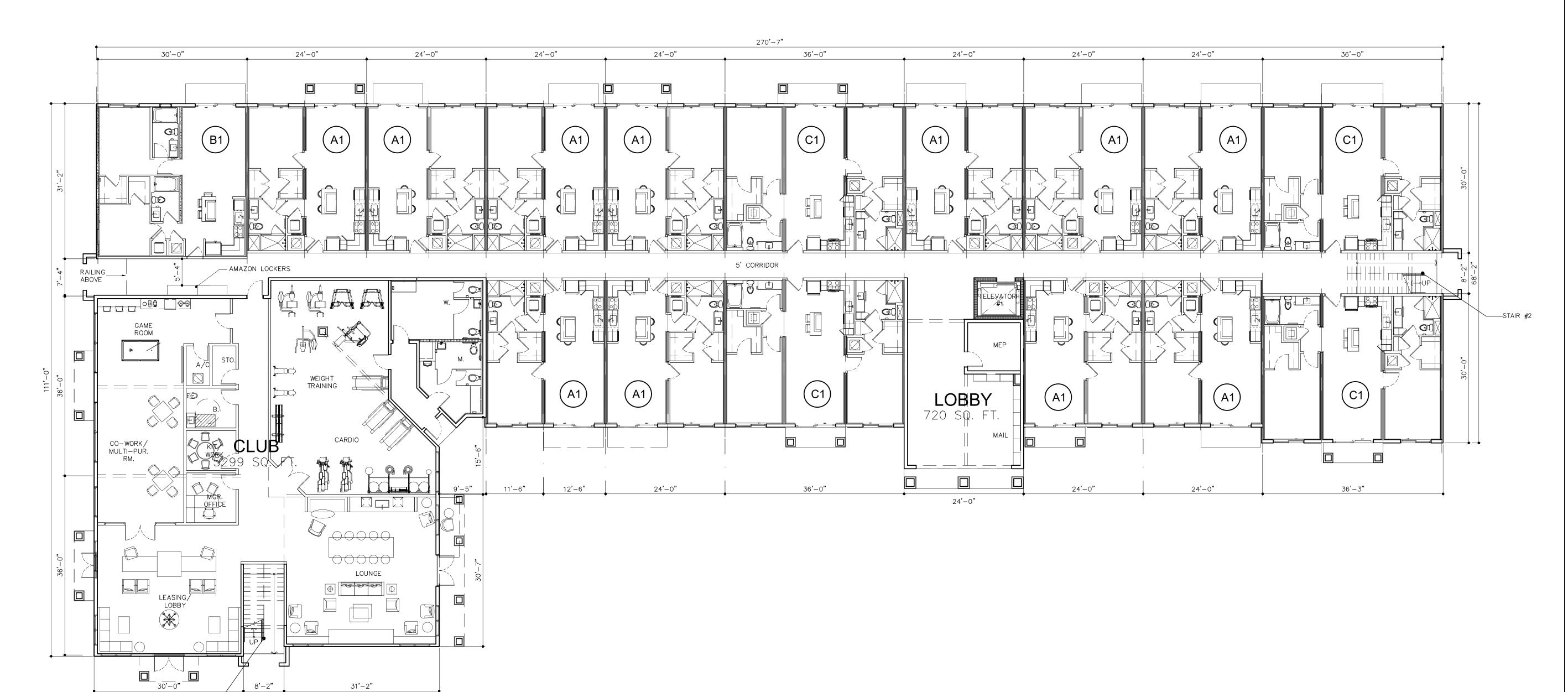
GEORGE L. MOURIZ AR0007806

DRAWN DATE SCALE 02/03/2021 AS SHOWN JOB NO. SHEET TITLE: 2005.PRJ

BUILDING PLANS TYPE I

SHEET NUMBER:

A-3.2.1



LEVEL 1

BUILDING TYPE I / CLUB
5 STORY / 95 DU'S SCALE:

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

R 0

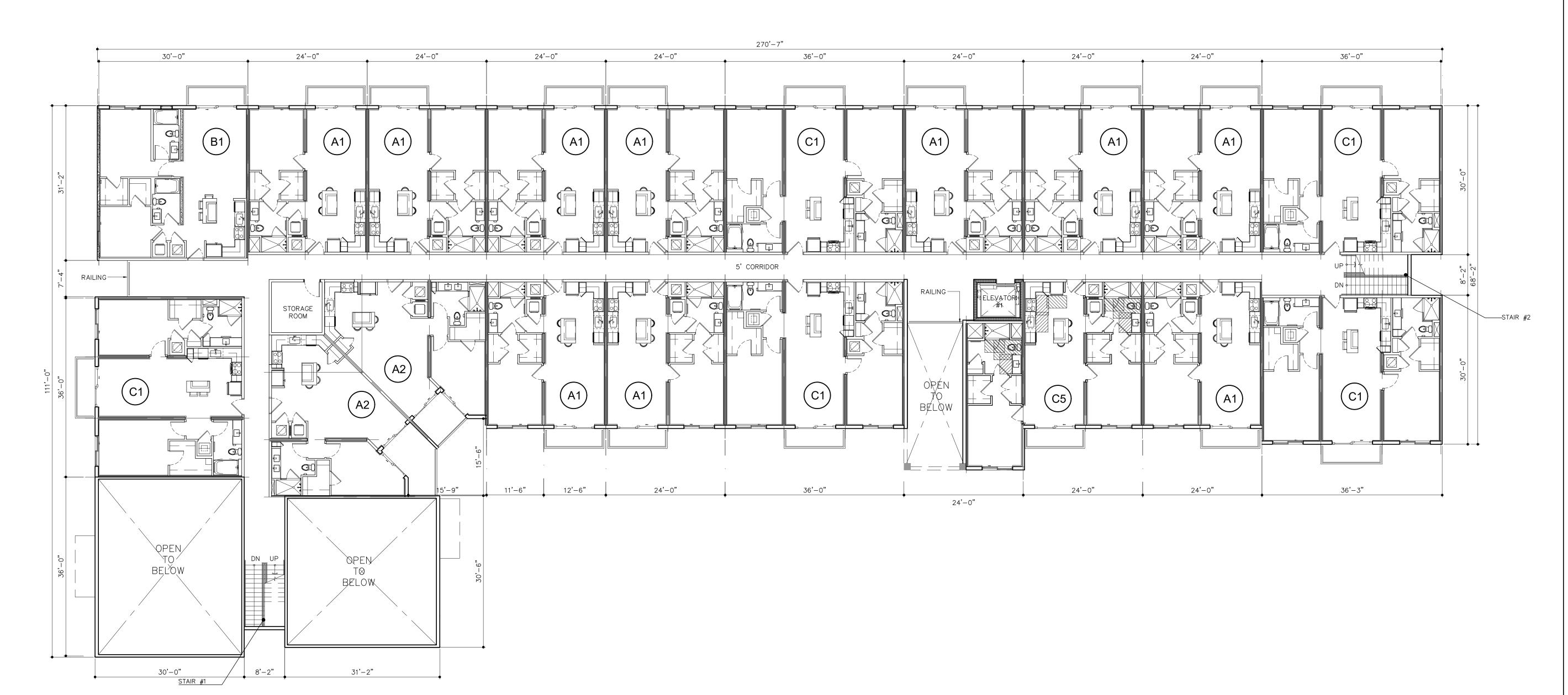
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SCALE
JOB NO.
SHEET TITLE: 02/03/2021 AS SHOWN

BUILDING PLANS TYPE I & CLUB

SHEET NUMBER:



LEVEL 2

BUILDING TYPE I
5 STORY / 95 DU'S

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R 0

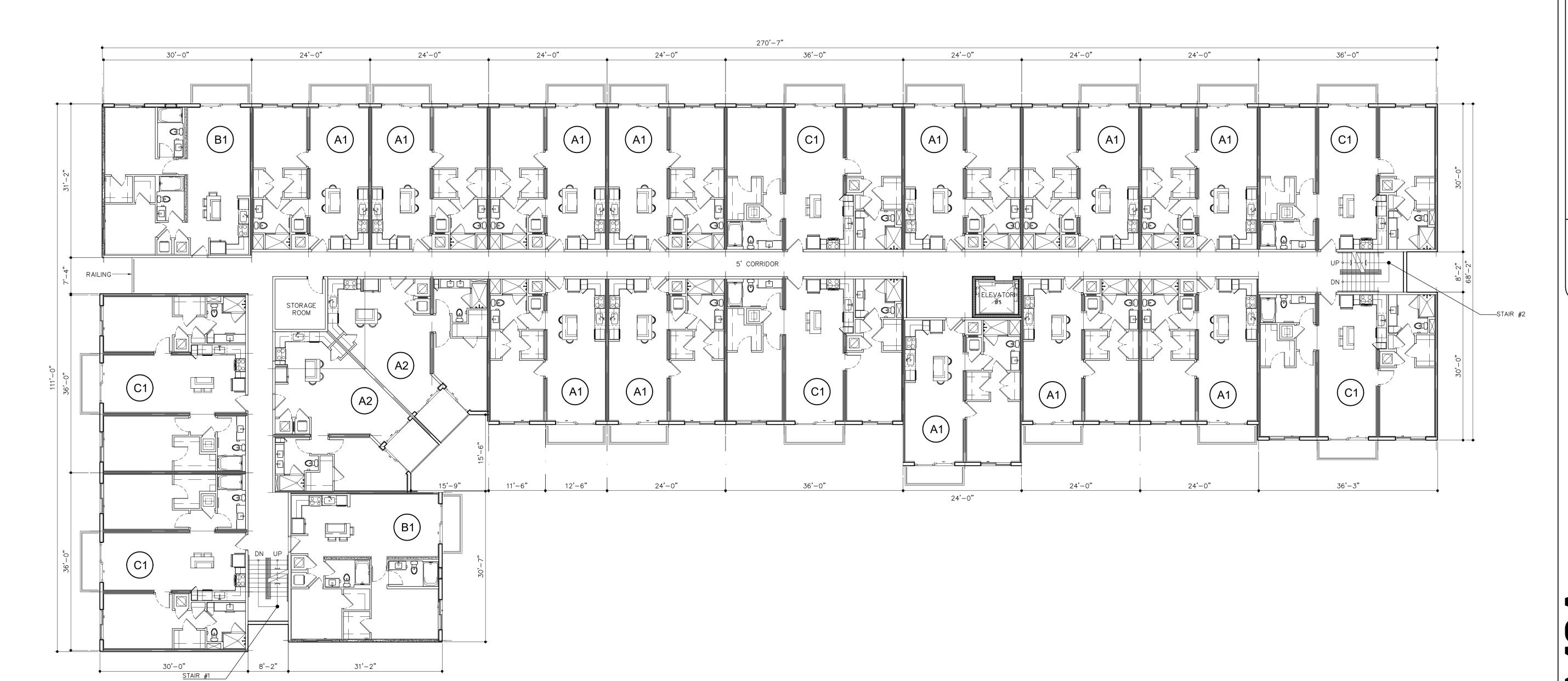
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GEORGE L. MOURIZ AR0007806

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BUILDING PLANS TYPE I

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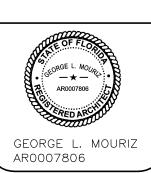
LEVEL 3-4

BUILDING TYPE I
5 STORY / 95 DU'S

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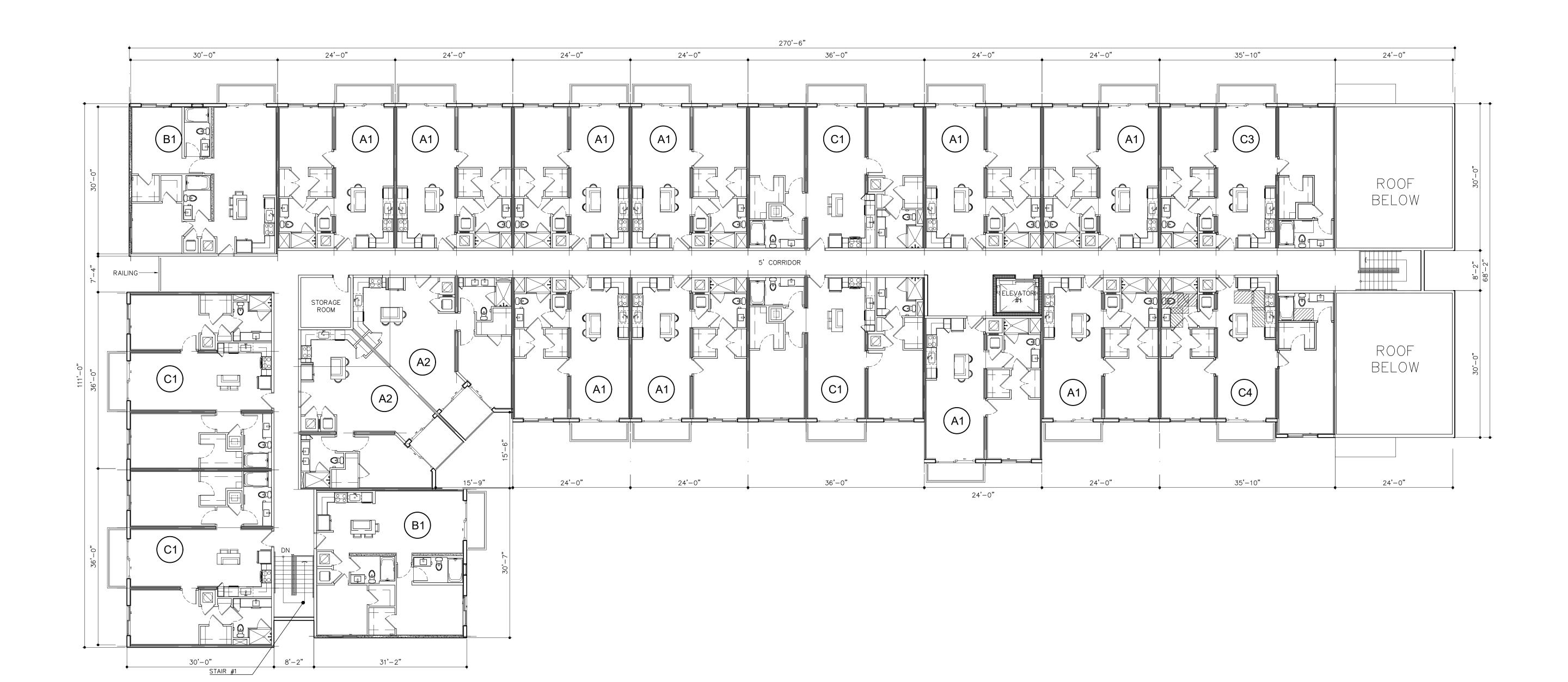
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BUILDING PLANS TYPE I

SHEET NUMBER:



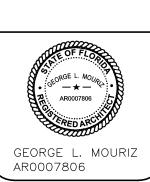
LEVEL 5

BUILDING TYPE I
5 STORY / 95 DU'S

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

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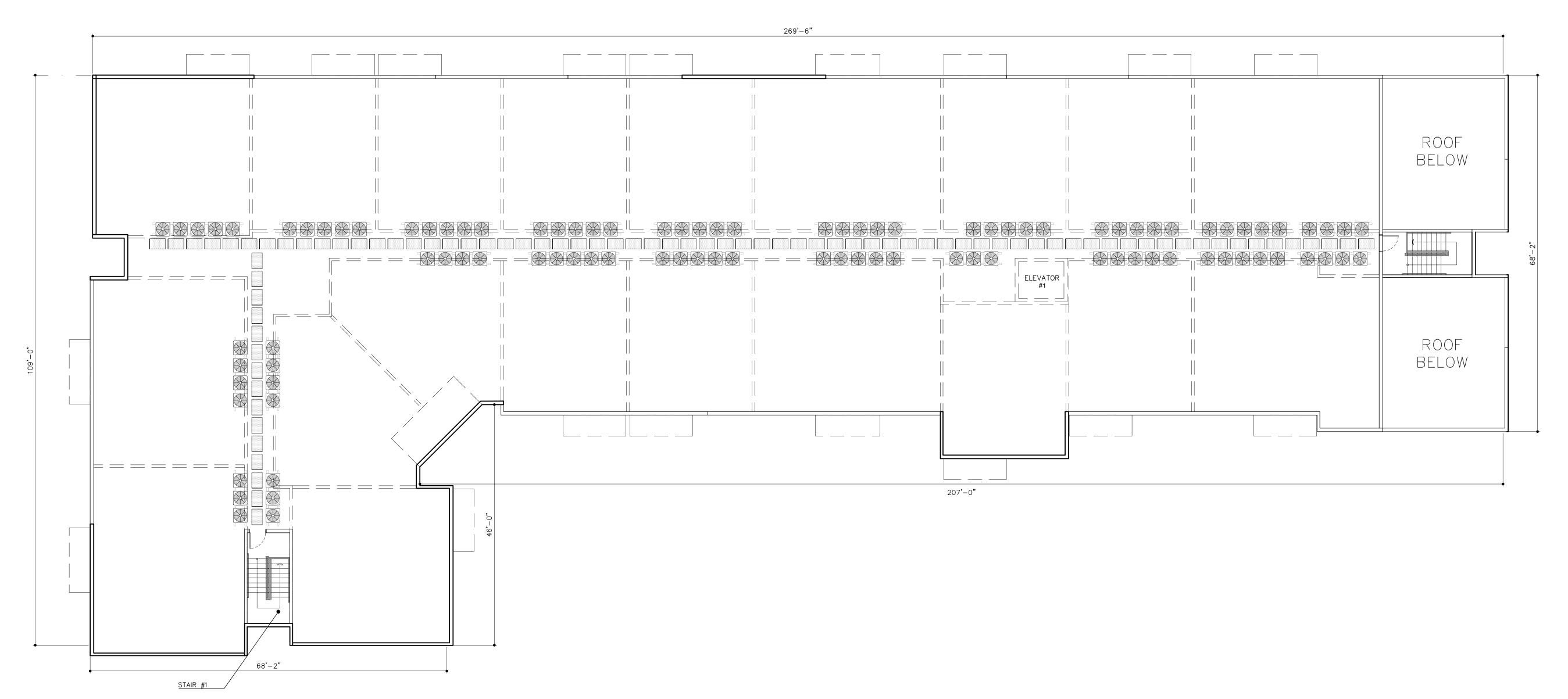
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BUILDING PLANS TYPE I

SHEET NUMBER:



ROOF LEVEL

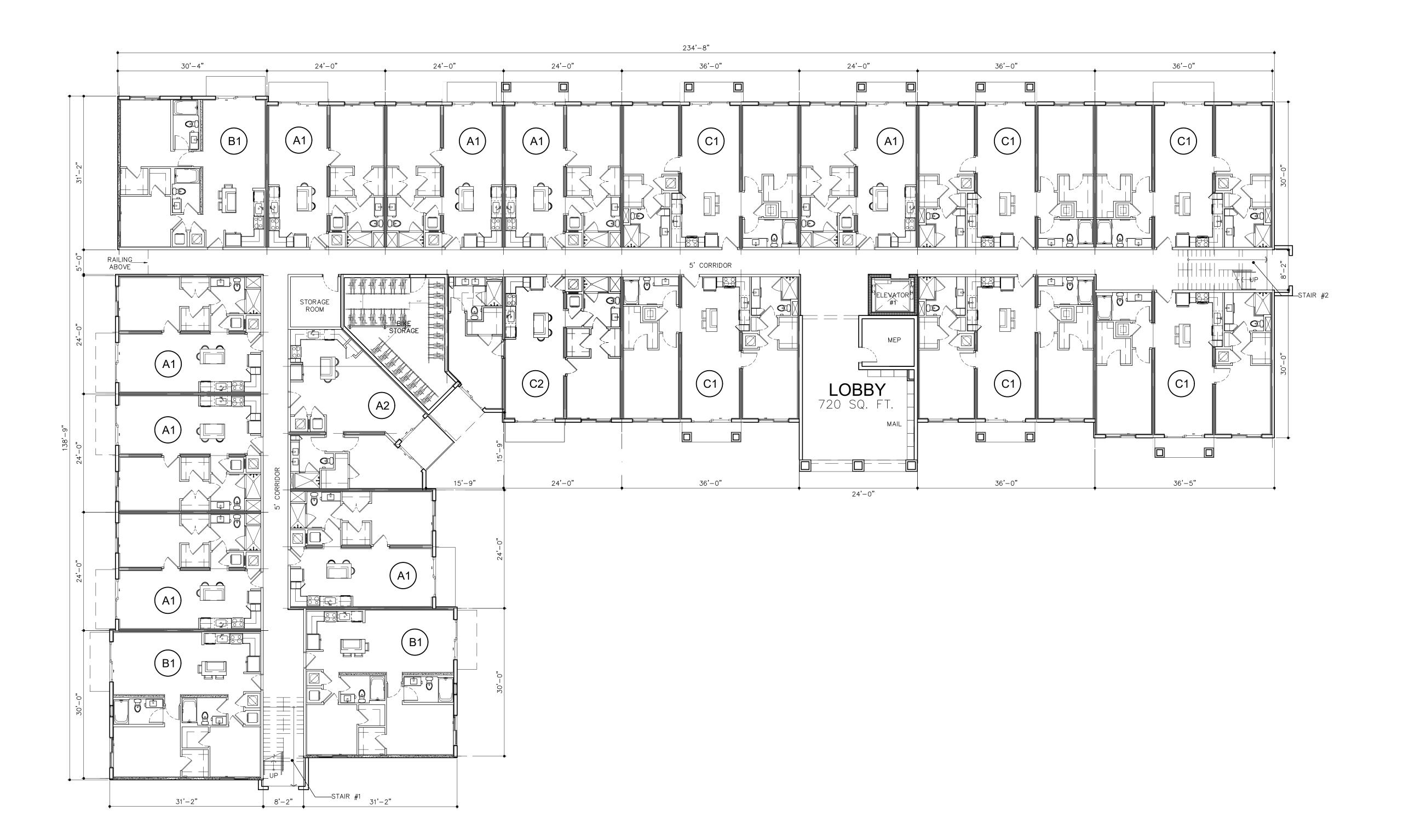
BUILDING TYPE I
5 STORY / 95 DU'S

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

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SHEET TITLE: 02/03/2021 AS SHOWN BUILDING PLANS TYPE I SHEET NUMBER: A-2.1.5

300 Ŋ GEORGE L. MOURIZ AR0007806

SITE PLAN SUBMITTAL 02/03/2021 SITE PLAN RESUBMITTAL 03/19/2021



LEVEL 1

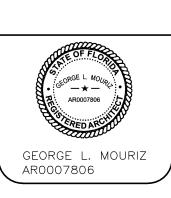
BUILDING TYPE II
5 STORY / 105 DU'S

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

SITE PLAN SUBMITTAL 02/03/2021 SITE PLAN RESUBMITTAL 03/19/2021

8 0

3300

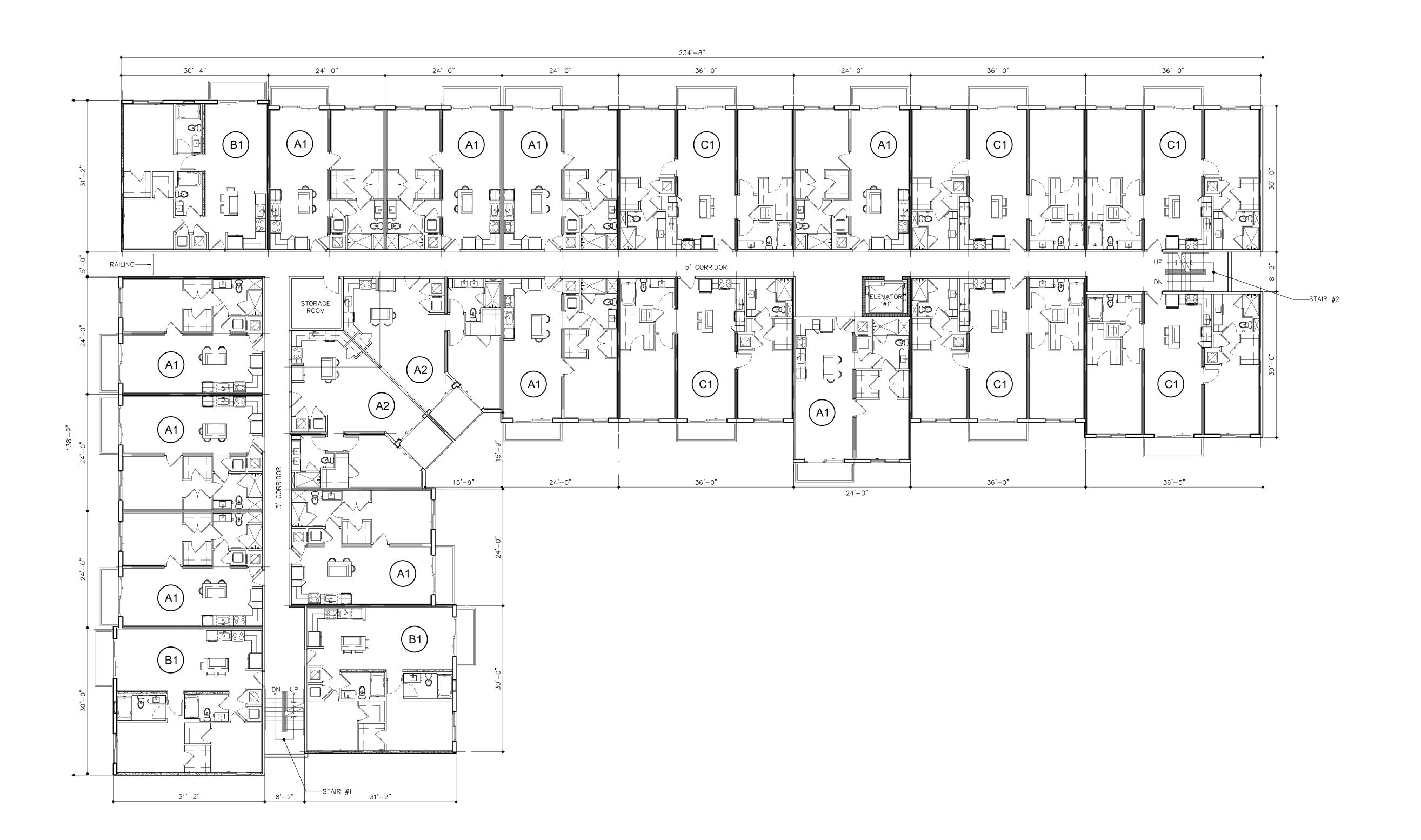


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SHEET TITLE: 02/03/2021 AS SHOWN

BUILDING PLANS TYPE II

SHEET NUMBER:

A-2.2.1



LEVEL 2-4

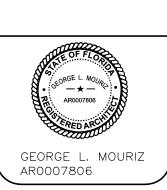
BUILDING TYPE II
5 STORY / 105 DU'S

ORY / 105 DU'S SCALE: 1/8"=1'-0"

/19/2021

UTWELL ROAD

3300 BOUTWELL FOR:
MA INVESTMENT BOCA, L



MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156



DRAWN

DATE 02/03/2021

SCALE AS SHOWN

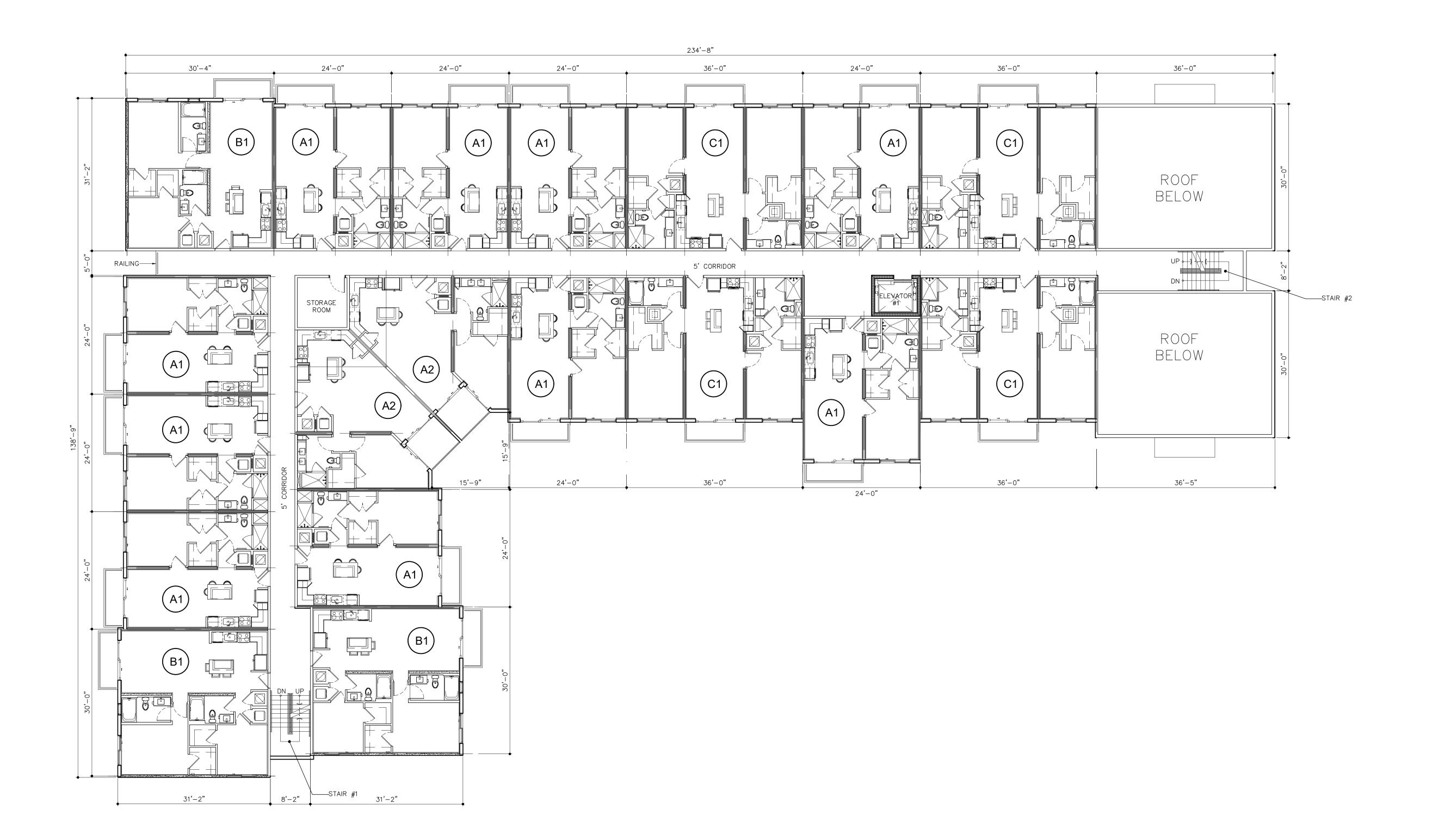
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BUILDING PLANS TYPE II

SHEET NUMBER:

A-2.2.2



LEVEL 5

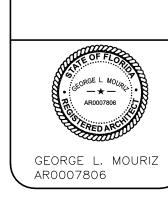
BUILDING TYPE II
5 STORY / 105 DU'S

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

SITE PLAN SUBMITTAL 02/03/2021 SITE PLAN RESUBMITTAL 03/19/2021

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3300

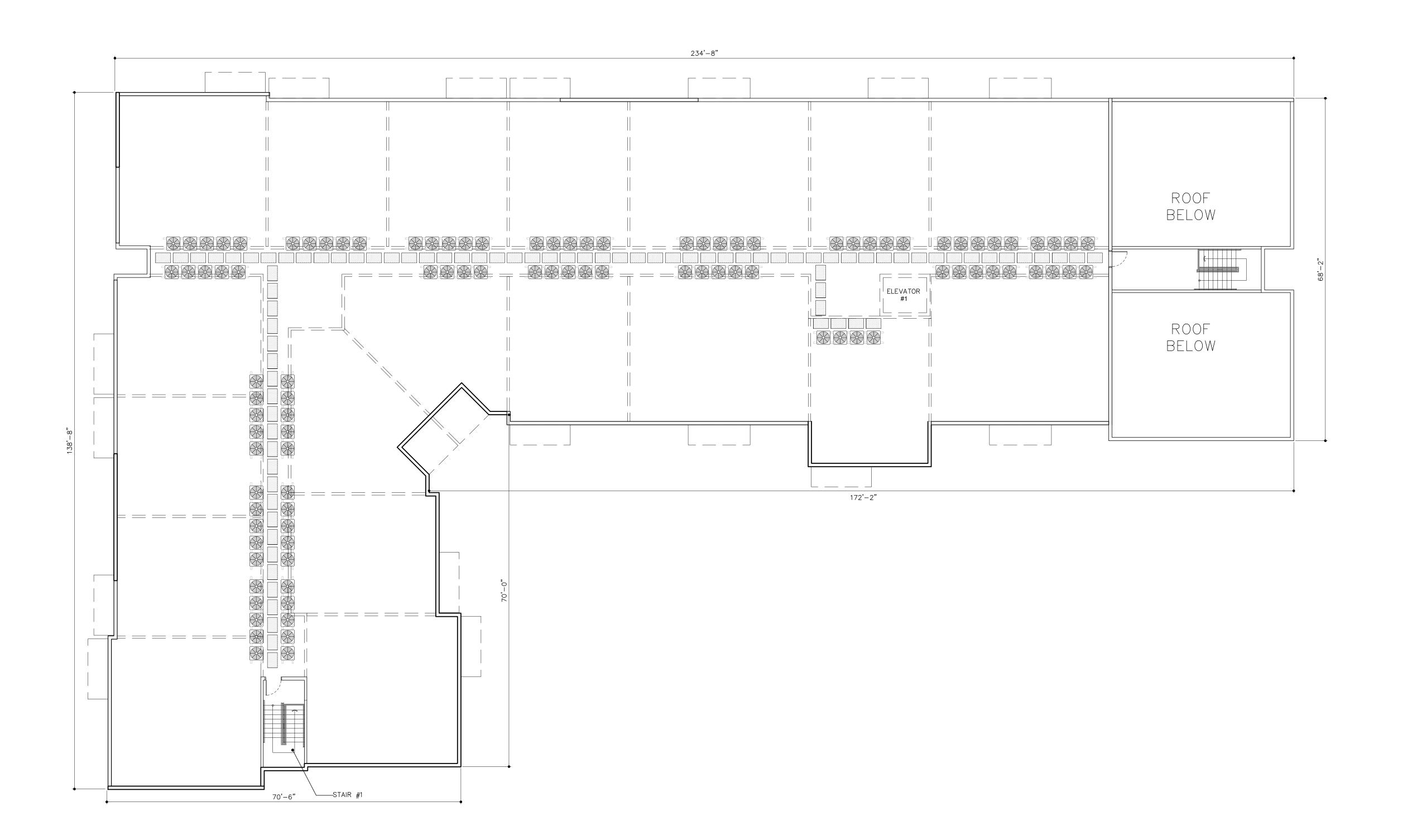


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BUILDING PLANS TYPE II

SHEET NUMBER:

A-2.2.3



ROOF LEVEL

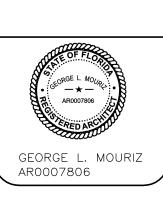
BUILDING TYPE II
5 STORY / 105 DU'S

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

SITE PLAN SUBMITTAL 02/03/2021 SITE PLAN RESUBMITTAL 03/19/2021

R 0 BOUTWELL

3300



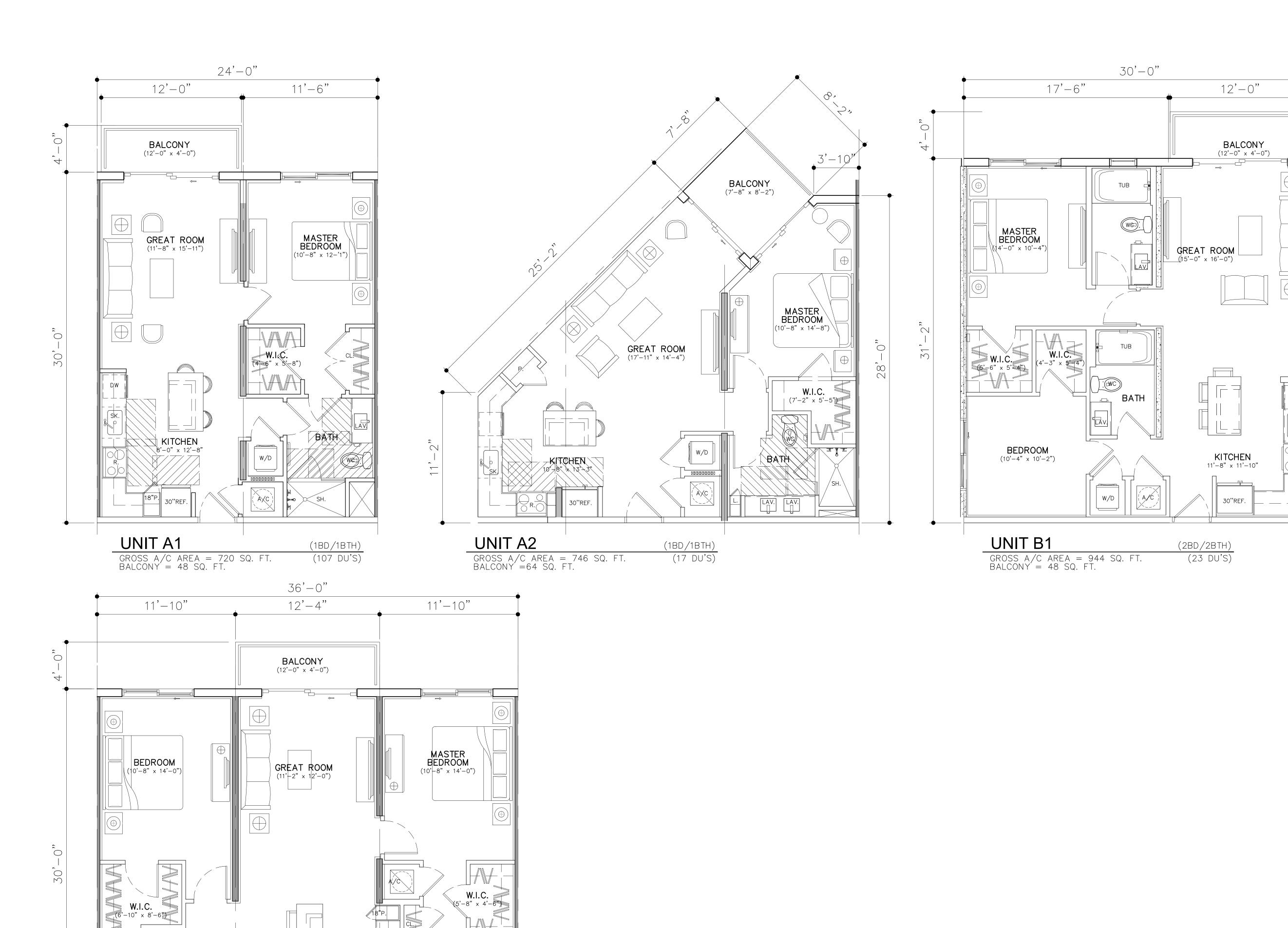


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JOB NO.
SHEET TITLE: 02/03/2021 AS SHOWN

BUILDING PLANS TYPE II

SHEET NUMBER:

A-2.2.4



/ KITCHEN /9'-7" x 11'+0"

(1BD/2BTH)

(53 DU'S)

BATH

GROSS A/C AREA = 1080 SQ. FT. BALCONY = 48 SQ. FT.

UNIT C1

UNIT PLANS

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

SITE PLAN SUBMITTAL BY 02/03/2021 BY SITE PLAN RESUBMITTAL 03/19/2021

300 BOUTWELL ROAD
MA INVESTMENT BOCA, LLC

2

GEORGE L. MOURIZ AR0007806

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

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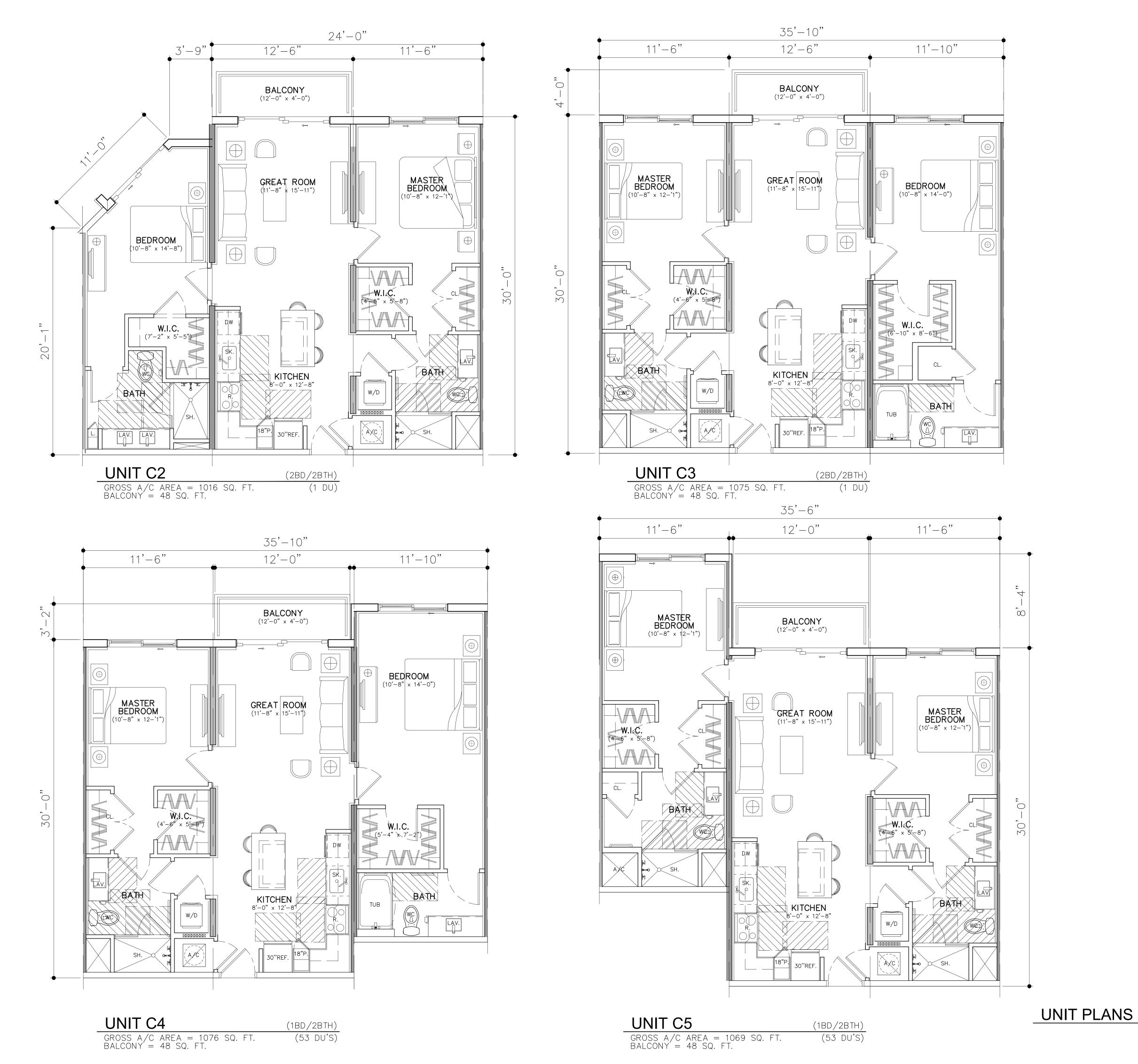
ACCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING
USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITIN

DRAWN
DATE 02/03/2021
SCALE AS SHOWN
JOB NO. 2005.PRJ
SHEET TITLE:

CONCEPTUAL UNIT PLANS

SHEET NUMBER:

A-4.1

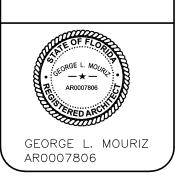


SITE PLAN SUBMITTAL BY
02/03/2021
SITE PLAN RESUBMITTAL
03/19/2021

OO BOUTWELL ROAD
FOR:
MA INVESTMENT BOCA, 11 C

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MSA ARCHITECTS, INC.
AAC000895

8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

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DRAWN

DATE 02/03/2021

SCALE AS SHOWN

JOB NO. 2005.PRJ

SHEET TITLE:

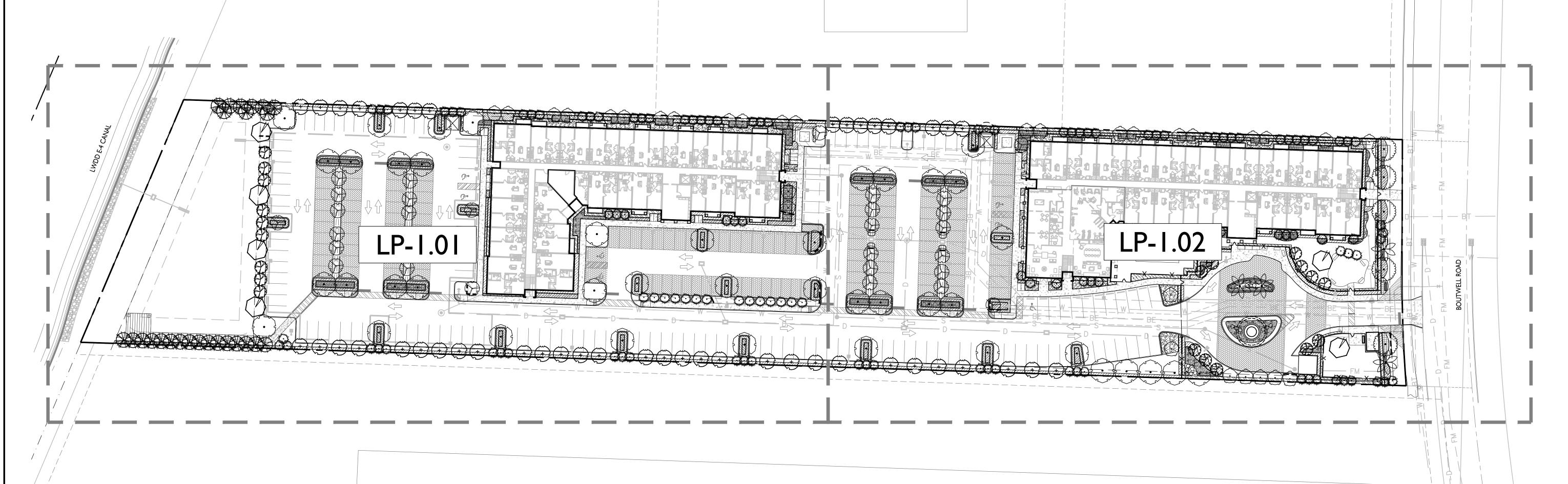
CONCEPTUAL
UNIT PLANS

SHEET NUMBER:

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

A-4.2





CODE COMPLIANCE CHART - PERIMETER LANDSCAPE REQUIREMENTS (ADJ. TO VEHICULAR USE AREAS)

LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
(A) 10' R.O.W .BUFFER (EAST P.L.) 162' LF @ 1 TREE / 25' LF = 7 TREES HEDGE (24" TALL @ INSTALLATION)	5 TREES + 8 PALMS @ 3:1 = 7 TREES
B 5' PERIMETER BUFFER 172' LF @ 1 TREE / 20' LF = 9 TREES HEDGE (24" TALL @ INSTALLATION)	8 TREES + 1 EX PALMS + 2 PALMS @ 3:1 = 9 TREES
5' PERIMETER BUFFER 173' LF @ 1 TREE / 20' LF = 9 TREES HEDGE (24" TALL @ INSTALLATION)	7 TREES + 6 PALMS @ 3:1 = 9 TREES
5' PERIMETER BUFFER 910' LF @ 1 TREE / 20' LF = 46 TREES HEDGE (24" TALL @ INSTALLATION)	37 TREES + 27 PALMS @ 3:1 = 46 TREES
TOTAL TREES REQUIRED: 7 TREES + 9 TREES + 9 TREES + 46 TREES = 71 TREES TOTAL (PALMS SHALL CONTRIBUTE NO MORE THAN 20% OF THE REQ. TREES)	TOTAL TREES PROVIDED: 57 TREES + 42 PALMS @ 3:1 = 71 TREES TOTAL (14 OR 20% OF REQ. TREES ARE CONTRIBUTED BY PALMS)

CODE COMPLIANCE CHART - INTERIOR LANDSCAPE REQUIREMENTS (BUILDING LANDSCAPE AREA)

	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED	
BUILDING A: 1 SHRUB / 5 SF =	4,454 SF 891 SHRUBS	BUILDING A: SHRUBS = 1070 SHRUBS	
BUILDING B: 1 SHRUB / 5 SF =	4,611 SF 922 SHRUBS	BUILDING B: SHRUBS = 933 SHRUBS	

CODE COMPLIANCE CHART - INTERIOR LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
VUA LANDSCAPE AREA: 87,603 SF * 20% = 17,521 SF	VUA LANDSCAPE AREA: 17,672 SF
TREES/PALMS: 17,521 SF @ 1 TREE / 125 SF = 141 TREES	
NON-VUA LANDSCAPE AREA: 15,067 SF	
TREES/PALMS: 15,067 SF 1 SMALL TREE / 225 SF = 67 SMALL TREES OR 1 MEDIUM TREE / 400 SF = 38 MEDIUM TREES OR 1 LARGE TREE / 625 SF = 24 LARGE TREES	
TOTAL TREES REQUIRED: 141 TREES + 24 LARGE TREES = 165 TREES TOTAL (PALMS SHALL CONTRIBUTE NO MORE THAN 20% OF THE REQ. TREES)	TOTAL PROVIDED: 147 TREES + 81 PALMS @ 3:1 = 174 TREES (18 OR 11% OF REQ. TREES ARE CONTRIBUTED BY PALMS)



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com

NOT FOR CONSTRUCTION

 S273014_P.DWG
 NO.
 DATE
 DESCRIPTION

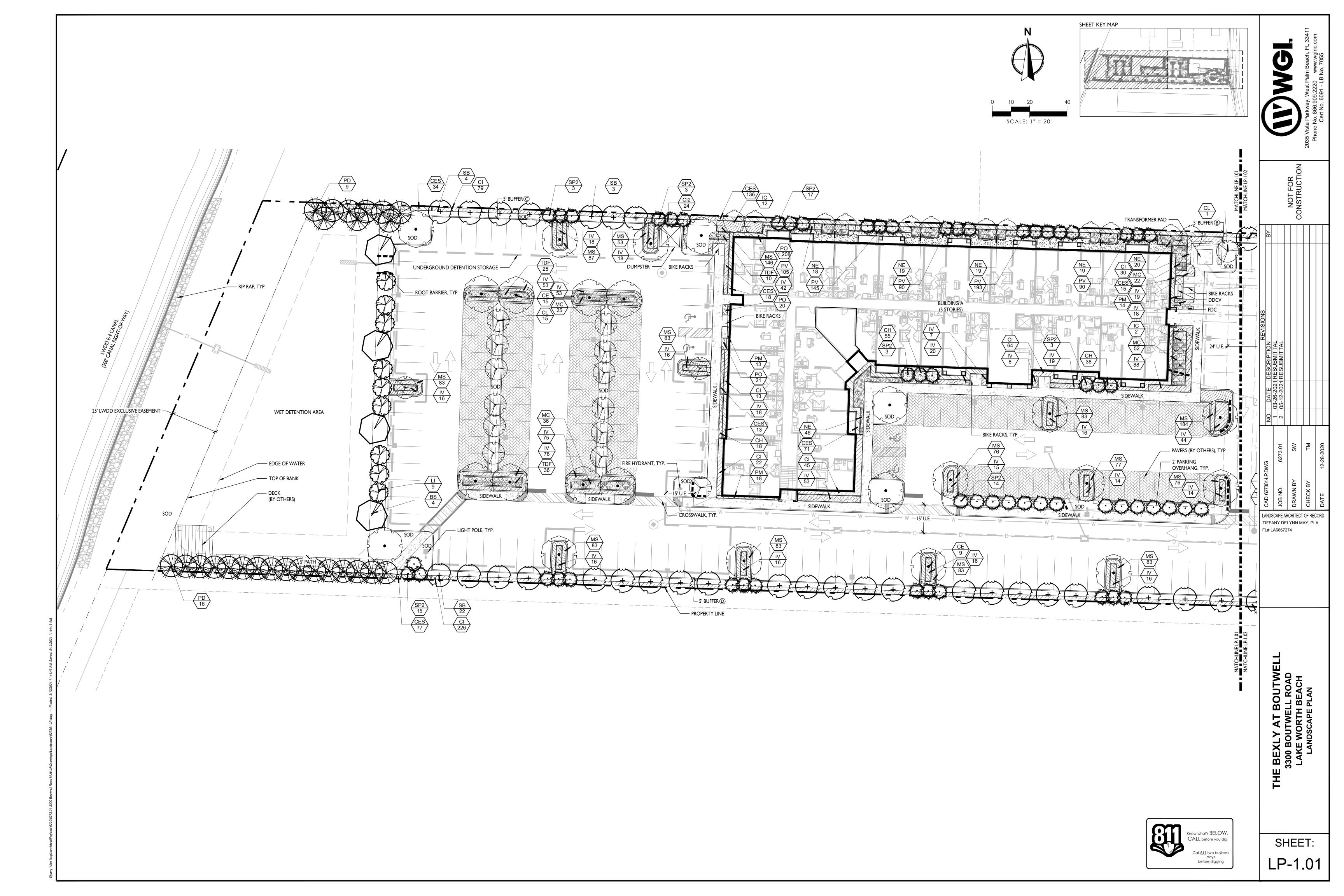
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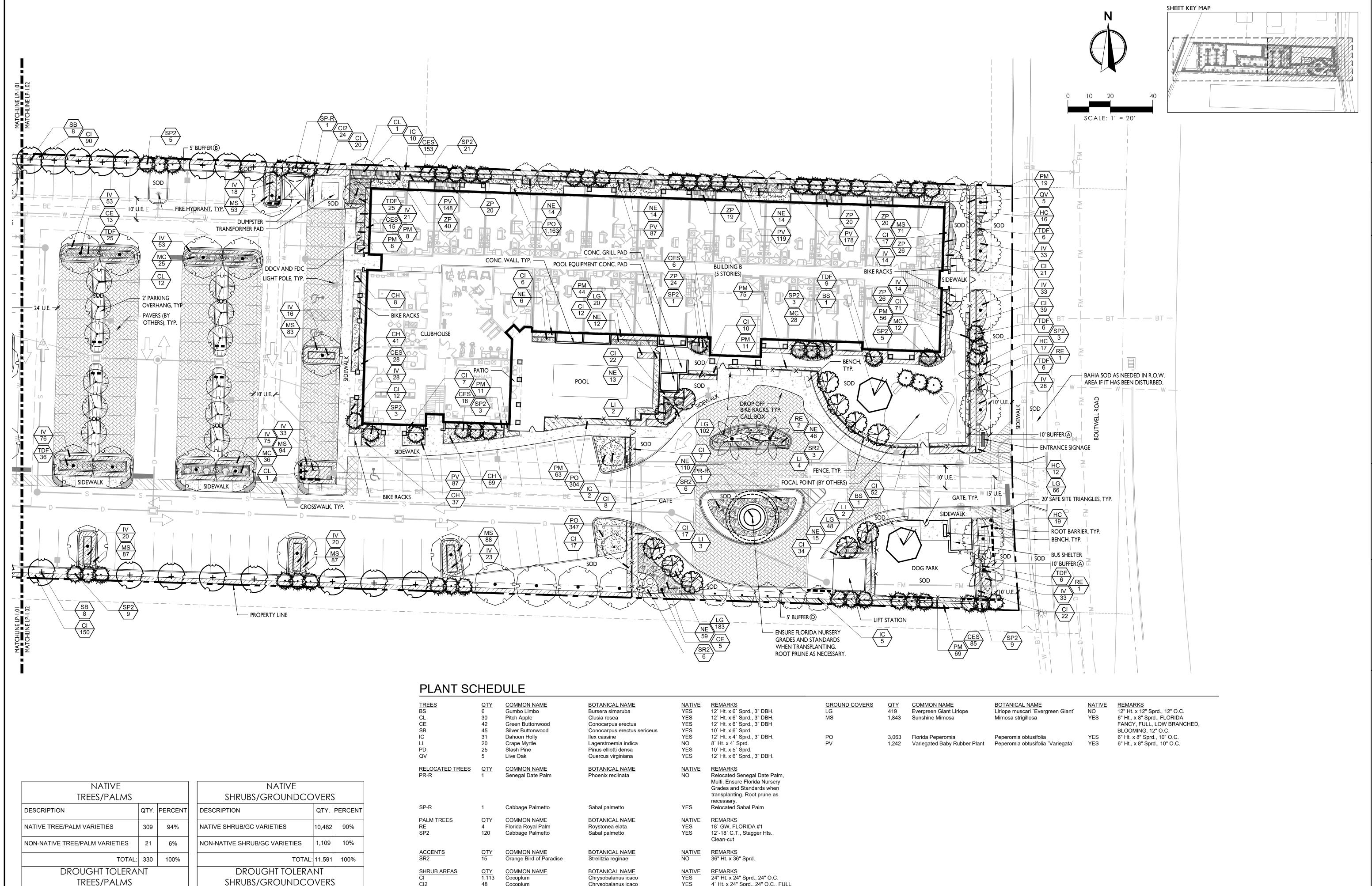
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 6273.01
 2
 05-12-2021 RESUBMITTAL

 VN BY
 SW
 SW

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
OVERALL LANDSCAPE PLAN

SHEET: **LP-1.00**





4` Ht. x 24" Sprd., 24" O.C., FULL

18" Ht. x 18" Sprd., 18" O.C.

24" Ht. x 24" Sprd., 24" O.C.

18" Ht. x 24" Sprd., 24" O.C.

18" Ht. x 18" Sprd., 18" O.C. 24" Ht. x 18" Sprd., 24" O.C.

18" Ht. x 24" Sprd., 24" O.C.

24" Ht. x 18" Sprd., 18" O.C.

18" Ht. x 18" Sprd., 24" O.C.

18" Ht. x 18" Sprd., 18" O.C.

TO BASE

YES

YES

YES

YES

YES

NO

Chrysobalanus icaco

Chrysobalanus icaco 'Horizontalis'

Conocarpus erectus sericeus

Ilex vomitoria `Schillings Dwarf`

Hamelia patens 'Compacta'

Muhlenbergia capillaris

Podocarpus macrophyllus

Nephrolepis exaltata

Tripsacum floridana

Zamia pumila

CI2

CES

HC

TDF

QTY. PERCENT

11,591 100%

TOTAL: 11,591 100%

QTY. PERCENT

330 | 100%

TOTAL: 330

0%

100%

DESCRIPTION

DROUGHT TOLERANT VARIETIES

NON-DROUGHT TOLERANT VARIETIES 0

DESCRIPTION

DROUGHT TOLERANT VARIETIES

NON-DROUGHT TOLERANT VARIETIES

Cocoplum

1,375

236

190

Horizontal Cocoplum

Silver Buttonwood

Dwarf Schillings Holly

Dwarf Fakahatchee

Dwarf Firebush

Pink Muhly Grass

Boston Fern

Coontie Cycad

Yew Pine

Know what's BELOW. CALL before you dig Call <u>811</u> two business days

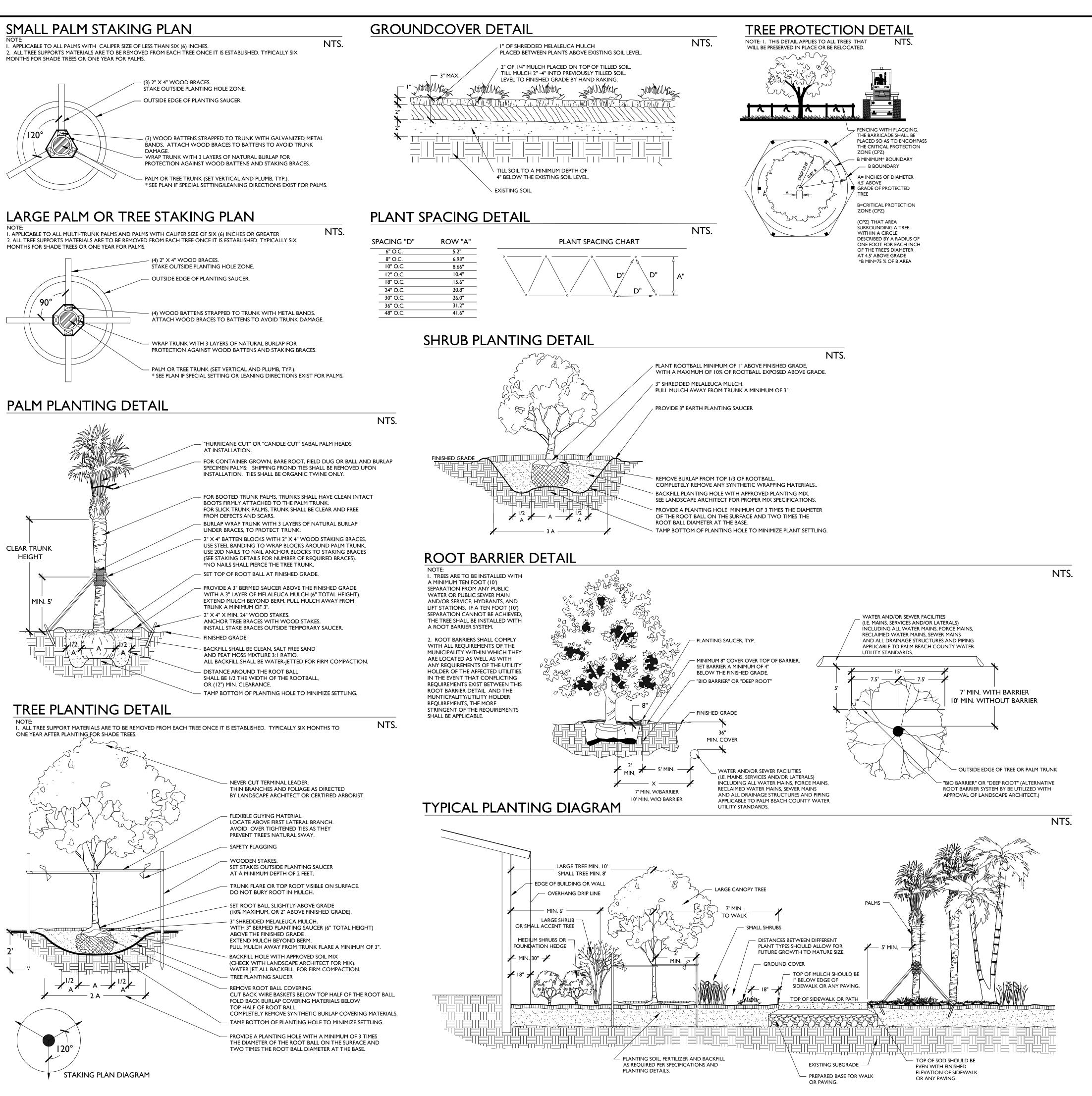
before digging

SHEET: LP-1.02

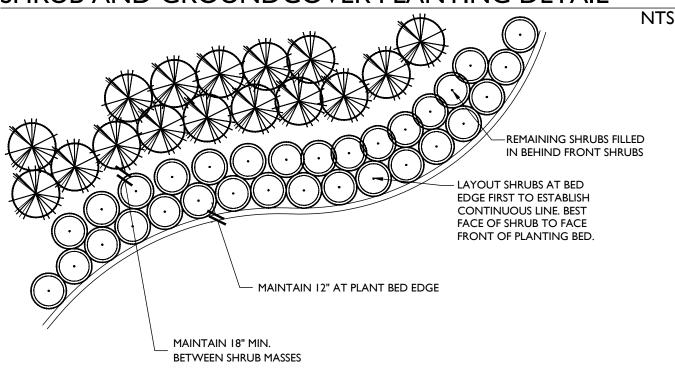
E BEXLY AT BOUTWE 3300 BOUTWELL ROAD LAKE WORTH BEACH LANDSCAPE PLAN

LANDSCAPE ARCHITECT OF RECORD TIFFANY DELYNN MAY, PLA

FL# LA6667274



SHRUB AND GROUNDCOVER PLANTING DETAIL



LANDSCAPE NOTES:

I. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.

2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.

3. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.

4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.

5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL. 6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN

SENSOR MUST BE INCLUDED.

7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.

8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.

9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING. 10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.

II. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO

SPECIFICATIONS FOR RELOCATION INSTRUCTIONS. 12. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.

	ВУ						
REVISIONS	NO. DATE DESCRIPTION	03-26-2021 RESUBMITTAL	1 RESUBMITTAL				
	DATE	03-26-202	05-12-202				
	NO.	1	7				

LANDSCAPE ARCHITECT OF RECORD TIFFANY DELYNN MAY, PLA FL# LA6667274

SHEET: LP-3.01

Compensation Insurance. Requirements of Regulatory Agencies

A. Certificates of inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation. File certificates with the landscape architect prior to acceptance of the material. Inspection by federal or state authorities at place of growth does not preclude rejection of the plants at the site.

A.Manufacturer's Data: Submit copies of the manufacturer's and/or source data for all materials specified, including soils, soil amendments and fertilizer materials. Comply with regulations applicable to landscape materials. B. Samples: Submit samples of all topsoil, soil mixes, mulches, and organic materials. Samples shall weigh 1 kg (2 lb) and be packaged in plastic bags. Samples shall be

typical of the lot of material to be delivered to the site and provide an accurate indication of color, texture, and organic makeup of the material. C.Nursery Sources: Submit a list of all nurseries that will supply plants, along with a list of the plants they will provide and the location of the nursery. D. Soil Test: Submit soil test analysis report for each sample of topsoil and planting mix from a soil testing laboratory approved by the landscape architect. 1. Provide a particle size analysis, including the following gradient of mineral content:

USDA Designation Size in mm Very Course Sand 1-2 mm Coarse Sand 0.5-1 mm Medium Sand 0.25-0.5 mm Fine Sand 0.1-0.25 mm 0.05-0.1 mm Very fine sand 0.002-0.05 mm

2. Provide a chemical analysis, including the following:

a. pH and buffer pH b. Percentage of organic content by oven-dried weight.

c. Nutrient levels by parts per million, including phosphorus, potassium magnesium, manganese, iron, zinc, and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil based on the requirements of horticultural plants.

smaller than 0.002

d. Soluble salt by electrical conductivity of a 1:2, soil: water, sample measured in millimho per cm. e. Cation exchange capacity (CEC).

. Material Testing: Submit the manufacturers particle size analysis, and the pH analysis and provide a description and source location for the content material of all F. Maintenance Instructions: Prior to the end of maintenance period, Landscape Contractor shall furnish three copies of written maintenance instructions to the Landscape

Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season. I. Utility Verification

A. The contractor shall contact the local utility companies for verification of the location of all underground utility lines in the area of the work. The contractor shall be responsible for all damage resulting from neglect or failure to comply with this requirement. Part 2. Materials

A. Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. They shall have been freshly dug.

1. All plant names and descriptions shall be as defined in Hortus Third.

Florida Department of Agriculture Grades and Standards for Nursery Plants, shall be rejected.

2. All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock and Florida Department of Agriculture Grades and Standards 3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 325 km (200 miles) north or south of the latitude of the project

unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zone of the planting location. B. Unless specifically noted, all plants shall be exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent

1. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage,

or cuts of limbs over 20 mm (3/4 in.) in diameter that are not completely closed will be rejected. C. Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect. Use of larger

plants shall not increase the contract price. It larger plants are approved, the root ball shall be increased in proportion to the size of the plant 1. Caliper measurements shall be taken on the trunk 150 mm (6 in.) above the natural ground line for trees up to and including 100 mm (4 in.) in caliper, and 300 mm (12 in.) above the natural ground line for trees over 100 mm (4 in.) in caliper. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where pruning is required. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the

D. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price. E. The plant schedule provided at the end of this section, or on the drawing, is for the contractor's information only, and no guarantee is expressed or implied that

quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials shown on the drawings are included in his or her bid. F. All plants shall be labeled by plant name. Labels shall be attached securely to all plants, bundles, and containers of plant materials when delivered. Plant labels shall be durable and legible, with information given in weather-resistant ink or embossed process lettering. G. Selection and Tagging

1. Plants shall be subject to inspection for conformity to specification requirements and approval by the landscape architect at their place of growth and upon delivery. Such approval shall not impair the right of inspection and rejection during progress of the work. 2. A written request for the inspection of plant material at their place of growth shall be submitted to the landscape architect at least ten calendar days prior to digging. This request shall state the place of growth and the quantity of plants to be inspected. The landscape architect may refuse inspection at this time if, in his or her

judgment, sufficient quantities of plants are not available for inspection or landscape architect deems inspection is not required. 3. All field grown deciduous trees shall be marked to indicate the trees north orientation in the nursery. Place a 1-in. diameter spot of white paint onto the north side of the tree trunk within the bottom 12 inches of the trunk.

I. Anti-Desiccants 1. Anti-desiccants, if specified, are to be applied to plants in full leaf immediately before digging or as required by the landscape architect. Anti-desiccants are to be sprayed so that all leaves and branches are covered with a continuous protective film. Balled and Burlapped (B&B) Plant Materials

1. Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the Florida Department of Agriculture Grades and Standards for Nursery Plants. Balls shall be firmly wrapped with synthetic, natural, or treated burlap, and/or wire. All synthetic fabric should be removed from the rootball prior to planting. True biodegradable burlap can be left around the root ball. The root collar shall be apparent at surface of ball. Trees with loose, broken, processed, or manufactured root balls will not be accepted, except with special written approval before planting.

. Container Plants 1. Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the Florida Department of Agriculture Grades and Standards for Nursery Plants and be free of circling roots on the exterior and interior of the root ball. 2. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium.

. Bareroot and Collected Plants

1. Plants designated as bareroot or collected plants shall conform to the American Standard for Nursery Stock.

2. Bareroot material shall not be dug or installed after bud break or before dormancy.

3. Collected plant material that has not been taken from active nursery operations shall be dug with a root ball spread at least 1/3 greater than nursery grown plants. When specified or approved, shall be in good health, free from disease, insect or weed infestation and shall not be planted before inspection and acceptance at the site. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.

. Specimen Material: Plant material specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy. M. Palms

1. Coconut Palms shall be grown from a certified seed.

2. All palm species except Sabal palmetto shall have roots adequately wrapped before transporting.

3. Sabal palms shall have a hurricane cut. Sabal palms shall be installed on site at the earliest opportunity in the construction process. All Sabal palms shall be from Palm Beach County or other sandy soils. All Sabal palms shall be Florida Fancy. 4. For booted trunk palms, trunks shall have clean intact boots firmly attached to the palm trunk. For slick trunk palms, trunk shall be clear and free from defect and

5. The Contractor shall treat all palms as required to prevent infestation by the palmetto weevil.

1. Sod shall be graded #1 or better. Sod shall be loam or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debris including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant

2. Sod shall be sufficiently thick to insure a dense stand of live grass. Sod shall be live, fresh, and uninjured at the time of planting. Plant sod within 48 hours after

3. Sod area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or edge of water. O. Immediately after harvesting plants, protect from drying and damage until shipped and delivered to the planting site. Rootballs shall be checked regularly and

watered sufficiently to maintain root viability. P. Transportation and Storage of Plant Material

damaging it.

1. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches. 2. During transportation of plant material, the contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the landscape architect may reject the injured tree(s) and order them replaced at no additional cost to the owner. All loads of plants shall be covered at all times with tarpaulin or canvas. Loads that are not protected will be rejected.

3. All bareroot stock sent from the storage facility shall be adequately covered with wet soil, sawdust, woodchips, moss, peat, straw, hay, or other acceptable moisture-holding medium, and shall be covered with a tarpaulin or canvas. Loads that are not protected in the above manner may be rejected. 4. Plants must be protected at all times from sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, wet mulch, or other acceptable material, and kept well watered. Plants shall not remain unplanted any longer than three days after delivery. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to avoid

Q. Mechanized Tree Spade Requirements

Trees may be moved and planted with an approved mechanical tree spade. The tree spade shall move trees limited to the maximum size allowed for a similar B&B root-ball diameter according to the American Standard for Nursery Stock or the manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller. The machine shall be approved by the landscape architect prior to use. Trees shall be planted at the designated locations in the manner shown in the plans and in accordance with applicable sections of the specifications.

A. Mulch: Except as otherwise specified, mulch shall be shredded Melaleuca mulch - grade "A". All Melaleuca mulch shall be made entirely from the wood and bark of

Melaleuca quinquinerva tree. It shall not contain more than 10% bark (by volume). Shreds and chips shall not be larger the 3/4" diameter and 11/2" in length. Mulch

be free of weeds, seeds, and any other organic or inorganic material other than Melaleuca wood and bark. It shall not contain stones or other foreign material that will prevent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3". Submit

B. Peat: Shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in

workable condition free from lumps. C. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 3" deep and shall be contained with edging or other approved gravel stop as indicated on the plans. It shall be a maximum of 1 1/2", a minimum of 3/4" and of a readily-available natural gravel color range. Provide geotextile filter fabric below aggregate rock.

Submit sample for approval D. Root Barrier: Where specified, root barriers shall be installed on all tree and palm material in accordance with the root barrier detail provided within the plan drawings Root barriers shall comply with all requirements of the municipality within which they are located as well as with any utility holder requirements of any affected utilities In the event that conflicting requirements exist between the root barrier detail provided within the plan documents and the municipality/utility holder requirements, the more stringent of the requirements shall be applicable.

E. Planter Edging: Use only where specifically indicated on plans. Edging shall be the color black. F. Anti-desiccant: shall be an emulsion specifically manufactured for agricultural use, which provides a protective film over plant surfaces. Anti-desiccants shall be

delivered in containers of the manufacturer and shall be mixed according to the manufacturer's directions. Submit manufacturer literature for approval.

III. Materials for Soil Amendment

A. Pine Bark: Horticultural-grade milled pine bark, with 80 percent of the material by volume sized between 0.1 and 15.0 mm.

1. Pine bark shall be aged sufficiently to break down all woody material. Pine bark shall be screened. 2. pH shall range between 4 and 7.0.

3. Submit manufacturer literature for approval.

B. Organic Matter: Leaf matter and vard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and nonorganic matter.

Organic matter shall be commercially prepared compost. Submit 0.5 kg (1 lb) sample and suppliers literature for approval. C. Course Sand: Course concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.75 or greater

1. Sands shall be clean, sharp, natural sands free of limestone, shale and slate particles.

2. Provide the following particle size distribution:

Percentage Passing 3/8 in (9.5 mm) 100 No. 4 (4.75 mm) 95-100 No. 8 (2.36 mm) 80-100 50-85 No. 16 (1.18 mm) No. 30 (0.60 mm) 25-60 10-30 No. 50 (0.30 mm) No. 100 (0.15 mm)

D. Lime: shall be ground, palletized, or pulverized lime manufactured to meet agricultural standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plus magnesium oxide). Submit manufacturer literature for approval.

E. Sulfur: shall be flowers of sulfur, pelletized or granular sulfur, or iron sulfate. Submit manufacturer literature for approval.

F. Fertilizer: Agricultural fertilizer of a formula indicated by the soil test. Fertilizers shall be organic, slow-release compositions whenever applicable. Submit manufacturer literature for approval.

IV. Planting Mix A. Planting Mix

1. Planting Mix for Trees, Shrubs, Groundcovers and vines: Check with landscape architect for appropriate mixture.

2. Planting Mix for Palms: Mixture of course sand and peat mixed to the following proportion: Percent by Volume Component

Coarse Sand 75% 25%

B. Planting mix shall be thoroughly mixed, screened, and shredded.

C. Prior to beginning the mixing process, submit a 1-kg (2-lb) sample of the proposed mix with soil test results that indicate the mix ratio and the results achieved. D. During the mixing process but prior to installing the mix, submit a 1-kg (2-lb) sample for each 200 cubic meters (250 cubic yards) of planting mix, taken randomly from the finished soil mix, with soil test results for approval. In the event that the test results do not meet the required particle size distribution, remix and resubmit a revised

E. Make all amendments of lime/sulfur and fertilizer indicated by the soil test results at the time of mixing.

F. All mixing shall take place in the contractors yard, using commercial mixing equipment sufficient to thoroughly mix all components uniformly G. Protect the planting mix from erosion prior to installation.

Part 3. Execution I. Excavation of Planted Areas

A. Locations for plants and/or outlines of areas to be planted are to be staked out at the site. Locate and mark all subsurface utility lines. Approval of the stakeout by the landscape architect is required before excavation begins.

B. Tree, shrub, and groundcover beds are to be excavated to the depth and widths indicated on the landscape plan detail drawings. If the planting area under any tree is initially dug too deep, the soil added to bring it up to the correct level should be thoroughly tamped. 1. The sides of the excavation of all planting areas shall be sloped at a 45 degrees. The bottom of all beds shall slope parallel to the proposed grades or toward any

subsurface drain lines within the planting bed. The bottom of the planting bed directly under any tree shall be horizontal such that the tree sits plumb. 2. Maintain all required angles of repose of the adjacent materials as shown on the drawings. Do not excavate compacted subgrades of adjacent pavement or

3. Subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill in any planted or lawn area. Excavations shall not be left uncovered or unprotected overnight. C. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 150-mm (6 in.) layer, excavate

hole to the depth of the root ball and to widths shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the 1. In areas of slowly draining soils, the root ball may be set up to 75 mm (3 in.) or 1/8 of the depth of the root ball above the adjacent soil level.

2. Save the existing soil to be used as backfill around the tree. 3. On steep slopes, the depth of the excavation shall be measured at the center of the hole and the excavation dug as shown on the drawings.

D. Detrimental soil conditions: The landscape architect is to be notified, in writing, of soil conditions encountered, including poor drainage, that the contractor considers detrimental to the growth of plant material. When detrimental conditions are uncovered, planting shall be discontinued until instructions to resolve the conditions are received from the landscape architect

E. Obstructions: If rock, underground construction work, utilities, tree roots, or other obstructions are encountered in the excavation of planting areas, alternate locations

any planting shall be determined by the landscape architect. II. Installation of Planting Mix

A. Prior to the installation of the planting mix, install subsurface drains, irrigation main lines, lateral lines, and irrigation risers shown on the drawings.

B. The landscape architect shall review the preparation of subgrades prior to the installation of planting mix. C. Do not proceed with the installation of planting mix until all utility work in the area has been installed.

D. Protect adjacent walls, walks, and utilities from damage or staining by the soil. Use 12-mm (1/2 in.) plywood and/or plastic sheeting as directed to cover existing

metal, masonry work, and other items as directed during the progress of the work. 1. Clean up any soil or dirt spilled on any paved surface at the end of each working day.

2. Any damage to the paving or architectural work caused by the soils installation contractor shall be repaired by the general contractor at the soils installation contractors expense.

E. Till the subsoil into the bottom layer of topsoil or planting mix.

1. Loosen the soil of the subgrade to a depth of 50 to 75 mm (2 to 3 in.) with a rototiller or other suitable device.

2. Spread a layer of the specified topsoil or planting mix 50 mm (2 in.) deep over the subgrade. Thoroughly till the planting mix and the subgrade together. 3. Immediately install the remaining topsoil or planting mix in accordance with the following specifications. Protect the tilled area from traffic. DO NOT allow the tilled subgrade to become compacted.

4. In the event that the tilled area becomes compacted, till the area again prior to installing the planting mix. F. Install the remaining topsoil or planting mix in 200- to 250-mm (8- to 10-in.) lifts to the depths and shown on the drawing details. The depths and grades shown on the

drawings are the final grades after soil settlement and shrinkage of the organic material. The contractor shall install the soil at a higher level to anticipate this reduction of soil volume, depending on predicted settling properties for each type of soil.

1. Phase the installation of the soil such that equipment does not have to travel over already-installed topsoil or planting mixes. 2. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soil in each lift should feel

firm to the foot in all areas and make only slight heel prints. Overcompaction shall be determined by the following field percolation test. a. Dig a hole 250 mm (10 in.) in diameter and 250 mm (10 in.) deep. b. Fill the hole with water and let it drain completely. Immediately refill the hole with water, and measure the rate of fall in the water level.

c. In the event that the water drains at a rate less than 25 mm (1 in.) per hour, till the soil to a depth required to break the overcompaction

d. The landscape architect shall determine the need for, and the number and location of percolation tests based on observed field conditions of the soil. 3. Maintain moisture conditions within the soils during installation to allow for satisfactory compaction. Suspend installation operations if the soil becomes wet. Do not place soils on wet subgrade.

4. Provide adequate equipment to achieve consistent and uniform compaction of the soils. Use the smallest equipment that can reasonably perform the task of spreading and compaction. 5. Add lime, sulfur, fertilizer, and other amendments during soil installation. Spread the amendments over the top layer of soil and till into the top 100 mm (4 in.) of soil. Soil amendments may be added at the same time that organic matter, when required, is added to the top layer of soil.

6. Protect soil from overcompaction after placement. An area that becomes overcompacted shall be tilled to a depth of 125 mm (6 in.). Uneven or settled areas shall be filled and regraded.

III. Fine Grading

A.It shall be the responsibility of the Contractor to finish grade (min. 6" below adjacent F.F.E.). Finish grades in planting areas shall be one inch lower than adjacent paying and are to include 3" of mulching. New earthwork shall blend smoothly into the existing earthwork, and grades shall pitch evenly between spot grades. All planted areas must pitch to drain at a minimum of 1/4" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.

B. Fill all dips and remove any bumps in the overall plane of the slope.

1. The tolerance for dips and bumps in lawn areas shall be a 12-mm (1/2 in.) deviation from the plane in 3,000 mm (10 ft). 2. The tolerance for dips and bumps in shrub planting areas shall be a 25-mm (1 in.) deviation from the plane in 3,000 mm (10 ft).

3. All fine grading shall be inspected and approved by the landscape architect prior to planting, mulching, sodding, or seeding.

C.Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any utility, drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

IV. Planting Operations

A.Plants shall be set on flat-tamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally one year later.

1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery. 2. If the root flare is less than 50 mm (2 in.) below the soil level of the root ball, plant the tree the appropriate level above the grade to set the flare even with the grade. If the flare is more than 50 mm (2 in) at the center of the root ball the tree shall be rejected.

B. Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the trunk as a lever in positioning or moving the tree in the planting area.

C.Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting.

D. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting-soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.

E. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top half of balls. Do not turn under and bury portions of burlap at top of ball.

1. Do not immediately remove the ropes and burlap from trees larger than 3 in. caliper. Return to each tree three months after planting and cut all ropes around the trunks

and tops of the root balls of these trees. 2. Completely remove any waterproof or water-repellant strings or wrappings from the root ball and trunk before backfilling.

F. Set balled and burlapped trees in the hole with the north marker facing north unless otherwise approved by the landscape architect.

G.Place native soil, topsoil, or planting mix into the area around the tree, tamping lightly to reduce settlement. 1. For plants planted in individual holes in existing soil, add any required soil amendments to the soils, as the material is being backfilled around the plant. Ensure that the

amendments are thoroughly mixed into the backfill.

2. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process. 3. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.

H. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. Stagger strips to offset joints in adjacent courses. Bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. Sod along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional charge.

I. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.

J. Remove all tags, labels, strings, etc. from all plants.

K. Remove any excess soil, debris, and planting material from the job site at the end of each workday.

L. Form watering saucers 100 mm (4 in.) high immediately outside the area of the root ball of each tree as indicated on the drawings. V. Relocation of Existing Material:

A. Landscape Contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices and the following procedures. 1. Select a healthy tree

2. Selectively trim the canopy removing dead limbs, cross branching over crowned areas, and lower undesirable limbs. Fertilize and water trees before pruning. 3. Root prune 50% of the root system approximately 18"-2' deep (depending upon species and size). This is done by hand with sharp hand tools or a root pruning saw. The

diameter of the root ball to be pruned is 8-12 inches per every one inch of diameter at breast height of the tree. 4. Back fill the existing soil with peat moss to stimulate new root growth of the pruned roots.

5. Water in thoroughly and treat with a mycorrhizae and a low nitrogen fertilizer (so not to burn the pruned roots). Brace trees if deemed necessary.

6. The root pruned tree should be watered every day (especially during warm months of the season), the equivalent of 5 gallons for every DBH of tree per day. 7. Root pruned trees should be let to stand for a minimum of 6 weeks for trees less than 8" DBH and as long as 3 months for larger specimens prior to transplanting.

8. For best results and survivorship, new root growth should be evident on root pruned trees prior to transplanting.

9. Upon transplanting, water should be applied every day as outlined in step 6 for at least one year.

VI. Staking and Guying A. The Contractor shall stake all trees and palms in accordance with the tree and palm staking details provided within the plan drawings. Alternate methods of guying or

staking may be employed with the prior approval of the Landscape Architect. B. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be

responsible for any damage caused by the falling or leaning of trees. C. Stakes and guys shall be installed immediately upon approval or planting, and shall be removed in accordance with the staking details provide within the plan drawings. Any tree that is not stable at the end of the warranty period shall be rejected.

A. Plants shall not be heavily pruned at the time of planting. Pruning is required at planting time to correct defects in the tree structure, including removal of injured branches, waterspouts, suckers, and interfering branches. Healthy lower branches and interior small twigs should not be removed except as necessary to clear walks and roads. In no case should more than one-quarter of the branching structure be removed. Retain the normal or natural shape of the plant.

B. All pruning shall be completed using clean, sharp tools. All cuts shall be clean and smooth, with the bark intact with no rough edges or tears.

C.Pruning of large trees shall be done from a hydraulic man-lift such that it is not necessary to climb the tree.

A. All trees, palms, shrubs, and other plantings will be mulched with mulch previously approved by the landscape architect. The mulch shall be a minimum 3" thick layer over all tree, shrub and ground cover planting areas, unless otherwise specified. All mulch layers shall be of the specified thickness at the time of the final acceptance of the work. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

B. Place mulch at least 3" in depth in a circle around all trees located in lawn areas. The diameter of the circle shall be 18" in diameter larger than the ball of the plant provided. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs. IX. Maintenance of Trees, Shrubs, and Vines

A.Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed by the landscape architect. B. Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, fertilizing, tightening and repairing guys and stakes, resetting plants to proper grades or

upright position, restoring of the planting saucer, and furnishing and applying such sprays or other materials as necessary to keep plantings free of insects and diseases and in vigorous condition. C.Planting areas and plants shall be protected at all times against trespassing and damage of all kinds for the duration of the maintenance period. If a plant becomes

D. Watering: Contractor shall irrigate as required to maintain vigorous and healthy tree growth. Overwatering or flooding shall not be allowed. The contractor shall monitor, adjust, and use existing irrigation facilities, if available, and furnish any additional material, equipment, or water to ensure adequate irrigation. Root balls of all trees and large shrubs shall be spot watered using handheld hoses during the first four months after planting, as required to ensure adequate water within the root ball.

E. During periods of restricted water usage, all governmental regulations (permanent and temporary) shall be followed. The contractor may have to transport water from ponds or other sources, at no additional expense to the owner when irrigation systems are unavailable.

F. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Landscape Architect X. Acceptance

damaged or injured, it shall be treated or replaced as directed by the landscape architect at no additional cost.

guarantee periods terminate at one time.

XI. Acceptance in Part

A. The landscape architect shall inspect all work for acceptance upon written request of the contractor. The request shall be received at least ten calendar days before the B. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full

conformance to the contract documents, including correct species. C. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect, the landscape architect shall certify in writing that the work has been accepted.

A. Work may be accepted in parts when the landscape architect and contractor deem that practice to be in their mutual interest. Approval must be given in writing by the landscape architect to the contractor verifying that the work is to be completed in parts. Acceptance of work in parts shall not waive any other provision of this contract.

XII. Guarantee Period and Replacements A. The guarantee period for trees and shrubs shall begin at the date of acceptance.

B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance. C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all

D. The contractor shall replace, without cost, as soon as weather conditions permit, and within a specified planting period, all plants determined by the landscape architect to be dead or in an unacceptable condition during and at the end of the guarantee period. To be considered acceptable, plants shall be free of dead or dying branches and branch tips and shall bear foliage of normal density, size, and color. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in this specification.

E. The guarantee of all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of said extended guarantee period, the landscape architect may elect subsequent replacement or credit for that

F. At the end of the guarantee, the contractor shall reset grades that have settled below the proposed grades on the drawings. G.The contractor shall make periodic inspections, at no extra cost, during the guarantee period to determine what changes, if any, should be made in the maintenance

program. If changes are recommended, they shall be submitted in writing to the landscape architect. Claims by the contractor that the owners maintenance practices or lack of maintenance resulted in dead or dying plants will not be considered if such claims have not been documented by the contractor during the guarantee period. XIII. Final Inspection and Final Acceptance

At the end of the guarantee period and upon written request of the contractor, the landscape architect will inspect all guaranteed work for final acceptance. The request shall be received at least ten calendar days before the anticipated date for final inspection. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect at that time, the landscape architect shall certify, in writing, that the project has received final acceptance.

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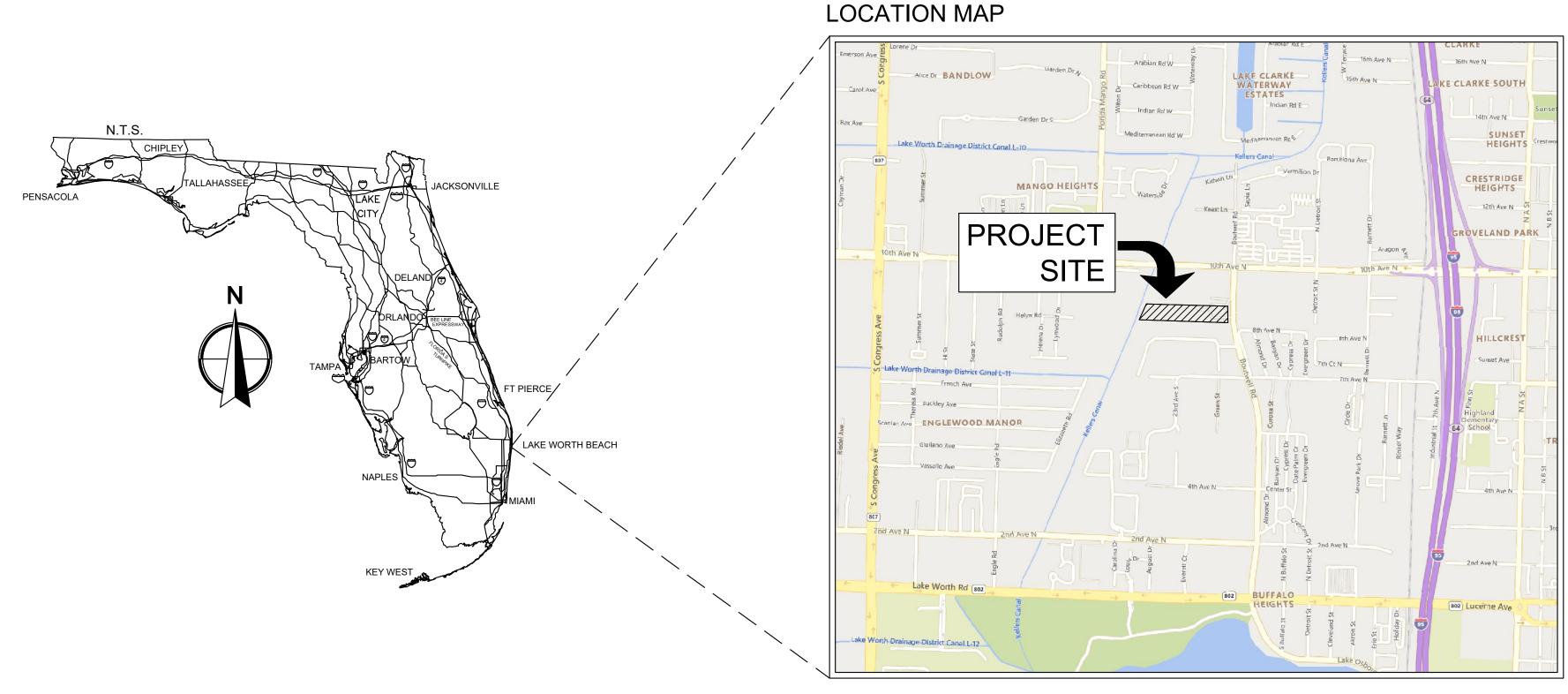
ANDSCAPE ARCHITECT OF RECORD TIFFANY DELYNN MAY. PLA FL# LA6667274

SHEET:

THE BEXLY AT BOUTWELL

3300 BOUTWELL ROAD LAKE WORTH BEACH 30% ENGINEERING PLANS

PREPARED FOR:
MA INVESTMENT BOCA, LLC
740 HIBISCUS STREET
BOCA RATON, FL 33486



PROJECT LOCATED IN SECTION 20 / TOWNSHIP 44 SOUTH / RANGE 43 EAST

CIVIL ENGINEERING SHEET INDEX

DRAWING NO	DESCRIPTION
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C-4	STORMWATER POLLUTION PREVENTION PLA
C-5	PAVING, GRADING AND DRAINAGE PLAN
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WATER AND SEWER DETAILS

C-17

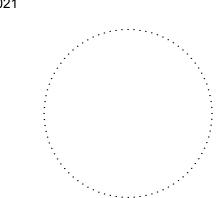
2035 Vista Parkway, West Palm Beach, FL 33 Phone No. 866.909.2220 www.wginc.co

CONSULTANTS

PROJECT TITLE:

HE BEXLY AT BOUTWE

ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589
05-12-2021



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NO:	DATE:	DESCRIPTION:
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DRAW	N DATE:	02-03-21
DRAW	N BY:	GAT
CHEC	KED BY:	CJH
PROJE	ECT #:	6273.01

30% ENGINEERING PLANS

SHEET#:	TOTAL SHEETS
C-1	17

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

PERMIT TRACKING

PERMIT NUMBER

PERMIT NAME

DRAINAGE CONNECTION

CONVERSION: NGVD29 = NAVD88+1.5'

PERMITTING AGENCY

CITY OF LAKE WORTH BEACH

LAKE WORTH DRAINAGE DISTRICT

HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANES, EAST ZONE, U.S. FEET (NAD83)



EXPIRATION DATE

GENERAL NOTES

- 1. REGULATIONS ALL CONSTRUCTION SHALL BE DONE IN A WORKMAN LIKE MANNER AND SHALL CONFORM TO ALL CITY/COUNTY, STATE AND FEDERAL REGULATIONS AND OR CODES INCLUDING BUT NOT LIMITED TO THE CURRENT PALM BEACH COUNTY AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) LATEST REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES TO BEGIN WORK AND PAY ALL REQUIRED FEES ASSOCIATED WITH SAME.
- 2. STANDARD DETAILS AND SPECIFICATIONS STATE. COUNTY AND CITY CONSTRUCTION DETAILS AND SPECIFICATIONS SHALL BE APPLIED TO THE APPROPRIATE AREAS OF THE PLANS, GENERALLY DIFFERENTIATED BY PROPERTY OWNERSHIP LINES OR INTENT OF THE DESIGN. ANY CONFLICTS BETWEEN GOVERNING STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- 3. DATUM UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). HORIZONTAL DATA SHOWN HEREON REFERS TO N.A.D. 83 FLORIDA STATE PLANE EAST ZONE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION BEGINS OR RESUMES. CONVERSION: NGVD29 = NAVD88+1.5'
- 4. CHANGES ALL CHANGES SHALL BE SUBMITTED IN WRITING AND APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- 5. GUARANTEE THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIAL SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- 6. SHOP DRAWINGS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND LAKE WORTH UTILITIES APPROVAL. STRUCTURE SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
- 7. MAINTENANCE OF TRAFFIC (M.O.T.) UNLESS OTHERWISE PERMITTED, THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND VEHICULAR TRAFFIC AND ACCESS AT ALL TIMES DURING CONSTRUCTION AND SHALL PROVIDE THE NECESSARY TEMPORARY PAVEMENT, BARRICADES, LIGHTING, SIGNS, FLAGMEN, ETC. FOR THE SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL SUBMIT M.O.T. AND A.D.A. ACCESS PLANS TO THE ENGINEER FOR REVIEW AND CITY, COUNTY AND STATE APPROVAL OF WORK TO BE DONE WITHIN THEIR RIGHTS OF WAY. M.O.T. SHALL BE IN ACCORDANCE WITH A.D.A., M.U.T.C.D. AND F.D.O.T. INDEX SERIES 600.
- 8. RECORD DRAWINGS THE CONTRACTOR SHALL SUBMIT RECORD DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL. RECORD DRAWINGS MUST BE SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF FLORIDA AND BE REFERENCED TO THE DATUM SHOWN IN THE CONSTRUCTION PLANS. ANY UNMARKED UTILITIES ENCOUNTERED DURING CONSTRUCTION SHALL BE INCORPORATED INTO THE RECORD DRAWINGS. ALL UTILITIES MUST BE SHOWN IN THEIR AS-BUILT LOCATION.
- 9. RESPONSIBILITY THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL VERIFY THE LOCATION. SIZE AND MATERIAL OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE APPROPRIATE UTILITY COMPANY SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION IN OR AROUND THAT UTILITY. CALL "SUNSHINE STATE ONE CALL" AT 1-800-432-4770 PRIOR TO ANY EXCAVATION. THE ENGINEER AND OWNER SHALL BE HELD HARMLESS AGAINST ALL CLAIMS OR DAMAGES.
- 10. RESTORATION THE CONTRACTOR SHALL IMMEDIATELY REPAIR AND RESTORE EXISTING SITE FEATURES INCLUDING PAVEMENT, DRIVEWAYS, PIPES, FENCES, TRAFFIC CONTROL DEVICES, MAILBOXES AND PROPERTY CORNERS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES. THE REPAIR AND RESTORATION SHALL CONFIRM TO APPLICABLE STANDARDS AS GOVERNED.
- 11. OPEN TRENCHES ALL OPEN TRENCHES AND HOLES SHALL BE PROPERLY MARKED AND BARRICADED TO INSURE THE SAFETY OF VEHICULAR AND PEDESTRIAN TRAFFIC. NO OPEN TRENCHES OR HOLES SHALL BE LEFT OPEN DURING NIGHT TIME HOURS WITHOUT EXPRESSED PERMISSION FROM THE OWNER, ENGINEER AND REGULATING AGENCIES. ALL TRENCHES SHALL COMPLY WITH OSHA TRENCH SAFETY ACT PROVISIONS.
- 12. CONFLICTS ANY CONFLICTING INFORMATION BETWEEN REGULATING AGENCIES AND THE CONSTRUCTION DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. AFFECTED CONSTRUCTION SHALL NOT COMMENCE OR RESUME UNTIL PERMISSION IS GRANTED BY THE ENGINEER OR OWNER.

WATER AND SEWER NOTES

- RIM ELEVATIONS ARE BASED ON PROPOSED FINISH GRADES. VERTICAL ADJUSTMENTS OF RIMS AND VALVE BOXES MAY BE NECESSARY DUE TO FIELD CONDITIONS. ADJUSTMENTS ARE TO BE MADE BY THE CONTRACTOR WHEN THE BASE COURSE IS IN PLACE OR SITE GRADING IS COMPLETE. COST OF ADJUSTING IS TO BE INCLUDED IN BASE BID.
- 2. WATER AND SEWER MAINS AND SERVICES TO CLEAR DRAINAGE MANHOLES AND INLETS BY A MINIMUM OF 5'.
- 3. PVC WATER MAINS SHALL BE LAID WITH NO DEFLECTIONS AT THE JOINTS AND PIPES SHALL NOT BE DEFLECTED.
- 4. WATER PIPE AND FITTINGS SHALL BE COLOR CODED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320 OF THE F.A.C.
- 5. SEWER FORCE MAINS AND FITTINGS SHALL BE COLOR CODED IN ACCORDANCE WITH SUBPARAGRAPH 62-604.300 OF THE F.A.C.
- 6. DETECTABLE MAGNETIC TAPE SHALL BE INSTALLED 12" ABOVE CROWN OF PIPE. TAPE OVER WATER MAINS SHALL BE 6" BLUE. TAPE OVER FORCE MAINS SHALL BE 6" GREEN OR BROWN. THE TAPE SHALL BE MAGNETIC AND MANUFACTURED BY THOR ENTERPRISES OR APPROVED
- 7. ELECTROMAGNETIC SENSOR (EMS) MARKERS SHALL BE PLACED ACCORDING TO THE STANDARD DETAIL AS WELL AS ALL CHANGES IN PIPE DIRECTION AND AT 500' (MAX) INTERVALS ALONG ENTIRE LENGTH.
- 8. MEGALUG RESTRAINTS, SECURED WITH THRUST BLOCKS AND/OR TIE-RODS (SEE DETAIL SHEETS), SHALL BE USED ON ALL UNDERGROUND FITTINGS. ABOVE GROUND FITTINGS SHALL BE FLANGED. RESTRAINED JOINTS AND FITTINGS SHALL BE VISUALLY INSPECTED AND ACCEPTED BY THE ENGINEER PRIOR TO BACKFILLING.
- 9. PIPE JOINT DEFLECTIONS SHALL NOT EXCEED 75% OF THE MANUFACTURER'S RECOMMENDATION.
- 10. FIRE HYDRANTS SHALL BE A MAXIMUM OF 12 FEET FROM ROAD ACCESS.
- 11. MAINTAIN A 6' CLEAR AREA AROUND ALL FIRE DEPARTMENT CONNECTIONS.
- 12. FIRE LINES SHALL BE CERTIFIED IN ACCORDANCE WITH F.S. 633.
- 13. ALL SERVICES SHALL HAVE AN RPZ BFP DEVICE INSTALLED ON THE DISCHARGE SIDE OF THE METER.
- 14. VALVE BOX COVERS ARE NOT TO FALL WITHIN CURBS.
- 15. UNLESS CALLED FOR IN THE PLANS, ALL WATER MAINS AND FORCE MAINS SHALL HAVE 36" MIN. COVER.
- ALL SANITARY SEWER SERVICE LATERALS SHALL BE PRIVATE.
- 17. NO CONNECTIONS SHALL BE MADE TO ANY FIRE HYDRANT OR BLOW-OFF WITHOUT FIRST OBTAINING PERMISSION AND A CONSTRUCTION METER FROM LAKE WORTH UTILITIES.
- 18. PRESSURE TEST CRITERIA SHALL CONFORM TO PBCHD AND LAKE WORTH UTILITIES STANDARDS. THIS SITE IS LOCATED IN WELLFIELD PROTECTION ZONE 2, 3 & 4. OUTSIDE OF WELL FIELD PROTECTION ZONES 1 & 2: EACH SEGMENT SHALL BE TESTED FOR TWO (2) HOURS AT A MINIMUM PRESSURE OF 150 PSI IN ACCORDANCE WITH THE CURRENT AWWA C-600 STANDARD. UNLESS OTHERWISE SHOWN IN THE PLANS, NO MORE THAN 2,000 FEET OF FORCE MAIN SHALL BE TESTED AT ONE TIME. THE MAXIMUM QUANTITY OF WATER THAT MUST BE SUPPLIED INTO THE TESTED PIPE TO MAINTAIN THE SPECIFIED PRESSURE SHALL NOT EXCEED 50% OF THE APPLICABLE AWWA C-600 STANDARD.
- 19. HORIZONTAL PIPE SEPARATION DIMENSIONS ARE FROM WALL TO WALL OF PIPES AND STRUCTURES UNLESS NOTED OR EXPLICITLY SHOWN.
- 20. PRESSURE FITTINGS TO BE RESTRAINED PER LAKE WORTH UTILITIES SPECIFICATIONS.

CLEARING AND GRUBBING

- 1. CLEARING CLEARING SHALL BE LIMITED TO THE CONSTRUCTION AREA AND/OR AS DIRECTED BY THE ENGINEER OR OWNER AND APPROVED BY THE CITY OF LAKE WORTH BEACH.
- 2. GRUBBING ALL STUMPS, ROOTS, BURIED LOGS OR OTHER UNSUITABLE MATERIAL WITHIN THE LIMITS OF PAVEMENT CONSTRUCTION SHALL BE REMOVED TO A DEPTH OF 3 FEET BELOW FINISHED PAVEMENT ELEVATION AND REPLACED WITH CLEAN FILL.
- 3. DEBRIS REMOVAL ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED. ANY MATERIAL RETAINED ON-SITE FOR MORE THAN 30 DAYS SHALL BE STORED IN CONTAINERS APPROVED BY THE ENGINEER AND COUNTY.
- 4. PROTECTION THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING BUILDINGS, UTILITIES, STRUCTURES THAT ARE ABOVE OR BELOW GROUND AND SHALL HOLD THE ENGINEER AND OWNER HARMLESS AGAINST ALL CLAIMS OR DAMAGES.
- 5. LANDSCAPED AREAS ALL LANDSCAPE PLANTING AREAS SHALL BE FREE OF BASE ROCK AND CONSTRUCTION DEBRIS AND EXCAVATED TO A MINIMUM DEPTH OF 30" OR TO CLEAN, NATIVE SOIL. REFER TO THE LANDSCAPE PLANS (BY OTHERS) FOR ADDITIONAL PLANTING INFORMATION AND DETAILS.
- 6. MUCK ANY MUCK ENCOUNTERED WITHIN 10' OF THE PAVEMENT AND BUILDING AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL.
- 7. HARDPAN ANY HARDPAN ENCOUNTERED IN THE DETENTION AREA SHALL BE REMOVED AND REPLACED WITH CLEAN, GRANULAR FILL MATERIAL

PAVING AND DRAINAGE

- 1. SUBGRADE SUBGRADE SHALL BE COMPACTED TO 98% MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180 (ASTM-D-1557) SPECIFICATIONS. ALL STUMPS, ROOTS, AND OTHER DELETERIOUS MATERIAL ENCOUNTERED SHALL BE REMOVED TO A DEPTH OF 3 FEET BELOW FINISHED ROAD GRADE AND REPLACED WITH CLEAN FILL COMPACTED TO NOT LESS THAN 100% OF MAXIMUM DENSITY. ALL SUCH MATERIAL SHALL BE REMOVED FROM WITHIN 8 FEET OF THE EDGE OF PAVEMENT. STABILIZED SUBGRADE SHALL CONFORM TO SECTION 160 OF FDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND HAVE A MINIMUM LBR OF 40.
- 2. BASE APPROVED SHELLROCK AND LIMEROCK SHALL CONFORM TO APPLICABLE SECTIONS OF THE LATEST FDOT SPECIFICATIONS. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 (ASTM 1557). PRIME COAT MINIMUM APPLICATION RATE OF 0.10 GAL/S.Y. TACK COAT MINIMUM APPLICATION RATE OF 0.05 GAL/SY.
- 3. ASPHALT CONCRETE STRUCTURAL AND SURFACE COURSES SHALL CONFORM TO APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.
- 4. STRUCTURES INLETS AND MANHOLES SHALL BE AS SPECIFIED ON THE PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS. INLET GRATES SHALL BE SECURED IN ACCORDANCE WITH FDOT INDEX NO 201.
- 5. PIPES DRAINAGE PIPES SHALL CONFORM WITH THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.
- 6. REINFORCING STEEL ALL REINFORCING STEEL SHALL CONFORM TO ASTM A- 615 SPECIFICATIONS.

PAVING AND DRAINAGE - CONTINUED

- 7. CONCRETE CONCRETE SHALL DEVELOP A 28-DAY MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE NOTED ON THE PLANS AND SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.
- 8. PIPE BACKFILL PIPE BACKFILL SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS. PIPE BACKFILL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO NOT LESS THAN 100% MAXIMUM DENSITY AS DEFINED BY AASHTO T-180.
- 9. TRAFFIC CONTROL DEVICES ALL TRAFFIC CONTROL DEVICES, PAVEMENT MARKINGS AND SIGNS SHALL BE AS DEFINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), PALM BEACH COUNTY TYPICAL #T-P-18 AND/OR THE CURRENT FDOT SPECIFICATIONS, WHERE APPLICABLE. THERMOPLASTIC MATERIAL SHALL BE USED FOR FINAL PAVEMENT MARKINGS EXCEPT PARKING SPACES. IF PAVER BRICKS ARE USED IN MARKED PAVEMENT, BRICKS OF APPROPRIATE COLOR AND CONTRAST SHALL BE USED IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL. PAINT MAY BE USED FOR TEMPORARY STRIPING.
- 10. WHERE CONNECTIONS TO AN EXISTING DRAINAGE SYSTEM ARE PROPOSED, SAID EXISTING DRAINAGE STRUCTURES AND LINES SHALL BE CLEANED OF ALL SILT AND OTHER DEBRIS PRIOR TO SAID CONNECTIONS BEING MADE, AND WHERE THE EXISTING DRAINAGE SYSTEM INCLUDES DITCHES, SAID DITCHES SHALL BE CLEARED AND REWORKED, AS NECESSARY, TO RESTORE THEM TO AN APPROVED DESIGN SECTION. DRAINAGE SYSTEMS ARE TO BE CLEANED AND/OR GRADED TO THE POINT OF LEGAL POSITIVE OUTFALL
- 11. ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD. HANDICAP PARKING SIGNS SHALL BE PLACED A) BEHIND THE SIDEWALK OR B) ATTACHED TO BUILDING WALLS IN AREAS WHERE A SIDEWALK AND/OR BUILDING ABUTS THE STALL OR C) OUTSIDE THE TWO (2') FEET OVERHANG AREA WHERE WHEEL STOPS ARE NOT PROVIDED.
- 12. CONTRACTOR SHALL CONTACT PALM BEACH COUNTY TRAFFIC OPERATIONS AT 561-233-3900 FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION IF WORK IS BEING DONE WITHIN 10 FEET OF ANY SIGNAL EQUIPMENT
- 13. DAMAGES TO LOOPS OR ANY SIGNAL EQUIPMENT CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION AT NO COST TO PALM BEACH COUNTY.
- 14. MINIMUM PERIMETER BERM ELEVATION SHALL BE EQUAL OR GREATER TO THE 25YEAR-3DAY PEAK STAGE ELEVATION 15.55 (NAVD88)

FIELD OBSERVATIONS AND TESTING

- NOTIFICATION THE CONTRACTOR SHALL NOTIFY THE ENGINEER, GOVERNMENT AND OTHER PERMITTING AGENCIES 48 HOURS PRIOR TO SCHEDULING FIELD OBSERVATIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO TEST THE COMPLETED WORK. CALL "SUNSHINE ONE CALL" AT 1-800-432-4770 PRIOR TO ANY EXCAVATION.
- 2. THE UNDERGROUND CONTRACTOR SHALL SUBMIT ALL RECORD DATA, SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA. TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CURB AND PAVEMENT CONSTRUCTION. ANY NECESSARY ADJUSTMENTS AT THIS TIME SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 3. DRAINAGE PIPES AND STRUCTURES SHALL BE INSPECTED BY THE ENGINEER AND COUNTY PRIOR TO BACKFILLING. ALL DRAINAGE SYSTEMS SHALL BE PUMPED DOWN TO BELOW THE INVERT AND LAMPED AS A REQUIREMENT OF THE FINAL DRAINAGE INSPECTION
- 4. ALL TESTS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA AND ARE TO BE PAID FOR BY THE CONTRACTOR.
- 5. THE BASE ROCK CHEMICAL AND SIEVE ANALYSIS AND THE ASPHALT MIX AND DESIGN CRITERIA SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- 6. PROCTOR AND DENSITY TESTS FOR SUBGRADE AND BASE MATERIAL SHALL BE TAKEN AS DIRECTED BY THE ENGINEER. PAVING DENSITY TESTS SHALL BE TAKEN A MINIMUM OF ONE
- 7. DENSITY TEST FOR PIPE TRENCHES SHALL BE TAKEN AT THE PIPE SPRING-LINE AND AT MAXIMUM ONE FOOT (1') LIFTS AS MEASURED FROM THE TOP OF PIPE. THE TESTS SHALL BE TAKEN AT A MAXIMUM SPACING OF EVERY 300 FEET MEASURED FROM THE STRUCTURE OR AT LEAST ONE TEST AT THE CENTER OF THE PIPE SEGMENT BETWEEN TWO STRUCTURES IF LESS THEN 300 FEET. TESTS SHALL BE TAKEN ON ALL SIDES WITHIN FIVE (5') OF EACH STRUCTURE. THE TEST LOCATION AT THE STRUCTURE SHALL BE ON ALTERNATING SIDES OF THE STRUCTURE WITH EACH LIFT TESTED. THE LOCATION AND DEPTH OF ALL TESTS SHALL BE CLEARLY INDICATED IN THE DESCRIPTION AREA ON THE TEST REPORT OR ILLUSTRATED IN
- TESTING TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. TESTING REQUIREMENTS SHALL INCLUDE, BUT MAY NOT BE LIMITED TO. BACKFILL DENSITY, PIPELINE INTEGRITY (HYDROSTATIC PRESSURE) AND ANY OTHERS REQUIRED BY THE ENGINEER, LAKE WORTH UTILITIES OR PERMITTING AGENCIES.

CLOSE OUT NOTES

- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE FOLLOWING ACTIONS SHALL BE COMPLETED:
- THE APPLICANT SHALL RESTORE THE RIGHT OF WAY TO A LIKE OR BETTER CONDITION. ANY DAMAGES TO PAVEMENT, CURBING, STRIPING, SIDEWALKS OR OTHER AREAS SHALL BE RESTORED IN KIND.

BOXES, MANHOLES, LANDSCAPING, STRIPING, SIGNAGE, AND OTHER IMPROVEMENTS ARE IN

- 2. THE APPLICANT SHALL FINE GRADE AND SOD ALL DISTURBED AREAS WIT BAHIA SOD. 3. THE APPLICANT SHALL B ROOM SWEEP ALL AREAS OF THE AFFECTED RIGHT OF WAY AND
- REMOVE OF ALL SILT AND DEBRIS COLLECTED AS A RESULT OF CONSTRUCTION ACTIVITY. 4. ENSURE THE ENTIRE SURROUNDING OFF-SITE INFRASTRUCTURE INCLUSIVE OF THE ROADWAY, SIDEWALK, CURBING, STORMWATER SYSTEM PIPING AND STRUCTURES, VALVE
- THE SAME CONDITION AS PRIOR TO CONSTRUCTION. 5. ALL CONDITIONS OF APPROVAL SHALL BE SATISFIED UNDER THE JURISDICTION OF THE PUBLIC WORKS DEPARTMENT.

ABBREVIATIONS

BACKFLOW PREVENTER BLDG BUILDING BOT BOTTOM OF PIPE **BUTTERFLY VALVE** BV CORRUGATED ALUMINUM PIPE

CURB RAMP CONTROL STRUCTURE DESIGNED BY OTHERS

CLEANOUT

DCDADOUBLE CHECK DETECTOR ASSEMBLY DUCTILE IRON PIPE

ELEVATION

EXISTING EX FIRE DEPARTMENT CONNECTION FINISHED FLOOR

FIRE HYDRANT FLANGE FORCE MAIN GR **GRATE ELEVATION**

GATE VALVE HC HANDICAP ACCESSIBLE RAMP HDPE HIGH DENSITY POLYETHLENE PIPE

INLET INVERT

LAKE MAINTENANCE EASEMENT MANHOLE

HIGH POINT

NAD NORTH AMERICAN DATUM NGVDNATIONAL GEODETIC VERTICAL DATUM PALM BEACH COUNTY

PALM BEACH COUNTY HEALTH DEPARTMENT LAKE WORTH UTILITIES PALM BEACH COUNTY WATER UTILITIES DEPARTMENT

POLYVINLY CHLORIDE PROPERTY LINE

REINFORCED CONCRETE PIPE REDUCER

R/W RIGHT OF WAY RPZ

REDUCED PRESSURE ZONE SIDEWALK SANITARY SEWER SAMPLE POINT STORM SEWER

SIDEWALK TOP OF BANK TOP, TOP OF PIPE TYP **TYPICAL**

UTILITY EASEMENT YARD DRAIN WATER MAIN



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BOUTWELIELL ROAD

TRAVIS D. DOUGLAS, PE

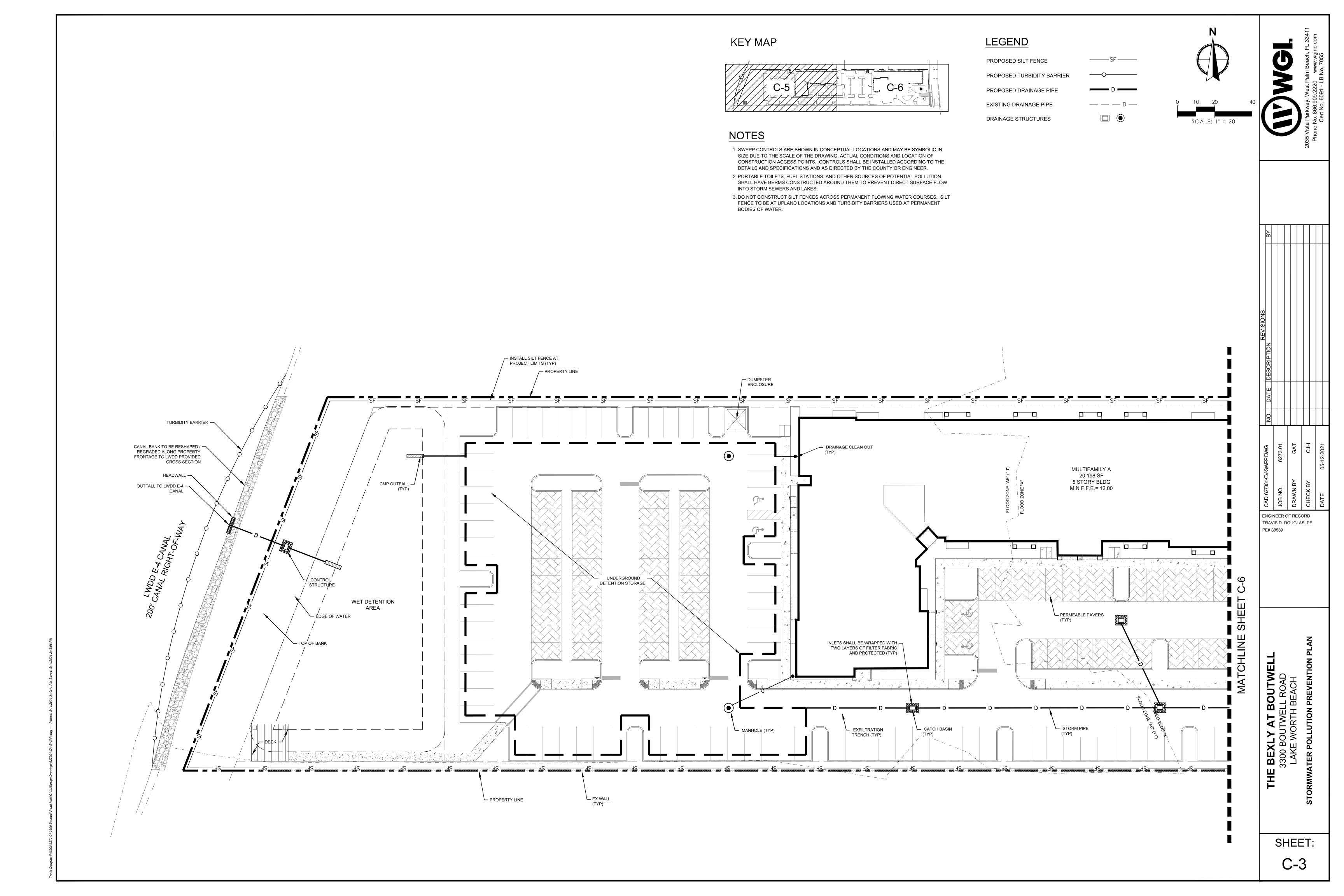
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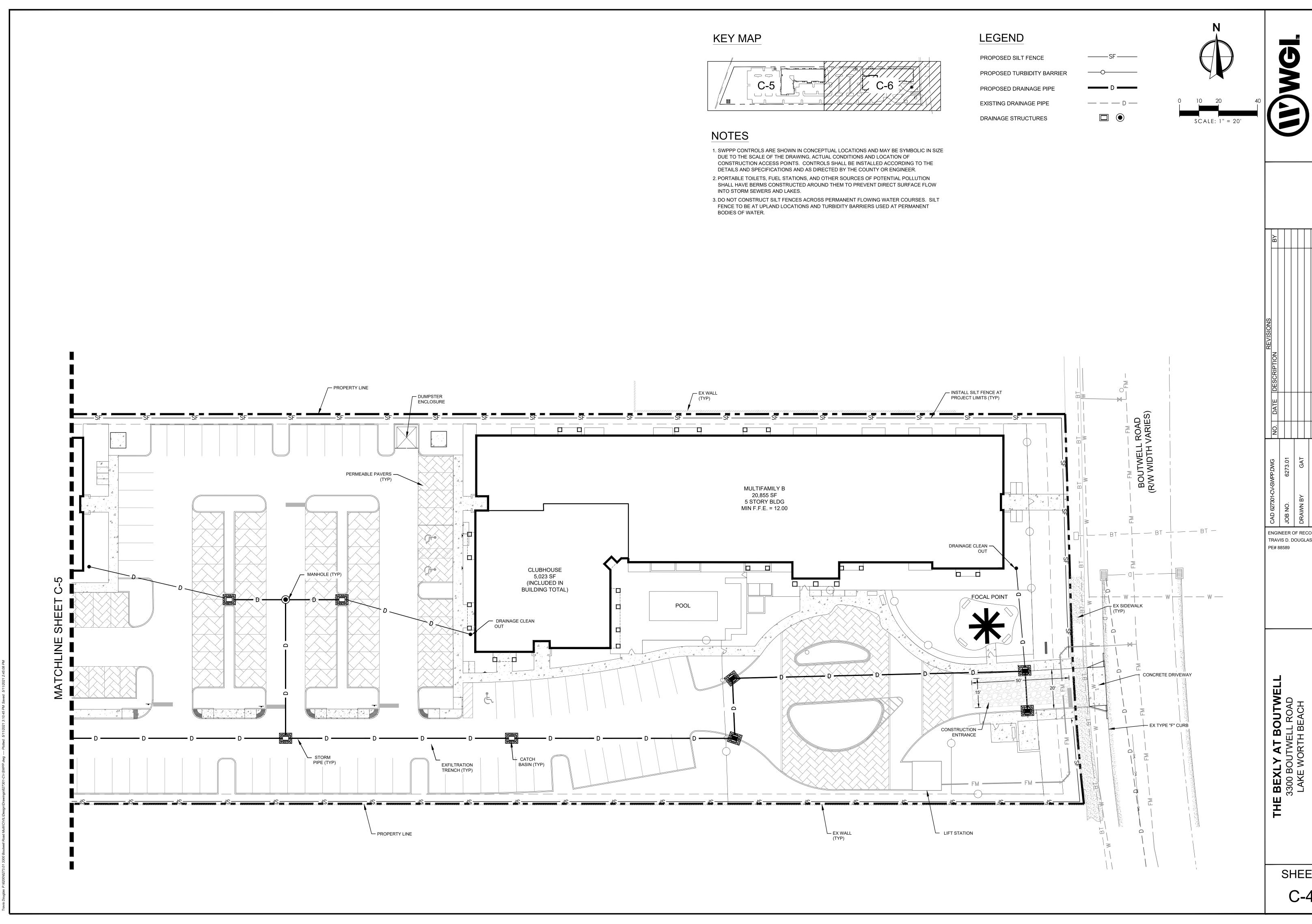
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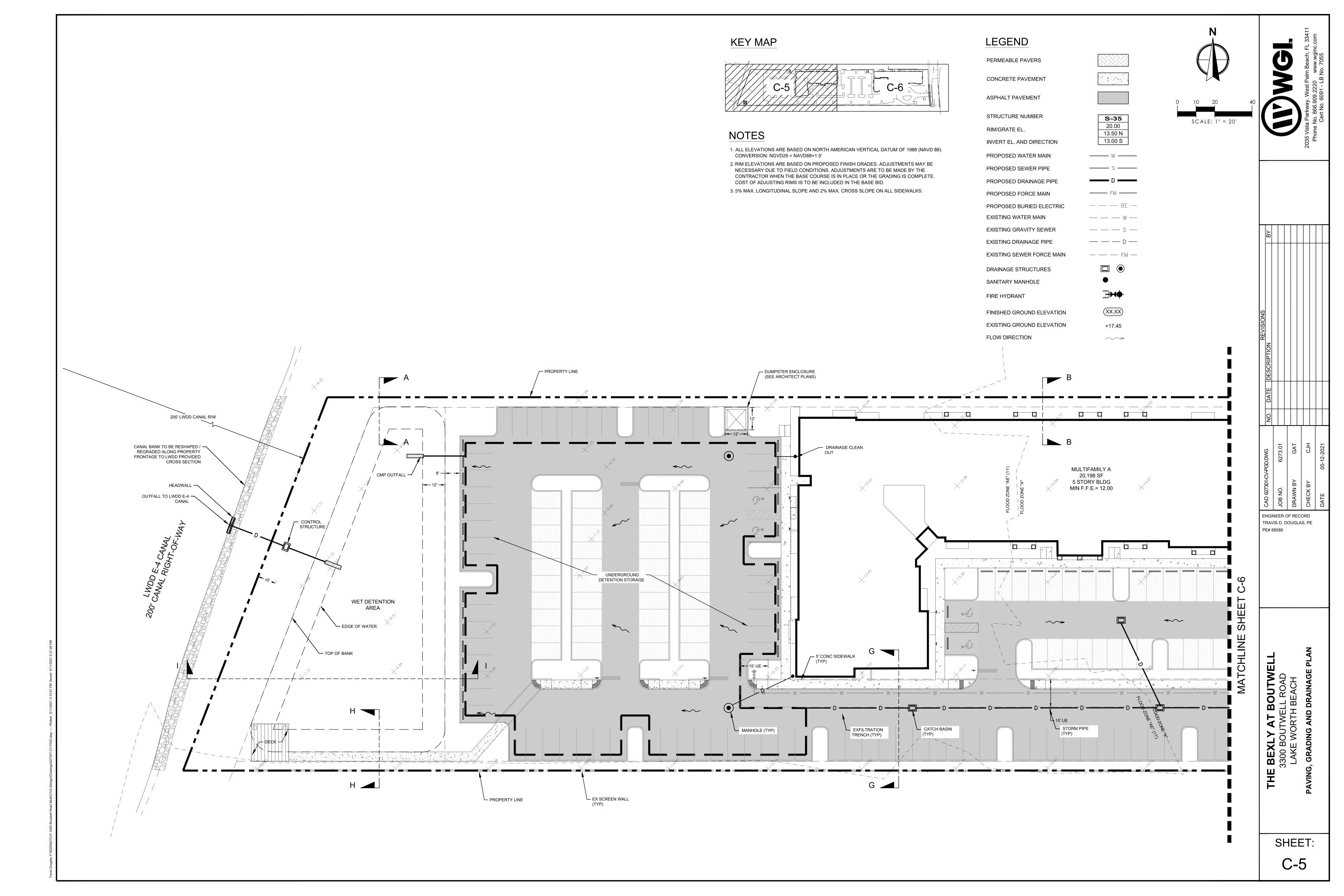
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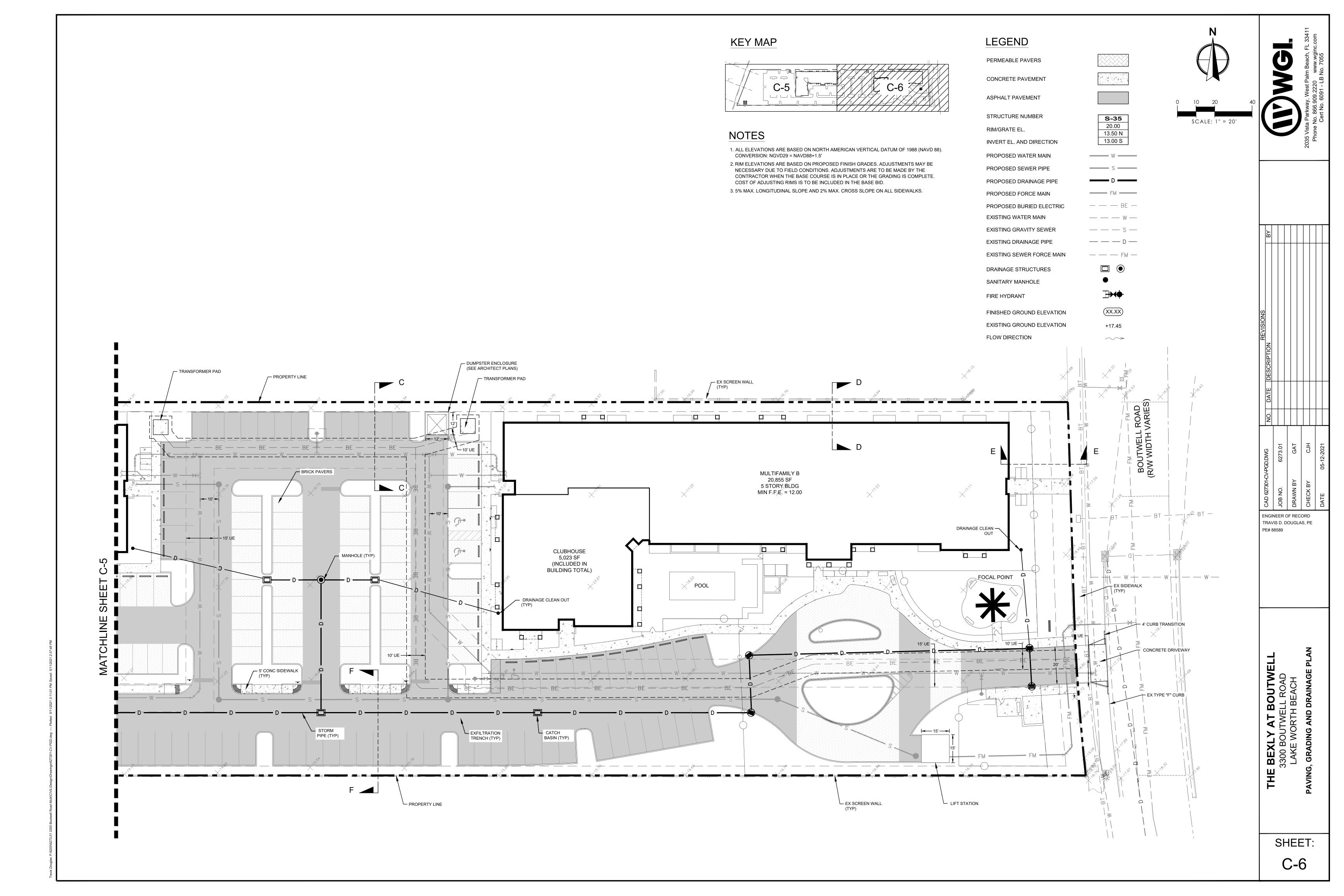


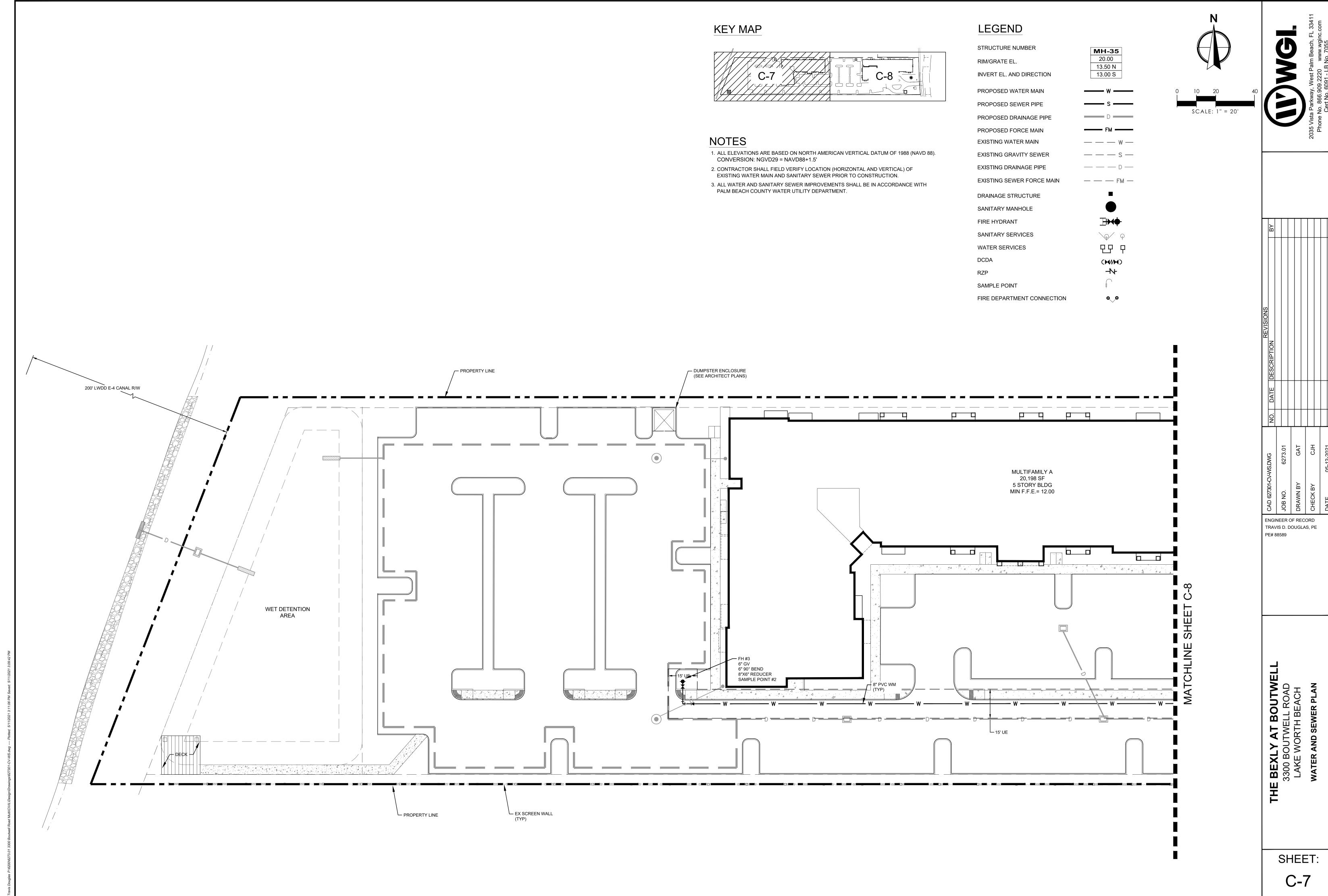


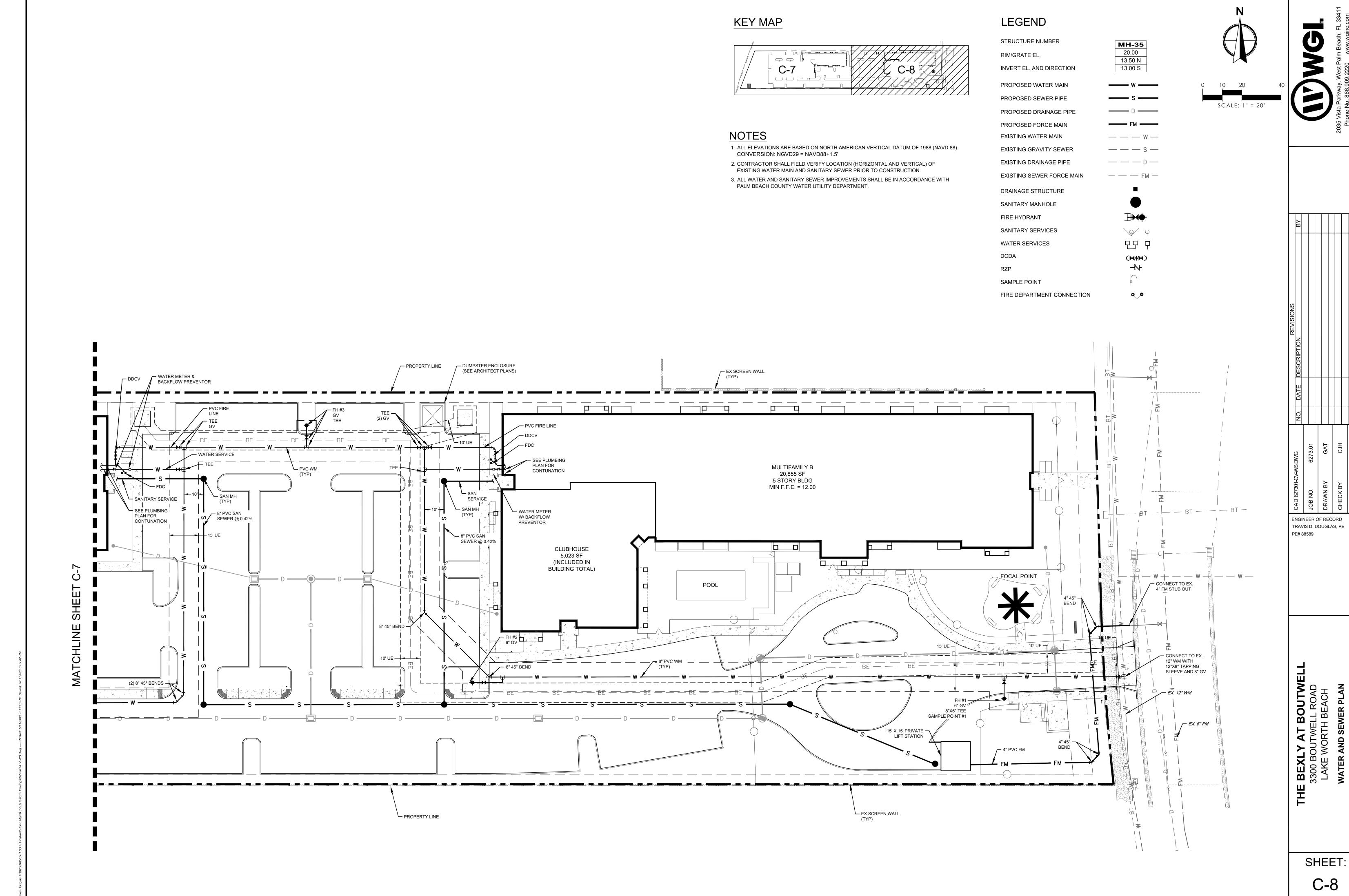
ENGINEER OF RECORD TRAVIS D. DOUGLAS, PE

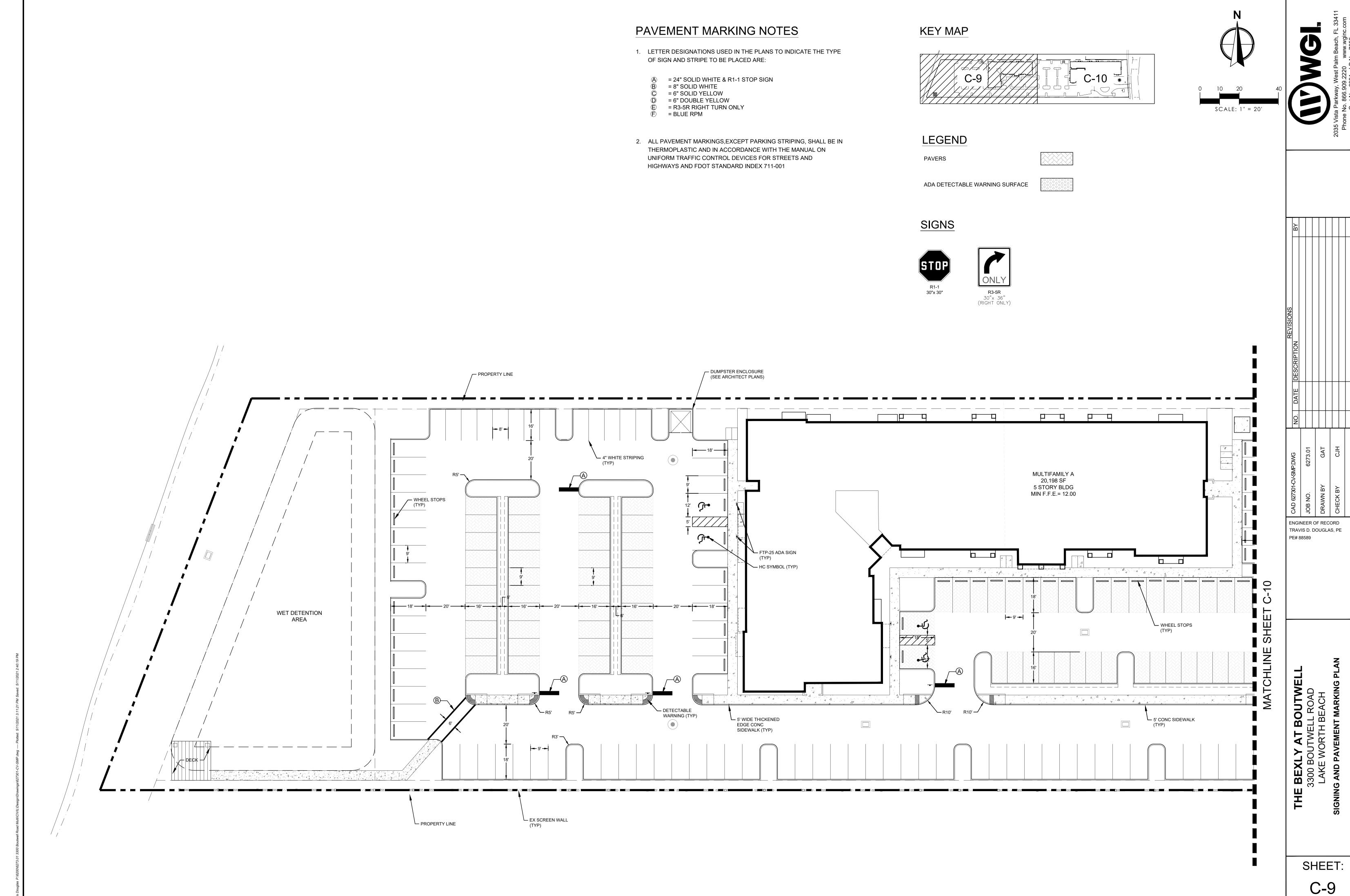
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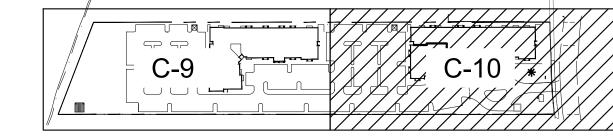


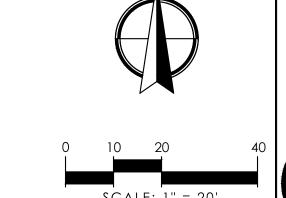


PAVEMENT MARKING NOTES

- LETTER DESIGNATIONS USED IN THE PLANS TO INDICATE THE TYPE
 OF SIGN AND STRIPE TO BE PLACED ARE:
- (A) = 24" SOLID WHITE & R1-1 STOP SIGN
 (B) = 8" SOLID WHITE
 (C) = 6" SOLID YELLOW
- D = 6" DOUBLE YELLOW
 E = R3-5R RIGHT TURN ONLY
 F = BLUE RPM
- ALL PAVEMENT MARKINGS, EXCEPT PARKING STRIPING, SHALL BE IN THERMOPLASTIC AND IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND FDOT STANDARD INDEX 711-001

KEY MAP





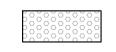


LEGEND

PAVERS



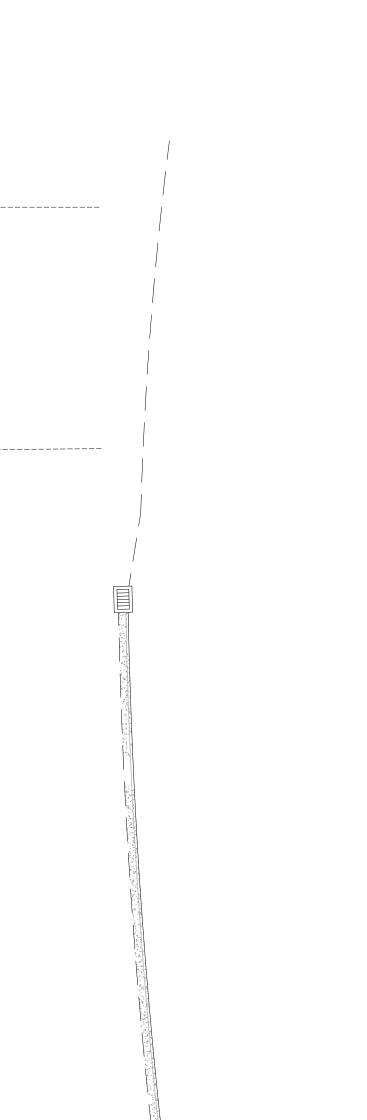
ADA DETECTABLE WARNING SURFACE



<u>SIGNS</u>





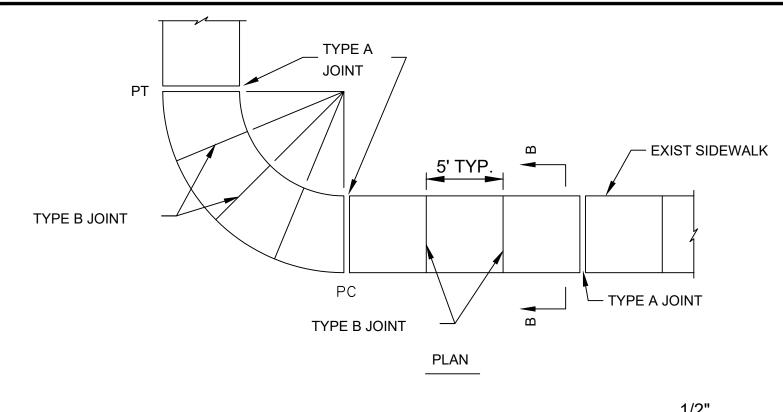


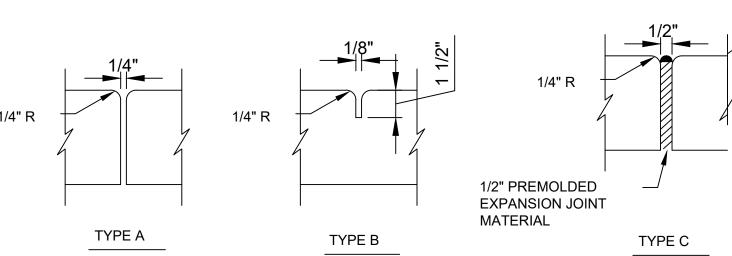
SHEET:

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
SIGNING AND PAVEMENT MARKING PLAN

ENGINEER OF RECORD TRAVIS D. DOUGLAS, PE

	PROPERTY LINE	DUMPSTER ENCLOSURE (SEE ARCHITECT PLANS)	EX SCREEN WALL (TYP)	
	16' 20' 4" WHITE STRIPING (TYP)		MULTIFAMILY B 20,855 SF 5 STORY BLDG MIN F.F.E. = 12.00	
ET C-9		CLUBHOUSE 5,023 SF (INCLUDED IN BUILDING TOTAL) (TYP) HC SYMBOL (TYP)	POOL POOL	FOCAL POINT
MATCHLINE SHEET	R10' R3' A	BIKE RACK BIKE RACK		
	R5' R5' R5'	S' WIDE THICKENED EDGE CONC SIDEWALK (TYP)	WHEEL STOPS (TYP) R3.5' R50' R45'	DOG PARK — BUS SHELTER —
	PROPERTY LINE		EX SCREEN WALL (TYP)	



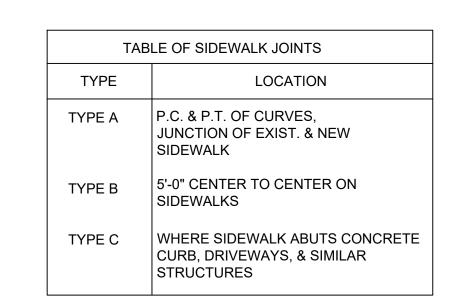


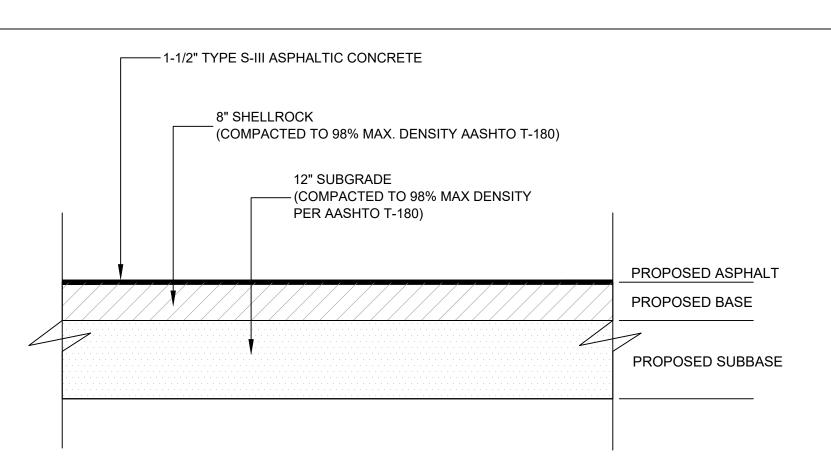
- 1. SIDEWALKS TO BE PORTLAND CEMENT CONCRETE, MIN 3000 PSI @ 28 DAYS.
- 2. BASE TO BE 6" COMPACTED SOIL (NO VAPOR BARRIER)
- 3. SIDEWALKS TO BE BROOMED FINISHED WITH EVEN DUSTLESS SURFACE.
- 4. SIDEWALKS SHALL CONFORM TO F.D.O.T. STANDARD INDEX NO. 310, LATEST REVISION.

V	ARIES
1.5%	6 MAX.
9, 44, 44	A
SECT	ION B-B

SIDEWALK CONSTRUCTION

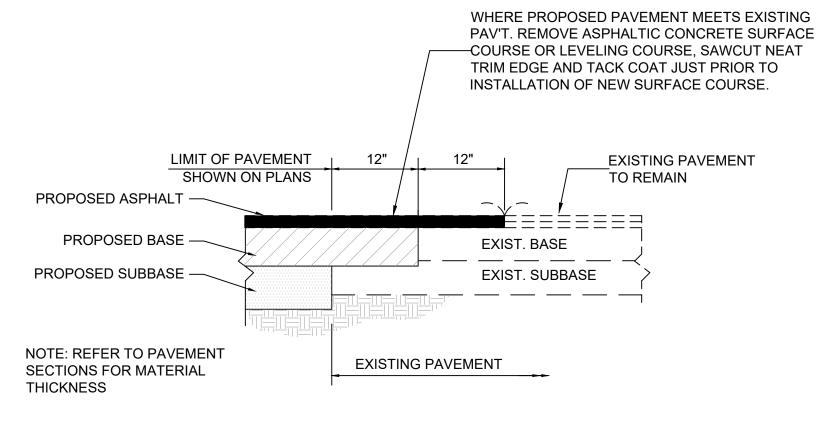
SCALE: NONE





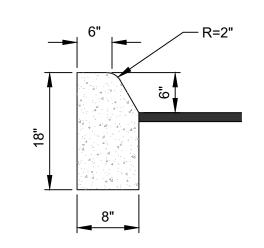
TYPICAL ASPHALT PAVEMENT SECTION

SCALE: NONE



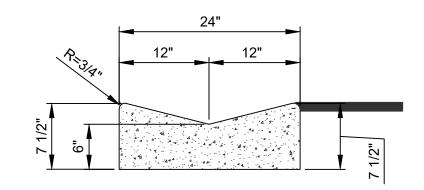
NEW PAVEMENT SECTION TO **EXISTING PAVEMENT TRANSITION**

SCALE: NONE

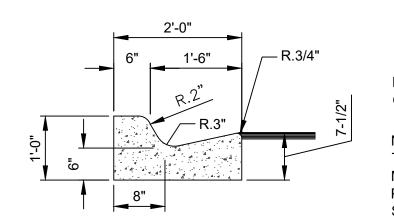


TYPE "D" CURB

SCALE: NONE



2' VALLEY GUTTER SCALE: NONE

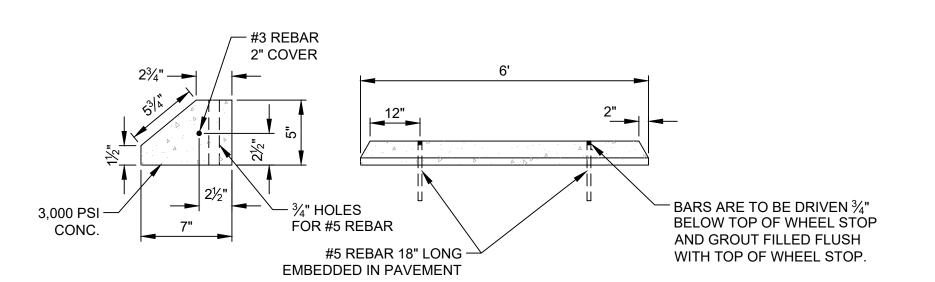


FEATHER ASPHALT 1/4" ABOVE LIP OF GUTTER (ON LOW SIDE OF ROAD ONLY)

NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" INSTEAD OF 7-1/2".

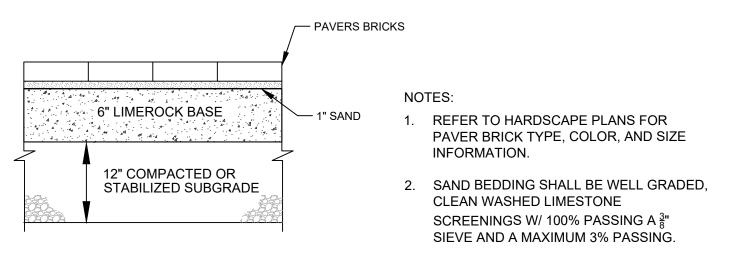
TYPE "F" CURB AND GUTTER

SCALE: NONE

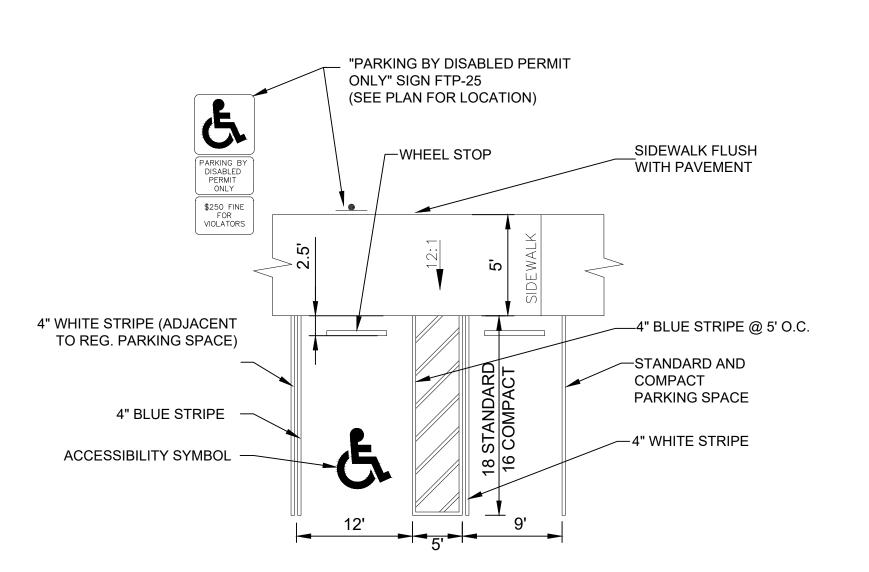


CONCRETE WHEEL STOP

SCALE: NONE



PAVER BRICK SECTION SCALE: NONE



5' CONC. SIDEWALK

TYPE "B"

MONOLITHIC SIDEWALK

SCALE: NONE

CONSTRUCTION JOINT

 $\frac{1}{2}$ " TOOLED RADIUS —

 $\frac{1}{2}$ " TOOLED RADIUS

PAVEMENT

HANDICAPPED PARKING STANDARD AND COMPACT PARKING DETAIL

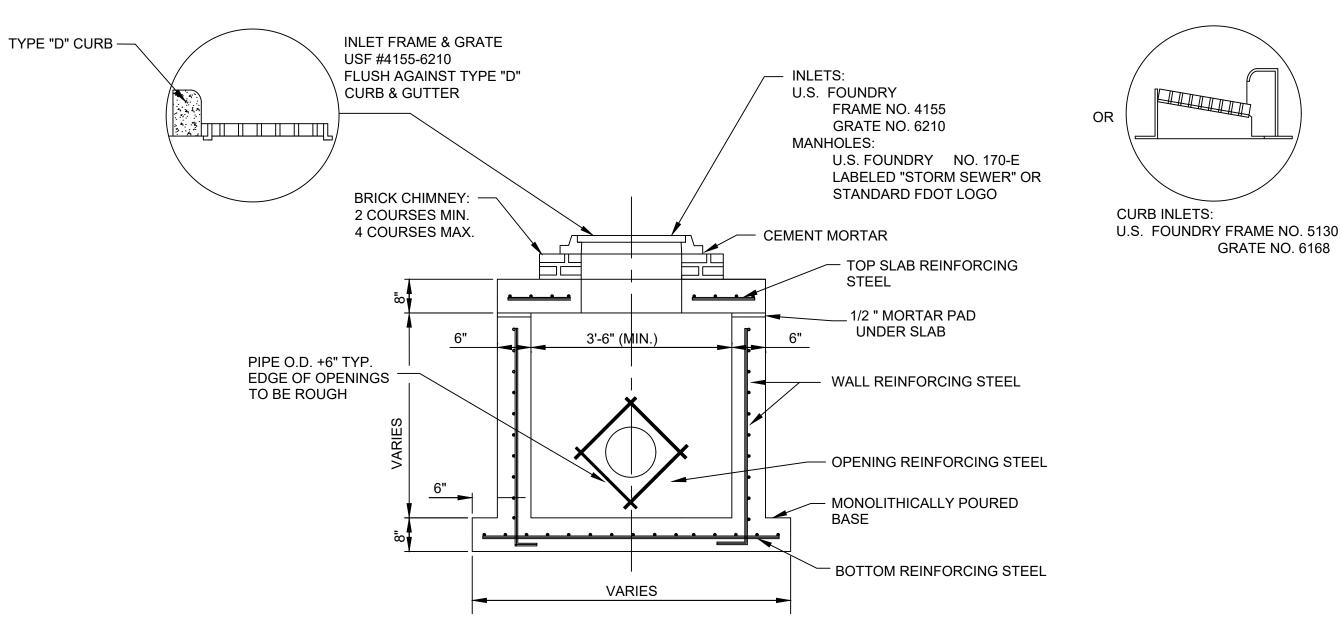
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ENGINEER OF RECORD TRAVIS D. DOUGLAS, PE PE# 88589

E BEXLY AT BOUTWELL 3300 BOUTWELL ROAD LAKE WORTH BEACH

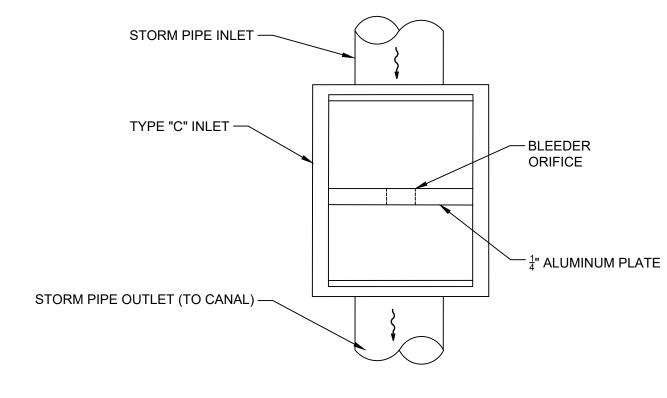
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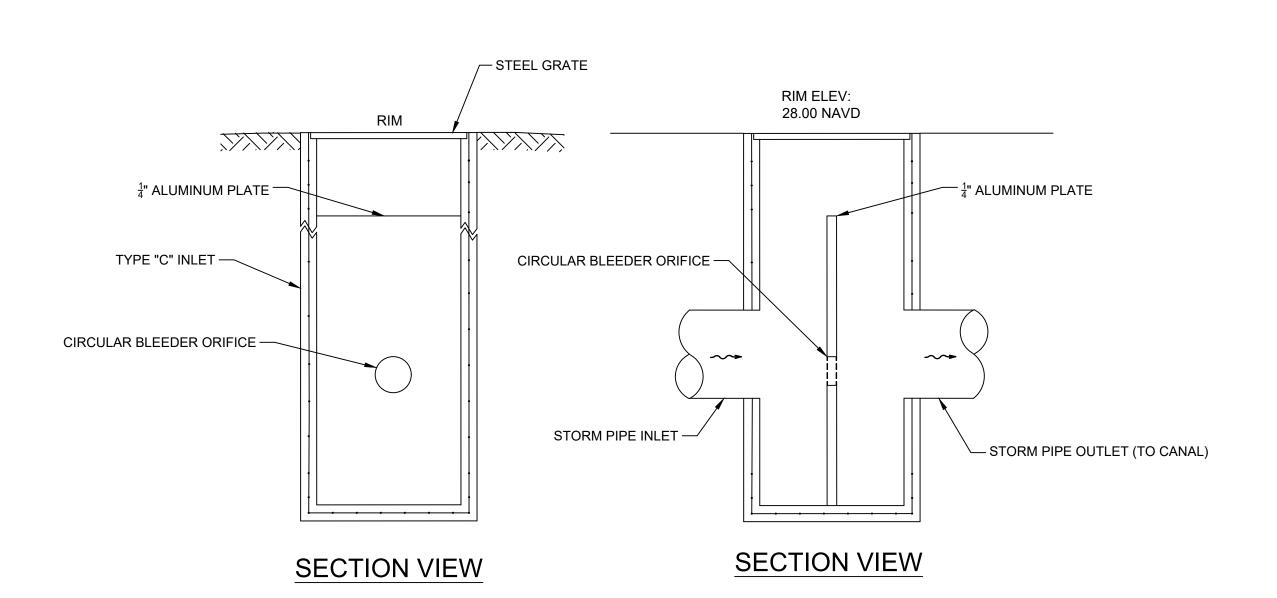


NOTES:

- 1. ALL INLET GRATES AND MANHOLE LIDS MUST HAVE LOCKING CHAINS (FDOT INDEX 201).
- 2. BEDDING MATERIAL SHALL BE HAND PLACED IN 6" LIFTS AND SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
- 3. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
- 4. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
- 5. BACKFILL SHALL BE DONE WITH APPROVED MATERIAL, CLEAN AND FREE OF ROCKS, MUCK AND OTHER DELETERIOUS MATTER AND COMPACTED BENEATH THE HAUNCHES OF THE PIPE USING MECHANICAL TAMPERS TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- 6. BACKFILL TO BE COMPACTED ALONG THE SIDES OF THE PIPE AND TO A POINT ONE FOOT ABOVE THE TOP OF THE PIPE TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- WHERE PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE THE REMAINING BACKFILL SHALL BE COMPACTED IN 6 INCH LAYERS AND COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. SEE PAVEMENT SPECIFICATIONS FOR COMPACTION AND STABILIZATION REQUIREMENTS OF SUBGRADE.
- WHERE PAVEMENT WILL NOT BE CONSTRUCTED OVER THE PIPE THE REMAINING FILL SHALL BE COMPACTED IN 6 INCH LAYERS TO A DENSITY 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- 9. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.
- 10. ALL MANHOLES AND INLETS TO HAVE A MINIMUM SUMP OF 1'



PLAN VIEW

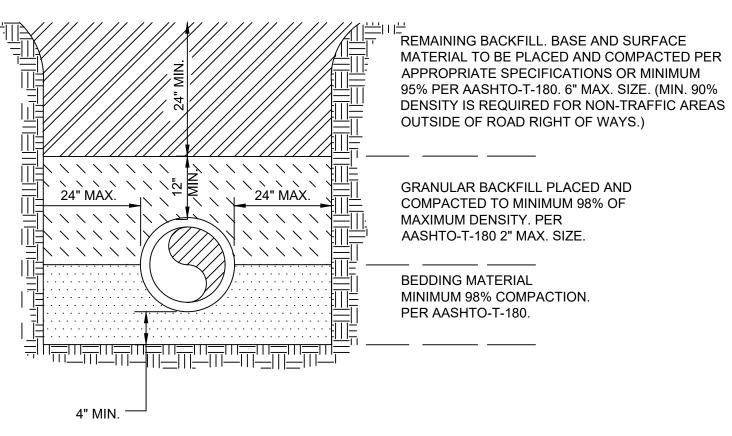


CONTROL STRUCTURE DETAIL

SCALE: NONE

TYPICAL MANHOLE AND INLET DETAIL

SCALE: NONE



NOTES:

1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK $\frac{3}{8}$ "- $\frac{7}{8}$ " SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.

2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.

3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.

4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND

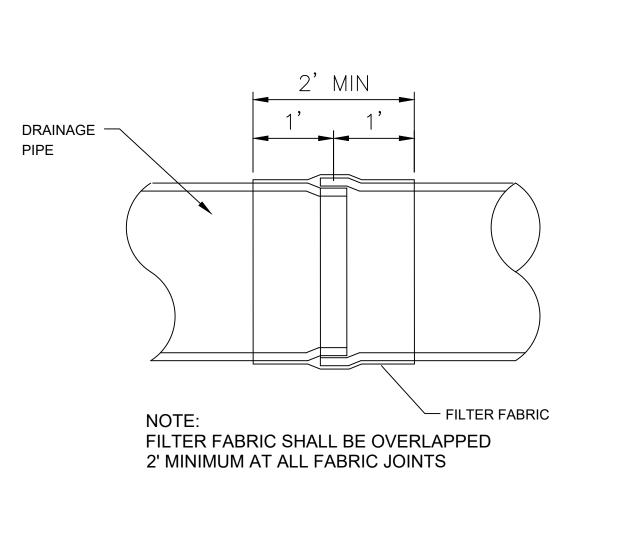
5. DENSITY TESTS ARE REQUIRED IN 1 FOOT LIFTS PER PIPE RUN ABOVE THE PIPE, OR AS DIRECTED BY THE INSPECTOR.

6. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH STATE OF FLORIDA TRENCH SAFETY LAWS AND REGULATIONS.

7. THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.

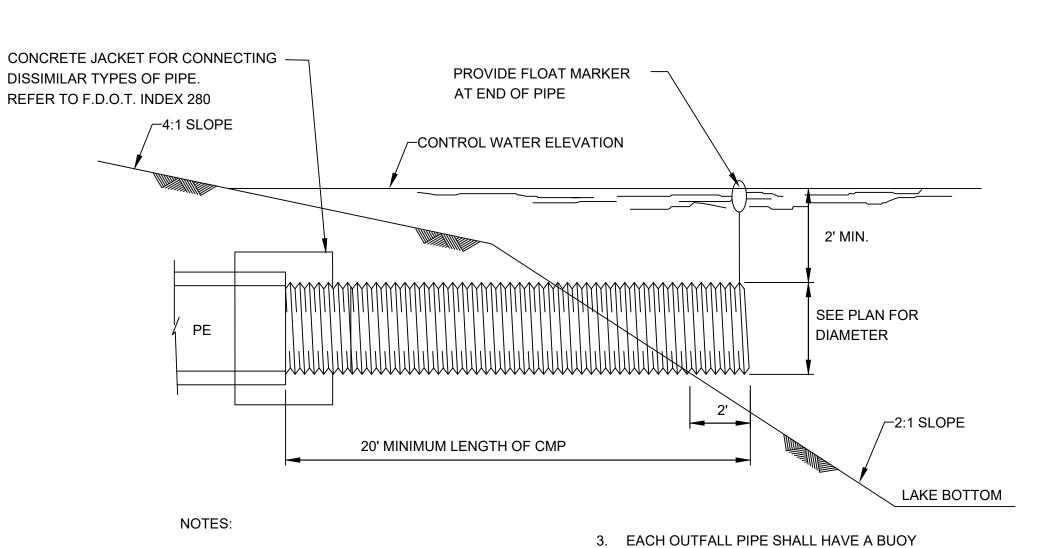
TYPICAL TRENCH DETAIL

SCALE: NONE



FILTER FABRIC PIPE JOINT WRAP DETAIL

SCALE: NONE



1. CONTRACTOR SHALL FIELD-DETERMINE OUTFALL PIPE TO BE EXTENDED 2' MIN. PAST THE DEEP CUT LINE.

2. EACH OUTFALL PIPE SHALL HAVE A FULL 20' LENGTH OF CMP INTO THE LAKE.

ATTACHED TO THE END. THE BUOY, ROPE AND FITTINGS SHALL BE SUITABLE FOR MARINE USE AND EXPOSURE TO ULTRAVIOLET LIGHT. THE ROPE SHALL HAVE SUFFICIENT SLACK SO THE BUOY IS VISIBLE AT THE TOP OF BANK ELEVATION.

OUTFALL PIPE

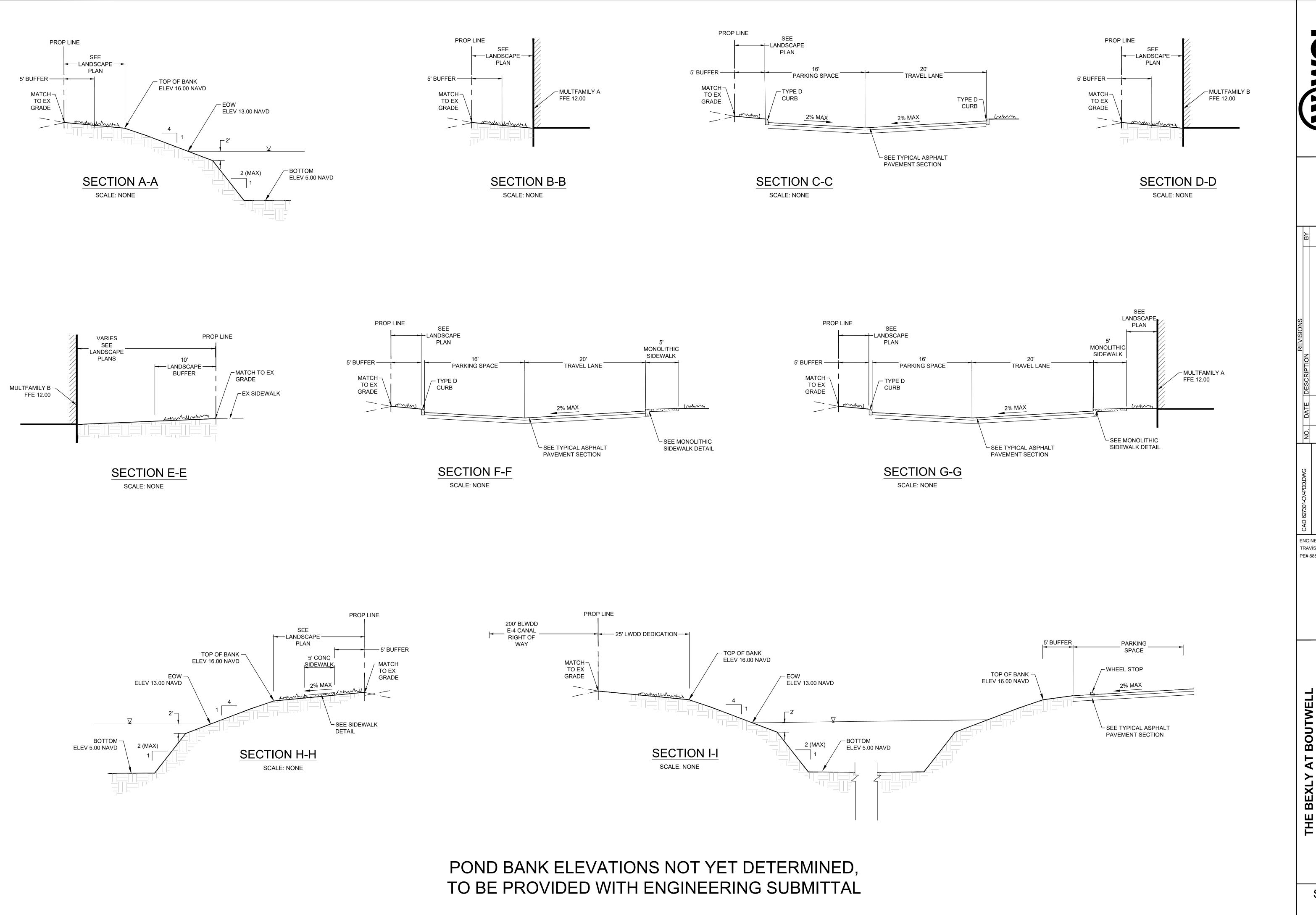
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ENGINEER OF RECORD TRAVIS D. DOUGLAS, PE PE# 88589

BOUTWELL ELL ROAD

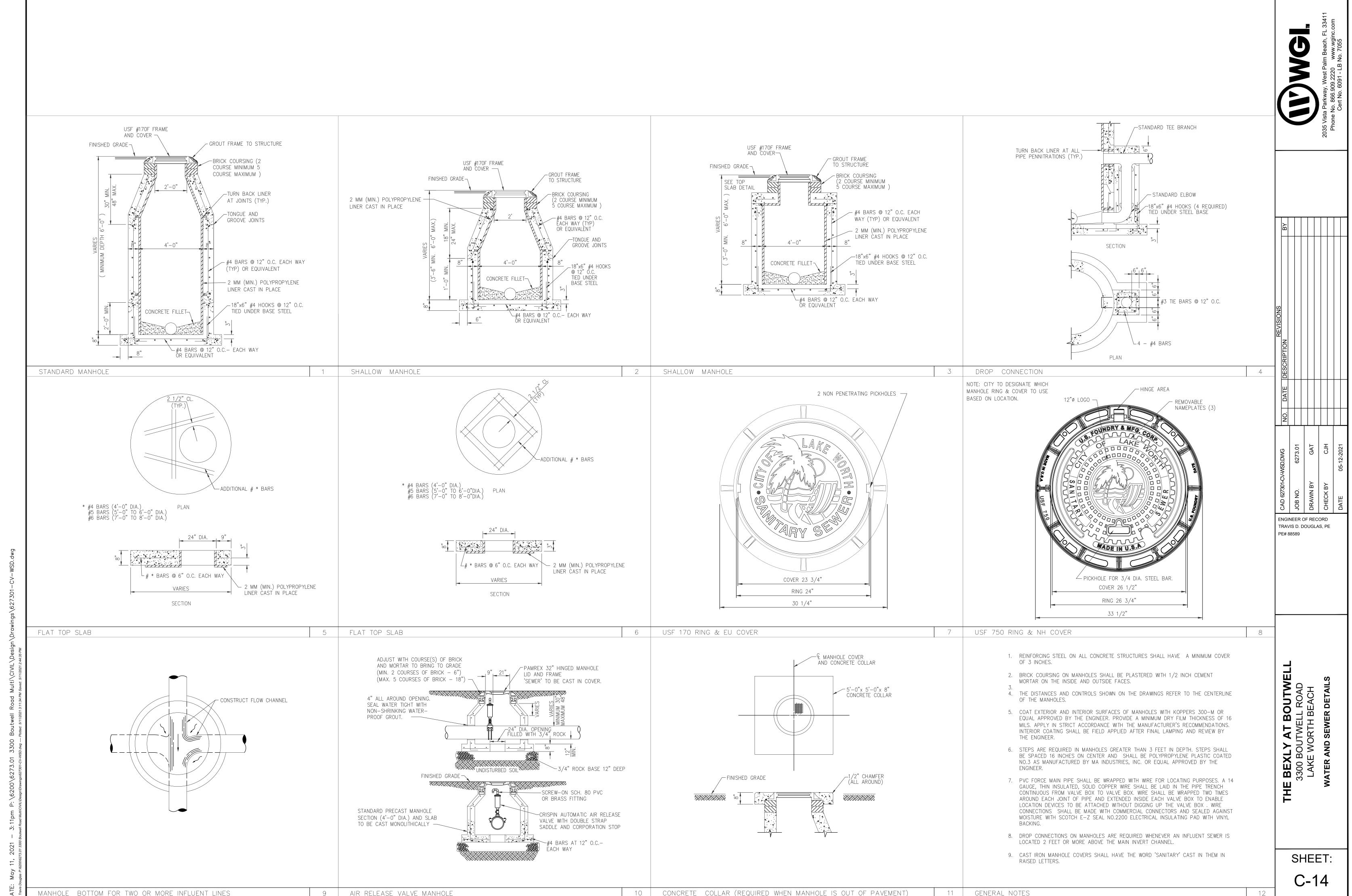
BEXLY A 3300 BOU-LAKE WO THE

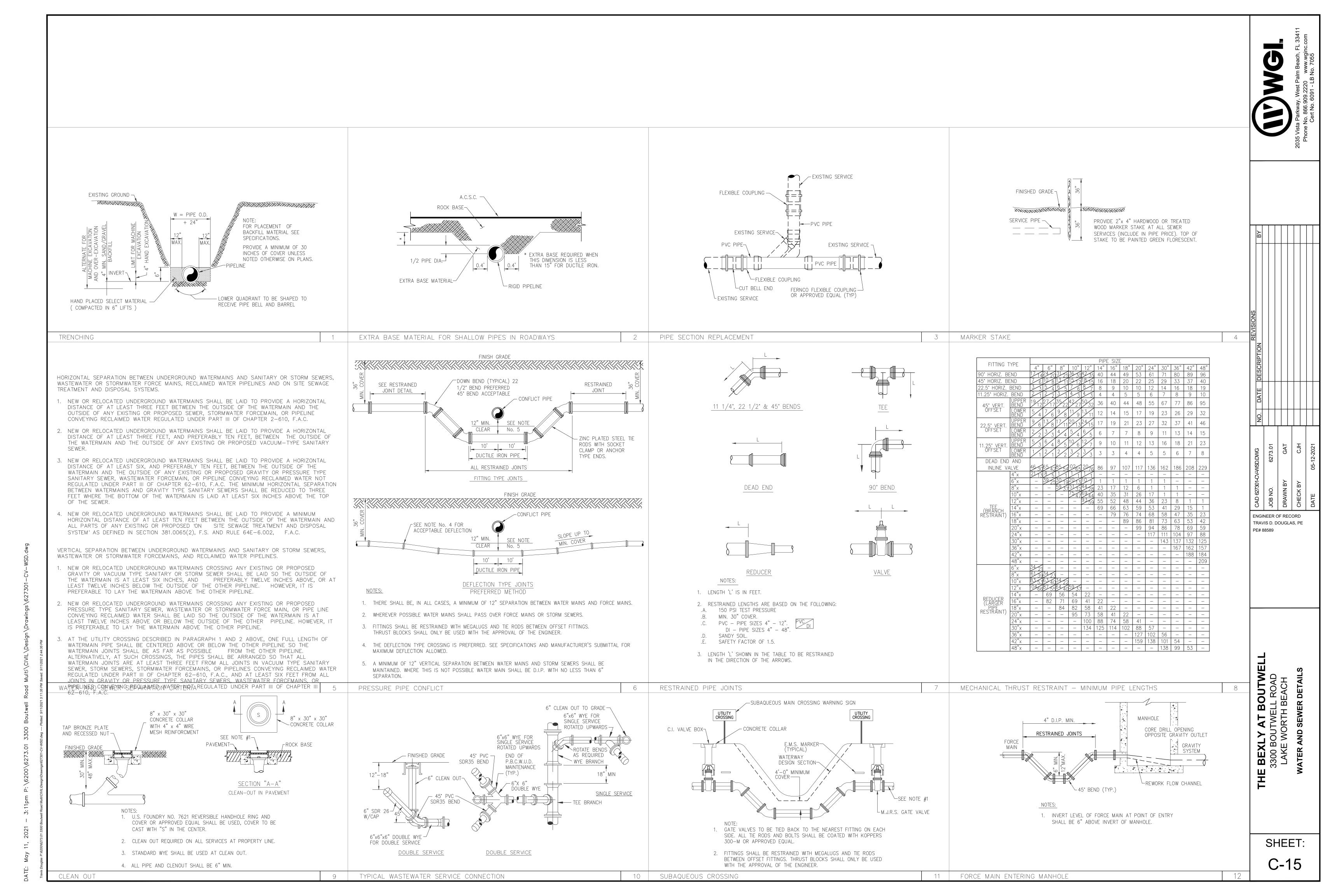
SHEET:

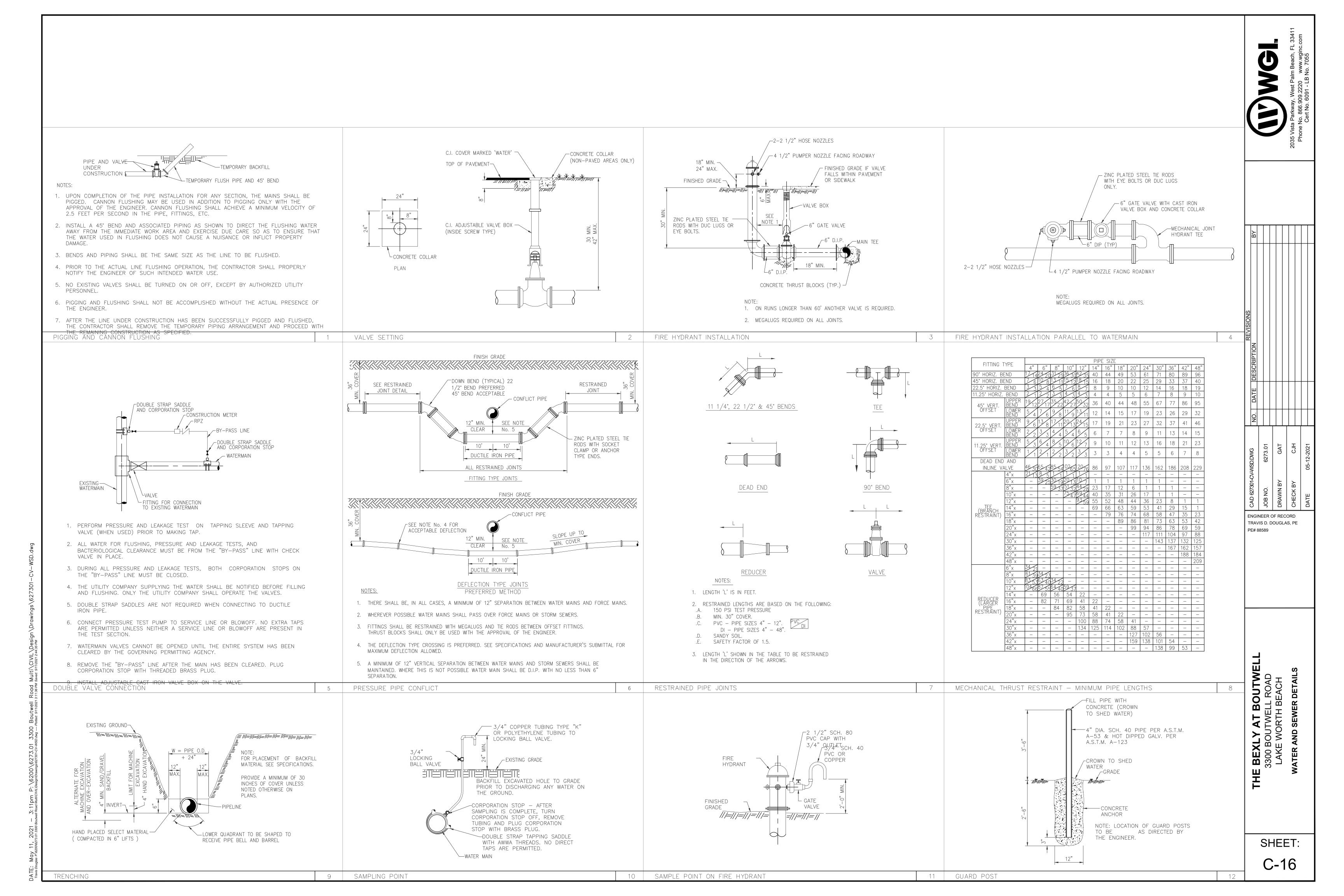


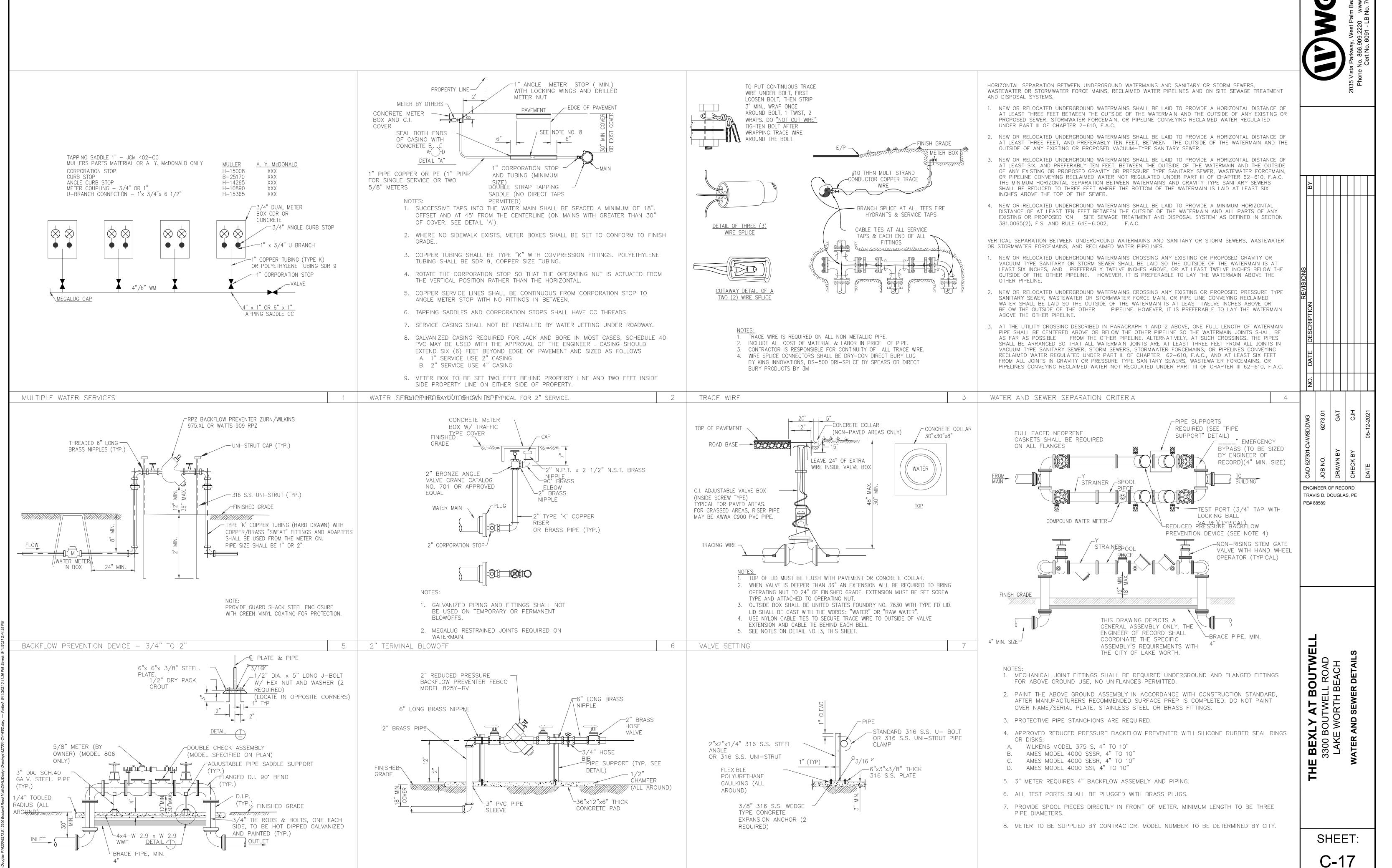
TRAVIS D. DOUGLAS, PE PE# 88589

SHEET:









10 PIPE SUPPORT

3" AND LARGER METER INSTALLATION AND BACKFLOW ASSEMBLY

BACKFLOW PREVENTER WITH HOSE BIB

DOUBLE CHECK VALVE ASSEMBL'

Calculation Summary - FOOT CANDLE

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Mir
PARKING LOT A	Illuminance	Fc	1.09	2.2	0.2	5.45
PARKING LOT B	Illuminance	Fc	1.02	2.1	0.3	3.40
PARKING LOT C	Illuminance	Fc	0.98	2.3	0.2	4.90
PARKING LOT D	Illuminance	Fc	0.87	2.0	0.2	4.35
PARKING LOT E	Illuminance	Fc	1.08	1.9	0.2	5.40

Calculation Summary - LUX

	1		1	1		1
PROPERTY LINE A	Illuminance	Lux	0.00	0.0	0.0	N.A.
PROPERTY LINE B	Illuminance	Lux	0.96	5.0	0.0	N.A.
PROPERTY LINE C	Illuminance	Lux	0.75	3.3	0.0	N.A.
PROPERTY LINE D	Illuminance	Lux	1.53	4.7	0.0	N.A.

2. PROVIDE A SE SAME CIRCUIT LOCAL SWITCH SHALL BE SWI	ARANCE A.F.F. PARATE REFERENCE CONDUCTOR FOR THE FIXTURES BATTERY PACK, FED AS THE FIXTURE. THIS REFERENCE CONDUCTOR SHALL NOT ROUTE THRO H OR LIGHTING CONTROL RELAY. ALL FIXTURES WITH EMERGENCY BATTER' TCHED AS SHOWN ON PLANS, UNO. ALL FIXTURES WITH EMERGENCY BATTE OVIDED WITH INTEGRAL RED TEST BUTTON, UNO.	OUGH ANY Y PACKS
SYMBOL	DESCRIPTION	REMARKS
0	2' x 4' LIGHT FIXTURE	
0	2' x 2' LIGHT FIXTURE	
0	1' x 4' LIGHT FIXTURE	
	LINEAR STRIP LIGHTING FIXTURE	NOTE 1
	DOWNLIGHT	
	WALL WASH/ADJUSTABLE DOWNLIGHT - ARROW INDICATED DIRECTION OF BEAM	
0	LINEAR LIGHT WALL MOUNTED FIXTURE	NOTE 1
Ю	WALL SCONCE	NOTE 1
$\nabla \nabla \nabla$	TRACK HEAD	
0	PENDANT	
€	EXIT SIGN - SINGLE FACE	NOTE 1
•	EXIT SIGN - DUAL FACE	NOTE 1
	DUAL HEAD EMERGENCY LIGHT WITH INTEGRAL BATTERY PACK	NOTE 1
■•	SINGLE HEAD SITE AREA LUMINAIRE	
•	DUAL HEAD SITE AREA LUMINAIRE	
□ •	EXISTING SINGLE HEAD SITE AREA LUMINAIRE	
	EXISTING DUAL HEAD SITE AREA LUMINAIRE	
¤	BOLLARD	
•<	LANDSCAPE LUMINAIRE	
(HG-1)	WHERE SHOWN, INDICATES PANEL AND CIRCUIT SERVING ALL FIXTURES IN THE SAME ROOM.	
	TYPICAL FIXTURE EQUIPPED WITH EMERGENCY BATTERY BALLAST.	NOTE 2
INE AN	WHERE SHOWN, INDICATES NIGHT 24HR OPERATION 24HR OPERATION TYPICAL LIGHTING FIXTURE D CIRCUIT RVING FIXTURE OCUMENT A SHOWN, INDICATES NIGHT CONTROL SWITCH LEG	T LIGHT.

LIGHTING SYMBOLS SCHEDULE

ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS

	LIGHT FIXTURE SCHEDULE								
			LA	MPS	FIXTURE				
TYPE	MANUFACTURER	FIXTURE CATALOG NO.	LAMP#	LAMP TYPE	WATTS	MOUNTING	REMARKS		
	•								
S1	LITHONIA	RSX1 LED-P1-40K-R3-MVOLT-HS	1	LED, 4000K, 7096 LUMENS	51 W	POLE	SINGLE HEAD POLE FIXTURE.		
S2	LITHONIA	RSX1 LED-P1-40K-R4-MVOLT-HS	1	LED, 4000K, 7189 LUMENS	51 W	POLE	SINGLE HEAD POLE FIXTURE.		

BASIS OF DESIGN

Topic # 625-000-015 Manual of Uniform Minimum Standards for Design, Construction and Maintenance April 2016

Sec. 23.4-3 Exterior lighting.	% 🖨 🕅 🖂 🖆	

- a) Purpose. The purpose of this section is to provide for regulations for outdoor lighting that will permit reasonable uses of lighting for nighttime safety, utility, security, productivity, enjoyment and commerce. Further, this section shall strive to:
- Conserve energy and resources to the greatest extent possible;
- 2. Minimize adverse off-site impacts, including light trespass and obtrusive light;
- 3. Curtail light pollution and preserve the nighttime environment; and 4. Help protect the natural environment from the adverse effects of nighttime lighting from electric sources.
- b) Conformance with all applicable codes. All outdoor lighting shall be installed in conformance with the provisions of this chapter, applicable electrical and energy codes, and applicable sections of the
- building code. c) Design and location.
- 1. All outdoor lighting in all zoning districts used to light the general area of a specific site shall be shielded to reduce glare and shall be so located and arranged so as to reflect lights away from all adjacent residential districts, adjacent residences or public thoroughfares.
- 2. All outdoor lighting in all zoning districts shall be directed toward the ground or the façade of a building.
- 3. All lighting used for the external illumination of buildings, so as to feature said buildings, shall be placed and shielded so as not to interfere with the vision of motor vehicle operators or
- 4. High intensity lighting may be used to illuminate parking areas and to promote security, where needed. However, such lighting shall be shielded and located so as not to allow light trespass upon neighboring residential properties or districts in excess of 12.57 lumens when measured on that property.
- 5. No illuminated signs or any other outdoor feature shall be of a flashing, moving, or intermittent type. Artificial light shall be maintained stationary and constant in intensity and color at all times
- 6. Lighting shall be arranged to eliminate conflicts with safe traffic and pedestrian movements.
- 7. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at
- 8. Lighting following the form of the building or part of the building will not be allowed if the overall effect will be detrimental to the environment or contrary to the architectural style of the building. 9. Lighting on a building shall be compatible with the architectural style of the building. Any lighting proposed for decorative or artistic purposes shall be appropriate to both the use and function of

(Ord. No. 2016-13, § 7(Exh. F), 5-17-16)

CITY OF LAKEWORTH ORDIANCE NO. 2016-13, § 7(Exh. F), 5-17-16)

for Streets and Highways

TABLE 6 – 1 Level of Illumination for Streets and Highways

	Off-Roadway Light Sources		Illum	inance Meth	od		L	uminance Meth	od	Values (both Method:
Roadway and Walkway Classification		Ave	rage Maintain (Horizo		ce	Illuminance Uniformity	Average	Maintained Lu	minance	Veiling Luminance
		R1	R2	R3	R4	Ratio	Lavg	Unifo	ormity	Ratio
		General Land Use	(foot -candles) (min)	(foot- candles) (min)	(foot- candles) (min)	(foot- candles) (min)	avg/min (max) (6)	cd/m2 (min)	Lavg/Lmin (max)	Lmax/Lmin (max)
Principal	Commercial	1.1	1.6	1.6	1.4	3:1	1.2	3:1	5:1	0.3:1
Arterials (partial or no	Intermediate	0.8	1.2	1.2	1.0	3:1	0.9	3:1	5:1	0.3:1
control of access)	Residential	0.6	0.8	0.8	0.8	3:1	0.6	3.5:1	6:1	0.3:1
Minor	Commercial	0.9	1.4	1.4	1.0	4:1	1.2	3:1	5:1	0.3:1
Arterials	Intermediate	0.8	1.0	1.0	0.9	4:1	0.9	3:1	5:1	0.3:1
	Residential	0.5	0.7	0.7	0.7	4:1	0.6	3.5:1	6:1	0.3:1
Collectors	Commercial	0.8	1.1	1.1	0.9	4:1	0.8	3:1	5:1	0.4:1
Collectors	Intermediate	0.6	0.8	0.8	0.8	4:1	0.6	3.5:1	6:1	0.4:1
	Residential	0.4	0.6	0.6	0.5	4:1	0.4	4:1	8:1	0.4:1
Local	Commercial	0.6	0.8	0.8	0.8	6:1	0.6	6:1	10:1	0.4:1
Local	Intermediate	0.5	0.7	0.7	0.6	6:1	0.5	6:1	10:1	0.4:1
	Residential	0.3	0.4	0.4	0.4	6;1	0.3	6:1	10:1	0.4:1
Alleve	Commercial	0.4	0.6	0.6	0.5	6:1	0.4	6:1	10:1	0.4:1
Alleys	Intermediate	0.3	0.4	0.4	0.4	6:1	0.3	6:1	10:1	0.4:1
	Residential	0.2	0.3	0.3	0.3	6:1	0.2	6:1	10:1	0.4:1

IES LIGHT LEVELS

A	AMPERES	LTG	LIGHTING
ABV	ABOVE	LIG	LIGHTING
A/C	AIR CONDITIONING	MAX	MAXIMUM
ACT	ABOVE COUNTER TOP	MC	MECHANICAL CONTRACTOR
AFF	ABOVE FINISHED FLOOR	MCB	MAIN CIRCUIT BREAKER
AF.	AMP FUSED	MCC	MOTOR CONTROL CENTER
AFG	ABOVE FINISHED GRADE	MCM	THOUSAND CIRCULAR MILS
AL	ALUMINUM	MDP	MAIN DISTRIBUTION PANEL
ARCH	ARCHITECT	MECH	MECHANICAL
ASB	ABOVE SPLASH BLOCK	MH	MANHOLE
ASC	ABOVE SUSPENDED CEILING	MIN	MINIMUM
ASD	ADJUSTABLE SPEED DRIVE	MISC	MISCELLANEOUS
AUTO	AUTOMATIC	MLO	MAIN LUG ONLY
AUX	AUXILIARY	MSB	MAIN SWITCHBOARD
ATS	AUTOMATIC TRANSFER SWITCH	MTD	MOUNTED
AWG	AMERICAN WIRE GAUGE	WILD	MOONTED
DEE	DELOW FINIOLI ELOOD	NEC	NATIONAL ELECTRICAL CODE
BFF	BELOW FINISH FLOOR	NEMA	NATIONAL ELECTRICAL
BLDG	BUILDING	NEUT	MANUFACTURERS ASSOCIATION
BFG	BELOW FINISHED GRADE	NEUT	NEUTRAL
•	COMPLIE	NF	NON FUSED
C	CONDUIT	NIC	NOT IN CONTRACT
C/B	CIRCUIT BREAKER	NL	NIGHT LIGHT
CCTV	CLOSED CIRCUIT TELEVISION	N.O.	NORMALLY OPEN
CCT	CIRCUIT	N.C.	NORMALLY CLOSED
CLG	CEILING	NO.	NUMBER
COL	COLUMN	NTS	NOT TO SCALE
COMB	COMBINATION		
CONC	CONCRETE	OC	OVER COUNTERTOP
CONST	CONSTRUCTION	OD	OUTSIDE DIAMETER
		OFCI	OWNER FURNISHED CONTRACTOR
DFC	DOWN FROM CEILING		INSTALLED
DIA	DIAMETER	ОН	OVERHEAD
DN	DOWN		
DWG	DRAWING	Р	POLE
		PC	PLUMBING CONTRACTOR
EA	EACH	PF	POWER FACTOR
EC	ELECTRICAL CONTRACTOR	PH	PHASE
EF	EXHAUST FAN	PL	PROPERTY LINE
ELEC	ELECTRIC / ELECTRICAL	PNL	PANEL
EMER		PVC	POLYVINYL CHLORIDE
EMT			
EPO		RECPT	RECEPTACLE
EQUIP		RE:	REFERENCE/REFER TO
EWC	ELECTRIC WATER COOLER	REQD	
EX		RGS	RIGID GALVANIZED STEEL
EXT	EXTERIOR	RM	ROOM
FA	FIRE ALARM	SCH	SCHEDULE
FACP	FIRE ALARM CONTROL PANEL	SPEC	SPECIFICATIONS
FLR	FLOOR/FLOORING	SVC	SERVICE
FXTR	FIXTURE		
•	ODOLIND	TEL	TELEPHONE
G	GROUND	TR	TAMPER RESISTANT
GC	GENERAL CONTRACTOR	TS	TRANSFER SWITCH
GD	GENERAL DUTY	TYP	TYPICAL
GEN	GENERATOR OPOLINE FALLET INTERPLIET	TTB	TELEPHONE TERMINAL BOARD
GFI	GROUND FAULT INTERRUPT	110	LINDEDCROUND
ПГ	HEAVY DUTY	UG	UNDERGROUND
HD HP	HEAVY DUTY	UL	UNDERWRITER'S LABORATORIES
	HORSEPOWER	UNO	UNLESS NOTED OTHERWISE
HT	HEIGHT		VOLTS
HVAC	HEATING/VENTILATING/AIR	V	VOLTS
HW	CONDITIONING HOT WATER	VA	VOLT - AMPERES
1 1 V V	IIOI WAILN	VSD	VARIABLE SPEED DRIVE
ID	INSIDE DIAMETER	W	WATTS
IG	ISOLATED GROUND	W/	WITH
IMT	INTERMEDIATE METAL	W/O	WITHOUT
	HINOTION 5.37	WP	WEATHER PROOF
J	JUNCTION BOX	WR	WEATHER RESISTANT
KVA	KILOVOLT-AMPERES	WT	WEIGHT
	KILOWATTS	WTR	WATER
K V V		14/14/	WASTE WATER
KW KCMIL	THOUSAND CIRCULAR MILS	WW	WASIL WAILK

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALD BY:

ELECTRICAL SHEET LIST

SHEET NUMBER	SHEET NAME
E0.01	ELECTRICAL SYMBOLS
E1.00	ELECTRICAL SITE PLAN
E2.00	SITE LIGHTING PHOTOMETRIC A
E2.01	SITE LIGHTING PHOTOMETRIC B
E2.02	SITE LIGHTING PHOTOMETRIC C
E6.00	LIGHTING DIAGRAMS
E6.01	LIGHTING DIAGRAMS

ON THE DATE ADJACENT TO THE SEAL PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED IN THE ELECTRONIC DOCUMENTS.

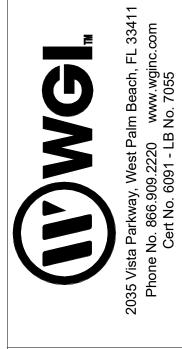
WGI, INC. 2035 VISTA PARKWAY WEST PALM BEACH, FL 33411 CERT. NO. 6091 CASEY SVEIVEN, PE NO. 90074

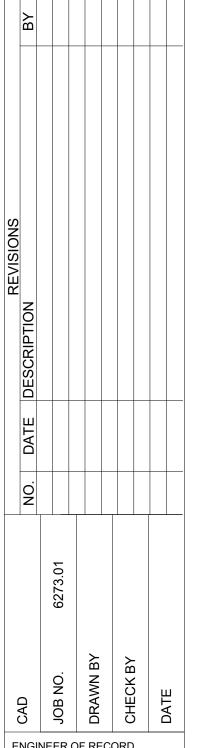
ENGINEER OF RECORD

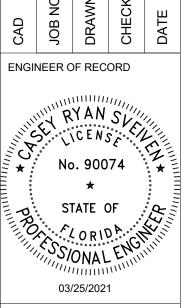
Boutwell Road 3300

03/25/2021

SHEET:

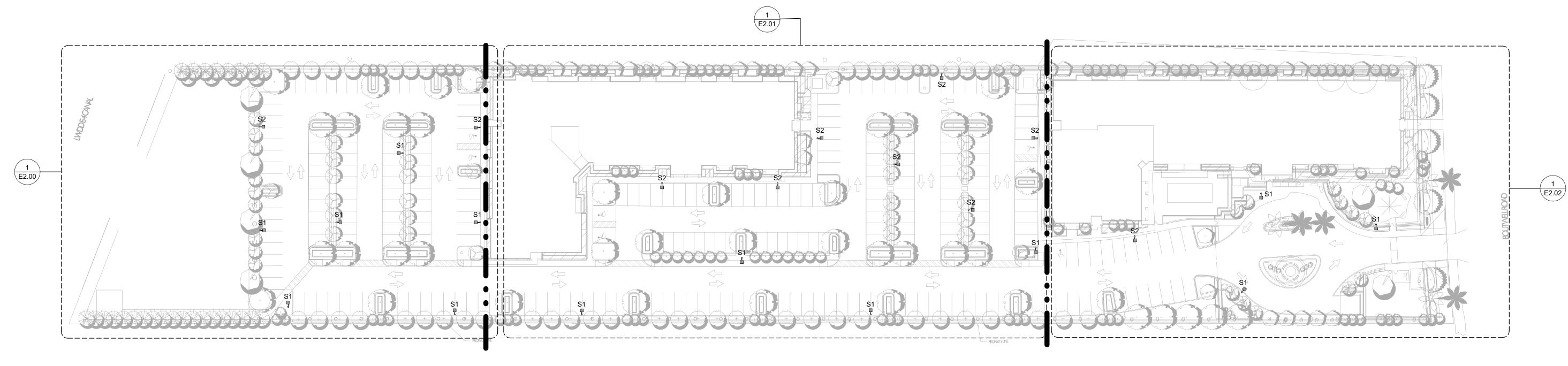






3300 Boutwell Road

SHEET: E1.00



1 OVERALL SITE PLAN
1" = 40'-0"

PHOTOMETRIC A

1/16" = 1'-0"



ENGINEER OF RECORD

WO. DATE DESCRIPTION

STATE OF

No. 90074

*

CHECK BY

O3/52/2051

Valuation 1970 A Service 1970 A Serv

3300 Boutwell Road

SHEET: E2.00

PHOTOMETRIC B

1/16" = 1'-0"

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

A CAD NO. DATE DESCRIPTION BY CAD CHECK BY CHECK BY CHECK BY DATE DATE DESCRIPTION BY CHECK B

ENGINEER OF RECORD

RY AN SVAN

No. 90074

*

STATE OF

03/25/2021

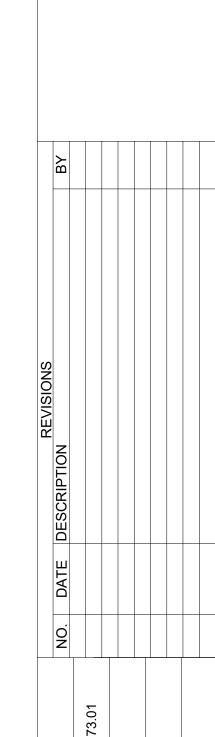
3300 Boutwell Road
GHTING PHOTOMETRIC B

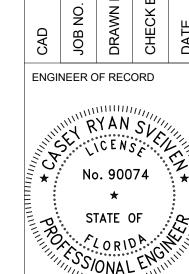
SHEET:

3300 Boutwell Road

SHEET: E2.02

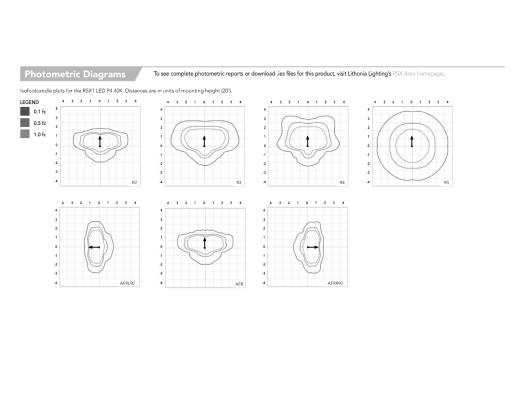
1 / E2.01 1.0 0.5 1.3 0.6 1.7 0 8 2.1 1.1 \$2 2.2 12.2 †2·1·1·2 1.8 1.0 1.5 0.8 0.8 0.4 1.5 1.2 0.9 0.7 0.5 0.7 0.4 1.8 1.8 1.5 1.3 1.1 0.9 0.7 0. 0.7 0.4 0.7 0.3 0.5 0.6 0.7 0.8 0.3 1.4 1.4 1.4 1.3 1.2 1.1 1.1 1.0 1.0 1.0 1.0 1.1 1.2 1.4 1.6 1.8 1.9 1.7 1.4 1.2 0.9 0.7
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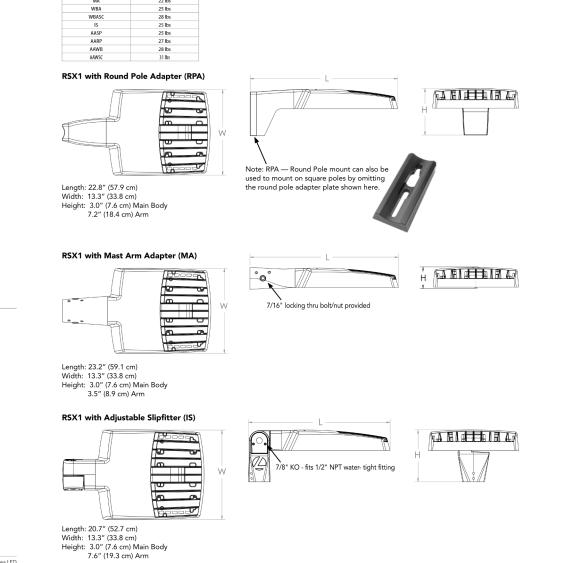


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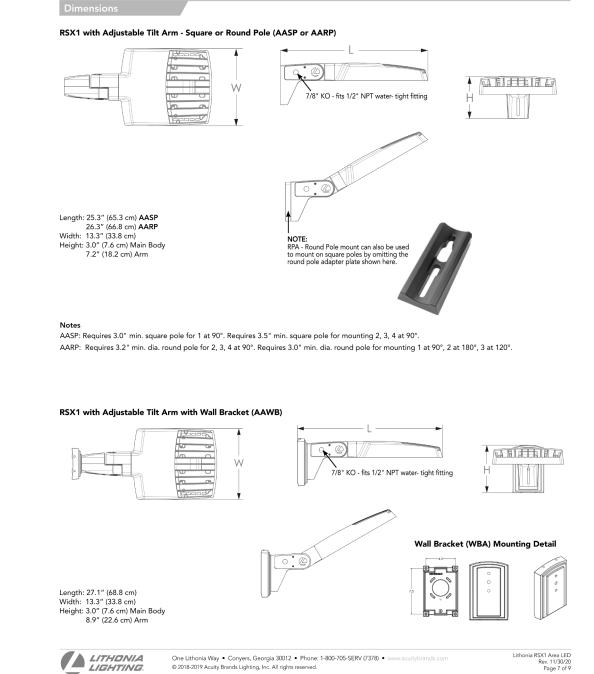
Projected LED Lumen Maintenance

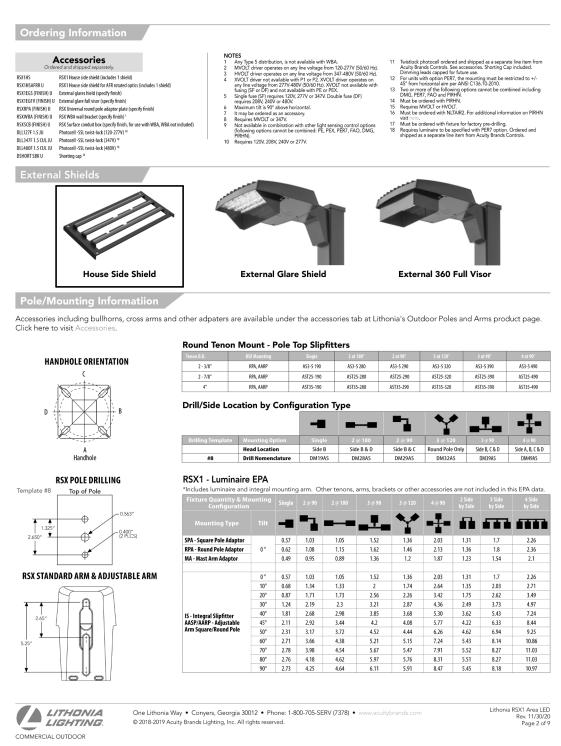
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Luminaire Weight by Mounting Type





RSX1 LED

EPA (ft²@0°):

Height:

Weight: (SPA mount):

RSX1 LED P1

PEX Photocontrol external threaded, adjustable 5

Double fuse (208, 240, 480) 5

CE34 Conduit entry 3/4" NPT (Qty 2)

SPD20KV 20KV Surge pack (10KV standard)

SF Single fuse (120, 277, 347) 5

FAO Field adjustable output 9.13

LITHONIA LIGHTING

COMMERCIAL OUTDOOR

Seven-wire twist-lock receptacle only (no control

0.57 ft² (0.05 m²)

| 30K 3000K | R2 | Type 2 Wide | R3 | Type 3 Wide | R4 | Type 4 Wide | R45 | Type 4 Short | R5 | Type 5 Short | R5 | Type 5 Short | R6 | Type 5 Short | R7 | R7 | R85 | Type 5 Short | R8 | Type 5 Short | R8 | Type 5 Short | R8 | Type 5 Short | Typ

Shipped Installed

EGS External glare shield 7

EGFV External glare full visor (360° around light aperture)

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XVOLT (277V-480V)⁴ (use specific voltage for options as noted)

PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2)

13.3" (33.8 cm)

22.0 lbs (10.0 kg)

3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm

FIXTURE MOUNTED

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID

The RSX features an integral universal mounting

mechanism that allows the luminaire to be mounted

on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An

easy-access door on the bottom of mounting arm

allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)

RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)

DDBXD Dark Bronze

DBLBXD Textured Black

DWHGXD Textured White

DNATXD Textured Natural Aluminum

MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2–3/8" OD tenon) 6

WBASC Wall bracket with surface conduit box

AASP Adjustable tilt arm square pole mounting 6

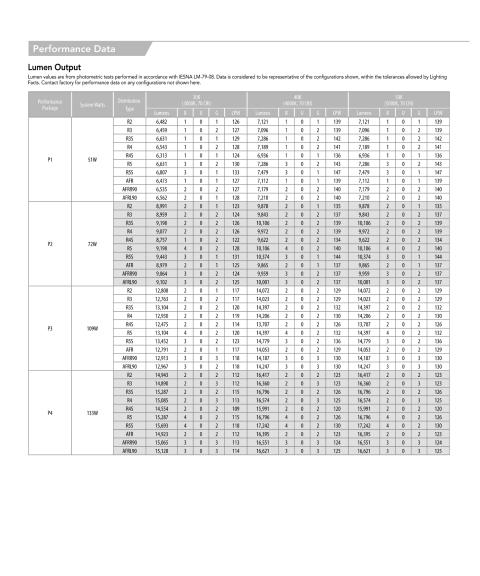
AARP Adjustable tilt arm round pole mounting 6

AAWB Adjustable tilt arm with wall bracket 6 AAWSC Adjustable tilt arm wall bracket and surface conduit box

Introduction

luminaires.

are available.

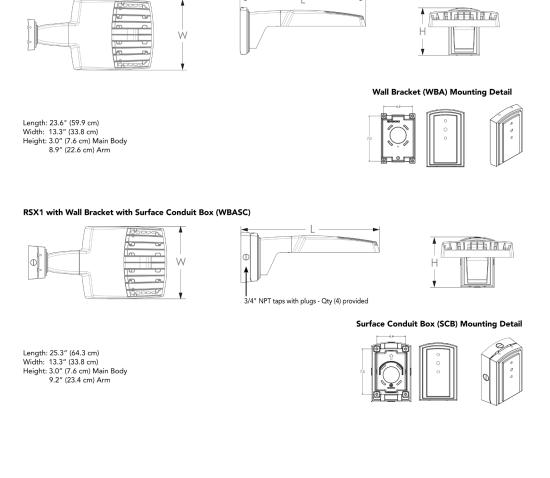


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LITHONIA LIGHTING. COMMERCIAL OUTDOOR

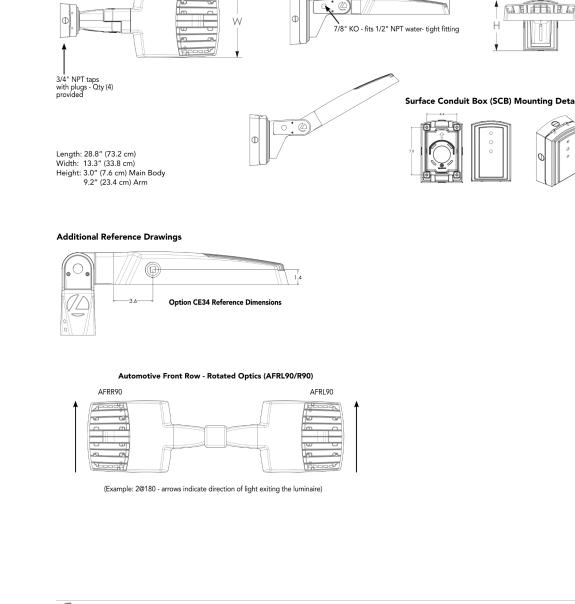
Lumen Ambient Temperature

(LAT) Multipliers



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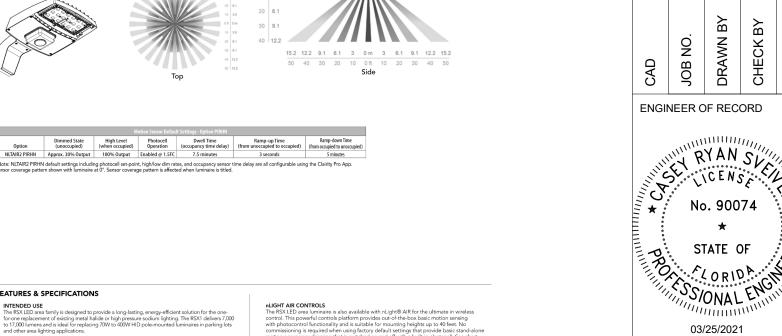
LITHONIA LIGHTING



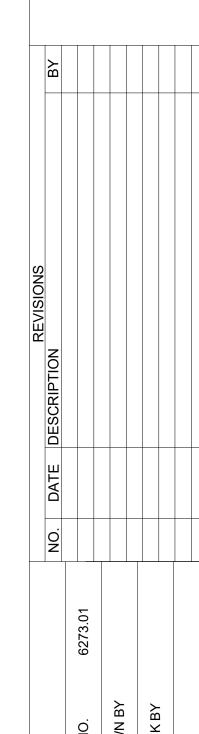
RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)

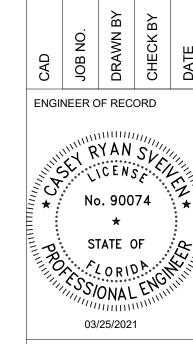














SHEET: E6.01



EPA (ft²@0°):

Single fuse (120, 277, 347) 5

Double fuse (208, 240, 480) 5

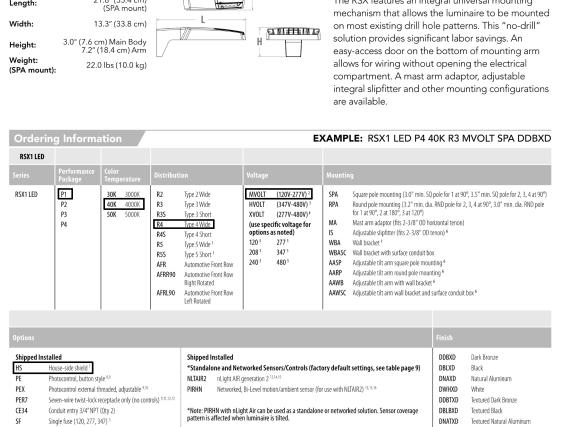
SPD20KV 20KV Surge pack (10KV standard)

FAO Field adjustable output 9,13

LITHONIA LIGHTING

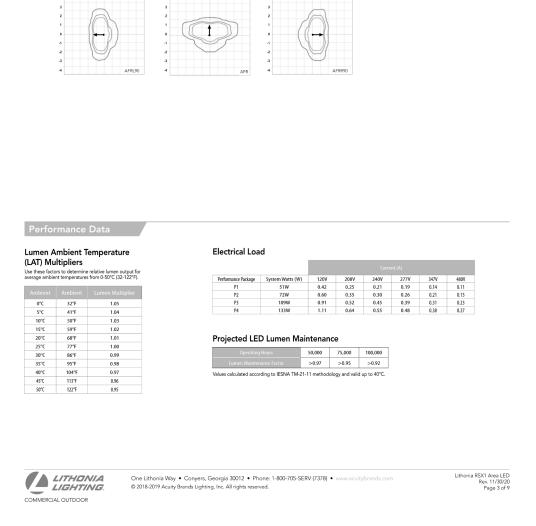
value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable are available.

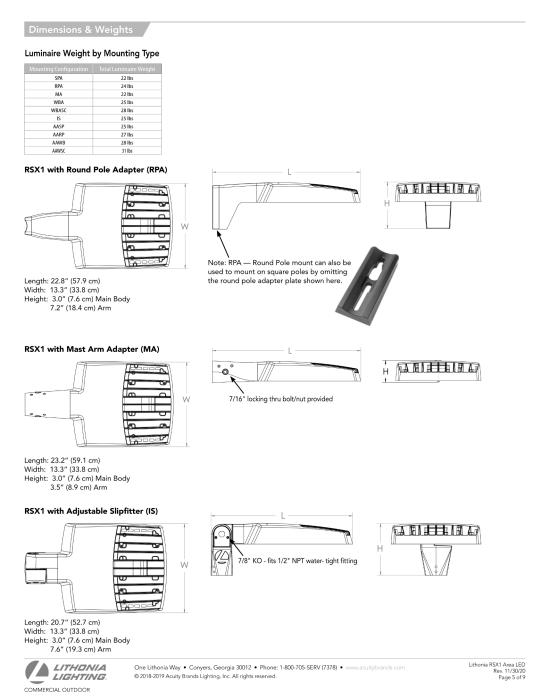


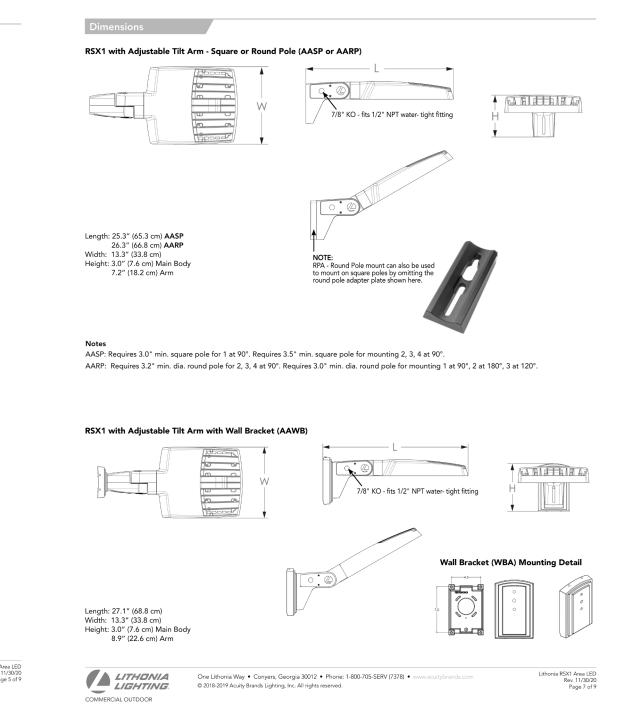
EGS External glare shield ⁷
EGFV External glare full visor (360° around light aperture) ⁷

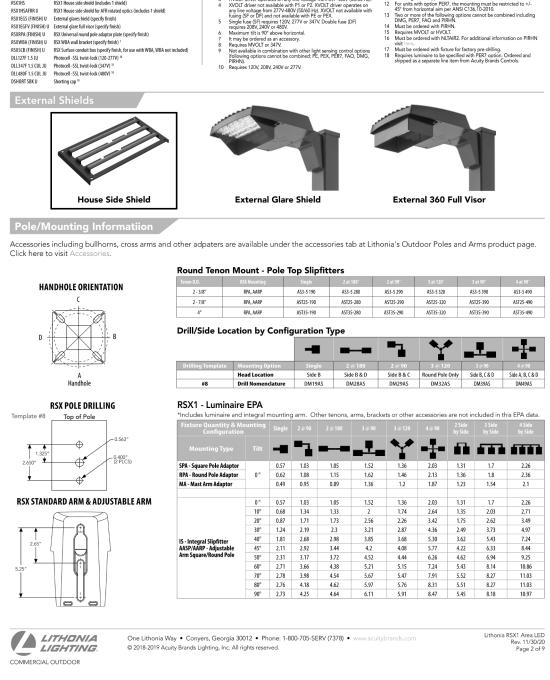
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com

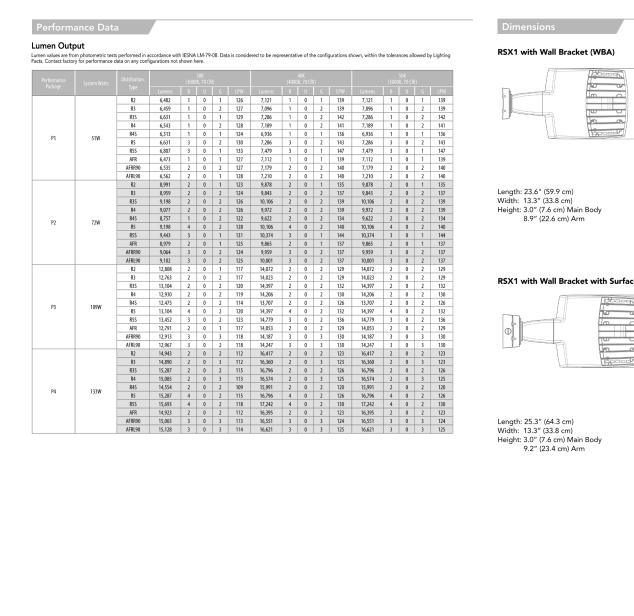


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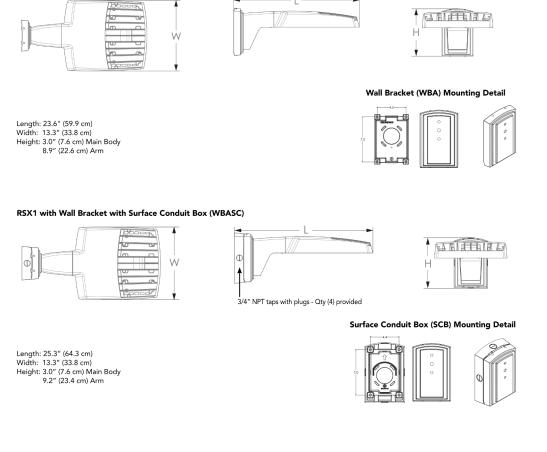






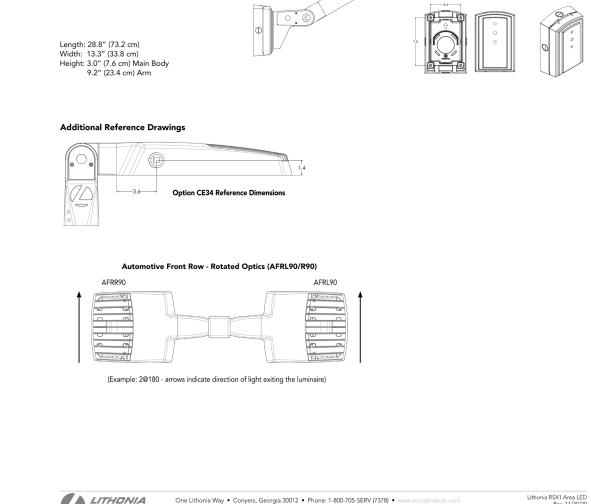


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COMMERCIAL OUTDOOR



7/8" KO - fits 1/2" NPT water- tight fitting

Surface Conduit Box (SCB) Mounting Detail

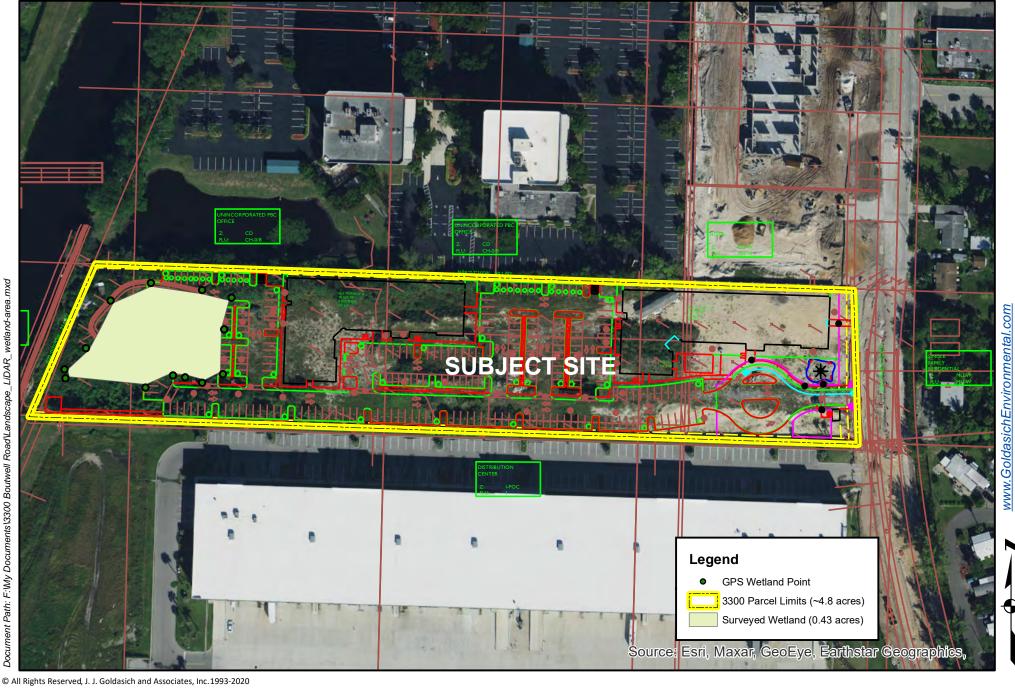
RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)

3/4" NPT taps with plugs - Qty (4) provided

A LITHONIA	Ope Lithonia Why & Copyrer Georgia 20012 & Phone: 1 900 705 SERV 77779 & www.co.iithkroode.com	
A LITHONIA LIGHTING.	One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com © 2018-2019 Acuity Brands Lighting, Inc. All rights reserved.	Lithonia RSX1 Area LEC Rev. 11/30/2C Page 8 of 9



EATURES & SPECIFICATIONS	
INTENDED USE The KSX LED area annily is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSXI delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.	nLIGHT AIR CONTROLS The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory ofefault settings that provide basic stand-alc
CONSTRUCTION The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on esisting pole drillings, greatly reducing installation blaor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile desion results in a low EPA, allowing pole optimization. All mountings are rated for	motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-loss settings. For more advanced writeless function such as group dimming, nLight AIR can be commissioned using a smartphone and the ear use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion and photocell group response without the need for additional equipment. Scheduled dir with motion sensor over-ride can be achieved when used with the nLight Eclypse. Addition information about nLight Air can be found here.
minimum 1.5 G vibration lead ger ANSI C13-31 3.5 Moontings: Includes SPA, RPA, MA, IS, AASP, and AAPP rated for 3G vibration. 15G Moontings: Include WBA, WBASC, AARP and AAWSC rated for 1.5G vibration. FINISH Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder cost finish that provides superior resistance to corrosion and weathering. A Lightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.	INSTALLATION Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drilling Select the "SPA" option for square poles and the "RPA" option to mount to round poles. the RPA mount can also be used for mounting to square poles by omitting the RPA adapt plate. Select the "MA" option to tatach the furniaire to a 2.98" horizontal mast arm or th "IS" option for an adjustable slipfitter that mounts on a 2.98" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tittled up to 90" at horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm direct to ople and wall and a surface conduct box for wall mount applications.
OPTICS Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3, Type 4,	CHECKOS CONTROL OF THE CONTROL ON THE CONTROL ON THE CHECKOS CASE CHECKOS CONTROL ON THE CHECKOS CASE CHECKOS CONTROL ON THE CHECKOS CONT
ELECTRICAL Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >1927/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class - lelectronic diverse ensure system ower factor >90K, and TIMO <200K. Easily	which versions are qualified. WARRANTY 5-year limited warranty. Complete warranty terms located at: www.acutybrands.com/support/customer-support/terms-and-conditions
serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/ IEEE C62.41.2).	Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.
STANDARD CONTROLS The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.	Specifications subject to change without notice.





Universal Development Application



This application is required for ALL applications submitted to the Planning, Zoning and Historic Preservation Division. If you have questions regarding this application, please make an appointment with planning staff.

I. <i>F</i>	Application Type (se	elect all that app	oly)		
a.	Site Plan:	☐ Minor	■ Major	■ Planned Development	■ Sustainable Bonus
b.	Use:	☐ Administrati	ve	☐ Conditional	
C.	Proximity Waiver:	☐ Alcoholic Be	everage	☐ Community Residence	☐ Gaming Establishment
		☐ Adult Use			
d.	Approvals:	☐ Variance	☐ Mural	☐ Cert. of Appropriateness	☐ Adjustment
e.	Amendments:	■ Rezoning /	Мар	☐ Text	
f.	Other:	☐ Subdivsion/	Plat	☐ Annexation	☐ Zoning Letter
		☐ ABT Signof	f	■ TDRs	_
	Project Information	_			
a.	Project Name: 330	00 Boutwell	Road Ap	artments	
				feet south of the intersection between	10th Ave North and Boutwell Road
C.	Legal Description:	See attache	ed Legal [Description	
d.	Property Control No	umber (PCN): 3	8-43-44- <mark>20-</mark> 0	01-034-0040	
	Zoning:	Existing: MU	-W	_ Proposed: U-PD/MU	-W
f.	Future Land Use:	Existing: MU	-W	Proposed: MU- W	
g.				☐ Commercial;S.F	. ☐ Industrial;S.F.
h.	Total Estimated Pro	oject Cost:			
i.	Description of Work	c: See attac	hed Justif	ication Statement	
	Contact Information				
a.	Project Manager / 0	Contact Person:	Yoan Ma	chado	
	Company: WGI				
	Address: 2035 V			_{ity:} West Palm Beach S	
	Phone Number: <u>(5</u>			-Mail Address: yoan.mach	nado@wginc.com
b.	Applicant Name (if	different from P	roject Manage	_{er):} Mark Ambach	_
	Company: MA In	vestment B	oca, LLC		
	Address: 740 Hil	biscus Stre	et c	_{iity:} Boca Raton S	_{t:} FL Zip: 33486
				-Mail Address: yoan.machad	do@wginc.com (Agent)
C.	Owner Name: Boy	nton Holdi	ngs LLC		
	Company:				
		Fieldbrook	Circle W _C	_{sity:} Boca Raton s	t: FL Zip: 33496
	Phone Number: (5	61) 537- <u>45</u> 42	2 (Agent) E	-Mail Address: yoan.machad	do@wginc.com (Agent)

4.	Owner's Consent								
	Boynton Holdings LLC ("Owner") c	ertifies that it is the owner of the property located at							
	3300 Boutwell Road, Lake Worth, FL 33461 ("Subject Pr	operty") and expressly consents to the use of the Subject							
	Property as described in this application and to all conditions that may be agreed to as a part of the approval of this application,								
	which may be imposed by the decision making board. Owner hereby authorizes, WGI,Inc. as								
	agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.								
	Owner's Signature: * HBhbba	Date: 918120							
	Name/Title of Signatory: HARDIAL SIBIA STATE OF Florida	- BOYNTON HOLDINGS LLL MANAGEN							
	STATE OF Florida	W. C. W. S. Ex							
	COUNTY OF Palm Beach								
	The foregoing instrument was acknowledged before me this 18th	day of September, 2020, by							
	who is personally known to me or who produced a	as identification. He/she did not take an oath.							
	JACQUELINE NIKITA JOHNSON Notary Public – State of Florida Commission # GG 190451 My Comm. Expires Feb 27, 2022 Bonded through National Notary Assn. XXXXIII VILLA SHWWW (Signature of Notary Public) (Name of Notary)								
5.	Affidavit of Completeness and Accuracy Instructions: To be completed by the individual submitting the application (or	owner or authorized agent)							
	Project Name: 3300 Boutwell Road Apartments Submittal Date: February 3, 2021								
	STATEMENT OF COMPLETENESS AND ACCURACY:								
	I hereby certify all property owners have full knowledge the property all owners and petitioners have been provided a complete copy of a Lake Worth relating to this application. I further certify the statement are true and correct to the best of my knowledge. I understand the become official records of the Planning, Zoning and Historic Preservunderstand that any knowingly false, inaccurate or incomplete info administrative withdrawal of this application, request, approval or prequired by Palm Beach County to process this application. I further a comply with the Fair Housing Standards. I further consent to the Ci documents submitted as a part of this application for any third party. I as part of the approval of this application.	Ill material, attachments and documents submitted to the City of its or information made in any paper or plans submitted herewith its application, related application material and all attachments vation Division of Lake Worth, Florida, and will not be returned. I brimation provided by me will result in the denial, revocation or ermit. I further acknowledge that additional information may be acknowledge that any plans that I have prepared or had prepared by of Lake Worth to publish, copy or reproduce any copyrighted							
	Yoan Machado	× Jan Pachaolo							
	(Name – type, stamp, or print clearly)	(Signature)							
	WGI, Inc.	2035 Vista Parkway, West Palm Beach, FL 3341							
	(Name of Firm)	(Address, City, State, Zip)							
	STATE OF Flonda								
	COUNTY OF Halm Beach								
	The foregoing instrument was acknowledged before me this 18th	day of September, 20 <u>20</u> , by							
	who is personally known to me or who produced a	as identification. He/she did not take an oath.							
	JACQUELINE NIKITA JOHNSON Notary Public - State of Florida Commission # GG 190451 My Comm. Expires Feb 27, 2022 Bonded through National Notary Assn.	(Signature of Notary Public) (Name of Notary)							

Sign Posting Agreement



This form is required for all Historic Applications and Public Hearing Items.

1.	Applicant: MA Investment Boca, LLC
2.	Property Owner: Boynton Holdings, LLC.
3.	Contact Phone Number: (561) 537-4542 (Agent)
	Property Location: 3300 Boutwell Road
5.	I, Yoan Machado , hereby affirm that I will post the notification sign(s) provided to me
	for a minimum of ten calendar days before the scheduled date of the hearing of Planning and Zoning Case
	No Jan Malado 1/22/2021
	Signature: Date: 1/22/2021
	Name/Title of Signatory:Yoan Machado - Project Manager
	STATE OF Florida) COUNTY OF Palm Brach)
	The foregoing instrument was acknowledged before me this
	identification. He/she did not take an oath.
	(NOTARY SEAL) Cyndy Little NOTARY PUBLIC STATE OF FLORIDA Comm# GG189612 Expires 3/31/2022 Name of Notary

Sustainable Bonus Incentive Program



All development proposals seeking increased height above two stories, or additional FAR, as each may be allowed in a zoning district, shall submit this Sustainable Bonus Incentive Program Application. The application shall accompany the standard City of Lake Worth Universal Development Application for the development proposal.

Two hard copies and one electronic copy of the following materials are required in order for a Sustainable Bonus Incentive Program Application to be deemed complete and sufficient to present to the decision making board.

The Sustainable Bonus Incentive calculations are based on the gross square footage of the bonus height or intensity requested. The additional gross square footage amount is multiplied by \$5 per square foot ("Value Multiplier") in order to determine the value of the additional improvements to be provided for the project.

1. Please indicate whether the development proposal includes bonus height or bonus intensity:

	a.	■ Bonus Height i. No. of Additional Stories: Buildings I-II (Three Stories)	_("Bonus Height")
		ii. Additional Gross Floor Area:	("Bonus Area")
	b.	☐ Bonus Intensity	
		i. Additional Floor Area Ratio:	("Bonus Intensity")
		ii. Additional Gross Floor Area:	("Bonus Area")
2.		ltiply the Bonus Area by the Value Multiplier to determine the value of required	improvements.
	a.	$ \begin{array}{c} 120,000 \\ \text{Bonus Area} \end{array} $ square feet \times \$5 = \$\frac{600,000}{\text{Value of Required Improvements}}\$	_
3.	Ind	licate the type and value of the community benefit proposed to qualify for the B	onus Area:
	a.	■ On-Site Features and Improvements; Value: \$1,061,900.00	_
	b.	☐ Off-Site Features and Improvements; Value: \$	_
	c.	☐ Fee In Lieu; Amount: \$	
4.	Att	ach to this application a separate sheet with a detailed description of the propo	osed improvement
	an	d valuation of the same.	

3300 Boutwell Road Apartments WGI_{\odot}

Sustainable Bonus Program

Revised 2/3/2020

	Community Benefits Requirement	Calculation	
Community Benefit Requirement	118,298 SF x \$5.00/SF	\$591,490	Because project is residential in nature the per unit cost of the community benefit requirement could be broken down by dividing the overall community benefit dollar requirement by the number of units = \$591,490/200 units = \$2,957.45 unit
Additional Units	24 DUs over x 845 sf avg unit = 20,280 x \$10sf	\$202,800	Number of units above the standard density, allowed through the Planned Development and Sustainable Bonus Program
Florida Green Building Certification Reduction (50%)	\$794,290 x 50% = \$397,145	\$397,145	The Applicant agrees to condition of approval to obtain Florida Green Building Cetification by the time of CO for the project.
CATEGORY	COMMUNITY BENEFIT PROVIDED	\$ VALUE	NOTES
Public Amenity: Club	5,769 SF x \$100/SF	\$576,900	Based on a 5,023 sf of Clubhouse shell, high level finishes, furnishings, Fitness Area and Equipment and 746 SF of Bike Room shell and rack.
Public Amenity: Pool & Deck Area	Community space provided through access to a community pool that is not required by the municipal code.	\$350,000	Based on a 1,500 square foot pool area, inclusive of perimeter fence, pool, and pool deck.
Entry Gates System		\$75,000	Powder coated aluminium fence with automatic fob
Fence Along Perimeter Front & North Side		\$60,000	Decorative ornamental aluminium fence
Total Sustainable Bonus Program Provided		\$1,061,900	
Total Sustainable Bonus Program Required		\$397,145	
Sustainable Bonus Program Surplus		\$664,755	

3300 Boutwell Road Apartments WGI_{\odot}

Sustainable Bonus Program

Revised 2/3/2020

	Community Benefits Requirement	Calculation	
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Total Sustainable Bonus Program Required		\$397,145	
Sustainable Bonus Program Surplus		\$664,755	



3300 BOUTWELL ROAD APARTMENTS REZONING, MAJOR SITE PLAN, SBIP, TDR PROPERTY CONTROL NUMBER LIST

38-43-44-20-01-034-0040 3300 Boutwell Road

Boynton Holdings, LLC 17825 Fieldbrook Circle W Boca Raton, FL 33496





CFN 20120084509
OR BK 25049 PG 0047
RECORDED 03/02/2012 11:31:04
Palm Beach County, Florida
AMT 603,909.83
Doc Stamp 4,228.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0047 - 49; (3pgs)

Prepared by and return to:
Atan 1. Armour II, Esq.
Nason Yeager Gerson White & Lioce, PA
1645 Parm Beach Lakes Blvd. Suite 1200
West Raim Beach, FL 33401
561-686 3307
File Number: 6349-18186-2
Will Call No. 155

_{Space Above	inis Line Por	Recording Date	 	 	

Special Warranty Deed

This Special Warranty Deed made this 27 day of February, 2012 between Diwatch International Consultants, Inc., a Florida corporation whose post office address is 1632 39th Street, West Palm Beach, FL 33407, grantor, and Boynton Holdings, LLC, a Florida limited liability company whose post office address is 17825 Fieldbrook Circle West, Boca Raton, FL 33496, grantee

(Whenever used herein the terms grantic 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; rasks and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Floriday described as follows:

See attached Exhibit "A"

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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Diwatch International Consultants, Inc., a Florida

corporation

Parma N. Vashist Presider

January Marie

Witness Name:

DoubleTime®

State of Florida Gounty of Palm Beach

The coregoing instrument was acknowledged before me this 24th day of February, 2012 by Parma N. Vashist, President of Diwareh International Consultants, Inc., a Florida corporation, on behalf of the corporation. He/she [_] is personally known to me of Manas produced a driver's license as identification.

Notary Public Printed Name: My Commission Expires: Bonded Thru Budget Notary Services

CORAL R. ST PIERRE MY COMMISSION # DD 945360 EXPIRES: January 4, 2014

Special Warranty Deed - Page 2 DoubleTime®

LEGAL DESCRIPTION

Parcel 1:

The South 327.5 feet of the East 265.4 feet of Tract 34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page(s) 79, Less the East 25 feet thereof for road Right-of-Way purposes, as recorded in Deed Book 975, Page 42.

Pareel 2:

The South 100 feet of the North 327.5 feet of the East 265.4 feet of Tract 34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page(s) 79, Less the East 25 feet thereof for road Right-of-Way purposes, as recorded in Deed Book 973, Page 692.

Parcel 3:

The North 75 feet of the South 200 feet of the West 55 feet of Tract 34, and The North 75 feet of the South 200 feet of Tract 35, and the South 200 feet of Tract 36, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page(s) 79.

Parcel 4:

The South 15 feet of the West 55 feet of Tract 34, and The South 15 feet of the East 195 feet of Tract 35, and the South 125 feet of the West 135.4 feet of Tract 35, Model Land Co. Subdivision of Section 20, Township 44 South, Range 45 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page(s) 79.

Parcel 5:

The South One Hundred Twenty-Five Feet (S 125'), less the South fifteen feet (S 15') thereof, of the West fifty-five feet (W 55') of Tract 34, And the South One Hundred Twenty-Five Feet (S 125'), less the South fifteen feet (S 15') thereof, of the East One Hundred Ninety-Five feet (E 195') of Tract 35, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page(s) 79.

Together with all right, title and interest of Grantor in and to the following described easement:

Parcel 6:

The East 10 feet of the West 65 feet of Tract 34 bounded on the North by the North line of the South 327.5 feet of Tract 34 and bounded on the South by the South line of Tract 34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page(s) 79.

Parcel Identification Number: 00-43-44-20-01-034-0040

Exhibit "A"

DoubleTime®

CERTIFIED TO: Boynton Holdings LLC

PROPERTY ADDRESS: 3300 Boutwell Road, Lake Worth, FL 33461 **FLOOD ZONE**: X & AE (FIRM 120213-12099C0589F 10/05/2017)

BASE FLOOD ELEVATION = 11' NAVD 88

DESCRIPTION:

Parcel 1: Fee Simple Interest

The South 327.5 feet of the East 265.4 feet of Tract 34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79, Less the East 25 feet thereof for road Right-of-Way purposes, as recorded in Deed Book 975, Page 42.

Parcel 2: Fee Simple Interest

The South 100 feet of the North 327.5 feet of the East 265.4 feet of Tract 34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79, Less the East 25 feet thereof for road Right-of-Way purposes, as recorded in Deed Book 973, Page 692.

Parcel 3: Fee Simple Interest

The North 75 feet of the South 200 feet of the West 55 feet of Tract 34, and the North 75 feet of the South 200 feet of Tract 35, and the south 200 feet of Tract 36, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79.

Parcel 4: Fee Simple Interest

The South 15 feet of the West 55 feet of Tract 34, and The South 15 feet of the East 195 feet of Tract 35, and the South 125 feet of the West 135.4 feet of Tract 35, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79.

Parcel 5: Fee Simple Interest

The South One Hundred Twenty-Five Feet (S 125'), less the South fifteen feet (S 15') thereof, of the West fifty-five feet (W 55') of Tract 34, And the South One Hundred Twenty-Five Feet (S 125'), less the South fifteen feet (S 15') thereof, of the East One Hundred Ninety-Five feet (E 195') of Tract 35, Section 20, Township 44 South, Range 43 East, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79.

Together with Easement Interest #1:

The East 10 feet of the West 65 feet of Tract 34 bounded on the North by the North line of the South 327.5 feet of Tract 34 and bounded on the South by the South line of Tract

34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79. NOTE: LEGAL DESCRIPTION TO BE PROVIDED FOR THAT PORTION BEING CONVEYED.

LESS AND EXCEPT the Easterly 55 feet for Boutwell Road right of way to the City of Lake Worth, Florida by virtue of Right-of-Way Deed recorded in O.R. Book 28519, Page 413, described as follows: A parcel of land being a portion of Tract 34, Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, Palm Beach County, Florida, as recorded in Plat Book 5, Page 79 of the Public Records of Palm Beach County, Florida. Being more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 34; thence North 88°08'01" West (as a basis of bearings) along the South line of said Tract 34, a distance of 25.00 feet to a point being on a line lying 25.00 feet West of and parallel with (as measured at right angles) the East line of said Tract 34 and the POINT OF BEGINNING; thence North 01°24'25" East along said parallel line, a distance of 429.13 feet to a point being on the South line of the North 227.5 feet of said Tract 34; thence North 88°08'47" West along said South line, a distance of 30.00 feet to a point being on a line lying 55.00 feet West of and parallel with (as measured at right angles) the East line of said Tract 34; thence South 01°24'25" West along said parallel line, a distance of 167.16 feet; thence South 00°10'59" West, a distance of 168.96 feet to the point of curvature of a circular curve to the left; thence Southerly and Easterly along the arc of said curve having a radius of 1,183.50 feet, a central angle of 04°31'04" for a distance of 93.32 feet to a point being on the South line of said Tract 34; thence South 88°08'01" East along said South line, a distance of 20.73 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT that portion conveyed to Akal Properties, LLC, by virtue of Quit Claim Deed recorded in O.R. Book 29021, Page 919, Public Records of Palm Beach County, Florida, described as follows:

The North 127.05 feet of the South 327.5 feet of the East 265.4 feet of Tract 34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79, Less the East 25 feet thereof for road Right-of-Way purposes, as recorded in Deed Book 975, Page 42.

And Less and except: The South 100 feet of the North 327.5 feet of the East 265.4 feet of Tract 34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79, Less the East 25 feet thereof for road Right-of-Way purposes, as recorded in Deed Book 973, Page 692.

And Less and except: All right, title and interest of Grantor in and to the following described Easement #2: the East 10 feet of the West 65 feet of Tract 34 bounded on the North by the North line of the South 327.5 feet of Tract 34 and bounded on the South by

the South line of Tract 34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79.

SURVEY NOTES:

- 1.) Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
- 2.) Area of subject parcel = square feet (acres) (including the hiatus)
- 3.) Elevations shown hereon are based on N.A.V.D. 88.
 - a) Originating benchmark = Nail in wood utility pole (ref. M-3731, elevation = 12.50' NAVD 88)
 - b) = existing elevation (typical).
- 4.) No underground improvements located.
- 5.) Bearings and coordinates shown hereon are Grid. State Plane Coordinate System (NAD 83/Florida East Zone, 1990 adjustment; Transverse Mercator Projection). The basis of bearing line used is the line between county monuments "DET 7" and "I-95 10TH AVENUE OFFSET", bearing S49°10'18"E., 2032.10'.
- 6.) This firms "Certificate of Authorization" number is "LB 6838".

Architectural Narrative

Contemporary Architectural Style

The architectural style being utilized for this project is contemporary as one can see by the elevations provided. The design takes inspiration from the surrounding architecture which can be found along 10th Ave North as noted in the Lake Worth Beach Major Thoroughfare Design Guidelines. A mix of materials have been chosen to break up the monotony of the facades along with bright and cheerful colors. Vertical towers add visual interest and aim to provide verticality and wayfinding access into the buildings.



BOUTWELL ROAD APARTMENTS

3300 BOUTWELL ROAD CITY OF LAKE WORTH BEACH, FLORIDA

TRAFFIC CONCURRENCY ANALYSIS

PREPARED FOR: MA INVESTMENT BOCA, LLC

Prepared by:

JFO GROUP INC COA Number 32276 6671 W Indiantown Road Suite 50-324 Jupiter, FL 33458

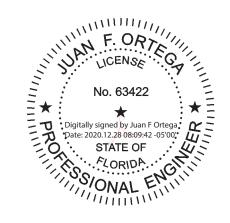




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1. PROJECT DESCRIPTION

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with Palm Beach County (PBC) – Traffic Performance Standards (TPS) associated with a site plan application to the City of Lake Worth Beach, Florida. The Boutwell Road Apartments Property project is located west of Boutwell Road, just south of 10th Avenue in the City of Lake Worth Beach, Florida. Parcel Control Number associated with this project is 38-43-44-20-01-034-0040. Figure 1 shows an aerial location of the site in relation to the transportation network.

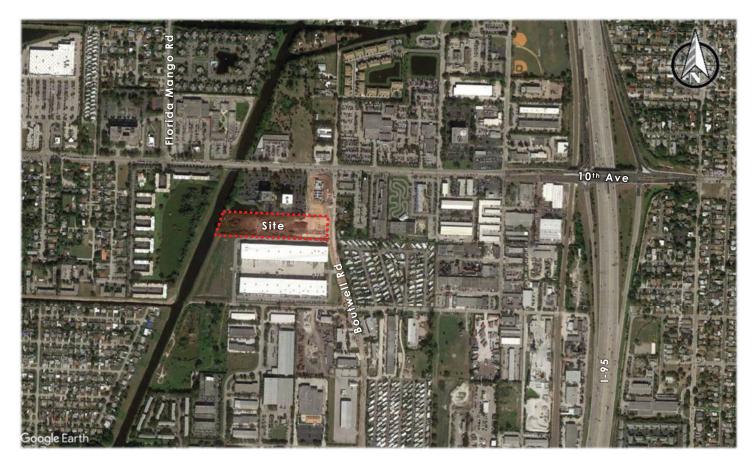


Figure 1: Project Location

Exhibit 1 includes information from the PBC Property Appraiser's office for the parcel included in the proposed project. The *Boutwell Road Apartments* project is proposing a 200-apartment complex on the subject site. Exhibit 2 includes a preliminary site plan. Project build-out is expected in the year 2026.

2. TRIP GENERATION

Project trip generation rates were based on the *PBC Trip Generation Rates*, dated March 2, 2020. Table 1 includes trip generation rates for Daily, AM and PM peak hour while Table 2 includes the trip generation for the proposed project for Daily, AM and PM peak hour conditions. As part of a conservative analysis, no credits were taken for existing uses on the subject site.

Table 1: Trip Generation Rates

Land Hee	Land Use		AA	M Peak Ho	our	PM Peak Hour		
Lana use	Code	Daily	In	Out	Total	In	Out	Total
Multifamily Mid-Rise	221	5.44	26%	74%	0.36	61%	39%	0.44

According to Table 2, the net Daily, AM and PM peak hour trips potentially generated due to the planned development are 1,088, 72 and 88 trips respectively. According to *Table 12.b.2.D-7 3A* from the *PBC – TPS* and given the trip generation characteristics from Table 2, a 1-mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis.

Table 2: Trip Generation

I am d Iloo	Into noih /	Daily	AM	Peak H	lour	PM Peak Hour		
Land Use	Intensity	Traffic	In	Out	Total	In	Out	Total
Multifamily Mid-Rise	200 DU	1,088	19	53	72	54	34	88
Net Proposed Traffic		1,088	19	53	72	54	34	88

J F O G R O U P I N C
Traffic Engineering • Transportation Planning
www.jfogroupinc.com

3. EXISTING CONDITIONS

Boutwell Road is the major roadway serving as primary access road to the project. It has a two-lane cross-section within the RDI. Figure 2 shows the lane characteristics of the roadway network considered within the RDI.

The proposed development for the Boutwell Road Apartments property is within the 10th Ave N Urban Redevelopment Area (URA) Traffic Concurrency Exception Area (TCEA). Exhibit 3 shows the site location in relation to the 10th Ave N URA.

4. TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution and assignment incorporates the characteristics of the proposed development as well as the surrounding network configuration. Exhibit 4 includes a copy of a previously approved traffic assignment for the site. Previous approval included parcel identified with PCN 38-43-44-20-01-034-0010 which is not included in the *Boutwell Road Apartments* project. Exhibit 5 includes a copy of the latest TPS approval including PCNs 38-43-44-20-01-034-0010 and 38-43-44-20-01-034-0040. Figure 2 includes project Traffic Assignment on all roadway links included within a 1-mile RDI.

According to Article 12 of the PBC ULDC – Chapter K. Section Five, a traffic study providing Traffic Assignment throughout the Test 1 Radius of Development Influence (RDI) shall be included in the Traffic Impact Study. Table 3 includes the traffic assignment within Test 1 RDI.

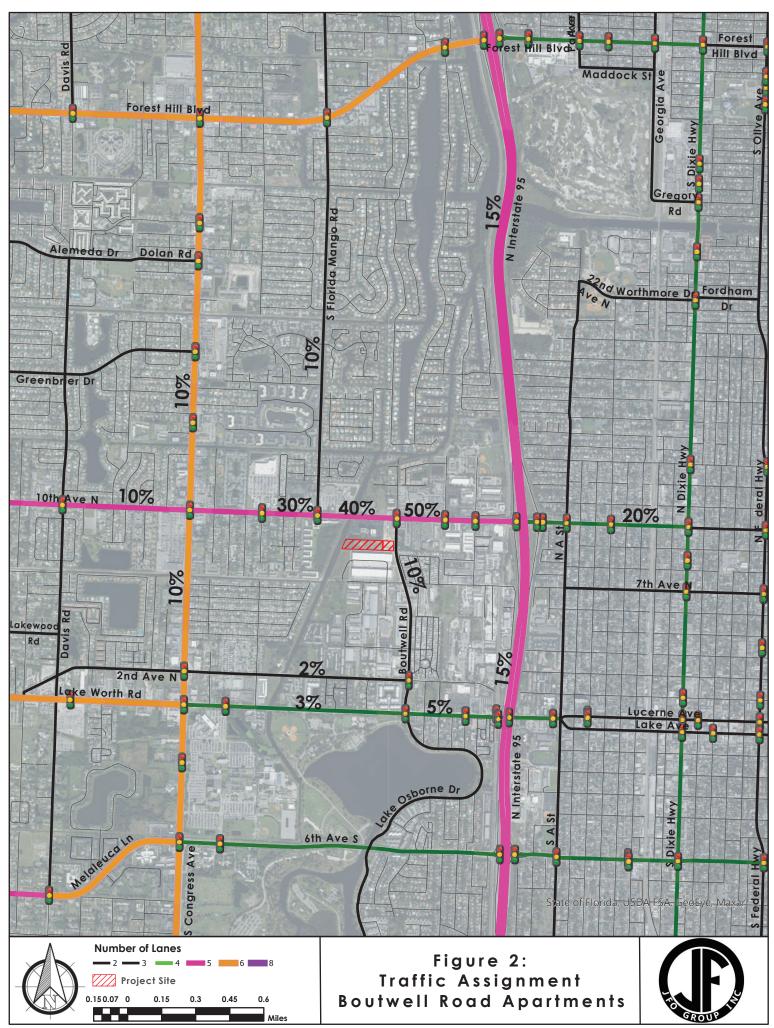


Table 3: Project Impact

Roadway	From	То	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signal s per mile	Class	LOS Capacity	Traffic Assignment	Project Traffic	Traffic Impact
Boutwell Rd	Lake Worth Rd	2nd Ave N	2	1	0.13	7.7	Class II	810	5%	3	0.37%
Boutwell Rd	2nd Ave N	Site	2	1	0.64	1.6	Class I	880	10%	5	0.57%
Boutwell Rd	Site	10th Av N	2	I	0.64	1.0	Class I	000	90%	49	5.57%
Florida Mango Rd	10th Ave N	Forest Hill Blvd	2	1	1.56	0.6	Class I	880	10%	5	0.57%
Congress Ave	Lake Worth Rd	French Ave	6D	1	0.47	2.1	Class II	2,680	10%	5	0.19%
Congress Ave	French Ave	10th Ave N	6D	1	0.29	3.4	Class II	2,680	10%	5	0.19%
Congress Ave	10th Ave N	Forest Hill Blvd	6D	5	1.53	3.3	Class II	2,680	10%	5	0.19%
10th Ave N	Kirk Rd	Congress Ave	5	3	1.01	3.0	Class II	1,770	10%	5	0.28%
10th Ave N	Congress Ave	Florida Mango Rd							30%	16	0.90%
10th Ave N	Florida Mango Rd	Boutwell Rd	5	6	1.31	4.6	Class II	1,770	40%	22	1.24%
10th Ave N	Boutwell Rd	I-95							50%	27	1.53%
10th Ave N	I-95	N A St	5	3	0.17	17.6	Class II	1,770	20%	11	0.62%
10th Ave N	N A St	Dixie Hwy	5	3	0.48	6.3	Class II	1,770	20%	11	0.62%
2nd Ave N	Congress Ave	Boutwell Rd	2	1	0.89	1.1	Class I	880	2%	1	0.11%
Lake Worth Rd	Congress Ave	Boutwell Rd	4D	2	0.87	2.3	Class II	1,770	3%	2	0.11%
Lake Worth Rd	Boutwell Rd	Lake/Luce rne Split	4	5	0.60	8.3	Class II	1,680	5%	3	0.18%

Α	M	PM					
IN	OUT	IN	OUT				
19	53	54	34				

5. LINK ANALYSIS

According to Article 12 of the PBC ULDC – Chapter K. Section Five projections of future traffic at the site access must be submitted to PBC for the proposed Project. Table 4 and Table 5 show future traffic in front of the site access. Exhibit 6 includes 2020 peak hour directional counts published by PBC - Traffic Division, Exhibit 7 includes a 3-year growth rate calculation within the RDI, and, Exhibit 8 includes link volumes of projects approved in PBC up to December 2020.

Table 4: Test 1 - Part Two - Links – AM Peak Hour

Road	From	From	То	Ln	AM : Tra			ckground ffic ¹	Approved	d Projects	2026 Bac Traffic Appr		Total 1 With Proj	out	Project Assignment	Projec	t Traffic	Total With P	Traffic roject	Peak Direction Service	Meets peak directi
				NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	Volume	on los?	
Boutwell Rd	2nd Ave N	Site		F.F.O.	217	(40	2/7	60	66	647	401	647	401	10%	2	5	649	406	880	Yes	
Boutwell Rd	Boutwell Rd Site 10th Av N		555	553 316	642	367	69	60	656	395	656	395	90%	48	17	704	412	880	Yes		

Boutwell Road	AM						
Apartments	IN	OUT					
200 Apartments	19	53					

Table 5: Test 1 - Part Two - Links – PM Peak Hour

Road	From	То	Ln		2020 ffic		ckground	Approve	d Projects	Traffic	kground (1%) + oved		Traffic nout ject	Project Assignment	Project Traffic		Total Traffic With Project		Peak Direction Service Meets peak directi	peak directi
				NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	Volume	on LOS?
Boutwell Rd	2nd Ave N	Site	0	207	007 540	4/1	/27	79	74	500	657	500	657	10%	5	3	505	660	880	Yes
Boutwell Rd	Site	10th Av N		397	549	461	637	75	79	496	662	496	662	90%	31	49	527	711	880	Yes

Boutwell Road	PM						
Apartments	IN	OUT					
200 Apartments	54	34					

¹Exhibit 7 includes a Growth Rate calculation across the RDI. GR=2.52%.

6. DRIVEWAY ANALYSIS

Given the site location and parcel configuration, access options are limited where the most viable option for the project would be connecting to Boutwell Road. A full access on Boutwell Road will be requested when applying for a driveway permit.

Based on PBC Land Development Design Standards Manual, a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day, and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles. Figure 3 provides Daily, AM and PM peak hour driveway volumes for the Boutwell Road Apartments project. Turn lanes are not warranted at the project driveway.

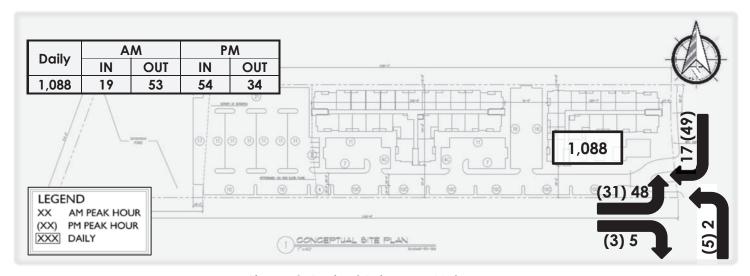


Figure 3: Project Driveway Volumes

Furthermore, according to the Palm Beach County Land Development Design Standards manual, the subject driveway is classified as an Intermediate Driveway. As such, it shall provide a 50-foot throat measured from the street right-of-way to any interior service drive or parking space, and a minimum pavement return radii of 30 feet.

7. ADDITIONAL ANALYSIS

As previously requested by Palm Beach County Traffic Division, an HCS analysis at the intersection of 10th Avenue and Boutwell Road is being provided in Exhibit 9. Table 6 summarizes the results of the HCS analysis.

Table 6: 10th Avenue and Boutwell Road HCS Summary

	Ec	Eastbound		We	estbou	nd	No	rthbou	nd	Soi	uthbou	ınd
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
AM												
Volume (veh/h)	10	1,316	216	327	1,092	25	190	15	285	36	11	16
95% Queue Length	0.4	26.3	29.9	28.2	4.2	4.6	11.8	19.0	-	2.8	1.6	-
Intersection Delay, s/veh / LOS	-30.0/11											
					PM							
Volume (veh/h)	10	1,043	257	298	1,591	16	222	14	237	35	36	25
95% Queue Length	0.4	14.2	18.7	21.6	4.9	5.2	14.9	15.6	-	2.7	3.8	-
Intersection Delay, s/veh / LOS	23.6/C											

As shown in Table 6, future operations at the 10th Avenue and Boutwell Road intersection will operate at LOS 'D' or better at project build-out.

8. CONCLUSIONS AND RECOMMENDATIONS

The Boutwell Road Apartment project is located west of Boutwell Road, just south of 10th Avenue in the City of Lake Worth Beach, Florida. The applicant is proposing a 200-apartment complex on the subject site. The proposed development will most likely generate 1,088 Daily trips where 72 two-way trips will occur during the AM peak hour and 88 during the PM peak hour. Project build-out is expected in the year 2026.

The proposed development for the *Boutwell Road Apartments* property is within the 10th Ave N Urban Redevelopment Area (URA) Traffic Concurrency Exception Area (TCEA).

As required in Article 12 of the PBC ULDC – Chapter K. Section Five, a traffic study providing Traffic Generation, Assignment throughout the Test 1 Radius of Development Influence and projections of future traffic at the site access are required to be submitted to PBC.

The proposed Boutwell Road Apartments project has been evaluated following Article 12 - TPS of the PBC Unified Land Development Code. This analysis shows the proposed development will be in compliance with PBC – TPS and with City of Lake Worth Beach standards.

Exhibit 1: Property Appraiser Information



Property Detail

Location Address 3300 BOUTWELL RD

Municipality LAKE WORTH BEACH

Parcel Control Number 38-43-44-20-01-034-0040

Subdivision MODEL LAND CO IN

Official Records Book 25049 Page 47

Sale Date FEB-2012

 $\begin{array}{l} \text{Legal Description} \\ \text{ELY 55 FT BOUTWELL RD R/W) \& S 200 FT OF TR 34 (LESS BLY 55 FT BOUTWELL RD R/W) & S 200 FT OF TRS 35 \& 36 \\ \end{array}$

Owner Information

	Mailing address
Owners	17825 FIELDBROOK CIR W
BOYNTON HOLDINGS LLC	BOCA RATON FL 33496 1528
	BOCA KATON FL 33490 1326

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2012	\$603,910	25049 / 00047	WARRANTY DEED	BOYNTON HOLDINGS LLC
JUN-1997	\$600,000	09836 / 01993	WARRANTY DEED	
FEB-1997	\$490,000	09677 / 01387	WARRANTY DEED	
JAN-1976	\$190,000	02520 / 00588		

Exemption Information

No Exemption information available

Property Information

Number of Units 0

*Total Square Feet 0

Acres 4.7065

Use Code 1000 - VACANT COMMERCIAL

Zoning MU-W - Mixed Use West (38-LAKE WORTH BEACH)

Annraicals-

Appraisais								
Tax Year	2020	2019	2018					
Improvement Value	\$10,863	\$11,119	\$5,738					
Land Value	\$1,582,321	\$1,507,387	\$1,463,821					
Total Market Value	\$1,593,184	\$1,518,506	\$1,469,559					
All values are as of January 1st each year								

Assessed and Taxable Values

, 155 555 541 41114 1 4114 515 1 4114 55			
Tax Year	2020	2019	2018
Assessed Value	\$1,222,758	\$1,111,598	\$1,010,544
Exemption Amount	\$0	\$O	\$0
Taxable Value	\$1,222,758	\$1,111,598	\$1,010,544

Tayes

IANES			
Tax Year	2020	2019	2018
Ad Valorem	\$31,405	\$29,340	\$26,516
Non Ad Valorem	\$248	\$248	\$248
Total tax	\$31,653	\$29,588	\$26,764

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

12/7/2020, 6:04 PM 1 of 1

0

Property Detail

Location Address: 3300 BOUTWELL RD Parcel Control Number: 38-43-44-20-01-034-0040

Owners: BOYNTON HOLDINGS LLC

17825 FIELDBROOK CIR W,BOCA RATON FL 33496 1528 Mailing Address:

FEB-2012 Book/Page#: \$603,910 Last Sale: 25049 / 47 Price: Property Use Code: 1000 - VACANT COMMERCIAL Zoning: MU-W - Mixed Use West (38-LAKE WORTH BEACH)

> MODEL LAND CO S 200 FT OF W 55 FT & S 200 FT OF E 265.4 FT OF TR 34

Legal Description:

No Image Found

(LESS ELY 55 FT BOUTWELL RD R/W)

& S 200 FT OF TRS 35 & 36

Total SF: Acres 4.7065

2020 Values (Current) 2020 Taxes

Improvement Value \$10,863 Ad Valorem \$31,405 Non Ad Valorem \$248 Land Value \$1,582,321 \$31,653 Total Tax \$1,593,184 Total Market Value 2020 Qualified Exemptions

\$1,222,758 Assessed Value No Details Found **Exemption Amount**

\$1,222,758 Taxable Value No Details Found All values are as of January 1st each year.

Building Footprint (Building 0)

Subarea and Square Footage (Building 0)

Sq. Footage Description Area

No Data Found.

Applicants

Extra Features

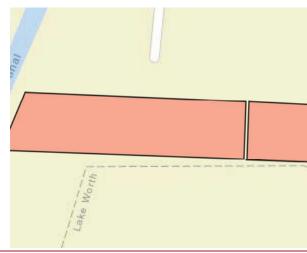
Description Year Built Unit Fence- Chain Link 6ft #11 Gaug 2009 1045 Unit may represent the perimeter, square footage, linear footage, total

number or other measurement.

Structural Details (Building 0)

Description

MAP



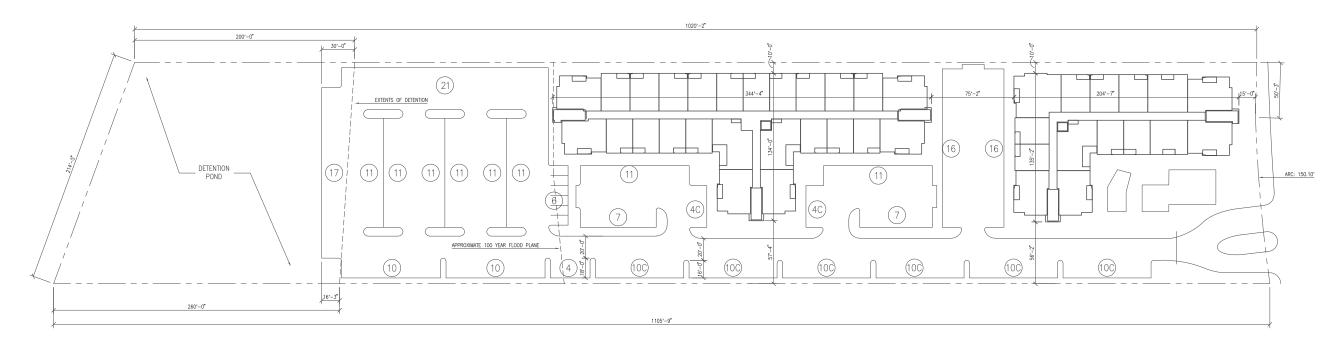
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

12/7/2020

1 of 1 12/7/2020, 6:05 PM







DATA

UNITS 200 TOTAL UNITS – 5 STORY 120 – 1BR 80 – 2BR

PARKING

271 TOTAL SPACES 203 @ 9'X18' (STD) 68 @ 8'X16' (COMPACT)

0.74 SPACES / UNIT

12.03.2020

Boutwell Road Apartments



Exhibit 3: 10th Ave TCEA



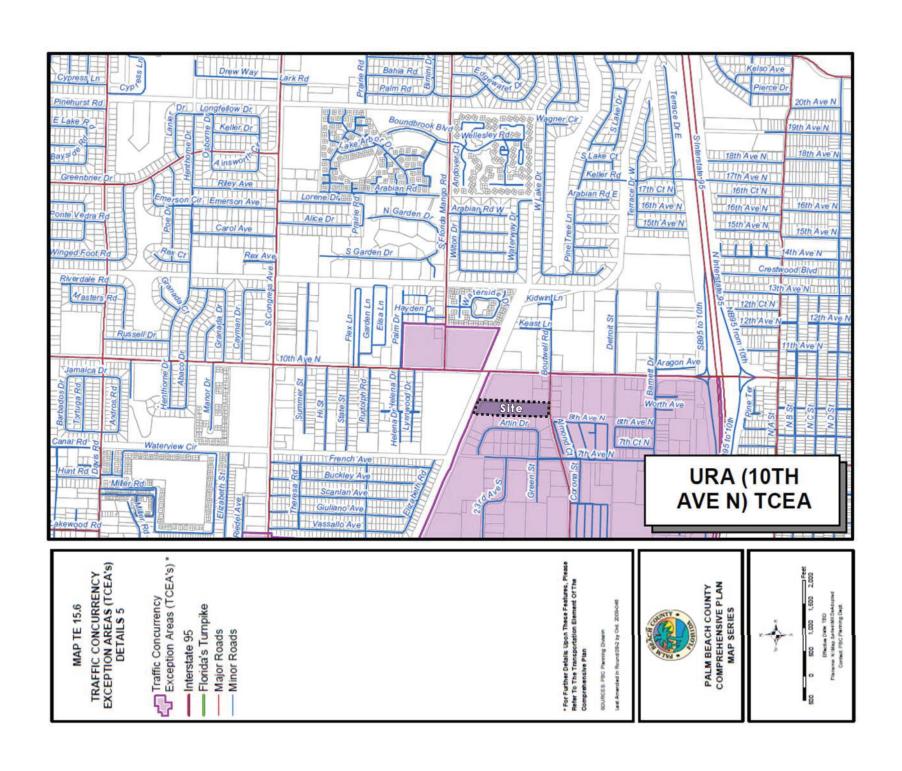




Exhibit 4: Approved Trip Distribution



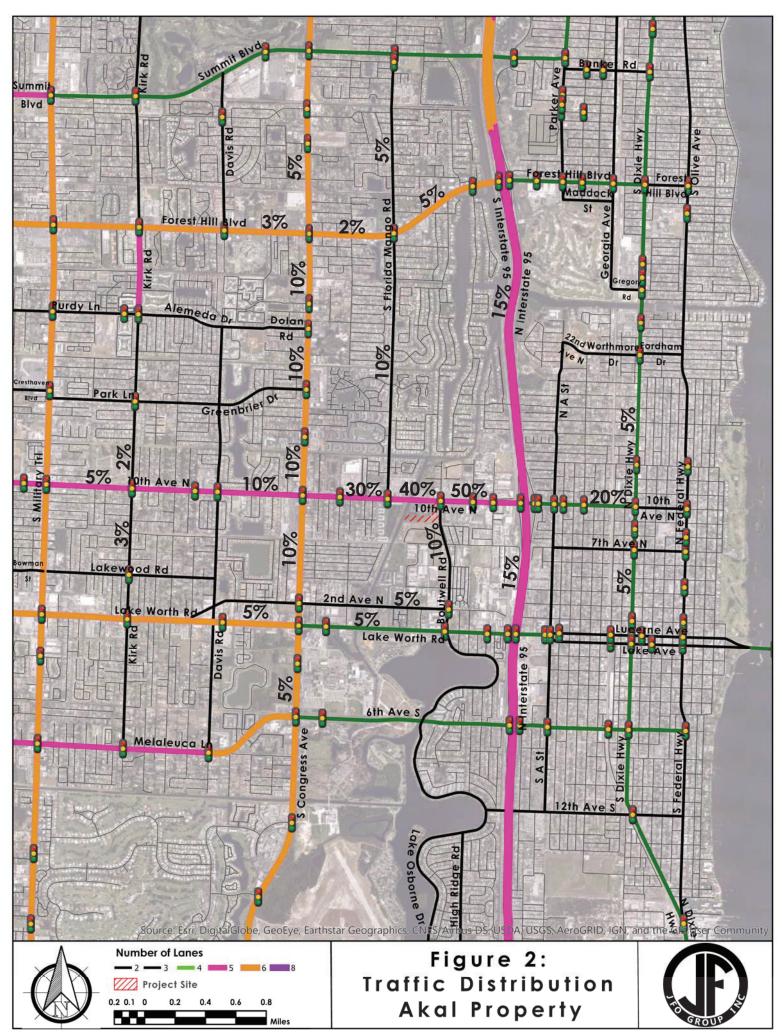




Exhibit 5: TPS Approval





Department of Engineering and Public Works

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

www.pbcgov.com

Palm Beach County Board of County Commissioners

Melissa McKinlay, Mayor

Mack Bernard, Vice Mayor

Hal R. Valeche

Paulette Burdick

Dave Kerner

Steven L. Abrams

Mary Lou Berger

County Administrator

Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer" February 27, 2018

Mark E. Stivers, AICP
Assistant Director
Planning, Zoning, & Preservation
Community Sustainability Department
City of Lake Worth
1900 2nd Avenue North
Lake Worth, FL 33461

RE: Akal Property

Project #: 171004

Traffic Performance Standards Review

Dear Mr. Stivers:

The Palm Beach County Traffic Division has reviewed the **Akal Property** Traffic Statement, revised November 20, 2017, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:

City of Lake Worth

Location:

SW corner of 10th Avenue N and Boutwell Road

PCN:

38-43-44-20-01-034-0010; -0040

Access:

Right-in access driveway connection on 10th Avenue N, one

right-in/right-out and one full access driveway connections on Boutwell Road (project proposed, not necessarily implies

approval by County through this TPS letter)

Existing Uses:

Vacant

Proposed Uses:

Apartments = 158 DUs

Hotel = 110 Rooms

New Daily Trips:

1,860

New Peak Hour Trips:

133 AM (47/86); 157 PM (95/62)

Build-out:

December 31, 2022

Based on our review, the Traffic Division has determined the proposed development is within 10th Ave N Urban Redevelopment Area (URA) Traffic Concurrency Exemption Area (TCEA) and therefore <u>meets</u> the Traffic Performance Standards of Palm Beach County. However, we advise the City to consider the following:

- 1. Project driveway on 10th Avenue N shall be limited to right-in only and the design shall be based on the discretion of the County Engineer due to the driveway's interference with the proposed west approach exclusive right turn lane at the intersection of 10th Avenue N and Boutwell Road.
- 2. The driveway connections onto Boutwell Road shall be designed as follows: right-in/right-out only to the north and full access to the south.





Mark E. Stivers, AICP February 27, 2018 Page 2

Additionally, a condition to extend the northbound left turn lane at the intersection of 10th Avenue North and Boutwell Road to 530 feet minimum shall be imposed and incorporated into the Development Order.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication. A discussion with Palm Beach County, involving at a minimum Traffic Division, Land Development Division, and Roadway Production Division, is advisable for access related issues of the site plan on County maintained roadways before a site plan is submitted to the municipality for consideration.

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

Ouazi Bari, P.E.

Senior Professional Engineer

Traffic Division

OB:DS/bc

ec: Addressee:

Dr. Juan F. Ortega, P.E., JFO Group, Inc.

Dominique Simeus, E.I., Project Coordinator II, Traffic Division Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review N:\TRAFFIC\DS\MUNICIPALITIES\APPROVALS\2018\171004 - AKAL PROPERTY.DOC

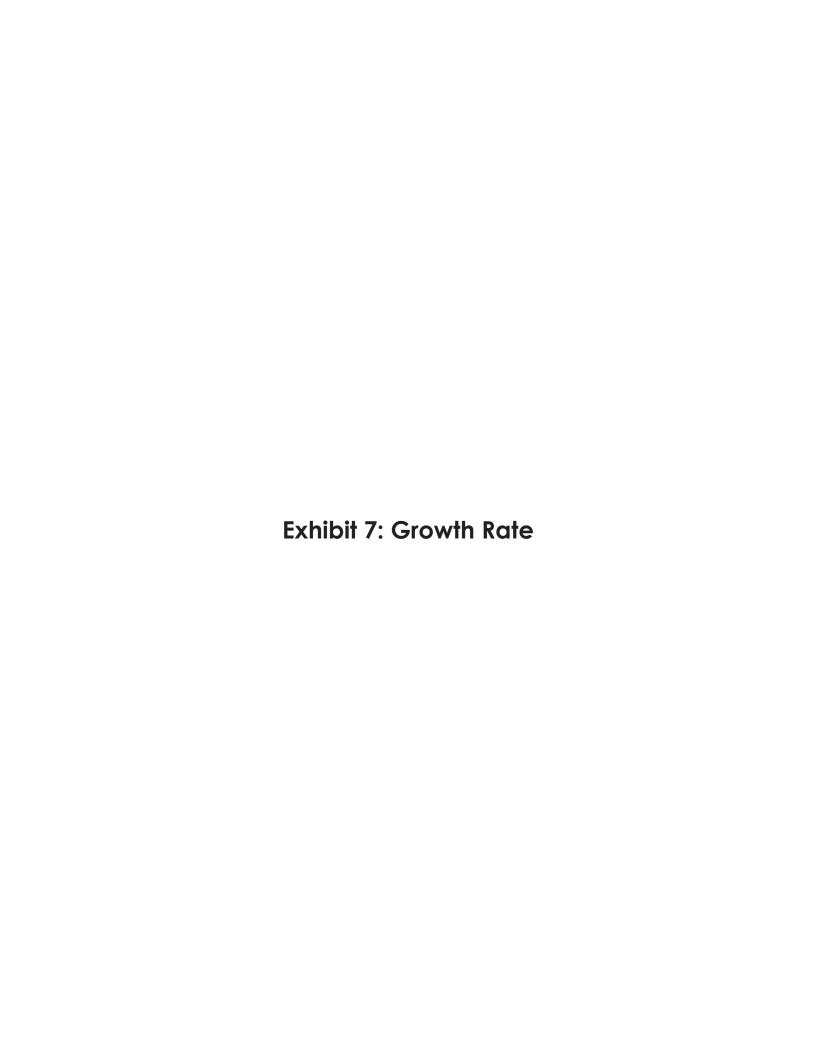
Exhibit 6: PBC Counts



					PK HR	DA	ILY TR	AFFIC \	VOLUM	<u>ES</u>	<u>*2020</u>	DAILY	19-20	3YR	2020 AN	/ PEAK	<u>HOUR</u>	2020 P	M PEAK	HOUR
STN#	ROAD	FROM	то	LANES	LOS	2015	2016	2017	2018	2019	VOL	DATE	GR	GR	2-WAY	NB/EB	SB/WB	2-WAY	NB/EB \$	SB/WB
2607	BLUE HERON BLVD	Congress Ave	Australian Ave	6D	2680	36520	36338		38822	37196										
2823	BLUE HERON BLVD	Australian Ave	Old Dixie Hwy	6D	2680	31650	33610		34467	32046										
2811	BLUE HERON BLVD	Old Dixie Hwy	US 1	5	1770		21227		25058	23005										
6408	BOCA RIO RD	Glades Rd	Palmetto Park Rd	2	810	16394	16918	17642	18280	18020	18870	2/10/2020	4.50%	2.27%	1595	864	731	1762	867	919
6418	BOCA RIO RD	Palmetto Park Rd	SW 18th St	2	880	12717	12969	14185	14800	15079	15434	2/3/2020	2.30%	2.85%	1291	722	586	1624	679	967
4676	BOUTWELL RD	10th Ave N	2nd Ave N	2	880	10337	11327		11365		10381	2/24/2020			869	553	316	925	397	549
5401	BOYNTON BEACH BLVD	SR 7	Lyons Rd	4D	1960	15242	15783		16207	17158	17236	3/11/2020	0.45%		1276	674	641	1377	723	689
5103	BOYNTON BEACH BLVD	Lyons Rd	Turnpike	6D	2680	37476	38386	40054	42725	43664	45751	3/11/2020	4.56%	4.53%	3753	2240	1523	3736	1718	2092
5201	BOYNTON BEACH BLVD	Turnpike	Hagen Ranch Rd	6D	2680	46955	50595		55602	53763	55817	3/11/2020	3.68%		4600	2305	2374	4864	2583	2281
5641	BOYNTON BEACH BLVD	Hagen Ranch Rd	Jog Rd	6D	2940	41813	44327	47912	48018	46218										
5633	BOYNTON BEACH BLVD	Jog Rd	El Clair Ranch Rd	6D	2940	39735	43169	44471	43748	44477	43850	1/21/2020	-1.43%	-0.47%	3202	1616	1604	3348	1839	1532
5611	BOYNTON BEACH BLVD	El Clair Ranch Rd	Military Tr	6D	2680	45350	46207		49428	47376										
5613	BOYNTON BEACH BLVD	Military Tr	Lawrence Rd	6D	2940	37509	38781		41234	39446										
5601	BOYNTON BEACH BLVD	Lawrence Rd	Congress Ave	6D	2680	40732	42201	43704	41620	42796										
5615	BOYNTON BEACH BLVD	Congress Ave	Old Boynton Rd	6D	2940	34792	36376		37388	38341	36552	1/27/2020	-4.89%		2590	1487	1181	2786	1316	1482
6426	CAIN BLVD	Yamato Rd	W Kimberly Blvd	2	880	8960	9299	9089	9770	10367	10468	2/12/2020	0.96%	4.82%	929	508	469	1109	410	699
6422	CAIN BLVD	W Kimberly Blvd	Glades Rd	2	880	14742	15274	15113	15518	15909	16148	2/12/2020	1.48%	2.23%	1280	652	653	1514	766	749
6619	CAMINO REAL	Powerline Rd	Camino del Mar	4D	1960	10748	11908	12935	13036	12699										
6636	CAMINO REAL	Camino del Mar	Military Tr	4D	1960	14221		14571	16203	15082										

Palm Beach County Trip Generation Rates (Effective with traffic studies submited to the County on or after 4/15/2019)

		ITE		ame studies submitted t			AM Peak Hour		PM Peak Hour
Gr	Landuse	Code	Unit	Daily Rate/Equation	Pass-By %	In/Out	Rate/Equation	In/Out	Rate/Equation
	Light Industrial	110	1000 S.F.	4.96	10%	88/12	0.7	13/87	0.63
ia	Warehouse	150	1000 S.F.	1.74	10%	77/23	0.17	27/73	0.19
Industrial	Flex Space - IND FLU	PBC	1000 S.F.	7.86	10%	64/36	1.53	40/60	1.21
lnd	Flex Space - COM FLU	PBC	1000 S.F.	29.67	45%	72/28	2.12	40/60	2.67
	Mini-Warehouse/SS	151	1000 S.F.	1.51	10%	60/40	0.1	47/53	0.17
	Single Family Detached	210	Dwelling Unit	10	0%	25/75	0.74	63/37	Ln(T) = 0.96 Ln(X) + 0.20
_	Multifamily Low-Rise Housing upto 2 story (Apartment/Condo/TH)	220	Dwelling Unit	7.32	0%	23/77	0.46	63/37	0.56
Residential	Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	Dwelling Unit	(5.44)	0%	26/74	0.36	61/39	(0.44)
esi	55+ SF Detached	251	Dwelling Unit	4.27	0%	33/67	0.24	61/39	0.30
L	55+ SF Attached	252	Dwelling Unit	3.7	0%	35/65	0.2	55/45	0.26
	Congregate Care Facility	253	Dwelling Unit	2.02	0%	60/40	0.07	53/47	0.18
	Assisted Living Facility	254	Beds	2.6	0%	63/37	0.19	38/62	0.26
Ldg	Hotel	310	Rooms	8.36	10%	59/41	0.47	51/49	0.6
Rec	Movie Theater	444	Seats	1.76	5%	N/A	0	55/45	0.09
Ř	Health Club	492	1000 S.F.	32.93	5%	50/50	1.41	57/43	3.53
	Elementary School	520	Students	1.89	0%	54/46	0.67	48/52	0.17
	Middle/Junior School	522	Students	2.13	0%	54/46	0.58	49/51	0.17
la	High School	530	Students	2.03	0%	67/33	0.52	48/52	0.14
Institutional	Private School (K-8)	534	Students	Use Private K-12 rate	0%	55/45	0.91	46/54	0.26
tit	Private School (K-12)*	536	Students	2.48	0%	61/39	0.80	43/57	0.17
<u>u</u>	Church/Synagogue ^a	560	1000 S.F.	6.95	5%	60/40	0.33	45/55	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.72	10%	68/32	0.89	32/68	0.97
Š	Nursing Home	620	Beds	3.06	10%	72/28	0.17	33/67	0.22
	General Office (>5,000 SF GFA)	710	1000 S.F.	Ln(T) = 0.97 Ln(X) + 2.50	10%	86/14	T = 0.94(X) + 26.49	16/84	1.15
ø	Small Office Building (<=5,000 SF GFA)	712	1000 S.F.	16.19	10%	83/18	1.92	32/68	2.45
Office	Medical Office	720	1000 S.F.	34.8	10%	78/22	2.78	28/72	3.46
	Medical Office (Reduced) ^b	PBC	1000 S.F.	17.4	10%	78/22	1.39	28/72	1.73
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71





Area Wide Growth Rate Boutwell Road Apartments

Donahumi	From	To	PBC/	F-DOT	P	ВС
Roadway	From	То	2016	2019	2017	2020
Boutwell Rd	Lake Worth Rd	2 nd Ave N	10,600	10,000	0	0
Boutwell Rd	2 nd Ave N	10 th Ave N	0	0	11,327	10,381
Florida Mango Rd	10 th Ave N	Forest Hill Blvd	10,853	11,464	0	0
Congress Ave	Lake Worth Rd	French Ave	35,400	41,140	0	0
Congress Ave	French Ave	10 th Ave N	39,628	46,689	0	0
Congress Ave	10 th Ave N	Forest Hill Blvd	36,796	42,189	0	0
10 th Ave N	Kirk Rd	Congress Ave	0	0	32,274	32,836
10 th Ave N	Congress Ave	Florida Mango Rd				
10 th Ave N	Florida Mango Rd	Site	47,000	45.070	0	0
10th Ave N	Site	Boutwell Rd	46,089	45,262	0	0
10 th Ave N	Boutwell Rd	I-95				
10 th Ave N	I-95	n a St	30,500	32,500	0	0
10 th Ave N	N A St	Dixie Hwy (US-1)	00,000	00,000	0	0
10 th Ave N	Dixie Hwy (US-1)	#REF!	22,000	22,000	0	0
2 nd Ave N	Congress Ave	Boutwell Rd	0	0	5,266	6,900
Lake Worth Rd	Congress Ave	Boutwell Rd	21,000	23,000	0	0
Lake Worth Rd	Boutwell Rd	Lake/Lucerne Split	23,000	25,500	0	0
			Σ 275,866	299,744	48,867	50,117

Area Wide Growth	2.52%
Future Year (Σ 2019+ Σ 2020)	349,861
Base Year (Σ 2016 + Σ 2017)	324,733

					PK HR	DA	ILY TR	AFFIC \	VOLUM	<u>ES</u>	<u>*2020</u>	DAILY	19-20	3YR	2020 AM	/ PEAK	<u>HOUR</u>	2020 P	M PEAK	(HOUR
STN#	ROAD	FROM	то	LANES	LOS	2015	2016	2017	2018	2019	VOL	DATE	GR	GR	2-WAY	NB/EB	SB/WB	2-WAY	NB/EB \$	SB/WB
2607	BLUE HERON BLVD	Congress Ave	Australian Ave	6D	2680	36520	36338		38822	37196								j		
2823	BLUE HERON BLVD	Australian Ave	Old Dixie Hwy	6D	2680	31650	33610		34467	32046										
2811	BLUE HERON BLVD	Old Dixie Hwy	US 1	5	1770		21227		25058	23005										
6408	BOCA RIO RD	Glades Rd	Palmetto Park Rd	2	810	16394	16918	17642	18280	18020	18870	2/10/2020	4.50%	2.27%	1595	864	731	1762	867	919
6418	BOCA RIO RD	Palmetto Park Rd	SW 18th St	2	880	12717	12969	14185	14800	15079	15434	2/3/2020	2.30%	2.85%	1291	722	586	1624	679	967
4676	BOUTWELL RD	10th Ave N	2nd Ave N	2	880	10337	11327		11365		10381	2/24/2020			869	553	316	925	397	549
5401	BOYNTON BEACH BLVD	SR 7	Lyons Rd	4D	1960	15242	15783		16207	17158	17236	3/11/2020	0.45%		1276	674	641	1377	723	689
5103	BOYNTON BEACH BLVD	Lyons Rd	Turnpike	6D	2680	37476	38386	40054	42725	43664	45751	3/11/2020	4.56%	4.53%	3753	2240	1523	3736	1718	2092
5201	BOYNTON BEACH BLVD	Turnpike	Hagen Ranch Rd	6D	2680	46955	50595		55602	53763	55817	3/11/2020	3.68%		4600	2305	2374	4864	2583	2281
5641	BOYNTON BEACH BLVD	Hagen Ranch Rd	Jog Rd	6D	2940	41813	44327	47912	48018	46218										
5633	BOYNTON BEACH BLVD	Jog Rd	El Clair Ranch Rd	6D	2940	39735	43169	44471	43748	44477	43850	1/21/2020	-1.43%	-0.47%	3202	1616	1604	3348	1839	1532
5611	BOYNTON BEACH BLVD	El Clair Ranch Rd	Military Tr	6D	2680	45350	46207		49428	47376										
5613	BOYNTON BEACH BLVD	Military Tr	Lawrence Rd	6D	2940	37509	38781		41234	39446										
5601	BOYNTON BEACH BLVD	Lawrence Rd	Congress Ave	6D	2680	40732	42201	43704	41620	42796										
5615	BOYNTON BEACH BLVD	Congress Ave	Old Boynton Rd	6D	2940	34792	36376		37388	38341	36552	1/27/2020	-4.89%		2590	1487	1181	2786	1316	1482
6426	CAIN BLVD	Yamato Rd	W Kimberly Blvd	2	880	8960	9299	9089	9770	10367	10468	2/12/2020	0.96%	4.82%	929	508	469	1109	410	699
6422	CAIN BLVD	W Kimberly Blvd	Glades Rd	2	880	14742	15274	15113	15518	15909	16148	2/12/2020	1.48%	2.23%	1280	652	653	1514	766	749
6619	CAMINO REAL	Powerline Rd	Camino del Mar	4D	1960	10748	11908	12935	13036	12699										
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															1					

					PK HR	DA	ILY TR	AFFIC \	VOLUM	<u>ES</u>	<u>*2020</u>	DAILY	19-20	3YR	2020 AN	I PEAK	<u>HOUR</u>	2020 P	M PEAK	(HOUR
STN#	ROAD	FROM	ТО	LANES	LOS	2015	2016	2017	2018	2019	VOL	DATE	GR	GR	2-WAY	NB/EB	SB/WB	2-WAY	NB/EB S	3B/WB
5840	FEDERAL HWY	Linton Blvd	Lindell Blvd	4D	1960	33670	36465		37864	34359										
5663	FLAVOR PICT RD	Hagen Ranch Rd	Jog Rd	2	880	6827	7339	7818	7559	7643										
5654	FLAVOR PICT RD	Jog Rd	Military Tr	2	880	6768	7991	8272	8472	9967	10379	3/9/2020	3.97%	7.86%	767	509	348	906	374	545
3670	FLORIDA MANGO RD	Belvedere Rd	James L Turnage Blv	2	880	7656	7977	7784	6480		7717	2/18/2020		-0.29%	616	509	138	541	400	150
3646	FLORIDA MANGO RD	Summit Blvd	Forest Hill Blvd	2	880	6289	7015	7007	6876	6874	6904	12/9/2019	0.43%	-0.49%	849	472	377	701	309	398
4212	FLORIDA MANGO RD	Forest Hill Blvd	10th Ave N	2	880	10995	10853	11647	11389	11464										
3407	FOREST HILL BLVD	South Shore Blvd	SR 7	6D	3186	47835	49134	47637	50083	46754	47391	3/3/2020	1.34%	-0.17%	3379	1946	1479	3998	1773	2254
3423	FOREST HILL BLVD	SR-7	Lyons Rd	6D	2940	37209	38149		38991	38657	38306	3/2/2020	-0.92%		2908	1374	1565	3257	1670	1616
3221	FOREST HILL BLVD	Lyons Rd	Pinehurst Dr	6D	2940	36125	37452		39821	37987	38875	1/27/2020	2.28%		3342	1549	1798	3390	1752	1638
3666	FOREST HILL BLVD	Pinehurst Dr	Jog Rd	6D	2680	42563	42712		42333	41394	41227	1/27/2020	-0.41%		3333	1666	1667	3449	1736	1722
3636	FOREST HILL BLVD	Jog Rd	Sherwood Forest Blv	6D	2940	37786	40086		39859	38810										
3667	FOREST HILL BLVD	Sherwood Forest Blvd	Haverhill Rd	6D	2680	41136	42331	40880	40627	41992										
3625	FOREST HILL BLVD	Haverhill Rd	Military Tr	6D	2940	43254	44204	43503	43928	43592										
3627	FOREST HILL BLVD	Military Tr	Kirk Rd	6D	2940	41933	44156		44021	43629	42481	3/3/2020	-2.70%		3029	1761	1353	2935	1470	1498
3629	FOREST HILL BLVD	Kirk Rd	Congress Ave	6D	2680	42266	44053	44262	45722	47705										
3317	FOREST HILL BLVD	I-95	Parker Ave	5	1770	27796	27984		28275	29919	28567	3/4/2020	-4.73%		2432	1268	1164	2157	1082	1134
3831	FOREST HILL BLVD	Parker Ave	Dixie Hwy	5	1770	19467	19313	19700	20262	20735	18876	3/9/2020	-9.85%	-1.41%	1536	830	706	1544	813	738
3841	FOREST HILL BLVD	Dixie Hwy	Olive Ave	2	810	5338	5185		5307	5396	5306	3/9/2020	-1.70%		484	245	244	446	210	257
1217	FREDERICK SMALL RD	Central Blvd	Military Tr	4D	1960	8119	8869	8586	9646	8737	9075	2/4/2020	3.72%	1.86%	876	569	315	828	408	520

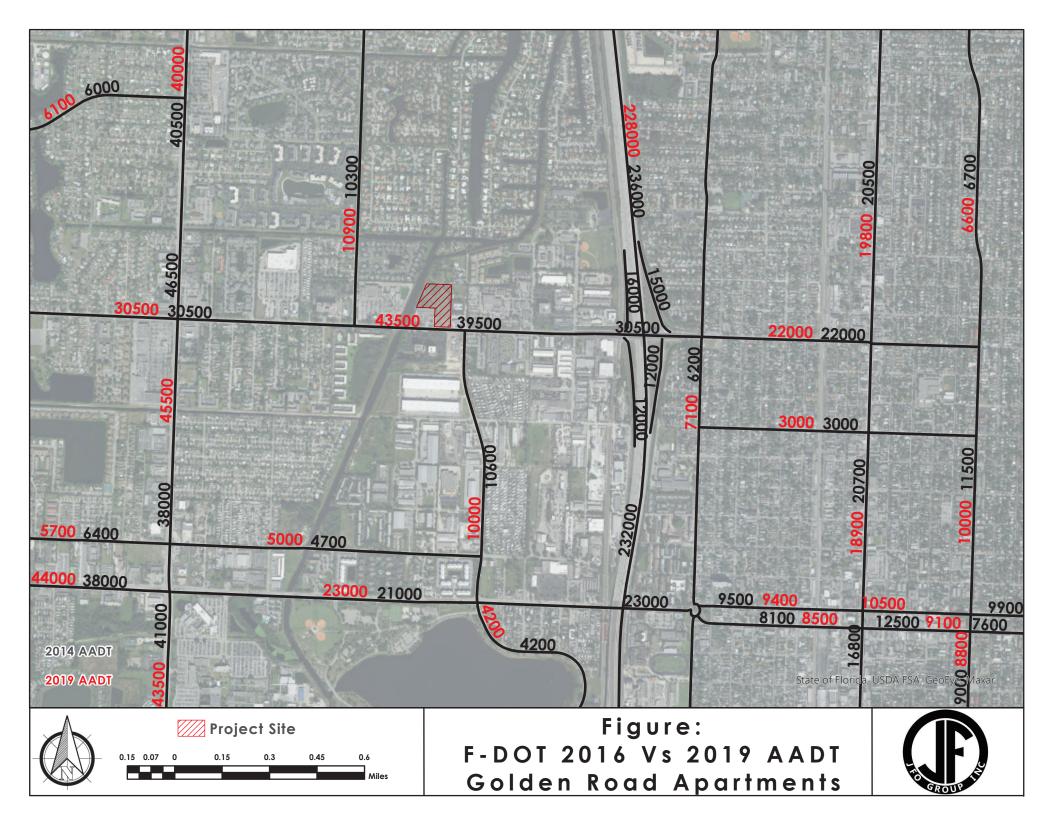
					PK HR	DA	ILY TR	AFFIC Y	VOLUM	<u>ES</u>	*2020	DAILY	19-20	3YR	2020 AM	M PEAK	<u>HOUR</u>	2020 P	M PEAK	HOUR
STN#	ROAD	FROM	TO	LANES	LOS	2015	2016	2017	2018	2019	VOL	DATE	GR	GR	2-WAY	NB/EB	SB/WB	2-WAY	NB/EB \$	SB/WB
3606	CONGRESS AVE	Okeechobee Blvd	Belvedere Rd	4D	1770	15323	17802	17052	17541	18013	18428	2/18/2020	2.25%	2.62%	1413	725	689	1786	785	1011
3668	CONGRESS AVE	Belvedere Rd	Turnage Blvd (PBIA)	2	1140	3374	4200	4763	6083	5722										
3618	CONGRESS AVE	Southern Blvd	Gun Club Rd	6D	2940	33642	34390			40630	38696	3/9/2020	-5.00%		3634	2128	1506	3552	1354	2228
3674	CONGRESS AVE	Gun Club Rd	Summit Blvd	6D	2680	33418	35665	37940	36802	39886	37477	3/9/2020	-6.43%	-0.41%	3387	2089	1298	3360	1436	1927
3644	CONGRESS AVE	Summit Blvd	Forest Hill Blvd	6D	2680	26658	28609	31613	33222	34412	32749	3/4/2020	-5.08%	1.18%	2770	1571	1206	2936	1295	1663
4210	CONGRESS AVE	Forest Hill Blvd	10th Ave N	6D	2680	34955	36796		40729	42189										
4604	CONGRESS AVE	10th Ave N	French Ave	6D	2940	38733	39628	43828	43904	46689										
4620	CONGRESS AVE	French Ave	Lake Worth Rd	6D	2680	35400			37189	41140										
4622	CONGRESS AVE	Lake Worth Rd	6th Ave S	6D	2680	35712			39282	43373										
4626	CONGRESS AVE	6th Ave S	JFK Dr	6D	2940	35163	36054	38918	36766	39729										
4624	CONGRESS AVE	JFK Dr	Lantana Rd	6D	2940	35206	34360		37851	36141	37285	1/13/2020	3.07%		2886	1560	1397	3039	1432	1651
4600	CONGRESS AVE	Lantana Rd	Hypoluxo Rd	4D	1960	23246	25097	26324	28120	27513	27070	1/13/2020	-1.64%	0.94%	2182	1053	1129	2320	1246	1074
4610	CONGRESS AVE	Hypoluxo Rd	Gateway Blvd	6D	2940	28960	29413	31031	30883	30882	30934	1/7/2020	0.17%	-0.10%	2196	1151	1075	2612	1421	1205
5206	CONGRESS AVE	Gateway Blvd	Old Boynton Rd	6D	2680	36914	37826	38829	39958	41471										
5610	CONGRESS AVE	Boynton Beach Blvd	Woolbright Rd	6D	2680	33549	32638	30501	33115	33157	33569	1/27/2020	1.23%	3.25%	2441	1063	1649	2640	1637	1137
5624	CONGRESS AVE	Woolbright Rd	Golf Rd	6D	2680	37827	37741	38438	40974	38226										
5626	CONGRESS AVE	Golf Rd	35th Ave SW	6D	2680	36139	36988	37042	38738	36144	37875	3/2/2020	4.57%	0.74%	3181	1108	2199	3127	1913	1244
5602	CONGRESS AVE	35th Ave SW	Lake Ida Rd	6D	2680	30608	30272	31280	31428	29339	31749	3/3/2020	7.59%	0.50%	2508	1015	1548	2687	1488	1199
4641	CRESTHAVEN BLVD	Jog Rd	Sherwood Forest Blv	2	880	8729	8869	9295	9601	9461	9567	3/9/2020	1.11%	0.97%	570	252	371	813	485	328
					•					-										



Palm Beach County Historic Peak Season Traffic Counts (2015-2020)

					PK HR	DA	ILY TR	AFFIC \	VOLUM	<u>ES</u>	*2020	DAILY	19-20	3YR	2020 AN	1 PEAK	HOUR	2020 P	M PEAK	HOUR
STN# I	ROAD	FROM	ТО	LANES	LOS	2015	2016	2017	2018	2019	VOL	DATE	GR	GR	2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
4677	2ND AVE	Lake Worth Rd	Congress Ave	2	880	6036	6685	5967	5843	6189	6404	2/12/2020	3.36%	2.38%	491	336	165	627	235	421
4679	2ND AVE	Congress Ave	Boutwell Rd	2	880	4805	4977	5266	6190	6655	6900	2/12/2020	3.55%	9.43%	522	326	197	675	320	391
4631	6TH AVE S	Congress Ave	Sunset Ave	4D	1960	28494	30973	30485	31942	32716	34067	2/5/2020	3.97%	3.77%	2535	1550	1099	2532	1211	1366
4307	6TH AVE S	I-95	SR 805 (Dixie Hwy)	4D	1770	29872	30013	31163	31912	34706	33033	3/2/2020	-5.06%	1.96%	2423	967	1505	2725	1604	1143
4643	10TH AVE N	Jog Rd	Haverhill Rd	4D	1960	14577	15233	16418			16844	3/9/2020		0.86%	1160	503	660	1428	739	701
4601	10TH AVE N	Haverhill Rd	Military Tr	5	1770	21786	23192	21662		23463	23186	2/24/2020	-1.19%	2.29%	1872	1073	871	1789	901	903
4603	10TH AVE N	Military Tr	Kirk Rd	5	1960	26370	27508	27357	27526	27686	27868	2/24/2020	0.65%	0.62%	1902	1120	790	2143	1013	1155
4653	10TH AVE N	Kirk Rd	Congress Ave	5	1960	31960	32520	32274	31629	32877	32836	2/24/2020	-0.12%	0.58%	2106	1382	896	2550	1139	1415
4203	10TH AVE N	Congress Ave	1-95	5	1770	45255	46089			45262	44371	2/24/2020	-2.01%		3048	1762	1393	3202	1625	1577
5603 2	23RD AVE SW	Congress Ave	I-95	2	880	13739	14470	15725	15867	15051	15354	3/2/2020	1.97%	-0.79%	1410	789	621	1323	649	711
5305 2	23RD AVE SW	I-95	Seacrest Blvd	2	880	12932	13703	14291			14109	3/2/2020		-0.43%	1173	645	531	1244	637	612
5811 2	23RD AVE SW	Seacrest Blvd	US-1	2	810	8857	9033	9397	9788	9272	9075	1/13/2020	-2.17%	-1.16%	655	336	329	799	409	403
5621 2	23RD AVE SW (GOLF RD)	Military Tr	E Country Rd	2	1140	12929	12698	13570	13777	13033	13412	3/2/2020	2.83%	-0.39%	1172	682	490	1141	497	645
5617 2	23RD AVE SW (GOLF RD)	E Country Rd	Congress Ave	2	1140	13457	14308	14534		15290	15522	3/2/2020	1.49%	2.22%	1311	783	545	1301	596	705
1809	A1A	Jupiter Inlet Colony	US 1	2	880	7322	7802		7957	7860								İ		
					•										I			•		

				PK HR			AFFIC Y	VOLUM	<u>IES</u>		DAILY	19-20	3YR		/ PEAK			M PEAK	
STN# ROAD	FROM	ТО	LANES	LOS	2015	2016	2017	2018	2019	VOL	DATE	GR	GR	2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
4103 LAKE WORTH RD	Lyons Rd	Florida Turnpike	6D	2940	42333	44333		45796	47252	47959	12/16/2019	1.47%		3884	2254	1630	4019	1913	2158
4201 LAKE WORTH RD	Florida Turnpike	Pinehurst Dr	6D	2680	39166	39864		42106	41990										
4645 LAKE WORTH RD	Pinehurst Dr	Jog Rd	6D	2680	46028	47722	49086	51629	50548	50687	12/18/2019	0.27%	1.08%	3147	1637	1706	4122	2224	1950
4609 LAKE WORTH RD	Jog Rd	Sherwood Forest Blv	6D	2940	45661	48538	49213	48041	50478										
4673 LAKE WORTH RD	Sherwood Forest Blvd	Haverhill Rd	6D	2680	41210	44200	44409	44850	44696										
4627 LAKE WORTH RD	Haverhill Rd	Military Tr	6D	2940	44371	45507		44984	44830										
4611 LAKE WORTH RD	Military Tr	Kirk Rd	6D	2680	42951	44545		44802	43679										
4647 LAKE WORTH RD	Kirk Rd	Congress Ave	6D	2940	38415		40892	40684	40791										
4651 LAKE WORTH RD	Congress Ave	Boutwell Rd	4D	1770	23415			26619	27172										
4403 LANTANA RD	SR-7	Lyons Rd	4D	1770	15574	16340	16264	17057	17234	17469	1/13/2020	1.35%	2.41%	1521	622	909	1570	881	695
4207 LANTANA RD	Lyons Rd	Hagen Ranch Rd	4D	1960	25977	26822	26691	28535	28262	29044	1/13/2020	2.69%	2.86%	2499	1178	1396	2635	1459	1189
4669 LANTANA RD	Hagen Ranch Rd	Jog Rd	6D	2940	32219	35348	32971	36116	36095	36548	1/13/2020	1.24%	3.49%	3070	1637	1441	3238	1633	1606
4619 LANTANA RD	Jog Rd	Haverhill Rd	6D	2940	35845	39735	39406	42984	43695	43322	1/13/2020	-0.86%	3.21%	3208	1514	1717	3652	1874	1778
4675 LANTANA RD	Haverhill Rd	Military Tr	6D	2940	42602	45595	47280	47038	46680	47308	1/14/2020	1.33%	0.02%	3701	2185	1565	3859	1750	2149
4605 LANTANA RD	Military Tr	Lawrence Rd	6D	2940	41854	45429	47961	49357	49084	49382	1/13/2020	0.60%	0.98%	4045	2392	1676	3893	1632	2261
4665 LANTANA RD	Lawrence Rd	Congress Ave	6D	2940	47054	48924	49596	50923	50634	51023	1/13/2020	0.76%	0.95%	3971	2374	1597	4052	1726	2411
4623 LANTANA RD	Congress Ave	High Ridge Rd	6D	2940	41390	44905	45198	46300	48503	47213	1/13/2020	-2.73%	1.46%	3600	2179	1452	3677	1650	2043
4807 LANTANA RD	Redding Dr	Federal Hwy	5	1770	19392	18710	18494	18253	17922	17463	2/10/2020	-2.63%	-1.89%	1196	592	729	1292	587	727
4608 LAWRENCE RD	Lantana Rd	Hypoluxo Rd	2	880	11157	11341	10800	11977	11792	11633	1/7/2020	-1.37%	2.51%	1126	629	504	1027	593	459
														-					









Input Data ROAD NAME: Boutwell Rd Report Created STATION: 4676 **CURRENT YEAR: 2020** 12/7/2020 FROM: 2nd Ave N ANALYSIS YEAR: 2026 TO: Midpoint **GROWTH RATE: 0%** COUNT DATE: 2/24/2020 PSF: 1 Link Analysis Time Period AM PM NB/EB SB/WB 2-way NB/EB SB/WB Direction 2-way **Existing Volume** Peak Volume Diversion(%) Volume after Diversion **Committed Developments** Type % Complete **Lake Worth Corners** Res 0% Palm Springs Park of Commerce NR 75% Lake Worth Middle School NR 77.20% 49% Mid-County Center NR Race-Trac NR 100% The Village at Lake Worth Res 100% **APEC Petroleum** 66% NR 100% Value Place Hotel NR The Villages II at Lake Osborne Res 70% Village of Valor East Res 0% Waterville 100% Res Villages of Valor West 0% Res WAWA-Lakeworth & Congress NR 100% 0% **Akal Property** Res **Golden Roads Apartments** 0% Res Banyan Court Res 100% 75% Waterside Plaza NR 7-Eleven - 1900 10th Ave 10% NR 3322 Boutwell Road Res 0% **Total Committed Developments** Total Committed Residential **Total Committed Non-Residential Double Count Reduction Total Discounted Committed Developments Historical Growth** Comm Dev+1% Growth **Growth Volume Used Total Volume** Lanes 2L LOS D Capacity Link Meets Test 1? YES YES YES YES YES YES LOS E Capacity Link Meets Test 2? YES YES YES YES YES YES

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Input Data

ROAD NAME: Boutwell Rd CURRENT YEAR: 2020

ANALYSIS YEAR: 2026 GROWTH RATE: 0%

Link Meets Test 2?

STATION: 4676 FROM: Midpoint TO: 10th Ave N **Report Created**

12/7/2020

COUNT DATE: 2/24/2020

PSF: 1

		Link Ana	alveic	1 51 .	-			
Time Period		AM	aiysis		DN4			
Direction	2-way		SB/WB	2-way	PM NB/EB	SB/WB		
Existing Volume	869	553	316	925	397	549	1	
Peak Volume	869	553	316	925		549		
					397			
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	869	553	316	925	397	549		
Committed Developments							Type	· · · · · · · · · · · · · · · · · · ·
Lake Worth Corners	29	6	23	63	36	27	Res	0%
Palm Springs Park of Commerce	0	0	0	1	1	0	NR	75%
Lake Worth Middle School	29	16	13	8	4	4	NR	77.20%
Mid-County Center	1	0	1	1	1	0	NR	49%
Race-Trac	0	0	0	0	0	0	NR	100%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
APEC Petroleum	2	1	1	2	1	1	NR	66%
Value Place Hotel	0	0	0	0	0	0	NR	100%
The Villages II at Lake Osborne	3	2	1	3	1	2	Res	70%
Village of Valor East	19	15	4	22	8	14	Res	0%
Waterville	0	0	0	0	0	0	Res	100%
Villages of Valor West	9	8	2	10	3	7	Res	0%
WAWA-Lakeworth & Congress	0	0	0	0	0	0	NR	100%
Akal Property	13	9	5	16	6	9	Res	0%
Golden Roads Apartments	5	1	4	6	4	2	Res	0%
Banyan Court	0	0	0	0	0	0	Res	100%
Waterside Plaza	2	1	1	7	4	4	NR	75%
7-Eleven - 1900 10th Ave	17	9	8	15	8	8	NR	10%
3322 Boutwell Road	8	6	2	7	2	4	Res	0%
Total Committed Developments	137	74	65	161	79	82		
Total Committed Residential	86	47	41	127	60	65		
Total Committed Non-Residential	51	27	24	34	19	17		
Double Count Reduction	10	5	5	7	4	3		
Total Discounted Committed Developments	127	69	60	154	75	79		
·								
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	180	103	79	211	99	113		
Growth Volume Used	180	103	79	211	99	113		
Total Volume	1049	656	395	1136	496	662		
Lanes			2	2L				
LOS D Capacity	1480	880	880	1480	880	880		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	1570	880	880	1570	880	880		
	2575	VEC	V50	20,0	V50	V50		

YES

YES

YES

YES

YES

YES

Exhibit 9: HCS Analysis



Traffic Engineering • Transportation Planning www.jfogroupinc.com

Critical Movement Analysis



10th Avenue & Boutwell Road Boutwell Road Apartments

Input Data

GR = 2.52%
Peak Season = 1.00
Traffic Count Year = 2017
Buildout Year = 2026
Years = 9

AM Ped	ak Hour	PM Ped	ak Hour	
In	Out	In	Out	200 Apartments
19	53	54	34	

AM Peak Hour

A A A	Eastbound			\	Nestboun	d	Northbound			Southbound		
AM	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume November 16, 2017	8	1,052	166	253	873	20	135	12	197	29	9	13
Peak Season Volume	8	1,052	166	253	873	20	135	12	197	29	9	13
2026 Historic Growth	10	1,316	208	317	1,092	25	169	15	246	36	11	16
Major Project Traffic	0	42	3	34	47	0	9	0	43	0	0	0
Major Project Traffic + 1% growth	9	1,193	185	311	1,002	22	157	13	258	32	10	14
% Project Traffic	-	-	40%	50%	-	-	40%	-	50%	-	-	-
Project Traffic Direction	-	-	IN	IN	-	-	OUT	-	OUT	-	-	-
Project Traffic	-	-	8	10	-	-	21	-	27	-	-	-
2026 Total Traffic	10	1,316	216	327	1,092	25	190	15	285	36	11	16

PM Peak Hour

PM		Eastbound	d l	Westbound			N	Iorthboun	d	Southbound			
F/VI	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	
Volume November 16, 2017	8	834	188	206	1,272	13	166	11	163	28	29	20	
Peak Season Volume	8	834	188	206	1,272	13	166	11	163	28	29	20	
2026 Historic Growth	10	1,043	235	258	1,591	16	208	14	204	35	36	25	
Major Project Traffic	0	90	8	46	86	0	5	0	42	0	0	0	
Major Project Traffic + 1% growth	9	1,002	214	271	1,477	14	187	12	220	31	32	22	
% Project Traffic	-	-	40%	50%	-	-	40%	-	50%	-	-	-	
Project Traffic Direction	-	-	IN	IN	-	-	OUT	-	OUT	-	-	-	
Project Traffic	-	-	22	27	-	-	14	-	17	-	-	=	
2026 Total Traffic	10	1,043	257	298	1,591	16	222	14	237	35	36	25	

HCS7 Signalized Intersection Input Data 7474777 Intersection Information **General Information** Agency PBC Duration, h 0.250 JFO Analyst Analysis Date Dec 7, 2020 Area Type Other PBC PHF 0.95 Jurisdiction Time Period AM Urban Street 10th Avenue Analysis Year 2026 Analysis Period 1> 7:00 Intersection 10th Ave & Boutwell Rd File Name AM 2026 10th Ave and Boutwell.xus **Project Description Boutwell Road Apartments** WB **Demand Information** EB NB SB Approach Movement R L R L R R Demand (v), veh/h 10 1316 216 327 1092 25 190 15 285 36 11 16 **Signal Information** Cycle, s 160.0 Reference Phase 2 517 Offset, s 0 Reference Point End 37.8 Green 84.7 18.5 0.0 0.0 0.0 Uncoordinated No Simult. Gap E/W On Yellow 4.5 4.5 4.0 0.0 0.0 0.0 Force Mode Fixed Simult. Gap N/S On Red 2.0 2.0 2.0 0.0 0.0 0.0 **Traffic Information** EΒ WB NB SB Approach Movement R Т R L Τ L R L Τ L Т R Demand (v), veh/h 10 1316 216 327 1092 25 190 15 285 36 16 0 0 0 0 0 0 0 0 0 0 0 0 Initial Queue (Qb), veh/h Base Saturation Flow Rate (s₀), veh/h 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 Parking (Nm), man/h None None None None Heavy Vehicles (PHV), % 0 0 0 0 0 0 0 0 Ped / Bike / RTOR, /h 0 0 0 0 0 0 0 0 0 0 0 0 Buses (Nb), buses/h 0 0 0 0 0 0 0 0 0 0 0 0 3 4 3 3 4 3 3 3 3 3 3 3 Arrival Type (AT) 1.00 1.00 1.00 Upstream Filtering (I) 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 Lane Width (W), ft 12.0 12.0 12.0 12.0 12.0 12.0 12.0 12.0 0 Turn Bay Length, ft 0 0 0 0 0 0 0 Grade (Pg), % 0 0 0 0 Speed Limit, mi/h 35 35 35 35 35 35 35 35 35 35 35 35 **Phase Information** EBT WBL WBT SBL SBT **EBL NBL NBT** Maximum Green (Gmax) or Phase Split, s 85.0 25.0 110.0 50.0 50.0 Yellow Change Interval (Y), s 4.5 4.5 4.5 4.0 4.0 Red Clearance Interval (Rc). s 2.0 2.0 2.0 2.0 2.0 Minimum Green (Gmin), s 20 4 20 6 6 Start-Up Lost Time (It), s 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 Extension of Effective Green (e), s 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 Passage (PT), s 2.0 2.0 2.0 2.0 2.0 Recall Mode Min Off Min Off Off **Dual Entry** Yes No Yes Yes Yes Walk (Walk), s 10.0 7.0 7.0 10.0 Pedestrian Clearance Time (PC), s 14.0 20.0 22.0 16.0 **Multimodal Information** EΒ WB NB SB 85th % Speed / Rest in Walk / Corner Radius 25 0 25 0 0 Nο 0 No 25 No Nο 25 9.0 12 0 9.0 0 9.0 12 0 9.0 12 0 Walkway / Crosswalk Width / Length, ft 12 0 0 Street Width / Island / Curb 0 0 0 0 0 0 No No No No Width Outside / Bike Lane / Shoulder, ft 12 5.0 2.0 12 5.0 2.0 12 5.0 2.0 12 5.0 2.0 Pedestrian Signal / Occupied Parking No 0.50 0.50 No 0.50 No No 0.50

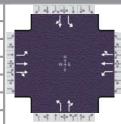
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HCS7 Signalized Intersection Results Summary 7474777 **General Information Intersection Information** Agency PBC Duration, h 0.250 JFO Analyst Analysis Date Dec 7, 2020 Area Type Other PBC PHF 0.95 Jurisdiction Time Period AM **Urban Street** 10th Avenue Analysis Year 2026 Analysis Period 1> 7:00 Intersection 10th Ave & Boutwell Rd File Name AM 2026 10th Ave and Boutwell.xus **Project Description Boutwell Road Apartments** WB **Demand Information** EB NB SB Approach Movement R L R L R L R Demand (v), veh/h 10 1316 216 327 1092 25 190 15 285 36 11 16 **Signal Information** Cycle, s 160.0 Reference Phase 2 517 Offset, s 0 Reference Point End 37.8 0.0 Green 84.7 18.5 0.0 0.0 Uncoordinated No Simult. Gap E/W On Yellow 4.5 0.0 0.0 0.0 4.5 4.0 Force Mode Simult. Gap N/S Fixed On Red 2.0 2.0 2.0 0.0 0.0 0.0 **Timer Results EBL EBT WBL WBT** NBL **NBT** SBL SBT **Assigned Phase** 6 5 2 4 8 Case Number 6.4 1.0 4.0 6.0 6.0 Phase Duration, s 91.2 25.0 116.2 43.8 43.8 6.5 6.5 6.0 6.0 Change Period, (Y+Rc), s 6.5 Max Allow Headway (MAH), s 0.0 3.1 0.0 3.3 3.3 Queue Clearance Time (g_s), s 20.5 31.5 37.0 Green Extension Time (g_e), s 0.0 0.0 0.0 1.1 0.9 Phase Call Probability 1.00 1.00 1.00 0.01 Max Out Probability 1.00 0.15 SB **Movement Group Results** ΕB WB NB Approach Movement L Т R L Т R L Т R L Т R 12 **Assigned Movement** 1 6 16 5 2 7 4 14 3 8 18 11 818 795 344 590 586 200 316 38 28 Adjusted Flow Rate (v), veh/h 485 1900 1807 1810 1900 1885 1403 1623 1081 1717 Adjusted Saturation Flow Rate (s), veh/h/ln 1.9 47.5 53.2 7.3 20.6 2.1 Queue Service Time (g_s), s 18.5 8.1 29.5 5.5 Cycle Queue Clearance Time (q c), s 10.1 47.5 53.2 18.5 7.3 8.1 22.6 29.5 35.0 2.1 0.24 0.24 Green Ratio (g/C) 0.53 0.53 0.53 0.63 0.69 0.69 0.24 0.24 Capacity (c), veh/h 277 1006 957 313 1303 1293 359 383 101 405 Volume-to-Capacity Ratio (X) 0.038 0.813 0.831 1.101 0.453 0.453 0.557 0.824 0.374 0.070 Back of Queue (Q), ft/ln (95 th percentile) 10.6 657.1 748 705.2 104.4 114.8 295.6 475 70 40.2 Back of Queue (Q), veh/ln (95 th percentile) 0.4 26.3 29.9 28.2 4.2 4.6 11.8 19.0 2.8 1.6 Queue Storage Ratio (RQ) (95 th percentile) 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 74.5 Uniform Delay (d 1), s/veh 22.3 18.0 22.1 65.0 2.5 2.8 56.2 58.0 47.5 Incremental Delay (d 2), s/veh 0.3 7.2 8.3 8.08 1.1 1.1 0.5 9.1 0.9 0.0 Initial Queue Delay (d 3), s/veh 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 22.5 25.2 30.4 145.7 3.6 3.9 56.7 67.1 75.3 47.5 Control Delay (d), s/veh Level of Service (LOS) С С С F Α Α Ε Ε Ε D 27.8 С 35.9 D Ε Approach Delay, s/veh / LOS 63.1 63.4 Ε Intersection Delay, s/veh / LOS 36.6 D **Multimodal Results** ΕB WB NB Pedestrian LOS Score / LOS 1.96 В 2.31 2.31 1.88 В В В Bicycle LOS Score / LOS 1.83 В 1.74 1.34 Α 0.60 Α

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HCS7 Signalized Intersection Intermediate Values

General Information		Intersection Information			
Agency	PBC			Duration, h	0.250
Analyst	JFO	Analysis Date	Dec 7, 2020	Area Type	Other
Jurisdiction	PBC	Time Period	AM	PHF	0.95
Urban Street	10th Avenue	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	10th Ave & Boutwell Rd	File Name	AM_2026_10th Av	e and Boutwell.xus	i
Project Description	Boutwell Road Apartments				



Demand Information		EB			WB			NB			SB	
Approach Movement	L	Т	R	L	Т	R	L	Т	R	L	Т	R
Demand (v), veh/h	10	1316	216	327	1092	25	190	15	285	36	11	16

Signal Information								
Cycle, s	160.0	Reference Phase	2					
Offset, s	0	Reference Point	End					
Uncoordinated	No	Simult. Gap E/W	On					
Force Mode	Fixed	Simult. Gap N/S	On					

	LT.	STL	2U. *17			
Green	84.7	18.5	37.8	0.0	0.0	0.0
Yellow	4.5	4.5	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Saturation Flow / Delay	L	Т	R	L	Т	R	L	Т	R	L	Т	R
Lane Width Adjustment Factor (fw)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (fHVg)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor (f _p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (fbb)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (fa)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (fLU)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f⊥τ)	0.255	0.000		0.952	0.000		0.739	0.000		0.569	0.000	
Right-Turn Adjustment Factor (frt)		0.951	0.951		0.992	0.992		0.854	0.854		0.904	0.904
Left-Turn Pedestrian Adjustment Factor (fLpb)	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f _{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (fwz)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (fddi)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	485	3190	517	1810	3700	85	1403	81	1541	1081	699	1017
Proportion of Vehicles Arriving on Green (P)	0.53	0.71	0.53	0.12	0.91	0.69	0.24	0.24	0.24	0.24	0.24	0.24
Incremental Delay Factor (k)	0.50	0.50	0.50	0.50	0.50	0.50	0.04	0.23		0.04	0.04	

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (tL)		6.5	6.5	6.5		6.0		6.0
Green Ratio (g/C)		0.53	0.63	0.69		0.24		0.24
Permitted Saturation Flow Rate (s_ρ), veh/h/ln		485	319	0		1403		1081
Shared Saturation Flow Rate (ssh), veh/h/ln								
Permitted Effective Green Time (g_p) , s		84.7	82.7	0.0		37.8		37.8
Permitted Service Time (gu), s		76.5	29.3	0.0		35.8		8.3
Permitted Queue Service Time (<i>g</i> _{ps}), s		1.9	29.3			20.6		5.5
Time to First Blockage (<i>g_f</i>), s		0.0	0.0	0.0		0.0		0.0
Queue Service Time Before Blockage (gfs), s								
Protected Right Saturation Flow (s _R), veh/h/ln								
Protected Right Effective Green Time (g _R), s								
Multimodal	E	В	V	VB	N	IB	5	SB
Pedestrian F _w / F _v	1.198	0.000	1.198	0.000	1.557	0.000	1.557	0.000
Pedestrian F _s / F _{delay}	0.000	0.166	0.000	0.083	0.000	0.154	0.000	0.154
Pedestrian Mcomer / Mcw								

231.25

-3.64

62.57

1.34

Bicycle *c_b* / *d_b*Bicycle *F_w* / *F_v*

7.91

1.25

1371.29

-3.64

472.46

-3.64

46.67

0.85

46.67

0.11

472.46

-3.64

HCS7 Signalized Intersection Results Graphical Summary 7474777 Intersection Information **General Information** Agency PBC Duration, h 0.250 JFO Analyst Analysis Date Dec 7, 2020 Area Type Other PBC PHF Jurisdiction Time Period AM 0.95 **Urban Street** 10th Avenue Analysis Year 2026 Analysis Period 1> 7:00 AM 2026 10th Ave and Boutwell.xus 10th Ave & Boutwell Rd Intersection File Name **Project Description Boutwell Road Apartments** WB **Demand Information** EB NB SB Approach Movement R L R L R L R Demand (v), veh/h 10 1316 216 327 1092 25 190 15 285 36 11 16 **Signal Information** Cycle, s 160.0 Reference Phase 2 TAY Offset, s 0 Reference Point End Green 84.7 18.5 37.8 0.0 0.0 0.0 Uncoordinated No Simult. Gap E/W On Yellow 4.5 4.5 4.0 0.0 0.0 0.0 Force Mode Fixed Simult. Gap N/S On Red 2.0 2.0 2.0 0.0 0.0 0.0 **Movement Group Results** EΒ WB NB SB Approach Movement R Т R Τ L Τ L L R L Τ R Back of Queue (Q), ft/ln (95 th percentile) 10.6 657.1 748 705.2 104.4 114.8 295.6 475 70 40.2 Back of Queue (Q), veh/ln (95 th percentile) 0.4 26.3 29.9 28.2 4.2 19.0 2.8 1.6 4.6 11.8 Queue Storage Ratio (RQ) (95 th percentile) 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 Control Delay (d), s/veh 22.5 25.2 30.4 145.7 3.6 3.9 56.7 67.1 75.3 47.5 Level of Service (LOS) С С С F Α Ε Ε Ε D Α Approach Delay, s/veh / LOS 27.8 С 35.9 D 63.1 Ε 63.4 Ε Intersection Delay, s/veh / LOS 36.6 D 0.4 22.5 25.2 LOS B LOS C LOSD LOSE LOS F

HCS7 Signalized Intersection Input Data 7474777 Intersection Information **General Information** Agency PBC Duration, h 0.250 JFO Analysis Date Dec 7, 2020 Analyst Area Type Other PBC PHF 0.95 Jurisdiction Time Period PM Urban Street 10th Avenue Analysis Year 2026 Analysis Period 1> 7:00 Intersection 10th Ave & Boutwell Rd File Name PM 2026 10th Ave and Boutwell.xus **Project Description Boutwell Road Apartments** WB **Demand Information** EB NB SB Approach Movement R L R L R L R Demand (v), veh/h 10 1043 257 298 1591 16 222 14 237 35 36 25 **Signal Information** Cycle, s 160.0 Reference Phase 2 542 Offset, s 0 Reference Point End Green 92.8 13.5 34.7 0.0 0.0 0.0 Uncoordinated No Simult. Gap E/W On Yellow 4.5 4.0 0.0 0.0 0.0 4.5 Force Mode Fixed Simult. Gap N/S On Red 2.0 2.0 2.0 0.0 0.0 0.0 **Traffic Information** EΒ WB NB SB Approach Movement R Τ R L Τ L R L Τ L Τ R Demand (v), veh/h 10 1043 257 298 1591 16 222 14 237 35 36 25 0 0 0 0 0 0 0 0 0 0 0 0 Initial Queue (Qb), veh/h Base Saturation Flow Rate (s₀), veh/h 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 Parking (Nm), man/h None None None None Heavy Vehicles (PHV), % 0 0 0 0 0 0 0 0 Ped / Bike / RTOR, /h 0 0 0 0 0 0 0 0 0 0 0 0 Buses (Nb), buses/h 0 0 0 0 0 0 0 0 0 0 0 0 3 4 3 3 4 3 3 3 3 3 3 3 Arrival Type (AT) 1.00 1.00 1.00 Upstream Filtering (I) 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 Lane Width (W), ft 12.0 12.0 12.0 12.0 12.0 12.0 12.0 12.0 0 Turn Bay Length, ft 0 0 0 0 0 0 0 Grade (Pg), % 0 0 0 0 Speed Limit, mi/h 35 35 35 35 35 35 35 35 35 35 35 35 **Phase Information** EBT WBL WBT SBL SBT **EBL NBL NBT** Maximum Green (Gmax) or Phase Split, s 0.08 30.0 110.0 50.0 50.0 Yellow Change Interval (Y), s 4.5 4.5 4.5 4.0 4.0 Red Clearance Interval (Rc). s 2.0 2.0 2.0 2.0 2.0 Minimum Green (Gmin), s 20 4 20 6 6 Start-Up Lost Time (It), s 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 Extension of Effective Green (e), s 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 Passage (PT), s 2.0 2.0 2.0 2.0 2.0 Recall Mode Min Off Min Off Off **Dual Entry** Yes No Yes Yes Yes Walk (Walk), s 10.0 7.0 7.0 10.0 Pedestrian Clearance Time (PC), s 14.0 20.0 22.0 16.0 **Multimodal Information** EΒ WB NB SB 85th % Speed / Rest in Walk / Corner Radius 25 0 25 0 0 Nο 0 No 25 No Nο 25 9.0 12 0 9.0 0 9.0 12 0 9.0 12 0 Walkway / Crosswalk Width / Length, ft 12 0 0 Street Width / Island / Curb 0 0 0 0 0 0 No No No No Width Outside / Bike Lane / Shoulder, ft 12 5.0 2.0 12 5.0 2.0 12 5.0 2.0 12 5.0 2.0 Pedestrian Signal / Occupied Parking No 0.50 0.50 No 0.50 No No 0.50

HCS7 Signalized Intersection Results Summary 7474777 **General Information Intersection Information** Agency PBC Duration, h 0.250 JFO Analyst Analysis Date Dec 7, 2020 Area Type Other PBC PHF 0.95 Jurisdiction Time Period PM **Urban Street** 10th Avenue Analysis Year 2026 Analysis Period 1> 7:00 Intersection 10th Ave & Boutwell Rd File Name PM 2026 10th Ave and Boutwell.xus **Project Description Boutwell Road Apartments Demand Information** EB **WB** NB SB Approach Movement R L R L R L R Demand (v), veh/h 10 1043 257 298 1591 16 222 14 237 35 36 25 **Signal Information** Cycle, s 160.0 Reference Phase 2 517 Offset, s 0 Reference Point End Green 92.8 0.0 13.5 34.7 0.0 0.0 Uncoordinated No Simult. Gap E/W On Yellow 4.5 4.0 0.0 0.0 0.0 4.5 Force Mode Simult. Gap N/S Fixed On Red 2.0 2.0 2.0 0.0 0.0 0.0 **Timer Results EBL EBT WBL WBT** NBL **NBT** SBL SBT **Assigned Phase** 6 5 2 4 8 Case Number 6.4 1.0 4.0 6.0 6.0 Phase Duration, s 99.3 20.0 119.3 40.7 40.7 6.5 6.5 6.5 6.0 6.0 Change Period, (Y+Rc), s Max Allow Headway (MAH), s 0.0 3.1 0.0 3.3 3.3 Queue Clearance Time (g_s), s 12.6 33.6 31.3 Green Extension Time (g_e), s 0.0 0.7 0.0 1.1 1.1 Phase Call Probability 1.00 1.00 1.00 0.03 0.01 Max Out Probability 1.00 SB **Movement Group Results** ΕB WB NB Approach Movement L Т R L Т R L Т R L Т R **Assigned Movement** 1 6 16 5 2 12 7 4 14 3 8 18 11 705 664 314 846 845 234 264 37 64 Adjusted Flow Rate (v), veh/h 295 1900 1770 1810 1900 1359 1624 1133 1769 Adjusted Saturation Flow Rate (s), veh/h/ln 1893 2.9 26.7 27.0 5.0 4.7 Queue Service Time (g_s), s 33.4 10.6 10.5 11.3 24.3 Cycle Queue Clearance Time (q c), s 14.7 26.7 33.4 10.6 10.5 11.3 31.6 24.3 29.3 4.7 0.22 0.22 Green Ratio (g/C) 0.58 0.58 0.58 0.65 0.70 0.70 0.22 0.22 Capacity (c), veh/h 194 1100 1025 342 1339 1335 300 352 119 384 Volume-to-Capacity Ratio (X) 0.054 0.640 0.648 0.918 0.632 0.633 0.778 0.750 0.310 0.167 Back of Queue (Q), ft/ln (95 th percentile) 10.6 354.9 467.4 538.8 123.6 131.1 373.2 390.9 66.7 95.3 Back of Queue (Q), veh/ln (95 th percentile) 0.4 14.2 18.7 21.6 4.9 5.2 14.9 15.6 2.7 3.8 Queue Storage Ratio (RQ) (95 th percentile) 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 Uniform Delay (d 1), s/veh 20.3 10.7 15.4 55.8 1.7 1.9 63.7 58.6 72.2 50.9 Incremental Delay (d 2), s/veh 0.5 2.9 3.2 28.0 2.3 2.3 5.9 3.7 0.5 0.1 Initial Queue Delay (d 3), s/veh 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 20.8 13.6 18.6 83.8 4.0 4.2 69.6 62.3 72.8 51.0 Control Delay (d), s/veh Level of Service (LOS) С В В F Α Α Ε Ε Ε D 16.1 В В 65.7 Ε Ε Approach Delay, s/veh / LOS 16.6 58.9 Intersection Delay, s/veh / LOS 23.6 С **Multimodal Results** ΕB WB NB Pedestrian LOS Score / LOS 1.97 В 2.31 2.31 1.88 В В В Bicycle LOS Score / LOS 1.63 В 2.14 1.31 Α 0.65 Α

HCS7 Signalized Intersection Intermediate Values 7474777 **General Information** Intersection Information PBC Duration, h 0.250 Agency JFO Analyst Analysis Date Dec 7, 2020 Area Type Other PBC PHF Jurisdiction Time Period PM 0.95 **Urban Street** 10th Avenue Analysis Year 2026 Analysis Period 1> 7:00 Intersection 10th Ave & Boutwell Rd File Name PM 2026 10th Ave and Boutwell.xus **Project Description Boutwell Road Apartments Demand Information** EB **WB** NB SB Approach Movement R L R L R L R Demand (v), veh/h 10 1043 257 298 1591 16 222 14 237 35 36 25 **Signal Information** Cycle, s 160.0 Reference Phase 2 517 0 Reference Point Offset, s End Green 92.8 13.5 34.7 0.0 0.0 0.0 Uncoordinated No Simult. Gap E/W On Yellow 4.5 4.0 0.0 0.0 4.5 0.0 Force Mode Simult. Gap N/S Fixed On Red 2.0 2.0 2.0 0.0 0.0 0.0 Saturation Flow / Delay Т R Т R Т R Т L L R Lane Width Adjustment Factor (fw) 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 Heavy Vehicles and Grade Factor (fHVg) 1.000 Parking Activity Adjustment Factor (f_p) 1.000 1.000 1.000 1.000 1.000 1.000 1.000 Bus Blockage Adjustment Factor (fbb) 1.000 1.000 1.000 1.000 1.000 Area Type Adjustment Factor (fa) 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 Lane Utilization Adjustment Factor (fLU) 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 Left-Turn Adjustment Factor (fLT) 0.155 0.000 0.952 0.000 0.715 0.000 0.596 0.000 0.932 0.932 0.996 0.996 0.855 0.855 0.931 0.931 Right-Turn Adjustment Factor (frt) 1.000 1.000 Left-Turn Pedestrian Adjustment Factor (fLpb) 1.000 1.000 Right-Turn Ped-Bike Adjustment Factor (fRpb) 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 Work Zone Adjustment Factor (fwz) 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 DDI Factor (fdd) 1.000 1.000 1.000 295 721 1359 91 1533 1044 725 Movement Saturation Flow Rate (s), veh/h 2949 1810 3755 38 1133 Proportion of Vehicles Arriving on Green (P) 0.58 0.77 0.58 0.09 0.94 0.70 0.22 0.22 0.22 0.22 0.22 0.22 0.12 Incremental Delay Factor (k) 0.50 0.50 0.50 0.42 0.50 0.50 0.15 0.04 0.04 **Signal Timing / Movement Groups** EBL EBT/R WBL WBT/R NBL NBT/R SBL SBT/R 6.5 6.5 6.5 6.0 6.0 Lost Time (t_L) 0.58 0.65 0.70 0.22 0.22 Green Ratio (g/C) Permitted Saturation Flow Rate (sp), veh/h/ln 295 403 0 1359 1133 Shared Saturation Flow Rate (ssh), veh/h/ln 0.0 34.7 Permitted Effective Green Time (g_p) , s 92.6 90.6 34.7 80.9 56.6 0.0 30.1 10.4 Permitted Service Time (gu), s 2.9 56.6 5.0 Permitted Queue Service Time (q_{ps}) , s 27.0 0.0 Time to First Blockage (gf), s 0.0 0.0 0.0 0.0 Queue Service Time Before Blockage (g_{fs}), s Protected Right Saturation Flow (sR), veh/h/ln Protected Right Effective Green Time (g_R) , s WB Multimodal EΒ NB SB

1.198

0.000

168.43

-3.64

0.000

0.169

67.09

1.14

Pedestrian Fw / Fv

Bicycle cb / db

Bicycle Fw / Fv

Pedestrian Fs / Fdelay

Pedestrian Mcorner / Mcw

0.000

0.078

6.96

1.65

1.557

0.000

433.82

-3.64

0.000

0.156

49.06

0.82

1.198

0.000

1409.93

-3.64

1.557

0.000

433.82

-3.64

0.000

0.156

49.06

0.17

HCS7 Signalized Intersection Results Graphical Summary 7474777 **General Information** Intersection Information Agency PBC Duration, h 0.250 JFO Analyst Analysis Date Dec 7, 2020 Area Type Other PBC PHF Jurisdiction Time Period PM 0.95 **Urban Street** 10th Avenue Analysis Year 2026 Analysis Period 1> 7:00 Intersection 10th Ave & Boutwell Rd File Name PM 2026 10th Ave and Boutwell.xus **Project Description Boutwell Road Apartments Demand Information** EB **WB** NB SB Approach Movement R L R L R L R Demand (v), veh/h 10 1043 257 298 1591 16 222 14 237 35 36 25 **Signal Information** Cycle, s 160.0 Reference Phase 2 Offset, s 0 Reference Point End Green 92.8 13.5 34.7 0.0 0.0 0.0 Uncoordinated No Simult. Gap E/W On Yellow 4.5 4.0 0.0 0.0 0.0 4.5 Force Mode Fixed Simult. Gap N/S On Red 2.0 2.0 2.0 0.0 0.0 0.0 **Movement Group Results** EΒ WB NB SB Approach Movement Т Τ L Τ R L R L R L Τ R 373.2 Back of Queue (Q), ft/ln (95 th percentile) 10.6 354.9 467.4 538.8 123.6 131.1 390.9 66.7 95.3 Back of Queue (Q), veh/ln (95 th percentile) 0.4 14.2 15.6 2.7 3.8 18.7 21.6 4.9 5.2 14.9 Queue Storage Ratio (RQ) (95 th percentile) 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 Control Delay (d), s/veh 20.8 13.6 18.6 83.8 4.0 4.2 69.6 62.3 72.8 51.0 Level of Service (LOS) С В В F Α Ε Ε Ε D Α Approach Delay, s/veh / LOS 16.1 В 16.6 В 65.7 Ε 58.9 Ε Intersection Delay, s/veh / LOS 23.6 С 0.4 20.8 13.6 LOS B LOS C LOSD LOSE LOS F



PBC Traffic Division - Hand Turning Movement Counts Signalized Intersection Turning Movement Counts: Jan 2015 - Mar 12, 2020

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
35860	10th Ave N	A St	7/23/2018	7:15 AM	0	117	27	10	0	2	28	224	0	89	679	106	0	10	860	7	2159
35860	10th Ave N	A St	7/23/2018	12:00 PM	0	132	32	13	0	5	23	94	0	74	735	71	0	19	752	7	1957
35860	10th Ave N	A St	7/24/2018	4:30 PM	0	121	106	9	0	13	43	141	0	110	1302	85	0	28	797	19	2774
35860	10th Ave N	A St	12/14/2015	7:30 AM	0	154	29	15	0	5	24	246	0	101	742	146	0	18	999	9	2488
35860	10th Ave N	A St	12/14/2015	12:30 PM	0	81	23	16	0	11	27	107	0	100	737	64	0	12	770	11	1959
35860	10th Ave N	A St	12/14/2015	4:45 PM	0	155	40	25	0	6	36	162	1	181	1068	173	0	23	885	16	2771
35840	10th Ave N	Barnett Dr	7/25/2018	7:15 AM	0	83	12	247	0	40	12	33	0	21	960	92	2	310	1007	117	2936
35840	10th Ave N	Barnett Dr	7/25/2018	12:00 PM	0	122	8	206	0	48	1	29	0	23	944	137	3	198	1082	55	2856
35840	10th Ave N	Barnett Dr	7/25/2018	4:30 PM	0	153	7	327	0	125	19	54	0	24	1004	123	1	242	1347	39	3465
35840	10th Ave N	Barnett Dr	10/1/2015	7:45 AM	0	19	20	142	0	152	5	45	0	37	1140	53	0	158	1248	199	3218
35840	10th Ave N	Barnett Dr	10/1/2015	3:15 PM	0	47	15	109	0	225	13	75	0	43	1070	39	0	125	1401	115	3277
35830	10th Ave N	Boutwell Rd	11/16/2017	7:15 AM	0	135	12	197	0	29	9	13	0	8	1052	166	1	252	873	20	2767
35830	10th Ave N	Boutwell Rd	11/16/2017	12:00 PM	0	161	2	142	0	18	4	9	0	16	860	139	0	142	1022	13	2528
35830	10th Ave N	Boutwell Rd	11/16/2017	4:45 PM	0	166	11	163	0	28	29	20	0	8	834	188	0	206	1272	13	2938
35830	10th Ave N	Boutwell Rd	2/2/2015	7:30 AM	0	91	5	209	0	28	7	10	0	17	1302	133	0	179	979	17	2977
35830	10th Ave N	Boutwell Rd	2/2/2015	4:45 PM	0	153	9	171	0	38	19	21	0	14	1183	181	0	202	1416	22	3429
35810	10th Ave N	Congress Ave	11/29/2017	7:15 AM	3	138	1020	324	4	204	1130	119	14	440	641	294	1	393	390	245	5360
35810	10th Ave N	Congress Ave	11/29/2017	12:00 PM	23	202	852	364	15	248	806	108	5	241	602	209	9	460	595	244	4983
35810	10th Ave N	Congress Ave	11/29/2017	4:30 PM	18	258	1065	354	9	252	1115	251	30	243	620	226	3	446	913	318	6121
35810	10th Ave N	Congress Ave	3/25/2015	7:30 AM	7	107	744	288	1	269	1043	81	7	207	751	273	2	385	514	222	4901
35810	10th Ave N	Congress Ave	12/17/2015	7:30 AM	13	129	865	293	8	294	1124	103	8	249	790	202	8	474	618	258	5436
35810	10th Ave N	Congress Ave	12/17/2015	12:30 PM	26	148	704	220	17	274	834	132	4	181	748	194	10	473	693	210	4868
35810	10th Ave N	Congress Ave	3/25/2015	4:45 PM	13	228	971	422	13	231	1045	201	32	208	558	220	17	373	789	315	5636
35810	10th Ave N	Congress Ave	12/17/2015	4:45 PM	23	272	966	372	7	241	970	207	20	240	683	208	9	473	916	244	5851
35800	10th Ave N	Davis Rd	12/3/2018	7:30 AM	0	73	122	118	0	120	95	68	0	130	1015	62	0	43	602	65	2513
35800	10th Ave N	Davis Rd	12/3/2018	12:00 PM	0	30	26	49	0	67	20	29	0	74	802	19	0	51	885	37	2089
35800	10th Ave N	Davis Rd	12/3/2018	5:00 PM	2	75	78	79	0	69	64	67	0	66	1060	85	0	110	1306	94	3155
35800	10th Ave N	Davis Rd	5/17/2016	7:30 AM	0	67	112	120	0	74	92	110	0	84	1038	52	0	59	658	27	2493
35800	10th Ave N	Davis Rd	5/17/2016	12:00 PM	0	44	21	71	0	42	19	36	0	22	803	51	0	68	806	46	2029
35800	10th Ave N	Davis Rd	5/17/2016	5:00 PM	0	101	52	90	0	47	37	62	0	51	808	101	0	112	1162	66	2689
35835	10th Ave N	Detroit St	8/28/2017	7:30 AM	0	21	2	58	0	20	0	10	0	67	1405	9	0	56	1022	29	2699

Thursday, June 18, 2020 Page 1 of 134

D Ε G

Input Data

E-W Street: 10th Ave N N-S STREET: Boutwell Rd TIME PERIOD: AM

GROWTH RATE: 4% SIGNAL ID: 35830

COUNT DATE: 2/2/2015 **CURRENT YEAR: 2015** ANALYSIS YEAR: 2026

PSF: 1

Report

12/7/2020

				Interse	ection Volu	ume Deve	lopment						
		Eastbound	i	١	Nestboun	d	N	Iorthboun	ıd	S	outhboun	ıd	
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume	17	1302	133	179	979	17	91	5	209	28	7	10	
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Peak Season Volume	17	1302	133	179	979	17	91	5	209	28	7	10	
Committed Developments													Type % Comple
Race-Trac	0	5	0	2	5	0	0	0	2	0	0	0	NR
APEC Petroleum	0	10	1	0	10	0	1	0	0	0	0	0	NR
The Village at Lake Worth	0	0	1	2	0	0	5	0	11	0	0	0	Res
Lake Worth Middle School	0	15	0	13	12	0	0	0	16	0	0	0	NR 77
Village of Valor East	0	0	1	3	0	0	3	0	13	0	0	0	Res
Lake Worth Corners	0	2	0	16	8	0	0	0	4	0	0	0	Res
Mid-County Center	0	2	0	1	3	0	0	0	1	0	0	0	NR
Walmart-Palm Springs	0	9	0	0	11	0	0	0	0	0	0	0	NR
Total Committed Developments	0	43	3	37	49	0	9	0	47	0	0	0	
Total Committed Residential	0	2	2	21	8	0	8	0	28	0	0	0	
Total Committed Non-Residential	0	41	1	16	41	0	1	0	19	0	0	0	
Double Count Reduction	0	1	0	3	2	0	0	0	4	0	0	0	
Total Discounted Committed	0	42	3	34	47	0	9	0	43	0	0	0	
Historical Growth	9	702	72	97	528	9	49	3	113	15	4	5	
Comm Dev+1% Growth	2	193	18	55	160	2	20	1	67	3	1	1	
Growth Volume Used	9	702	72	97	528	9	49	3	113	15	4	5	
Total Volume	26	2004	205	276	1507	26	140	8	322	43	11	15	

Input Data

E-W Street: 10th Ave N N-S STREET: Boutwell Rd TIME PERIOD: PM GROWTH RATE: 4%

SIGNAL ID: 35830

COUNT DATE: 2/2/2015 CURRENT YEAR: 2015

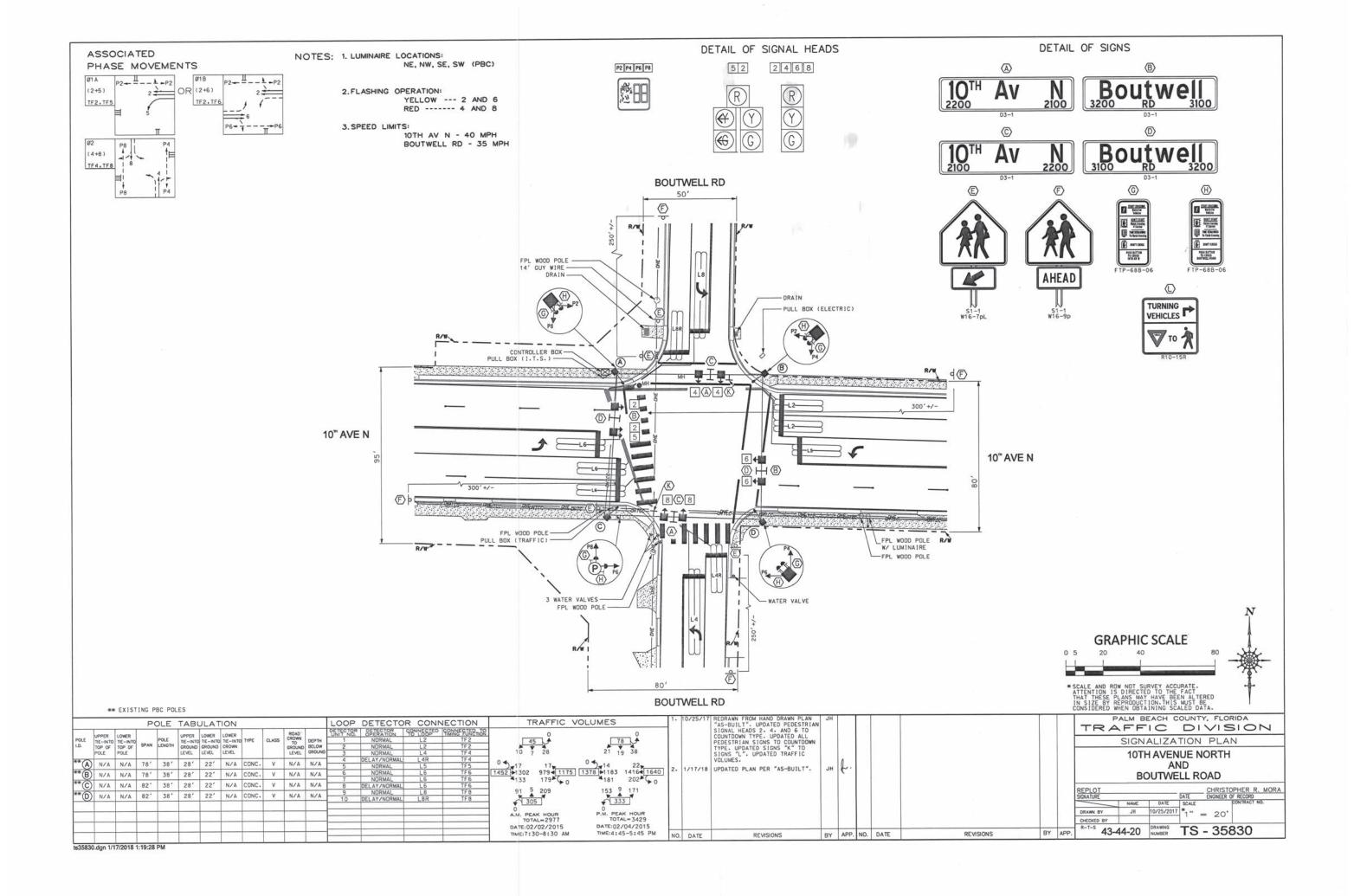
ANALYSIS YEAR: 2026 PSF: 1

12/7/2020

Report

Intersection Volume Development

				interse	ection voil	ime Deve	iopment							
		Eastbound	l	١	<i>N</i> estboun	d	١	Northbour	ıd	S	outhboun	ıd		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	14	1183	181	202	1416	22	153	9	171	38	19	21		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	14	1183	181	202	1416	22	153	9	171	38	19	21		
Committed Developments													Type	% Complete
Race-Trac	0	5	0	2	5	0	0	0	2	0	0	0	NR	44%
APEC Petroleum	0	9	1	0	10	0	1	0	0	0	0	0	NR	66%
The Village at Lake Worth	0	0	5	10	0	0	3	0	5	0	0	0	Res	40%
Lake Worth Middle School	0	4	0	4	4	0	0	0	4	0	0	0	NR	77.20%
Village of Valor East	0	0	2	12	0	0	1	0	7	0	0	0	Res	0%
Lake Worth Corners	0	12	0	18	9	0	0	0	24	0	0	0	Res	0%
Mid-County Center	0	3	0	1	2	0	0	0	1	0	0	0	NR	49%
Walmart-Palm Springs	0	50	0	0	47	0	0	0	0	0	0	0	NR	75%
Dollar General Lake Worth	0	10	0	0	11	0	0	0	0	0	0	0	NR	0%
Total Committed Developments	0	93	8	47	88	0	5	0	43	0	0	0		
Total Committed Residential	0	12	7	40	9	0	4	0	36	0	0	0		
Total Committed Non-Residential	0	81	1	7	79	0	1	0	7	0	0	0		
Double Count Reduction	0	3	0	1	2	0	0	0	1	0	0	0		
Total Discounted Committed	0	90	8	46	86	0	5	0	42	0	0	0		
Historical Growth	8	638	98	109	764	12	83	5	92	20	10	11		
Comm Dev+1% Growth	2	227	29	69	250	3	23	1	62	4	2	2		
Growth Volume Used	8	638	98	109	764	12	83	5	92	20	10	11		
Total Volume	22	1821	279	311	2180	34	236	14	263	58	29	32		



Firefox

Palm Beach County

Signal Timing Sheet

9/4/2020

35830: 3010 - 10th Av N and Boutwell Rd (Standard File)

Phase [1.1.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
		(WT)		(NT)	(WL)	(ET)		(ST)								
Walk	0	7	0	7	0	10	0	10	0	0	0	0	0	0	0	0
Ped Clearance	0	16	0	20	0	14	0	22	0	0	0	0	0	0	0	0
Min Green	0	20	0	6	4	20	0	6	0	0	0	0	0	0	0	0
Passage	0	4	0	2	2	4	0	2	0	0	0	0	0	0	0	0
Max1	0	55	0	30	15	55	0	30	0	0	0	0	0	0	0	0
Max2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Yellow	0	4.5	0	4	4.5	4.5	0	4	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red	0	2	0	2	2	2	0	2	0	0	0	0	0	0	0	0

Phase Option [1.1.2]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
		(WT)		(NT)	(WL)	(ET)		(ST)								
Enable		ON		ON	ON	ON		ON								
Auto Entry				ON				ON								
Auto Exit		ON				ON										
Non Act1																
Non Act2																
Lock Call		ON				ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Dual Entry		ON		ON		ON		ON								
Sim Gap Enable																
Rest In Walk																

Detector, Vehicle Parameters 1-16 [5.1]

20100101/1011101			. 0 [0													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
		(WT1)		(NT1)	(WL1)	(ET1)		(ST1)								
Call Phase	2	2	4	4	5	6	6	6	8	8	0	0	0	0	0	0
Switch Phase	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Detector, Vehicle Parameters 17-32 [5.1]

Detector, verner	c i aiaii	ictci5 i	, 52 [5.	'1												
	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Detector, Vehicle Parameters 33-48 [5.1]

Detector, remer	0		J . O [J.	1.1												
	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Detector, Vehicle Parameters 49-64 [5.1]

	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

1 of 5 9/4/2020, 10:09 AM

Time Mode

Coord-Ph

NON

MAX

ON

NON

NON

NON

MAX

NON

Date: _ **Approved By:** Ron Tibbetts 9/4/2020 **Palm Beach County** System Timing Sheet 35830: 3010 - 10th Av N and Boutwell Rd (Standard File) TB Coor, Day Plan [4.4] 7 9 11 Day Plan Table 1 3 4 5 6 8 10 12 13 14 15 16 9 15 19 23 Hour 6 Minute 30 100 100 Action 4 Day Plan Table 2 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 9 21 23 Hour Minute Action 100 4 4 100 8 9 10 11 12 13 14 15 16 Day Plan Table 3 6 Hour 9 21 23 Minute 100 4 4 100 Action Coordination, Pattern 1-16 [2.1]/Coordination, Alt Tables+[2.6] 16 Pattern 7 9 10 11 12 14 15 2 5 8 13 Cycle Time 140 160 160 120 140 Offset Time 124 48 10 5 122 Split Number 4 5 6 8 10 11 12 13 14 15 16 1 1 1 Seq Number 1 Ph Opt Alt 0 Ph Time Alt Coordination, Splits [2.7.1] Split Table 1 9 10 11 12 13 14 15 16 2 3 4 5 8 6 Time 95 45 24 71 45 Mode NON MAX NON NON NON MAX NON ON Coord-Ph Split Table 2 2 3 4 5 6 8 9 10 11 12 13 14 15 16 110 25 50 85 50 Time NON Mode MAX NON NON MAX NON NON Coord-Ph ON 2 5 9 10 11 16 3 4 7 8 12 13 14 15 Split Table 3 6 110 50 30 80 50 NON MAX NON MAX Mode Coord-Ph ON 9 10 11 16 Split Table 4 2 3 5 6 8 12 13 14 15 Time 80 40 22 58 40 Mode NON MAX NON NON NON MAX NON Coord-Ph ON 10 Split Table 5 1 2 3 4 5 6 7 8 9 11 12 13 14 15 16 Time 102 38 20 82 38 NON Mode MAX MAX MAX NON Coord-Ph ON Split Table 6 2 5 8 9 10 11 12 14 15 16 3 4 13 6

Approved By: Ron Tibbetts Date:

2 of 5 9/4/2020, 10:09 AM

NON

NON

NON

NON

NON

NON

NON

NON

NON

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Palm Beach County

Preempt & Overlap Timing Sheet

9/4/2020

35830: 3010 - 10th Av N and Boutwell Rd (Standard File)

Preemption Times[3.1]/Phases[3.2]/Options[3.3]

Channel	1	2	3	4	5	6
Lock Input			ON	ON	ON	ON
Override Flash						
Override Higher						
Flash Dwell						
Link						
Delay						
Min Duration						
Min Green			5	5	5	5
Min Walk			4	4	4	4
Ped Clear			21	21	21	21
Track Green						
Min Dwell			10	10	10	10
Max Presence			120	120	120	120
Track R1						
Track R2						
Track R3						
Track R4						
Dwell P1			2	2	4	4
Dwell P2			6	6	8	8
Dwell P3						
Dwell P4						
Dwell P5						
Dwell P6						
Dwell P7						
Dwell P8						
Dwell P9						
Dwell P10						
Dwell P11						
Dwell P12						
Dwell Ped1						
Dwell Ped2						
Dwell Ped3						
Dwell Ped4						
Dwell Ped5						
Dwell Ped6	+					
Dwell Ped7						
Dwell Ped8						
Exit R1			2	2	2	2
Exit R2			6	6	6	6
Exit R3			<u> </u>	_ <u> </u>	_ <u> </u>	
Exit R4						
LAITINT		1	1	l	l	

Preemption Times+[3.4]/Overlaps+[3.5]/Options+[3.6]

Preempt	1	2	3	4	5	6
Enable			ON	ON	ON	ON
Туре	EMERG	EMERG	EMERG	EMERG	EMERG	EMERG
Skip Track						
Volt Mon Flash						
Coord in Preempt						
Max2						
Return Max/Min	MAX	MAX	MAX	MAX	MAX	MAX
Extend Dwell						
Pattern						
Output Mode	TS2	TS2	TS2	TS2	TS2	TS2
Track Over 1						
Track Over 2						
Track Over 3						
Track Over 4						
Track Over 5						
Track Over 6						
Track Over 7						
Track Over 8						
Track Over 9						
Track Over 10						
Track Over 11						
Track Over 12						
Dwell Over 1						
Dwell Over 2						
Dwell Over 3						
Dwell Over 4						
Dwell Over 5						
Dwell Over 6						
Dwell Over 7						
Dwell Over 8						
Dwell Over 9						
Dwell Over 10						
Dwell Over 11						
Dwell Over 12						
Ped Clear						
Yellow						
Red						
Return Min/Max						
Delay Inh						
Exit Time						
All Red B4						

Overlap Program Parameters [1.5.2.1]

Overlap P	rogra	ım Pa	ramet	ers [1	.5.2.1															
Overlap			Inc	clude	d Phas	ses					М	odife	Phas	es			Type	Green	Yellow	Red
Overlap 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5

Approved By: Ron Tibbetts

Date:

Palm Beach County Alternate Timing Sheet 9/4/2020

35830:3010-10th Av N and Boutwell Rd (Standard File)

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Alternate Phase Program 1, Interval Times [1.1.6.1]

Aitein	iate Fi	iase r	Togra	111 1, 1110	ervar	1111162	[1.1.0.	1]		
Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	7	16	20	4	55	55	4.5	2	2	0
3	0	0	0	0	0	0	0	0	0	0
4	7	20	6	3	45	11	4	2	4	0
5	0	0	4	2	25	8	4.5	2	5	0
6	10	14	20	4	55	55	4.5	2	6	0
7	0	0	0	0	0	0	0	0	0	0
8	10	22	6	3	45	11	4	2	8	0

Alternate Phase Program 3, Interval Times [1.1.6.1]

Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow			Bike Clear
0	0	0	0	0	0	0	0	0	0
7	16	20	4	55	55	4.5	2	2	0
0	0	0	0	0	0	0	0	0	0
7	20	6	3	45	17	4	2	4	0
0	0	4	2	25	10	4.5	2	5	0
10	14	20	4	55	55	4.5	2	6	0
0	0	0	0	0	0	0	0	0	0
10	22	6	3	45	17	4	2	8	0
	0 7 0 7 0 10	Walk Clear 0 0 7 16 0 0 7 20 0 0 10 14 0 0	Walk Clear Green 0 0 0 7 16 20 0 0 0 7 20 6 0 0 4 10 14 20 0 0 0	Walk Clear Green Passage 0 0 0 0 7 16 20 4 0 0 0 0 7 20 6 3 0 0 4 2 10 14 20 4 0 0 0 0	Walk Clear Green Passage Max1 0 0 0 0 0 7 16 20 4 55 0 0 0 0 0 7 20 6 3 45 0 0 4 2 25 10 14 20 4 55 0 0 0 0 0	Walk Clear Green Passage Max1 Max2 0 0 0 0 0 0 7 16 20 4 55 55 0 0 0 0 0 0 7 20 6 3 45 17 0 0 4 2 25 10 10 14 20 4 55 55 0 0 0 0 0 0	Walk Clear Green Passage Max1 Max2 Yellow 0 0 0 0 0 0 7 16 20 4 55 55 4.5 0 0 0 0 0 0 0 7 20 6 3 45 17 4 0 0 4 2 25 10 4.5 10 14 20 4 55 55 4.5 0 0 0 0 0 0 0	Walk Clear Green Passage Max1 Max2 Yellow Clear 0 0 0 0 0 0 0 0 7 16 20 4 55 55 4.5 2 0 0 0 0 0 0 0 0 7 20 6 3 45 17 4 2 0 0 4 2 25 10 4.5 2 10 14 20 4 55 55 4.5 2 0 0 0 0 0 0 0 0	Walk Clear Green Passage Max1 Max2 Yellow Clear Ph 0 0 0 0 0 0 0 0 7 16 20 4 55 55 4.5 2 2 0 0 0 0 0 0 0 0 7 20 6 3 45 17 4 2 4 0 0 4 2 25 10 4.5 2 5 10 14 20 4 55 55 4.5 2 6 0 0 0 0 0 0 0 0 0

Alternate Phase Program 5, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0

Alternate Phase Program 2, Interval Times [1.1.6.1]

			- 5	•			-	-		
Phase	Walk	Ped	Min	Passage	May1	May2	Yellow	Red	Assign	Bike
inase	Walk	Clear	Green	i assage	Maxi	MUAL	I CIIOW	Clear	Ph	Clear
1	0	0	0	0	0	0	0	0	0	0
2	7	16	20	4	55	55	4.5	2	2	0
3	0	0	0	0	0	0	0	0	0	0
4	7	20	6	3	45	15	4	2	4	0
5	0	0	4	2	25	10	4.5	2	5	0
6	10	14	20	4	55	55	4.5	2	6	0
7	0	0	0	0	0	0	0	0	0	0
8	10	22	6	3	45	15	4	2	8	0

Alternate Phase Program 4, Interval Times [1.1.6.1]

Dhaso	\A/alla	Ped	Min	Passago	May 1	AA av 2	Vallavi	Red	Assign	Bike
rnase	Walk	Clear	Min Green	Passage	Muxi	MUXZ	reliow	Clear	Ph	Clear
1	0	0	0	0	0	0	0	0	0	0
2	7	16	20	4	55	55	4.5	2	2	0
3	0	0	0	0	0	0	0	0	0	0
4	7	20	6	3	45	10	4	2	4	0
5	0	0	4	2	25	8	4.5	2	5	0
6	10	14	20	4	55	55	4.5	2	6	0
7	0	0	0	0	0	0	0	0	0	0
8	10	22	6	3	45	10	4	2	8	0

TB Coor, Day Plan [4.4]

Day I	Plan Table 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	Hour																
	Minute																
	Action																

1	Day Plan Table 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	Hour																
	Minute																
	Action																

Day Plan Table 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Approved By: Ron Tibbetts

Date: _____

Palm Beach County Special System Timing Sheet 9/4/2020

35830:3010-10th Av N and Boutwell Rd (Standard File)

Coordination, Splits [2.7.1]

Split Table 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON													
Coord-Ph		ON														

Split Table 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																

irotov	
iretox :	

OX									file:///	C:/Juc	an/JFC	/Proje	cts/10	08 WC	3001/16	3.33 G
Mode	NON	NON	NON	NON	NON	NON	NON	NON								
Coord-Ph		ON														
Split Table 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON								
Coord-Ph		ON														
Split Table 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	· ·	_		-			· ·		•							
Mode	NON	NON	NON	NON	NON	NON	NON	NON								
Coord-Ph	1	ON														
Split Table 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON								
Coord-Ph		ON														
Split Table 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON								
Coord-Ph		ON														
Split Table 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	36	62	30	22	20	78	30	22								
Mode	NON	MAX	NON	NON	MAX	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														
Split Table 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON								
Coord-Ph		ON														
Split Table 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON								

Split Table 15	1	2	3	4
Time				
Mode	NON	NON	NON	NON
Coord-Ph		ON		

Split Table 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON															
Coord-Ph		ON														

Approved By: Ron Tibbetts Date: _____

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Department of Engineering and Public Works

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

www.pbcgov.com

Palm Beach County Board of County Commissioners

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Robert S. Weinroth, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer" January 7, 2021

Dr. Juan F. Ortega, PE JFO Group Inc. 6671 W Indiantown Road, Suite 50-324 Jupiter, FL 33458

RE: Boutwell Road Apartments

Project #: 201205

Traffic Performance Standards Review

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the **Boutwell Road Apartments** Traffic Impact Statement, dated December 28, 2020, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality: Lake Worth Beach

Location: West side of Boutwell Road, south of 10th Avenue

PCN: 38-43-44-20-01-034-0040

Access: One full access driveway connection onto Boutwell

Road

(As used in the study and is NOT necessarily an

approval by the County through this TPS letter)

Existing Uses: Vacan

Proposed Uses: Mid-rise Multi-Family Residential = 200 DU

New Daily Trips: 1,088

New Peak Hour Trips: 72 (19/53) AM; 88 (54/34) PM

Build-out: December 31, 2026

Based on our review, the Traffic Division has determined the proposed development is located within the Urban Redevelopment Area (URA) Traffic Concurrency Exception Area (TCEA) and therefore, exempt from the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.



Dr. Juan F. Ortega, PE January 7, 2021 Page 2

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email <u>QBari@pbcgov.org</u>.

Sincerely,

Guazi Fumar bari Ouazi Bari, P.E., PTOE

Manager - Growth Management

Traffic Division

QB:HA:rb

ec: Addressee

Erin Fitzhugh Sita, AICP, Assistant Director-Planning, Zoning, & Preservation Community Sustainability Department, City of Lake Worth Beach Hanane Akif, E.I., Project Coordinator II, Traffic Division Bogdan Piorkowski, P.E., Sr. Prof. Engineer, Traffic Division

File: General - TPS - Mun - Traffic Study Review F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\\201205 - BOUTWELL ROAD APARTMENTS.DOCX

Steve Bohovsky, Technical Assistant III, Traffic Division

JFO GROUP INC

Traffic Engineering • Transportation Planning

www.jfogroupinc.com

February 2, 2021

Sent via e-mail: Mambach96@gmail.com

Mark Ambach MA Investment Boca, LLC 740 Hibiscus Street Boca Raton, FL 33486

Re: 3300 Boutwell Road- Parking Analysis PCNs 38-43-44-20-01-034-0040

Dear Mark,

JFO Group Inc. has been retained to prepare a parking analysis associated with a reduction in the required number of parking spaces per City of Lake Worth Beach Code of Ordinances Sec. 23.4-10 Off-Street Parking Requirements for the 3300 Boutwell Road project.

The 3300 Boutwell Road project is located west of Boutwell Road, just south of 10th Avenue in the City of Lake Worth Beach, Florida. Parcel Control Number associated with this project is 38-43-44-20-01-034-0040. Figure 1 shows the project location in relation to the transportation network.

Exhibit 1 includes a copy of the proposed site plan for the 3300 Boutwell Road project. As shown in the proposed site plan, the subject site is proposing 200 Apartments. According to Sec. 23.4-10. of the City's Code of Ordinances, 3221 parking spaces are required while 2722 parking spaces are being provided. Exhibit 2 includes Palm Beach County Traffic Concurrency approval for the proposed project.

Exhibit 3 shows Parking Demand calculations for multifamily housing (ITE



Figure 1: Project Location

LU 221) using the Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition. Parking demand was calculated based on total number of Bedrooms, Dwelling Units, and Occupied Dwelling Units. Table 1 summarizes parking demand calculations for the 3300 Boutwell Road project comparing required parking by Code vs parking demand from the ITE Parking Manual. Parking Generation rates from ITE used in this analysis assume no access to rail transit. However, as shown in Exhibit 4, the 3300 Boutwell Road project has access to four (4) bus stops within a ½ mile of the site, and to the Lake Worth Beach Tri Rail station within a 21-minute walk or a 5-minute bicycle ride.

Page 1 of 3

¹ Bedroom (115 Units @ 1.50 Sp/Unit) = 173 Spaces 2 Bedroom (85 Units @ 1.75 Sp/Unit) = 149 Spaces

² 225 Standard Spaces + 41 Compact Parking Spaces + 24 Bike Racks (6 Spaces) ^{2021-02-02_3300} Boutwell_Parking_1095.01

Furthermore, the 3300 Boutwell Road property was included within The Lake Worth Transit Oriented Development (TOD) Charrette Study prepared by the Treasure Coast Regional Planning Council in January 2009. According to research included in Effects of TOD on Housing, Parking, and Travel. Washington, DC: The National Academies Press, TOD households own an average of 0.9 cars compared to 1.6 cars for comparable households not living in TODs where TOD households are almost twice as likely to not own a car. Therefore, calculated parking demand shown in Table 1 is on the conservative side.

Table 1: Parking Demand Summary

		ITE Parking	Manual, 5 [†]	Required			
Independent Variable	Intensity	Fitted Curve Equation	Average Parking Demand Rate	Calculated Parking Demand ²	Parking by Lake Worth Beach Code	Proposed Parking	
Bedrooms	2851	P=0.82(X)-20.37	0.75	213 - 214			
Dwelling Units	200	P=1.34(X)-8.73	1.31	259 - 262	3223	2724	
Occupied Dwelling Units	200	P=1.34(X)-5.76	1.32	262 - 264			

 $^{^{1}}$ 115 Units × (1 Bedroom) + 85 Units × (2 Bedrooms) = 285 Bedrooms

Consequently, given the Multifamily Housing (ITE LU 221) parking demand rates included in the 5th Edition of the ITE Parking Generation Manual and the project's easy access to transit, we are respectfully requesting that 272 parking spaces are provided at the 3300 Boutwell Road project instead of the 322 parking spaces required by the City of Lake Worth Beach Code of Ordinances.

If granted, this technical deviation will allow the applicant to minimize the impact to interior circulation where this request (1) will not diminish the site's vehicular or pedestrian operation, (2) will not cause any adverse impacts to the environment or traffic circulation design, (3) will not be detrimental to the public welfare, or injurious to property or improvements in the surrounding area or neighborhood, and (4) it is the minimum deviation necessary to make the best use of the property.

Please do not hesitate to contact our office if you have questions or need additional information.

² See Exhibit 3

³ 1 Bedroom (115 Units @ 1.50 Sp/Unit) [173 Spaces] + 2 Bedroom (85 Units @ 1.75 Sp/Unit) [149 Spaces] = 322 Spaces

^{4 225} Standard Spaces + 41 Compact Parking Spaces + 24 Bike Racks (6 Spaces) = 272 Spaces

Enclosures:

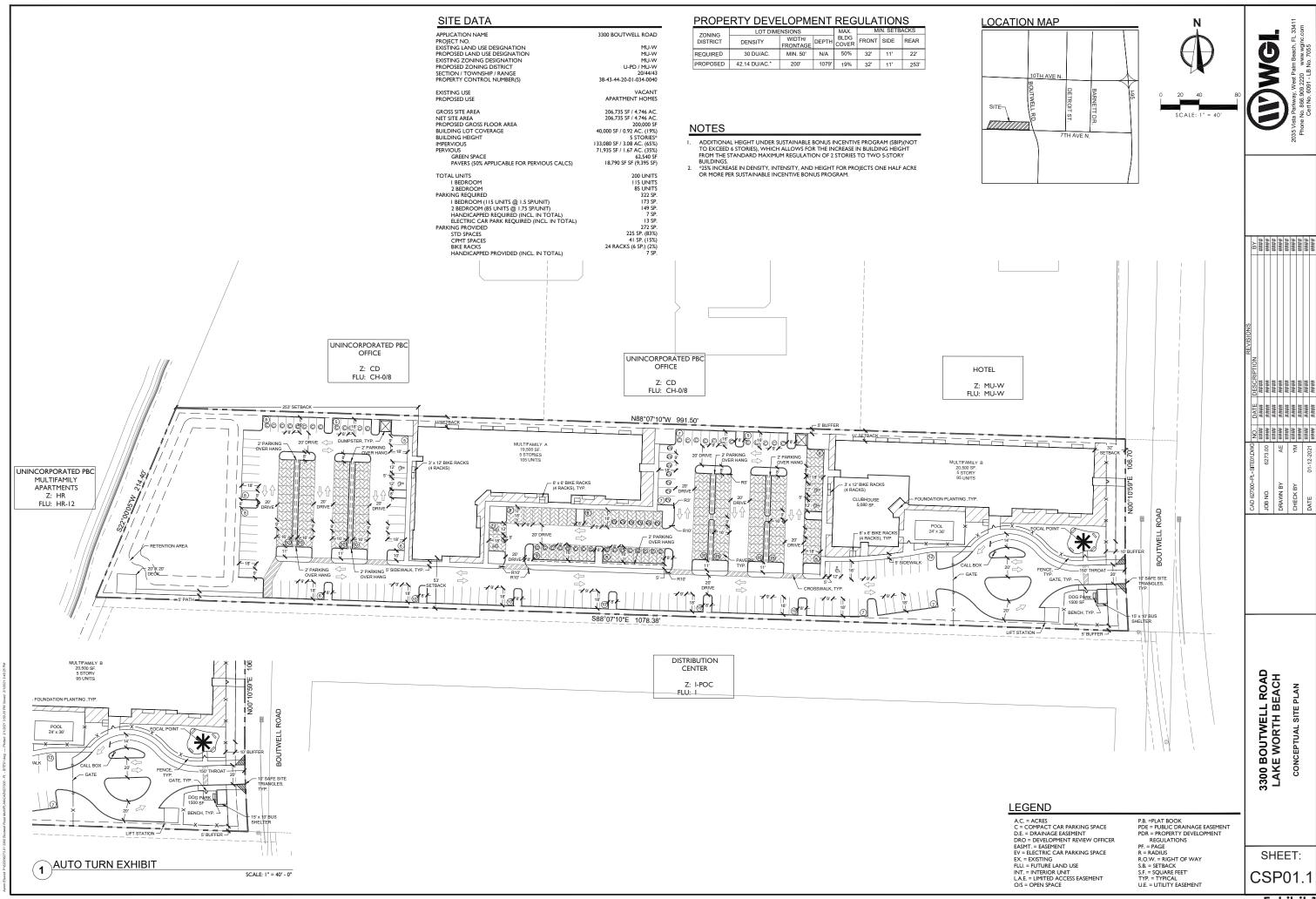
Exhibit 1: Proposed Site Plan

Exhibit 2: TPS Approval

Exhibit 3: ITE Parking Generation

Exhibit 4: Nearby Transit









Department of Engineering and Public Works

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

www.pbcgov.com

Palm Beach County Board of County Commissioners

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Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer" January 7, 2021

Dr. Juan F. Ortega, PE JFO Group Inc. 6671 W Indiantown Road, Suite 50-324 Jupiter, FL 33458

RE: Boutwell Road Apartments

Project #: 201205

Traffic Performance Standards Review

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the **Boutwell Road Apartments** Traffic Impact Statement, dated December 28, 2020, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality: Lake Worth Beach

Location: West side of Boutwell Road, south of 10th Avenue

PCN: 38-43-44-20-01-034-0040

Access: One full access driveway connection onto Boutwell

Road

(As used in the study and is NOT necessarily an

approval by the County through this TPS letter)

Existing Uses: Vacant

Proposed Uses: Mid-rise Multi-Family Residential = 200 DU

New Daily Trips: 1,088

New Peak Hour Trips: 72 (19/53) AM; 88 (54/34) PM

Build-out: December 31, 2026

Based on our review, the Traffic Division has determined the proposed development is located within the Urban Redevelopment Area (URA) Traffic Concurrency Exception Area (TCEA) and therefore, exempt from the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.



Dr. Juan F. Ortega, PE January 7, 2021 Page 2

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

Guazi Humar bari Quazi Bari, P.E., PTOE

Manager - Growth Management

Traffic Division

QB:HA:rb

ec: Addressee

Erin Fitzhugh Sita, AICP, Assistant Director-Planning, Zoning, & Preservation Community Sustainability Department, City of Lake Worth Beach Hanane Akif, E.I., Project Coordinator II, Traffic Division Bogdan Piorkowski, P.E., Sr. Prof. Engineer, Traffic Division Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2021\201205 - BOUTWELL ROAD APARTMENTS.DOCX

Land Use: 221 Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with between three and 10 levels (floors) of residence. Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), and affordable housing (Land Use 223) are related land uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (one general urban/suburban study site), a Saturday (two general urban/suburban study sites), and a Sunday (one dense multi-use urban study site).

	Percent of Peak Parking Demand				
Hour Beginning	Weekday	Saturday	Sunday		
12:00–4:00 a.m.	100	100	100		
5:00 a.m.	94	99	_		
6:00 a.m.	83	97	_		
7:00 a.m.	71	95	_		
8:00 a.m.	61	88	_		
9:00 a.m.	55	83	_		
10:00 a.m.	54	75	_		
11:00 a.m.	53	71	_		
12:00 p.m.	50	68	_		
1:00 p.m.	49	66	33		
2:00 p.m.	49	70	40		
3:00 p.m.	50	69	27		
4:00 p.m.	58	72	13		
5:00 p.m.	64	74	33		
6:00 p.m.	67	74	60		
7:00 p.m.	70	73	67		
8:00 p.m.	76	75	47		
9:00 p.m.	83	78	53		
10:00 p.m.	90	82	73		
11:00 p.m.	93	88	93		

Additional Data

In prior editions of *Parking Generation*, the mid-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of parking demand data found no clear differences in parking demand between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

The average parking supply ratios for the study sites with parking supply information are shown in the table below.

		Parking Supply Ratio			
Setting	Proximity to Rail Transit	Per Dwelling Unit	Per Bedroom		
Center City Core	Within ½ mile of rail transit	1.1 (15 sites)	1.0 (12 sites)		
Dense Multi-Use	Within ½ mile of rail transit	1.2 (39 sites)	0.9 (34 sites)		
Urban	Not within ½ mile of rail transit	1.2 (65 sites)	0.8 (56 sites)		
General Urban/	Within ½ mile of rail transit	1.5 (25 sites)	0.8 (12 sites)		
Suburban	Not within ½ mile of rail transit	1.7 (62 sites)	1.0 (39 sites)		

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, District of Columbia, Maryland, Massachusetts, New Jersey, New York, Oregon, Virginia, Washington, and Wisconsin.

It is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex). Future parking studies should also indicate the number of levels contained in the residential building.

Source Numbers

21, 209, 247, 255, 277, 401, 402, 419, 505, 512, 522, 533, 535, 536, 537, 538, 545, 546, 547, 575, 576, 577, 579, 580, 581, 583, 584, 585, 587



Multifamily Housing (Mid-Rise)

(221)

Peak Period Parking Demand vs: Bedrooms

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban (no nearby rail transit)

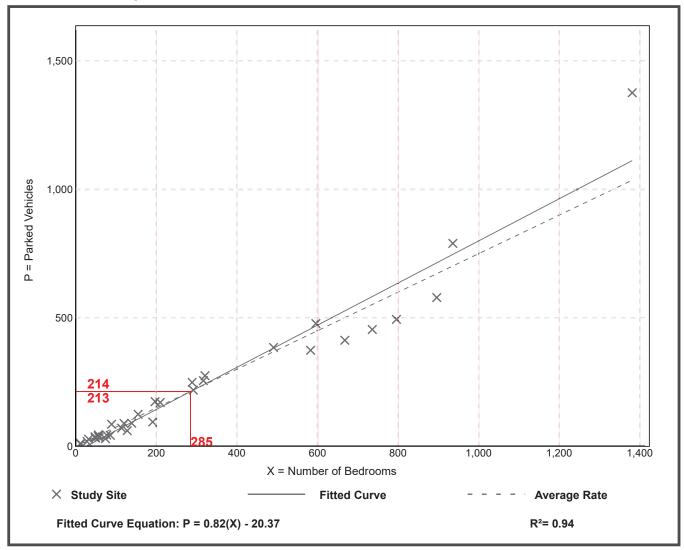
Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.

Number of Studies: 35 Avg. Num. of Bedrooms: 294

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.75	0.41 - 1.00	0.65 / 0.87	0.70 - 0.80	0.15 (20%)

Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

Multifamily Housing (Mid-Rise)

(221)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban (no nearby rail transit)

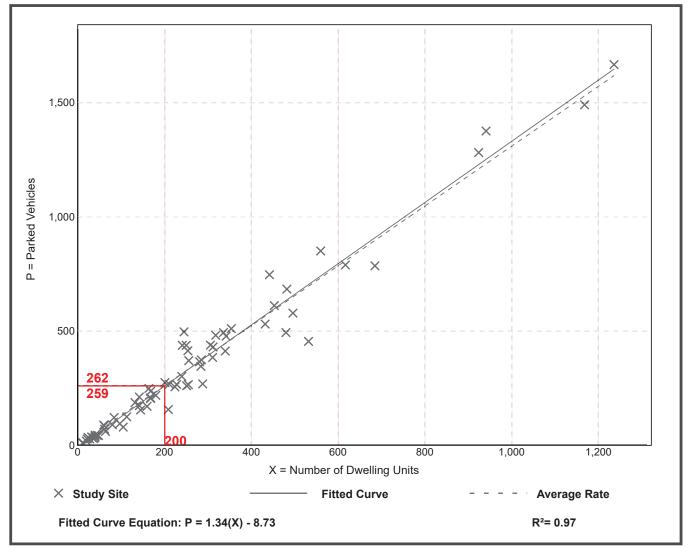
Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.

Number of Studies: 73 Avg. Num. of Dwelling Units: 261

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.31	0.75 - 2.03	1.13 / 1.47	1.26 - 1.36	0.22 (17%)

Data Plot and Equation



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Multifamily Housing (Mid-Rise)

(221)

Peak Period Parking Demand vs: Occupied Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban (no nearby rail transit)

Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.

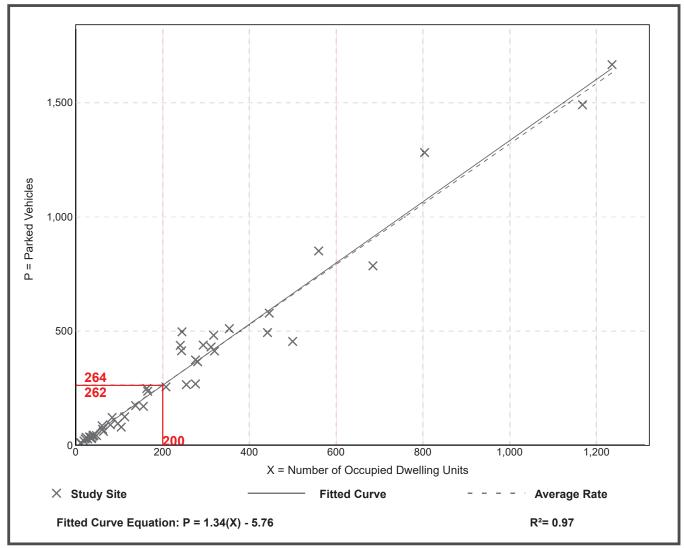
Number of Studies: 48

Avg. Num. of Occupied Dwelling Units: 234

Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.32	0.75 - 2.03	1.04 / 1.51	1.25 - 1.39	0.24 (18%)

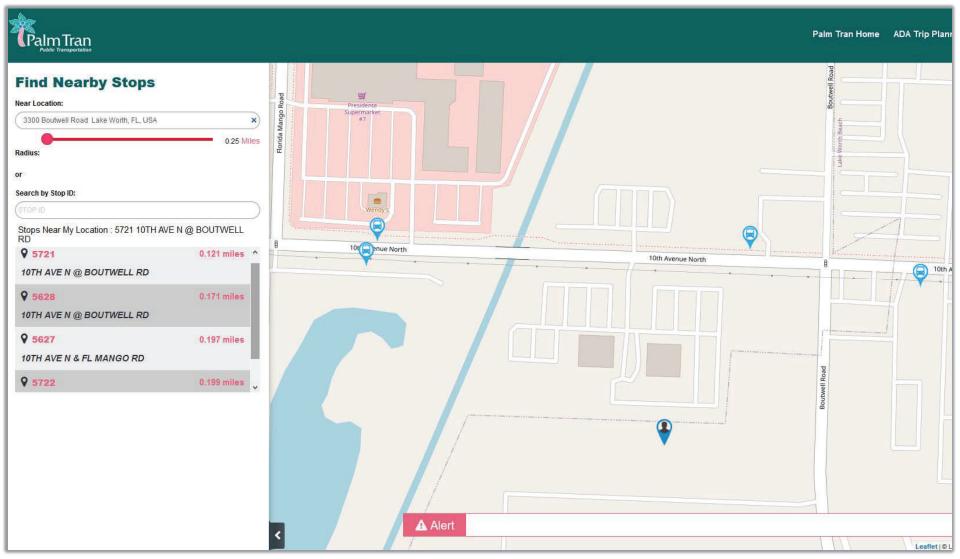
Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

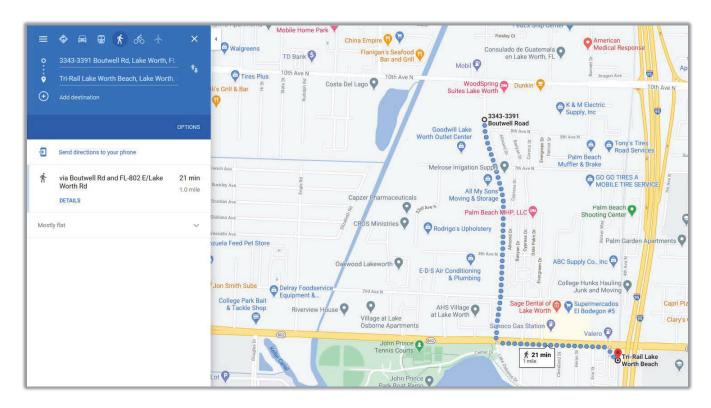


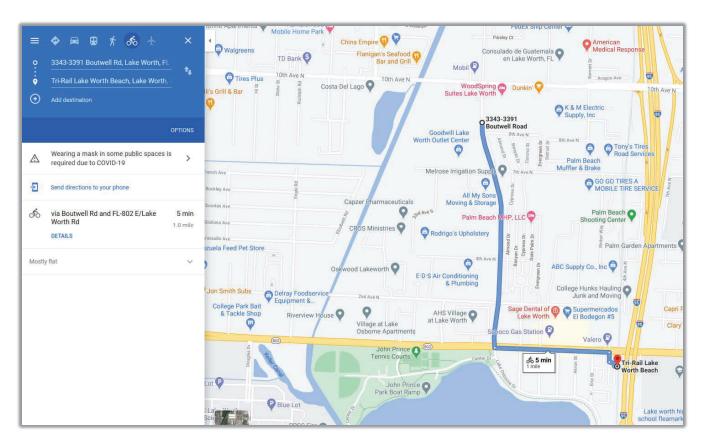
Palm Tran Bus Stops within 1/4-Mile 3300 Boutwell Road



Source: https://tripplan.palmtran.org/Busstop/index

Tri-Rail Lake Worth Beach 3300 Boutwell Road







JUSTIFICATION STATEMENT REZONING, MAJOR SITE PLAN, SUSTAINABLE BONUS INCENTIVE PROGRAM (SBIP), & TRANSFER OF DEVELOPMENT RIGHTS (TDR) 3300 BOUTWELL ROAD APARTMENTS

Initial Submittal: February 3, 2021 Resubmittal: March 25, 2021

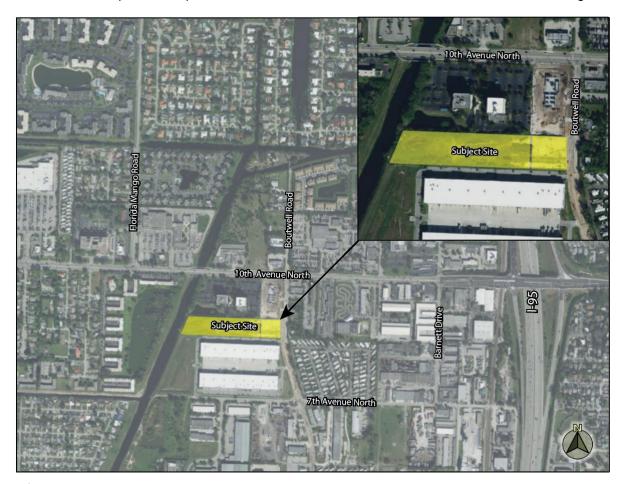
1. REQUEST

On behalf of the Applicant (MA Investment Boca, LLC), WGI is requesting approval for the subject site of the following:

- 1) Rezoning to rezone the subject site from a Mixed-Use West (MU-W) zoning district to an Urban Planned Development (U-PD) zoning district with an underlying MU-W.
- 2) Major Site Plan approval to permit the development of 200 apartment units;
- 3) Sustainable Bonus Incentive Program (SBIP) in order to increase density and building height by 25% for the proposed development; and
- **4) Transfer of Development Rights (TDRs)** to allow for an increase in density through the purchase of 23 units through the TDR program.

2. SITE CHARACTERISTICS

The subject site consists of 4.746 acres and is located 420 feet south of the 10th Avenue North and Boutwell Road intersection, in the City of Lake Worth Beach. The subject site is currently undeveloped and retains a Future Land Use (FLU) and a Zoning designation of MU-W. The subject site is identified by the following Property Control Number (PCN) 38-43-44-20-01-034-0040 and has a physical address at 3300 Boutwell Road. A location map has been provided below which details the site characteristics and surrounding areas.





3. DEVELOPMENT HISTORY

The subject site is currently approved for the development of 158 multifamily apartment units. The previous multifamily development was approved under the FLU and zoning designation of MU-W. It is the intent of the applicant to abandon the prior approval to accommodate the 200-unit multifamily apartment development program. The request to rezone the subject site to an U-PD zoning district still retains the underlying MU-W zoning district and only increases the over all unit count by 42 multifamily units.

4. SURROUNDING PROPERTIES

The subject site is located near the 10th Avenue North corridor, whose fabric is comprised of myriad of non-residential and residential uses alike. There are numerous commercial and residential developments along the corridor, one that would support infill development of this underutilized site. The following chart summarizes the uses located immediately adjacent to the subject site.

	FLU Designation	Zoning District	Existing Use
North	Commercial High Office, with an underlying HR-8 (CH-O/8) (Palm Beach County)	CS: Commercial Specialized (Palm Beach County)	Office
	MU-W	MU-W	Hotel
South	Industrial (I)	Industrial Park of Commerce (I-POC)	Distribution Center
	MU-W	MU-W	Gas Station
	MU-W	MU-W	Hotel
East	MU-W	MU-W	Single-Family Residential (Proposed Townhome Planned Unit Development)
	Industrial (I)	Industrial Park of Commerce (I-POC)	Mobile Home Trailer Park
West	High Residential, 12 units per acre (HR-12) (Palm Beach County)	High Residential (HR)	Multifamily Apartments

NORTH:

Immediately to the north of the subject site are two, six-story commercial office buildings that are located within Unincorporated Palm Beach County with a FLU designation of CH/O and zoning classification of CS. Also, north of the subject site is the five-story Wyndham hotel with 100 beds that is located within the City of Lake Worth Beach and retains a FLU and Zoning designation of MU-W.

SOUTH:

Immediately to the south of the subject site is the Instate Business Center that retains a FLU designation of I and a zoning designation of I-POC.

EAST:

Immediately to the east of the subject site is Boutwell Road. Further to the east, across Boutwell Road, are existing single-family residential homes with a FLU and Zoning designation of MU-W. Per the City of Lake Worth Beach's development projects list, there are 18 townhome units proposed for this area on a one-acre property known as the Casa Bella project (equating to a density of 18 dwelling units per acre). The proposed Casa Bella townhome project is currently in review and is requesting a planned development zoning district designation.

To the east of the proposed Casa Bella project is a four-story Woodsprings hotel with 124 beds that is located within the City of Lake Worth Beach and retains a FLU and Zoning



designation of MU-W. To the northeast of the subject site is a Citgo gas station with a convenience store, which retains a FLU and Zoning designation of MU-W. To the southeast of the subject site is a 110-unit mobile home park on 12.6 acres (equating to a density of 8.73 dwelling units per acre). The mobile home park retains a FLU designation of I and a zoning designation of I-POC.

WEST:

Immediately to the west of the subject is the E-4 LWDD Canal. Further west are 218 multifamily apartment units on 19 acres within the Avesta Costa Del Lago community (equating to a density of 11.47 dwelling units per acre). The apartment units retain a FLU designation of HR-12 and a Zoning designation of RH within the jurisdiction of Palm Beach County.

5. DEVELOPMENT PROGRAM

The request is to rezone the 4.746-acre subject site from MU-W to U-PD with an underlying MU-W, in order to develop a total of 200 multifamily apartment units - equating to a density of 42.14 dwelling units per acre. The multifamily apartment development will consist of two, five story buildings. The unit mix includes 120 one-bedroom units and 80 two-bedroom units. The development includes a 5,023 square foot clubhouse, pool and amenity deck, open space with a focal point amenity, and a 1,500 square foot dog park. A five-foot path connects to an ADA accessible observation deck along the canal on the western portion of the subject site. Both Buildings A and B include mail rooms on the ground level for mail deliveries, while Building B provides a locker for packages at the ground level. Mail and package delivery for the proposed development will be accessed through the gate. Both buildings will include roof mounted equipment for A/C. The proposed development includes a drop-off area for ridesharing on the north portion of the front entrance adjacent to Building B. A 16,223 square foot wet retention area is proposed on the western portion of the subject site. The proposed development is to be built in one phase.

The multifamily apartment development requests additional height and density through both the SBIP to allow for the increase in height from two stories to five stories and an increase in the maximum density from 30 dwelling units per acre to 37.5 dwelling units per acre. Through the TDR program, the 4.746-acre subject site results in an additional density bonus of 47 dwelling units thus increasing the maximum density of the subject site to 47.5 dwelling units per acre or 224 dwelling units.

6. REZONING CRITERIA AND URBAN PLANNED DEVELOPMENT DISTRICT STANDARDS

The Applicant's request is to allow a Rezoning from the current MU-W zoning classification to a U-PD zoning district with an underlying MU-W. Section 23.2-26, Rezoning of Land and Future Land Use Map (FLUM) Amendments of the City's Code of Ordinance requires the Applicant to address the Findings in accordance with Section 23.2-26(3). The Applicant is providing a Justification Statement, Site Plan, and other relevant documents as part of this Rezoning, and has demonstrated this proposal meets the requirements set forth in the applicable City's Code of Ordinances, except for building side setbacks. The following waiver is being requested with the rezoning to a U-PD zoning district:

 Waiver to reduce the northern side setback requirement from 20 feet to 7 feet for the proposed development.

The responses by the Applicant for each Finding of Facts, provide a comprehensive analysis that the Rezoning application is compliance with these requirements:

A. Consistency

The proposed Rezoning to have a U-PD with an underlying MU-W on the subject site is consistent with the purpose and intent of the applicable comprehensive plan and land development regulations. Pursuant to Section 23.3-25(a) of the City's Code of Ordinances, a Planned Development is allowed in any mixed-use district, in which the site is compliant. In addition, the change to a U-PD zoning district with an underlying MU-W is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.



The Rezoning request to modify the 4.746-acre subject site to retain an U-PD zoning district with an underlying MU-W furthers Goal 1.2, Objective 1.2.2, and Objective 1.2.3. of the City of Lake Worth Beach's Comprehensive Plan, which promote compact sustainable urban development. The proposed development establishes a compact high-density residential use that would balance with existing uses within the area and synergistically compliment the nearby commercial corridor of 10th Avenue North, ultimately adding to the City of Lake Worth Beach's goal of livable communities. The project includes sustainable elements such as Florida Green Building certification, higher quality landscaping in common open spaces, and the inclusion of a clubhouse, pool and amenity deck, observation deck, and dog park. The U-PD zoning district would support a more sustainable urban pattern in the City of Lake Worth Beach, by locating higher density eastward, at a nearby well-established, urban intersection. The proposed project, at a density of 42.14 dwelling units per acre, provides a prime opportunity for infill development, and will alleviate potential blight at one of the City's well-traveled intersections. The development will also utilize existing infrastructure, provide amenities that will benefit the residents of the development, and will diversify the housing stock within the City. All of these elements further the intent of the MU-W Zoning District.

The request for an U-PD zoning district promotes Objective 1.2.4 of the City of Lake Worth Beach's Comprehensive Plan, by utilizing the City's TDR program which allows for increase in overall density of 10 units per acre. The request for the TDR program under the U-PD zoning district permits the development to increase its maximum density of 37.5 dwelling units per acre, which the SBIP allows, to 47.5 dwelling units per acre. The current development program proposes a density of 42.14 dwelling units per acre, therefore allowing for a more urban infill development.

The request to allow an U-PD zoning district on the site supports Objective 1.6.1 and 1.6.7 of the City of Lake Worth Beach's Comprehensive Plan, by supporting redevelopment within the older urban areas of the City of Lake Worth Beach, and encouraging infill development. In addition, the proposed development supports redevelopment near the 10th Avenue North corridor, which is one of the City's major thoroughfares. The multifamily development is not subject to the requirements of the City's Major Thoroughfare Guidelines since it fronts Boutwell Road. An U-PD zoning district allows for a greater density, height, and design for the vacant subject site, which promotes the highest and best use. The increase in density and height for the infill multifamily development would complement the redevelopment in the surrounding area and the existing higher density residential to the north and west of the subject site.

The proposed Rezoning to an U-PD zoning district for the subject site meets all the regulations pursuant to Section 23.3-25(b) of the City of Lake Worth Beach's Code of Ordinances. The proposed development is not in conflict with any utility regulations or requirements of any utility system, while in compliance with the standards conditional use permits. The current 4.746-acre subject site allowed for the expansion and construction of improvements on Boutwell Road. All utilities, including telephone, cable television, and electrical service systems, for the proposed development are to be installed underground. The application for the U-PD zoning district provides all necessary information on the Master Development Plan and supporting documentation.

The Rezoning request to an U-PD zoning district for the subject site further complies with Section 23.3-25(b) and 23.3-25(e) of the City of Lake Worth Beach's Code of Ordinances. The minimum area required for an U-PD zoning district is 0.5 acres, which the 4.746-acre subject site exceeds the minimum area requirement. The proposed 200-unit multifamily apartment development is permitted in the underlying MU-W zoning district pursuant to Section 23.3-25(e)(3) of the City of Lake Worth Beach's Code of Ordinances. The required building setbacks for the U-PD zoning district, per the underlying MU-W zoning district, are met with the front setback of 32 feet, rear setback of 22 feet, and side setback of 11 feet. The landscape buffer requirements for the proposed multifamily development are met since



the proposed development provides a ten-foot landscape buffer along Boutwell Road, a five-foot landscape buffer along the north and south boundaries of the subject site, an eight-foot landscape buffer along the western dry retention area. The project provides 1.43 acres of green space for the U-PD district in the pool and amenity deck, dog park, and landscape areas around the multifamily buildings.

B. Land Use Pattern

The proposed Rezoning to U-PD zoning district, with an underlying MU-W, is consistent with the existing land use pattern. The surrounding context has a mix of residential and commercial zoning districts, both between the City of Lake Worth Beach and Palm Beach County. Below is a summary of the current land use pattern.

- To the north, across 10th Avenue North, are 189 approved multifamily units on 6.39 acres within the Golden Road Apartments development (equating to a density of 29.58 dwelling units per acre). The approved multifamily apartment development retains a FLU and Zoning designation of MU-W. Currently, the development is under review by the City of Lake Worth Beach to rezone the property to a Residential Planned Development District and increase to 230 multifamily apartment units (equating to a density of 35.99 dwelling units per acre). The requested planned development district demonstrates that there is a pattern of planned development request near the 10th Avenue North and Boutwell road intersection.
- To the northeast, across 10th Avenue North, are 75 townhome units on 8.75 acres located within Waterville Subdivision (equating to a density of 8.57 dwelling units per acre). These townhomes retain a FLU designation of Medium Density Residential (MDR) and a Zoning designation of Multifamily Residential, 20 (MF-20).
- To the northwest of the subject site, across the E-4 LWDD Canal, are 144 townhome units on 13.23 acres located within the Waterside Estates subdivision (equating to a density of 10.88 dwelling units per acre). These townhomes retain a FLU designation HR-12 and a Zoning designation of RH within the jurisdiction of Palm Beach County.
- To the east of the subject site, across Boutwell Road, are 18 townhome units proposed on a one
 acre property for the Casa Bella project (equating to a density of 18 dwelling units per acre). The
 proposed Casa Bella townhome project is currently in review and is requesting a planned
 development district, thus showing a precedent of planned development requests in the
 surrounding area.
- To the southeast of the subject site is a 110 unit mobile home park development on 12.6 acres (equating to a density of 8.73 dwelling units per acre). The mobile home park retains a FLU designation of I and a zoning designation of I-POC.
- Further to the south of the subject site, approximately 0.5 miles along Boutwell Road, are 216 multifamily apartment units on 7.6 acres within the Village of Lake Worth development (equating to a density of 28.4 dwelling units per acre). The multifamily apartment development retains a FLU and Zoning designation of MU-W.
- To the west of the subject, across the E-4 LWDD Canal, are 218 multifamily apartment units on 19 acres within the Avesta Costa Del Lago community (equating to a density of 11.47 dwelling units per acre). The multifamily apartment units retain a FLU designation of HR-12 and a Zoning designation of RH within the jurisdiction of Palm Beach County.

Most of the residential uses in the surrounding context of the subject site include a higher density and are more compact in nature. The proposed U-PD zoning district at the vacant 4.746-acre subject site is consistent with the existing residential land use pattern in the area.

The subject site is located near 10th Avenue North, a well-travelled urban minor arterial road and commercial corridor that includes a mix of different office, commercial, and industrial uses. The area along 10th Avenue North has seen an increase in intensity for commercial uses, such as the four-story



Woodspring Suites hotel with 124 keys at the northeast and the new five-story Wyndham hotel with 100 keys immediately north of the subject site. Adjacent to the north of the subject site are two, six-story commercial office buildings, while to the northwest across 10th Avenue North is commercial that includes medical type uses such as Eldercare at Home and Concept Open Imaging Center and across the E-4 LWDD Canal is a commercial shopping center. To the north of the subject site is a Mobil gas station and further east across Boutwell Road is an 8.5-acre car dealership. A new 7-Eleven gas station and convenience store is approved at the northwest corner of 10th Avenue North and Barnett Drive to the east as well. The subject site is a "pocket" of underutilized vacant land, which an infill higher density development of an U-PD zoning district would complement the existing land use pattern of the surrounding higher intensity commercial at the intersection of 10th Avenue North and Boutwell Road, and along the commercial corridor of 10th Avenue North.

The subject site abuts the Lake Worth Beach Park of Commerce to the south and southeast, which is a 375-acre industrial park that serves as a major employment hub for the City of Lake Worth Beach. Immediately to the south of the subject site is a new distribution center, the Instate Business Center, and to the southwest an approved manufacturing building. The proposed multifamily apartment development would promote sustainability for the Lake Worth Beach Park of Commerce since it increases the number of residents on the periphery of the industrial hub, which could become future employees or workers.

C. Sustainability

The proposed development seeks SBIP approval for the following requests:

- Increase in building height from the standard maximum regulation of two stories to permitting two, five story buildings; and
- Allow for a 25% increase in density for the maximum base density of 30 dwelling units per acre, thus
 permitting a density of 37.5 dwelling units per acre.

*Please note that the TDR program is being utilized to reach the 200 unit desired development program, which results in a maximum density of 47.5 dwelling units per acre.

The proposed multifamily development includes a clubhouse, pool and amenity deck, a dog park, and observation deck for residents. The proposed development includes elements of a higher quality landscaping; providing architectural character and aesthetic excellence; providing a quality design based on urban form and density; and providing housing diversity and accessibility. The two buildings for the 200 multifamily apartment unit development include elements of the Florida Green Building certification standards and provides a modern contemporary architectural style. The quality of the proposed development's design and form matches the updated architectural style of modern development in the surrounding area, which includes the nearby Woodspring Suites and Wyndham hotels, the approved Golden Road Apartments to the north, and the remodeled car dealership to the east.

D. Availability of Public Services/Infrastructure

The proposed U-PD zoning district in this location will take advantage of existing infrastructure and the City of Lake Worth Beach's services, while maximizing an underutilized piece of vacant land. The subject site was previously approved with a six-story multifamily building with 158 units. The request for an U-PD zoning district provides for a 200 multifamily apartment unit development. Therefore, a Rezoning to allow for a U-PD zoning district would only increase the overall unit count by 42 multifamily units and build-off the existing hotel approval regarding traffic, school, and water concurrency.



E. Compatibility

The proposed Rezoning of the 4.746-acre subject site from MU-W to a U-PD with an underlying MU-W is compatible with adjacent zoning districts. The abutting and nearby properties that fall within the jurisdiction of Lake Worth Beach predominantly have a zoning district of MU-W, while the adjacent properties in unincorporated Palm Beach County have higher residential and commercial zoning district with HR and CS. The surrounding context has a mix of high density residential, mixed-use, commercial, and industrial zoning districts, both between the City of Lake Worth Beach and Palm Beach County, thus the request for U-PD with a MU-W underlying zoning district for the subject site is consistent and compatible with the adjacent uses.

As outlined in the "Land Use Pattern" portion of this report, most of the residential uses in the surrounding context of the subject site include a higher density and are more compact in nature. The proposed U-PD zoning district at the vacant 4.746-acre subject site would allow for a greater density for the multifamily development, thus would be compatible with the higher density residential uses in the surrounding area. The proposed U-PD zoning district on the subject site supports compatibility with adjacent uses since it provides a high-density residential use that complements both the high intensity commercial uses along 10th Avenue North and the industrial uses within the Lake Worth Beach Park of Commerce.

F. Direct Community Sustainability and Economic Development Benefits

1. Further implementation of the city's economic development (CED) program

Response: The proposed Rezoning of the 4.746-acre subject site to a U-PD zoning district would further implement the City's CED program by using the SBIP approval process. The proposed development seeks a 25% increase in density and increase in building height, thus the request includes sustainable elements through on-site amenities.

2. Contribute to the enhancement and diversification of the city's tax base

Response: The proposed 200 multifamily unit residential development on a 4.746-acre subject site would contribute to the enhancement and diversification of the City's tax base. The future residents of the proposed development will provide business to the existing commercial uses along the 10th Avenue North commercial corridor and the nearby downtown center of the City of Lake Worth Beach, while also attending any downtown events in the City.

3. Respond to the current market demand or community needs or provide services or retail choices not locally available

Response: The existing residential uses surrounding the subject site are predominantly mobile home units to the southeast, or single-family residential to the east. The closest multifamily apartment residential use is the Avesta Costa Del Lago community to the west of the subject, across the E-4 LWDD Canal, which was built in 1972. The proposed Rezoning to an U-PD zoning district for the subject site allows for newer multifamily apartment units and diversification of housing choices with the City of Lake Worth Beach, while responding to current marked demand for different and higher density residential housing in the surrounding area.

4. Create new employment opportunities for the residents, with pay at or above the county average hourly wage

Response: The proposed request is for a 200 multifamily apartment unit development, therefore this standard does not apply to the Rezoning request to a U-PD zoning district, with an underlying MU-W.



5. Represent innovative methods/technologies, especially those promoting sustainability

Response: The proposed multifamily residential development includes sustainable elements through the Florida Green Building Certification standards and additional landscaping. The development furthers as a sustainable development by proposing a 5,023 square foot clubhouse, pool and amenity deck, open space with a focal point, a 1,500 square foot dog park, and an ADA accessible observation deck along the canal at the southwest corner of the subject site. The proposed development provides a pedestrian sidewalk system that connects all the on-site amenities and parking lots to the residential buildings.

6. Support more efficient and sustainable use of land resources in furtherance of overall community health, safety and general welfare

Response: The proposed Rezoning to a U-PD zoning district, with an underlying MU-W, for the subject site would alleviate development pressure westward and allows for more efficient and sustainable infill development within the City of Lake Worth Beach.

7. Be complimentary to existing uses, thus fostering synergy effects

Response: The proposed Rezoning of the 4.746-acre subject site to an U-PD zoning district would foster synergy effects for the nearby Lake Worth Beach Park of Commerce, by allowing future residents to have employment opportunities in the industrial park. The proposed development would also be complementary to the existing commercial and office uses along the 10th Avenue North commercial corridor with a higher density residential use.

8. Alleviate blight/economic obsolescence of the subject area

Response: The 4.746-acre subject site is predominantly vacant and represents a "pocket" of infill development, therefore the proposed Rezoning to an U-PD zoning district would alleviate economic obsolescence of the subject site by bringing future residents to the City of Lake Worth Beach while providing stimulus to the nearby uses on the 10th Avenue North corridor and the Lake Worth Beach Park of Commerce. In addition, the proposed multifamily development would make the highest and best use of the subject site and curtail the use by displaced individuals.

H. Master Plan and Site Plan Compliance with Land Development Regulations

The Rezoning of the 4.746-acre subject site to a U-PD with an underlying MU-W is in compliance with Section 23.3-25 and Section 23.2-31 of the City of Lake Worth Beach's Land Development Code.

7. MAJOR SITE PLAN APPROVAL STANDARDS

Section 23.2-26, Rezoning of Land and Future Land Use Map (FLUM) Amendments of the City's Code of Ordinance requires the Applicant to address the Findings in accordance with Section 23.2-26(3). The Applicant is providing a Justification Statement, Site Plan, and other relevant documents as part of this Rezoning, and has demonstrated this proposal meets the requirements set forth in the applicable City's Code of Ordinances. The site plan standards for the proposed development follows the underlying MU-W zoning district pursuant to 23.3-25(c) and follows site design standards per Section 23.2-31 of the City of Lake Worth Beach's Code of Ordinances. The responses by the Applicant for each Finding of Facts, provide a comprehensive analysis that the Planned Development application is compliance with these requirements:



SITE DESIGN QUALITATIVE STANDARDS

Section 23.2-31

 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.

Response: The proposed site design is harmoniously and efficiently organized as it relates to the property constraints and provides residential housing options nearby the primarily non-residential corridor. The modern contemporary architectural style for the proposed development would be compatible with the nearby modern style of redevelopment in the surrounding area, including the, Wyndham hotel, Woodsprings Suites hotel, Golden Road Apartments and nearby car dealership. The configuration of the proposed multifamily buildings on the subject site is a tier system, with the five-story buildings near the six-story office towers and the five-story hotel, which complements both the higher intense uses on 10th Avenue North and the uses in the Lake Worth Beach Park of Commerce. The density for the proposed development would be consistent with the higher density residential uses to the north and west.

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. 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.

Response: Due to the fact that the subject site has been previously cleared, there is no established habitat and there are minimal natural features on the subject site. The site will not be disturbed in such a manner as to significantly increase either wind of water erosion within or adjacent to the development site. The multifamily development proposes to address its own drainage through a dry retention area on the western portion of the subject site.

3. <u>Screening and buffering</u>. 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.

Response: Appropriate screening and buffering are provided on the proposed site plan that meets LDR requirements. The proposed development provides a ten-foot landscape buffer along Boutwell Road, a five-foot landscape buffer along the northern and southern boundaries, an eight-foot landscape buffer along the western dry detention area, and foundation planting around both multifamily buildings. A six-foot-high aluminum fence is proposed along the 10-foot landscape buffer along Boutwell Road. The subject site is enhancing the already the existing screen along the southern boundary and provides a buffering along the northern boundary.

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, walks, barriers and vegetation shall be arranged for the protection and enhancement of property and to enhance the privacy of the occupants.



Response: The multifamily buildings have been moved to the northern portion of the site to avoid any privacy issues with the southern industrial use. There are existing elements that provide a distance between Building B and the existing office towers. The proposed site design offers the most reasonable, visual and acoustical privacy for all the multifamily dwelling units given the site. The proposed development orientates the dwelling units in a north and south facing direction for both Buildings A and B, therefore promoting privacy for residents.

5. <u>Emergency access</u>. 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.

Response: Emergency access is provided to all proposed buildings with appropriate site circulation and access. The

6. <u>Access to public ways</u>. 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.

Response: Safe and convenient access is provided via Boutwell Road, which provides both ingress and egress for residents and guests. The multifamily development provides safe queuing for subject site through a 150-foot throat distance from the east property line to the gate's call box.

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

Response: A pedestrian circulation system is provided that is separated from the vehicular circulation system as to assist in safe and efficient circulation for all residents. The pedestrian circulation system connects both multifamily buildings to all on-site amenities within the development.

8. <u>Design of ingress and egress drives</u>. 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.

Response: The proposed ingress and egress drives located on Boutwell Road will not create negative impacts on the adjacent hotel and distribution center uses, and minimize impacts on public and private ways.

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.

Response: The proposed coordination of on-site circulation with off-site circulation on Boutwell Road is designed in such a manner as not to facilitate in improper utilization.

10. <u>Design of on-site public right-of-way</u>. On-site public street and rights-of-way shall be designed to 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 access to parcels.

Response: No additional ROW dedications are required for the subject site. ROW dedication has already been taken for Boutwell Road for its widening project. The subject site will not be fragmented into small blocks.



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.

Response: The City of Lake Worth Beach's Code requires a total of 320 parking spaces. Given the location of the site, nature of the development style, and programmatic needs for the development, 293 parking spaces are provided on-site. The Applicant has provided a parking study, demonstrating that the proposed development only requires a maximum of 264 parking spaces for 200 occupied dwelling units.

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

Response: The dumpster areas, between Buildings A and B and to the west of Building A, have been designed and screened by landscape islands and a five-foot landscape buffer to minimize the impact of noise, glare, and odor on adjacent property.

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

Response: The proposed development is designed to minimize negative impacts on adjoining properties; furthermore, the proposed development diversifies the corridor by providing residential options. The proposed development does not interfere with the functions of adjacent uses.

14. <u>Transitional development</u>. 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.

Response: The proposed development provides for a harmonious transition between surrounding commercial and neighborhood uses. Additionally, the exterior architecture offers high quality design and materials that further assists in creating a transition among surrounding architecture, density, and uses.

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

Response: Surrounding properties retain similar FLU and Zoning designations to that of the subject site, MU-W. The proposed development will continue to provide consistency with surrounding uses as well as maintain and promote a high-quality design standard.



DEVELOPMENT REGULATIONS

The proposed development plan meets the regulations as set forth in the table below. The subject site is not subject to the major thoroughfare design guidelines as this regulation only applies to properties located on 10th Avenue North from Dixie Highway to the west City limit.

Furthermore, the development proposes to utilize the Sustainable Bonus Incentive Program (SBIP) in order to increase building height. Details on meeting these program requirements are discussed under the SBIP section of this report.

Density	Section 0: this report. Section 23.3-18 (c) Development Regulations for Uses Permitted by Right						
Max density 47.5 dwelling units per gross acre (200 DU/Lot Area = 4.746 AC.)*	TYPE	REQI	JIREMEI	NT TV	PROPOSED		
Height 30 ft. (not to exceed 2 stories) Building A & B: 5-stories* *Additional height under Sustainable Bonus Incentive Program (not to exceed 6 stories) Front		per gross acre (200 DU/Lot Area					
*Additional height under Sustainable Bonus Incentive Program (not to exceed 6 stories) **Sustainable Bonus Incentive Program (not to exceed 6 stories) **Sustainable Bonus Incentive Program (not to exceed 6 stories) **Sustainable Bonus Incentive Program (not to exceed 6 stories **Sustainable Bonus Incentive Sustainable Bonus Sustainable Bonus Sustainable Bonus Sustainable Bonus Incentive Sustainable Bonus Sustainable Bonus Sustainable Bonus Incentive Sustainable Bonus Sustainable Bonus Incentive Sustainable Building A & B: 3 additional stories S	Lot Width		75 ft.		200 ft.		
Sustainable Bonus Incentive Program (not to exceed 6 stories)		30 ft. (not to	exceed	2 stories)	Building A & B: 5-stories*		
Rear 22 ft. min.* 253 ft. Side 20 ft. min.* 7 ft. Bonus Height and Stories Eff. 400 SF 1 BR 600 SF 720 SF 2 BR 750 SF 944 SF 3 BR 900 SF 4 BR 1,350 SF Accessory Structure Limitations Structure Limited to 40% of principal structure Limited to 40% of principal structure Limited to 40% of principal structure Small Lot 65% Large Lot 65% 65% Maximum Lot Coverage Medium Lot 55% Large Lot 50% 19% Maximum Wall Heights Height at Setback 30 ft. Maximum Wall Heights Height at Setback 30 ft. SBIP requires an additional 8 ft. Initiational 8 ft. min.* 7 ft. 253 ft. 20 ft. min.* 7 ft. 253 ft. 20 ft. min.* 7 ft. 3 BIP requires an additional 8 ft. Initiational 8 ft. min. for Front and Rear setbacks 1 BR 600 SF 720 SF 2 BR 750 SF 944 SF 3 BR 900 SF 944 SF 4 BR 1,350 SF 5 GR 65% 65% 6	Height	Sustainable B Program (not	onus Inc	entive	S .		
Side 20 ft. min.* 7 ft.		Front	32 f	t. min.*	32 ft.		
Bonus Height and Stories SBIP requires an additional 8 ft. min. for Front and Rear setbacks		Rear	22 f	t. min.*	253 ft.		
Bonus Height and Stories Salif Fequilies an additional 8 ft. min. for Front and Rear setbacks		Side	20 f	t. min.*	7 ft.		
Living Area	Setback	Height and	addition min. for	nal 8 ft. Front and			
Living Area Multi-Family (Min.) 2 BR 750 SF 944 SF 3 BR 900 SF 4 BR 1,350 SF			Eff.	400 SF			
Min. 2 BR 750 SF 944 SF 3 BR 900 SF 4 BR 1,350 SF 1,500 SF 1,5		Multi Eamily	1 BR	600 SF	720 SF		
3 BR 900 SF 4 BR 1,350 SF	Living Area		2 BR	750 SF	944 SF		
Limited to 40% of principal structure Small Lot 65%		(IVIIII.)					
Limitations structure Impermeable Surface Total Small Lot 65% Large Lot 65% 65% Small Lot 60% Maximum Lot Coverage Medium Lot 55% Large Lot 50% 19% Height at Setback 30 ft.							
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Large Lot 65% 65% Small Lot 60% Maximum Lot Coverage Medium Lot 55% Large Lot 50% 19% Maximum Wall Heights Height at Setback 30 ft.	Impormachia Surface Tatal						
Small Lot 60%	impermeable Surface Total				65%		
Maximum Lot Coverage Medium Lot 55% Large Lot 50% 19% Maximum Wall Heights Height at Setback 30 ft.					00 /6		
Large Lot 50% 19% Height at Setback 30 ft.	Maximum Lot Coverage						
Maximum Wall Heights Height at Setback 30 ft.	linaximam Lot Ooverage				19%		
Maximum wall Heights					.575		
Height with SBIP 65 ft	Maximum Wall Heights	Height with		65 ft.			

<u>Section 23.3-25(b)(2)) – Density</u>

Per the MU-W base zoning district, the subject site is allowed a density of 30 dwelling units per acre. Pursuant to the Planned Development district regulations, any urban planned development is allowed a density bonus of 25%. The increase in density through the SBIP permits a maximum of 37.5 dwelling units per acre. The increase in density is permitted by providing twice the base line sustainable bonus value, which applies to each square footage above the maximum threshold. Please see the sustainable bonus spreadsheet provided in this submittal. Additional density is being requested through the City of Lake Worth Beach's TDR program, which allows up to ten dwellings unit per acre. The 4.746-acre subject site results in an additional density bonus of 47 dwelling units through the TDR program, thus increasing the maximum density of the subject site to 47.5 dwelling units per acre or 224 dwelling units. Therefore, through the use



of both the SBIP and TDR program, the multifamily development is permitted a density of 42.14 dwelling units per acre or 200 dwelling units.

Section 23.3-18 (c) - Setbacks.*

Pursuant to the setback regulations for developments permitted by right within the MU-W zoning district, minimum setback requirements are increased for those projects that are utilizing the SBIP in order to increase building height above the two-story height limit. As part of this development proposal, SBIP approval is requested in order to increase the building height; therefore, the site design is subject to the increased front façade and rear façade minimum setback requirements. Both setbacks require an additional distance of eight to twelve feet to the minimum requirement.

The multifamily development proposes a side setback of 7 feet between the northern patio pads/balconies and the north property line, which is 13 feet less than the 20-foot requirement. Therefore, the Applicant requests a Waiver from the 20-foot side setback requirement to allow for a 13-foot reduction. The U-PD zoning district allows for flexibility in development standards with waivers.

The proposed development is adjacent to the five-story Wyndham hotel and the six-story office towers to the north. The hotel is setback approximately 160 feet from the subject site's northern property line, wherein a parking lot with landscaping and a wall is found in between, thus there is sufficient spacing between the proposed multifamily building and existing hotel. The rooms for the hotel face in the east and west directions, which will not cause any privacy issues with the proposed north facing balconies for the multifamily building. The base of the eastern office tower is setback 70 feet from the subject site's northern property line and includes parking and landscaping in between as well. In addition, the proposed five-foot landscape buffer on the northern property line provides additional screening and buffering for both multifamily buildings. A proposed seven-foot setback from the northern property line allows for additional amenity space, pervious space, and functionality of the vehicle circulation on-site.

Section 23.6-1 – Landscape regulations.

Per the landscape regulations for new multi-family developments (Sec. 23.6-1 (c).2), the proposed site will provide the required ten-foot perimeter buffer adjacent to the Boutwell ROW. In addition, a five-foot landscape buffer strip is provided on the northern and southern boundaries of the subject site, and an eight-foot landscape buffer along the western dry detention area. The proposed landscape will meet the required minimum standards as provided within this section as well as provide higher quality landscaping within community areas.

<u>Section 23.4-10 – Off-street parking.</u>

Pursuant to Section 23.4-10, the parking requirements for the proposed multifamily development is detailed below:

Unit Type	Parking Requirements per Bedroom	Required Parking
1 Bedroom (115 Units)	1.5 Parking Spaces per Unit	180 Parking Spaces
2 Bedroom (85 Units)	1.75 Parking Spaces per Unit	140 Parking Spaces
	320 Parking Spaces	

The proposed development provides a total of 293 parking spaces, which includes 41 compact parking spaces, 13 electric vehicle parking spaces, and 104 bike racks that substitute as 26 parking spaces. As mentioned earlier in the Justification Statement, the Applicant has provided a parking study, demonstrating that the proposed development only requires a maximum of 264 parking spaces for 200 occupied dwelling units.

SUSTAINABLE BONUS INCENTIVE PROGRAM (SBIP)

The proposed development seeks SBIP approval in order to increase the building height from the standard maximum regulation of two stories to permitting two, five-story buildings and to allow for a 25% increase in density. The SBIP offers the opportunity for the Applicant to increase building height within certain zoning districts in exchange for the incorporation of sustainable design features, community-based improvements and overall design excellence as part of the development proposal. The SBIP can be applied to developments in the MU-W zoning district.

Justification Statement March 25, 2021



Section 23.2-33 (c).2. – Review/Decision

(a) Is the award calculated correctly, consistent with the square footage and height requested and the value of the features and improvements included in the development proposal;

Response: The development proposal is consistent with the square footage and height requested. The request in height includes the increase of three stories for Building A and B. Per Section 23.3-18 (c), a development may increase its building height under the SBIP (not to exceed 6 stories).

(b) Do the proposed on-site features or improvements adequately provide sustainable project enhancements, beyond those otherwise required by these LDRs for the development proposal that are attainable and reasonable in the context of the proposed project.

Response: The proposed project meets Section 23.3-18 (c) Development Regulations, as discussed above, as well as offers additional on-site features that provide sustainable project enhancements (Section 23.2-33 (d)). These include elements of the clubhouse, pool and amenity deck, focal point, dog park,, and observation deck; higher quality landscaping; providing architectural character and aesthetic excellence; providing a quality design based on urban form and density; and providing housing diversity and accessibility.

Section 23.2-33 (d)(d) – Higher quality or additional open space beyond the requirements of the code. Features such as a community clubhouse, pool deck, focal point, and dog park offers the residents enhanced enjoyment of the provided open space areas and go beyond code minimum to increase quality of life.

<u>Section 23.2-33 (d)(h) – Character and aesthetic excellence/urban form and density/housing diversity and accessibility.</u>

The proposed development utilizes urban form and density to create a transition between surrounding high intense commercial uses to lower intense industrial uses by utilizing the "step-back" technique in building height. This method in urban form allows the development to provide the necessary transition between varying land uses that may otherwise be found to be incompatible with one another. Furthermore, the multi-family development provides housing diversity within the area as no other current new multi-family family options are provided within the immediate area.

- (c) Do the proposed off-site improvements meet the priorities of the city for community sustainability; and *Response: Not applicable.*
- (d) Do the proposed features, improvements or fees-in-lieu meet the intent of the Sustainable Bonus Incentive Program?

Response: As identified by the criteria above, the proposed features and improvements meet the intent of the SBIP, onsite.

ARCHITECTURE

The architectural style for the multifamily development is contemporary. The design of the development takes inspiration from the surrounding architecture which can be found along 10th Ave North as noted in the Lake Worth Beach Major Thoroughfare Design Guidelines. A mix of materials have been chosen to break up the monotony of the facades along with bright and cheerful colors. Vertical towers add visual interest and aim to provide vertically, while providing wayfinding access into the buildings.

Section 23.2-31 (I) - 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.



Response: As demonstrated by the above architectural description, the proposed development 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 and high quality.

- 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.
 - Response: Proposed development provides high quality design and materials. The exterior design and appearance will not cause the nature of the local environment or evolving environment to materially depreciate in appearance value.
- 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.
 - Response: The proposed development is consistent with site plan requirements, signage, landscaping, and the comprehensive plan.
- 4. The proposed structure or project is in compliance with this section and 23.2-29, as applicable.

Response: It is found to be that the proposed development is in compliance with the architectural requirements.

8. CONCLUSION

The requested Rezoning to an U-PD zoning district, with an underlying MU-W, a Major Site Plan approval, Sustainable Bonus Incentive Program, and Transfer of Development Rights are justified and consistent with the City of Lake Worth Beach's Comprehensive Plan, Code of Ordinances, and is compatible with surrounding uses. The subject site is in an ideal location to promote development. The development at this location improves an underutilized land area that is surrounded on all sides by built environment. The increase in density and building height through the U-PD zoning district and SBIP would allow a multifamily residential use that best compliments the 10th Avenue North corridor and surrounding high density residential uses. On behalf of the Applicant, WGI respectfully requests approval of this request to amend the subject site to an UP-D zoning district, with an underlying MU-W, allow a Major Site Plan, utilize the SBIP, and permit TDR approval.

MARKET ANALYSIS – LAKE WORTH AND PALM BEACH COUNTY

MULTIFAMILY PROFILE



Lake Worth and Palm Beach County Demographic Profile

Sources - Costar and ESRI

LOCATION OVERVIEW

Lake Worth is a dynamic, multi-cultural city with a strong social and environmental consciousness. The Atlantic Ocean and the broad waters of the Lake Worth lagoon form the city's eastern boundary and the beautiful fresh waters of Lake Osborne form its west boundary. The cities of West Palm Beach and Palm Beach are its northern neighbors. Its location at the latitude where the subtropics of North America begin gives the city its extraordinary climate and landscape. Lake Worth's Municipal Beach is one of the last remaining large tracts of open, public space on the ocean in southeast Florida. The city is the geographic and artistic center of Palm Beach County. The downtown area is considered the artistic soul of Lake Worth with an historic theater and museum, live music clubs, coffee houses, art galleries, antique malls, retail stores, and many restaurants.

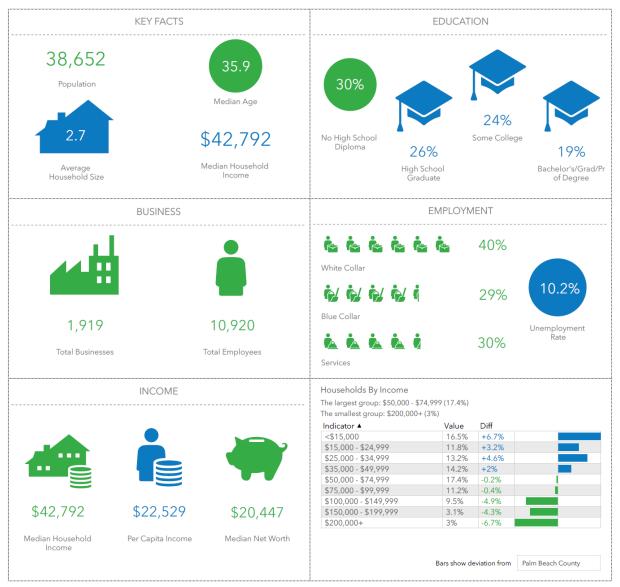
People are drawn to the city by its individualistic style, acceptance of different cultures and lifestyles, many historic structures, hip downtown, and distinctive residential neighborhoods. The city has a rich history and is protective of its historic architectural fabric. Over 1,000 historic buildings contribute to the human scale of the city and the charm of its downtown and residential neighborhood.







Lake Worth City, FL Lake Worth City, FL (1239075) Geography: Place

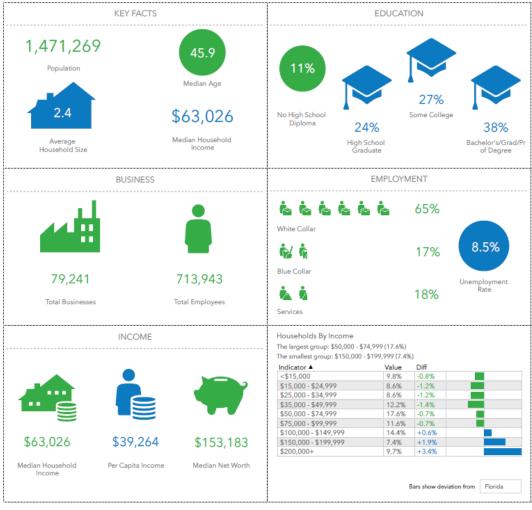


This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025

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Palm Beach County Demographics

Palm Beach County is located in the southeastern part of the State of Florida and lies directly north of Broward County and Miami-Dade County. According to a 2020 census report, the county had a population of 1,471,269, making it the third-most populous county in the state of Florida and the 25th-most populous county in the United States. Palm Beach County is one of the three counties in South Florida that make up the Miami metropolitan area, which was home to an estimated 6,198,782 people in 2018. West Palm Beach incorporated in 1894, making it the oldest municipality in the county. Tourism accounts for more than 70,000 jobs. It has an economic impact of more than \$7 billion to the local economy. Tourists account for more than \$45 million in bed-tax revenue, in addition to lodging sales that exceed \$700 million a year.



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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Site Specific Demographics

Within a one-mile ratio from the subject project, there is an estimated population of 18,172 that represents 47% of the Lake Worth City population, with an average household income of \$62,603. Population is expected to grow at an annual rate of 1.33% for the next five years. Below is the 1,3, and 5 miles ratio demographic and income profile information.

	2020	Total	Owner- occupied Housing	Renter- occupied Housing	Avg Household
	Population	Households	Units	Units	Income
1 Mile	18,172	6,497	3,748	2,750	62,603
3 Mile	129,024	46,973	26,271	20,702	67,867
5 Mile	300,008	108,768	68,438	39,753	69,275

Employment Centers and Access to Major Medical Centers Sources – Costar and ESRI

MAJOR EMPLOYMENT CENTERS

TOP 15 GOODS PRODUCING EMPLOYERS PALM BEACH COUNTY

Company	No. of Employees	Industry
Florida Crystals Corporation HQ	2,000	Agriculture
U.S. Sugar	1,250	Agriculture
Sikorsky, a Lockheed Martin Co.	1,154	Helicopters
Cheney Brothers	1,050	Food Distribution
Pratt & Whitney	1,000*	Aerospace Engineering
TBC Corporation HQ	800	Tire Distribution
Sugar Cane Growers Cooperative	676	Agriculture
Johnson Controls HQ	674	Security System Manufacturing
Zimmer Biomet HQ	651	Dental Implants
Walgreens Distribution	600*	Pharmaceutical Distribution
IBM Corp.	600*	Electronics R&D
ADT Security Services HQ	500	Security System Manufacturing
Belcan Engineering Group LLC	458*	Aerospace Engineering
Aerojet Rocketdyne	450	Aerospace Engineering
US Foods	400	Food Distribution
*Estimate Source: Palm Beach Business Develo	pment Board, 20	018

TOP 25 SERVICE PRODUCING EMPLOYERS PALM BEACH COUNTY

Сотрану	No. of Employees	Industry
Palm Beach County School Districts	21,466	Education
Palm Beach County Board of Commissioners	5,952	County Government
Tenet Coastal Division Palm Beach County	5,939	Health Care
NextEra Energy, Inc. HQ	4,404	Utilities
Hospital Corporation of America - HCA	3,550*	Health Care
Boca Raton Regional Hospital	2,800*	Health Care
Florida Atlantic University	2,644	Higher Education
Veterans Health Administration	2,535	Health Care
Bethesda Health, Inc.	2,282	Health Care
Office Depot HQ	2,034*	Office Supplies
The Breakers	2,000	Hotel
Jupiter Medical Center	1,907*	Health Care
G4S Secure Solutions (USA) HQ	1,501	Security Services
City of West Palm Beach	1,420*	City Government
City of Boca Raton	1,389	City Government
Boca Raton Resort & Club	1,376*	Hotel
Wells Fargo & Company	1,367*	Financial Services
South Florida Water Mgmt District	1,346	Regional Government
Palm Beach State College	1,212	Higher Education
Bank of America	1,000	Banking
\$5-40		

^{*}Estimate

Source: Palm Beach Business Development Board, 2018

ACCESS TO 5 MAJOR MEDICAL CENTERS







JFK MEDICAL CENTER

Lake Worth
5 MINUTES

460 Beds 560+ Physicians 2,200 Employees BETHESDA MEMORIAL HOSPITAL

Boynton Beach
15 MINUTES

481 Beds 670 Physicians 2,579 Employees JFK MEDICAL CENTER-NORTH CAMPUS

West Palm Beach
<20 MINUTES

245 Beds 600 Physicians 900 Employees ST. MARY'S MEDICAL CENTER

West Palm Beach
<20 MINUTES

460 Beds 574 Physicians 2,400 Employees DELRAY MEDICAL CENTER

Delray Beach
25 MINUTES

493 Beds 600 Physicians 1,600 Employees

Demand and Supply

Sources - Costar and ESRI

The apartment market in and around the city of Lake Worth continues to see strong demand. The two most recent completions in the market, The Mid Apartment Residences and Town Lantana, have both been quick to lease up. The below chart shows a peer set of properties for the subject property and their vacancy levels over the last year compared to last quarter and this past quarter, Q1 2021. The Mid Apt Residences, a 230-unit market rate apartment project, opened in 2020 and is currently 90% occupied while Town Lantana, a 360-unit market rate apt project, opened in Jan 2020 and is currently 95% occupied. In addition, the two properties most closely located to the subject, The Village at Lake Worth and Village at Lake Osborne, have maintained nearly zero occupancy over the last year while increasing rates. All the other peer group projects in the market continue to be stabilized and show strong demand.

			١	/acancy Leve	ls	Cha	inge
Property Name - Address	Rating	Units	Now	Last Qtr	Last Year	Past Qtr	Past Year
The Mid Apartment Residences - 1601 N Dixie H	****	230	31.7%	69.6%	-	-37.9%	-
Town Lantana - 1001 Watertower Way	****	360	22.7%	34.4%	85.2%	-11.7%	-62.5%
Chelsea Commons Apartments - 1400 Pine Cir	****	208	0%	3.2%	3.0%	-3.2%	-3.0%
The View at Waters Edge Apartment Community	****	404	0.9%	2.0%	7.8%	-1.1%	-6.9%
Portofino - 2767-2779 10th Ave N	***	270	0%	0.9%	0%	-0.9%	0%
Emerald Lake Apartments - 4495 Emerald Vista	****	338	3.6%	4.5%	5.9%	-0.9%	-2.3%
Ashley Lake Park - 5020 Ashley Lake Dr	***	300	1.5%	2.2%	2.9%	-0.8%	-1.4%
The Abbey at Northlake - 2304 N Congress Ave	***	520	2.0%	2.5%	5.5%	-0.6%	-3.6%
Casa Brera - 4725 Via Bari	****	206	6.0%	6.4%	4.6%	-0.4%	1.4%
Palm Springs Apartments - 801 Rich Dr	****	152	3.5%	3.9%	2.2%	-0.4%	1.2%
Sunset Place Apartments - 1001 36th St	***	192	1.8%	2.2%	1.5%	-0.4%	0.3%
The Village at Lake Worth - 2220 Lake Worth Rd	****	216	5.6%	6.0%	2.2%	-0.4%	3.4%
Village at Lake Osborne 2430 Lake Worth Rd	****	118	4.7%	5.1%	2.0%	-0.4%	2.7%
Marina Bay - 2400 Lantana Rd	****	192	0.2%	0.3%	0%	-0.1%	0.2%
Ocean Breeze East - 700 N Seacrest Blvd	****	123	0%	0%	-	0%	-
Palm Gardens Apartments - 1710 4th Ave N	****	81	0%	0%	0.1%	0%	-0.1%
Bermuda Cay - 661 E Woolbright Rd	****	121	10.4%	8.8%	9.1%	1.7%	1.3%
Costa Del Lago Apartments - 2508 10th Ave N	****	218	6.8%	4.3%	4.3%	2.5%	2.5%

Town Lantana Apartments



💠 1001 Watertower Way - Town Lantana Lantana, Florida - Outer Boynton Beach Neighborhood



PROPERTY	
Property Size:	360 Units, 1 Floors
Avg. Unit Size:	863 SF
Year Built:	Jan 2020
Type:	Apartments - All
Rent Type:	Market
Parking:	-
Distance to Subject	2.47 Miles
Distance to Transit:	-

PROPERTY MANAGER The Related Companies (561) 286-4647 OWNER

UNIT BREAKDOWN

			Uni	t Mix	Avai	lability	Avg Ask	Avg Asking Rent		tive Rent	
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	694	50	13.9%	1	2.0%	\$1,562	\$2.25	\$1,458	\$2.10	6.7%
1	1	736	50	13.9%	1	2.0%	\$1,635	\$2.22	\$1,526	\$2.07	6.7%
1	1	764	50	13.9%	2	4.0%	\$1,623	\$2.12	\$1,515	\$1.98	6.7%
1	1	765	20	5.6%	0	0.0%	\$1,605	\$2.10	\$1,498	\$1.96	6.7%
1	1	794	39	10.8%	4	10.3%	\$1,661	\$2.09	\$1,550	\$1.95	6.7%
2	1	902	26	7.2%	1	3.9%	\$1,740	\$1.93	\$1,624	\$1.80	6.7%
2	1	914	25	6.9%	0	0.0%	\$1,769	\$1.94	\$1,651	\$1.81	6.7%
2	1	940	30	8.3%	1	3.3%	\$1,803	\$1.92	\$1,683	\$1.79	6.7%
2	2	1,094	29	8.1%	6	20.7%	\$1,978	\$1.81	\$1,846	\$1.69	6.7%
2	2	1,158	29	8.1%	2	6.9%	\$2,024	\$1.75	\$1,889	\$1.63	6.7%
3	2	1,268	12	3.3%	0	0.0%	\$2,326	\$1.83	\$2,171	\$1.71	6.7%
otals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
II 1 Beds		746	209	58.1%	8	3.8%	\$1,617	\$2.17	\$1,509	\$2.02	6.7%
II 2 Beds		1,006	139	38.6%	10	7.2%	\$1,868	\$1.86	\$1,743	\$1.73	6.7%
II 3 Beds		1,268	12	3.3%	0	0.0%	\$2,326	\$1.83	\$2,171	\$1.71	6.7%
otals		864	360	100%	18	5.0%	\$1,737	\$2.01	\$1,621	\$1.88	6.7%

Estimate Updated March 19, 2021

The Mid Apartments Residences



1601 N Dixie Hwy - The Mid Apartment Residences

Lake Worth, Florida - Sunset Ridge South Neighborhood



Property Size:	230 Units, 3 Floors
Avg. Unit Size:	791 SF
Year Built:	2020
Type:	Apartments - All
Rent Type:	Market
Parking:	299 Spaces; 1.3 per Unit
Distance to Subject:	1.86 Miles
Distance to Transit:	-

 PROPERTY MANAGER
Castle Residential - The Mid Apartment Res.
(561) 712-6200
OWNER

UNIT BREAKDOWN

			Uni	t Mix	Avai	lability	Avg Ask	ing Rent	Avg Effec	tive Rent	
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	635	92	40.0%	21	22.8%	\$1,412	\$2.22	\$1,412	\$2.22	0.0%
1	1	738	46	20.0%	1	2.2%	\$1,526	\$2.07	\$1,526	\$2.07	0.0%
2	2	971	84	36.5%	0	0.0%	\$1,778	\$1.83	\$1,778	\$1.83	0.0%
2	2	1,028	8	3.5%	1	12.5%	\$1,795	\$1.75	\$1,795	\$1.75	0.0%
s		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
Beds		669	138	60.0%	22	15.9%	\$1,450	\$2.17	\$1,450	\$2.17	0.0%
Beds		976	92	40.0%	1	1.1%	\$1,779	\$1.82	\$1,779	\$1.82	0.0%
als		792	230	100%	23	10.0%	\$1,582	\$2.00	\$1,582	\$2.00	0.0%
									Estimate		March 19, 2021

The Village at Lake Worth



2220 Lake Worth Rd - The Village at Lake Worth

Lake Worth, Florida - Outer Greenacres Neighborhood



PROPERTY	
Property Size:	216 Units, 3 Floors
Avg. Unit Size:	889 SF
Year Built:	Feb 2015
Type:	Apartments - All
Rent Type:	Market
Parking:	225 Spaces; 1.0 per Unit
Distance to Subject	0.27 Miles
Distance to Transit:	-

*	\star	\star	\star	常

	PROPERTY MANAGER
	AHS - The Village at Lake Worth
	(561) 530-4272
	OWNER
	-
_	

UNIT BREAKDOWN

	tive Rent	Avg Effec	ing Rent	Avg Ask	ability	Availa	Mix	Unit			
Concessions	Per SF	Per Unit	Per SF	Per Unit	Mix %	Units	Mix %	Units	Avg SF	Bath	Bed
0.7%	\$1.80	\$1,260	\$1.81	\$1,268	2.1%	1	22.2%	48	700	1	1
0.7%	\$1.57	\$1,411	\$1.58	\$1,421	0.7%	1	66.7%	144	900	2	2
0.7%	\$1.45	\$1,737	\$1.46	\$1,749	4.2%	1	11.1%	24	1,200	2	3
Concessions	Per SF	Per Unit	Per SF	Per Unit	Mix %	Units	Mix %	Units	Avg SF		Totals
0.7%	\$1.80	\$1,260	\$1.81	\$1,268	2.1%	1	22.2%	48	700		All 1 Beds
0.7%	\$1.57	\$1,411	\$1.58	\$1,421	0.7%	1	66.7%	144	900		All 2 Beds
0.7%	\$1.45	\$1,737	\$1.46	\$1,749	4.2%	1	11.1%	24	1,200		All 3 Beds
0.7%	\$1.59	\$1,414	\$1.60	\$1,423	1.4%	3	100%	216	889		Totals

Updated March 19, 2021 Estimate

Village at Lake Osborne



2430 Lake Worth Rd - Village at Lake Osborne

Lake Worth, Florida - Outer Greenacres Neighborhood





PROPERTY		PROPERTY MANAGER
Property Size:	118 Units, 3 Floors	AHS - Village at Lake Osborne
Avg. Unit Size:	802 SF	(561) 660-8184
Year Built:	Jan 2017	
Type:	Apartments - All	OWNER
Rent Type:	Market	` <u>-</u>
Parking:	160 Spaces; 1.4 per Unit	
Distance to Subje	ect: 0.27 Miles	
Distance to Trans	sit: -	

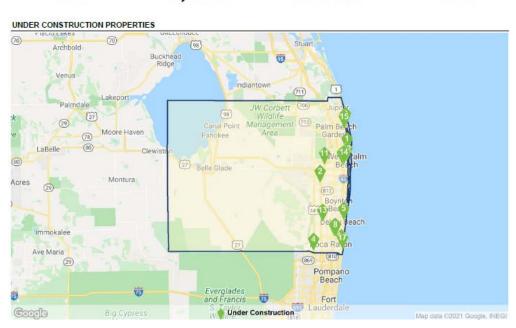
UNIT BREAKDOWN

			Uni	Mix	Avail	ability	Avg Ask	ing Rent	Avg Effec	tive Rent	
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	700	40	33.9%	1	2.5%	\$1,210	\$1.73	\$1,203	\$1.72	0.6%
2	2	855	78	66.1%	1	1.3%	\$1,390	\$1.63	\$1,382	\$1.62	0.6%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		700	40	33.9%	1	2.5%	\$1,210	\$1.73	\$1,203	\$1.72	0.6%
All 2 Beds		855	78	66.1%	1	1.3%	\$1,390	\$1.63	\$1,382	\$1.62	0.6%
Totals		802	118	100%	2	1.7%	\$1,329	\$1.66	\$1,321	\$1.65	0.6%
									Estimate	Updated	March 14, 2021

Construction Pipeline

According to co-star there are currently 17 apartment projects in Palm Beach County that are under construction for a total 4,288 units. None of these projects are near the subject property or in Lake Worth. They are split between West Palm Beach area and southern Palm Beach County (Boca, Delray). Below is a breakdown of those projects.

17 4,288 6.1% 252



UNDER CONSTRUCTION

Pro	perty Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1	Marina Village 4400 N Flagler Dr	****	399	24	Jan 2021	Dec 2022	The Related Group of Florida The Related Group of Florida
2	Wellington Vista 8300 Garden Catalina Cir	****	370	-	Jun 2020	Jul 2021	FCI Residential Corporation Fanjul Corp
3	Hibiscus Tower 575 S Rosemary Sq	****	364	21	Jun 2020	Oct 2021	The Related Companies The Related Companies
4	Residences at Boca Dunes 9260 Boca Vue Dr	****	354	-	Jun 2020	Jan 2023	The Richman Group of Florida, Inc. The Richman Group
5	Atlantic Crossing Delray 777 E Atlantic Ave	****	343	3	Jan 2020	Jul 2021	Edwards Companies Edwards Companies
6	One West Palm- Multi-Fa 550 S Quadrille Blvd	****	326	30	Feb 2019	Jun 2021	Florida Sunshine Investments Inc. Florida Sunshine Investments Inc.
7	The Manor at Broken So 5300-5400 NW Broken So	****	297	6	Jul 2020	Jan 2023	The Related Group of Florida The Related Group of Florida
8	5201 Congress Ave	****	284	8	Feb 2021	Feb 2023	Mainstreet Capital Partners Mainstreet Capital Partners
9	Emara Palm Beach 12089 US HIGHWAY 1	****	250	-	Jan 2020	Nov 2021	Fairway Investments Fairway Investments
10	Indigo West Palm Beach 1500 Centrepark Blvd	****	246	7	Oct 2019	May 2021	Atlantic Residential Atlantic Residential
11	Village at Banyan Ridge 7080 Banyan Leaf Dr	****	228	3	Apr 2020	Jun 2021	AHS Development Group Marrero Fortune Corporation
12	Boutique West Palm 695 S Olive Ave	****	217	-	Jul 2020	Apr 2022	Transwestern Real Estate Services Transwestern Real Estate Services
13	Terra Nova 7606 Atlantic Ave	****	212	-	Feb 2021	Dec 2022	Principal Development Group, LLC Principal Development Group, LLC
14	The District Flats 1050 Blanche St	****	178	-	Dec 2019	Apr 2021	Eastwind Development, LLC Eastwind Development, LLC
15	Solera at City Centre 2000 PGA Blvd	****	136	5	Jan 2020	Apr 2021	Eastwind Development, LLC AW Real Estate Management LLC
16	490 E Palmetto Park Rd	****	48	3	Dec 2020	Feb 2022	- Berta Management of Florida Corp
17	Boca Beach House 725 S Ocean Blvd	****	36	-	Oct 2020	Apr 2022	Key International, Inc. Wexford Capital LP



3300 Boutwell Rd, Lake Worth, Florida, 33461 Ring: 1 mile radius

Prepared by Esri Latitude: 26.62730 Longitude: -80.07620

Summary	Cer	sus 2010		2020		202
Population		15,655		18,172		19,22
Households		5,805		6,497		6,83
Families		3,561		3,936		4,12
Average Household Size		2.65		2.76		2.7
Owner Occupied Housing Units		3,530		3,748		3,91
Renter Occupied Housing Units		2,275		2,750		2,92
Median Age		35.3		36.3		37
Trends: 2020-2025 Annual Rate		Area		State		Nation
Population		1.13%		1.33%		0.72
Households		1.01%		1.27%		0.72
Families		0.95%		1.23%		0.64
Owner HHs		0.86%		1.22%		0.72
Median Household Income		1.78%		1.51%		1.60
				2020		202
Households by Income			Number	Percent	Number	Perce
<\$15,000			999	15.4%	942	13.8
\$15,000 - \$24,999			914	14.1%	884	12.9
\$25,000 - \$34,999			870	13.4%	879	12.9
\$35,000 - \$49,999			906	13.9%	945	13.8
\$50,000 - \$74,999			1,130	17.4%	1,209	17.7
\$75,000 - \$99,999			594	9.1%	659	9.6
\$100,000 - \$149,999			651	10.0%	779	11.4
\$150,000 - \$199,999			177	2.7%	227	3.3
\$200,000+			256	3.9%	306	4.5
Median Household Income			\$41,519		\$45,344	
Average Household Income			\$62,603		\$69,610	
Per Capita Income			\$21,991		\$24,314	
Population by Age	Cer Number	rsus 2010 Percent	Number	2020 Percent	Number	20 : Perce
0 - 4	1,256	8.0%	1,283	7.1%	1,382	7.2
5 - 9	947	6.0%	1,263	7.0%	1,314	6.8
10 - 14	887	5.7%	1,220	6.7%	1,285	6.7
15 - 19	991	6.3%	993	5.5%	1,220	6.3
20 - 24	1,291	8.2%	1,155	6.4%	1,147	6.0
25 - 34	2,389	15.3%	2,845	15.7%	2,637	13.7
35 - 44	2,114	13.5%	2,301	12.7%	2,704	14.1
45 - 54	1,970	12.6%	2,102	11.6%	2,074	10.8
55 - 64	1,623	10.4%	2,010	11.1%	2,079	10.8
65 - 74	1,064	6.8%	1,667	9.2%	1,842	9.6
75 - 84	778	5.0%	888	4.9%	1,114	5.8
85+	345	2.2%	444	2.4%	427	2.2
		sus 2010		2020		20
Race and Ethnicity	Number	Percent	Number	Percent	Number	Perce
White Alone	10,486	67.0%	11,393	62.7%	11,751	61.1
Black Alone	2,528	16.1%	3,284	18.1%	3,604	18.7
American Indian Alone	414	2.6%	394	2.2%	374	1.9
Asian Alone	201	1.3%	245	1.3%	266	1.4
Pacific Islander Alone	11	0.1%	15	0.1%	17	0.1
Some Other Race Alone	1,321	8.4%	1,892	10.4%	2,165	11.3
Two or More Races	694	4.4%	949	5.2%	1,050	5.5
Hispanic Origin (Any Race)	6,958	44.4%	9,541	52.5%	10,853	56.4

March 21, 2021

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3300 Boutwell Rd, Lake Worth, Florida, 33461 Ring: 1 mile radius

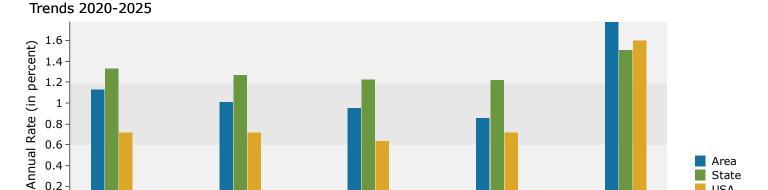
Prepared by Esri

State

USA

Median HH Income

Latitude: 26.62730 Longitude: -80.07620



Families

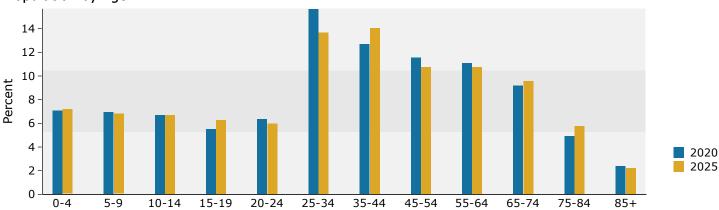
Population by Age

Population

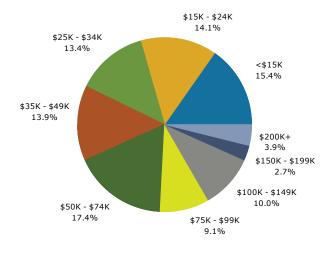
Households

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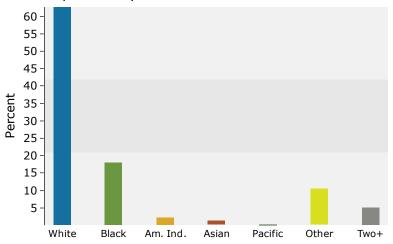


2020 Household Income



2020 Population by Race

Owner HHs



2020 Percent Hispanic Origin:52.5%



3300 Boutwell Rd, Lake Worth, Florida, 33461 Ring: 3 mile radius

Prepared by Esri Latitude: 26.62730 Longitude: -80.07620

Summary	Cer	sus 2010		2020		202
Population		118,591		129,024		135,27
Households		43,965		46,973		49,09
Families		26,898		28,329		29,4
Average Household Size		2.67		2.71		2.
Owner Occupied Housing Units		24,923		26,271		27,1
Renter Occupied Housing Units		19,042		20,702		21,9
Median Age		36.2		37.5		37
Trends: 2020-2025 Annual Rate		Area		State		Nation
Population		0.95%		1.33%		0.72
Households		0.89%		1.27%		0.72
Families		0.78%		1.23%		0.64
Owner HHs		0.66%		1.22%		0.72
Median Household Income		1.85%		1.51%		1.60
				2020		20
Households by Income			Number	Percent	Number	Perce
<\$15,000			6,640	14.1%	6,085	12.4
\$15,000 - \$24,999			5,563	11.8%	5,346	10.9
\$25,000 - \$34,999			5,780	12.3%	5,731	11.7
\$35,000 - \$49,999			6,796	14.5%	6,937	14.3
\$50,000 - \$74,999			8,414	17.9%	9,073	18.5
\$75,000 - \$99,999			5,213	11.1%	5,825	11.9
\$100,000 - \$149,999			4,850	10.3%	5,760	11.7
\$150,000 - \$199,999			1,639	3.5%	2,021	4.1
\$200,000+			2,079	4.4%	2,320	4.7
Median Household Income			\$46,362		\$50,823	
Average Household Income			\$67,867		\$74,632	
Per Capita Income			\$24,851		\$27,241	
Population by Age	Number	nsus 2010 Percent	Number	2020 Percent	Number	20 Perce
0 - 4	8,636	7.3%	8,441	6.5%	9,060	6.7
5 - 9	7,510	6.3%	8,078	6.3%	8,443	6.2
10 - 14	6,955	5.9%	7,878	6.1%	8,212	6.3
15 - 19	7,436	6.3%	7,433	5.8%	8,009	5.9
20 - 24	8,690	7.3%	8,636	6.7%	8,954	6.6
25 - 34	17,960	15.1%	19,720	15.3%	19,683	14.6
35 - 44	16,795	14.2%	16,279	12.6%	17,802	13.2
45 - 54	16,195	13.7%	15,737	12.2%	15,227	11.3
55 - 64	12,322	10.4%	15,312	11.9%	15,373	11.4
65 - 74	7,837	6.6%	11,579	9.0%	12,975	9.6
75 - 84	5,467	4.6%	6,467	5.0%	7,958	5.9
85+	2,788	2.4%	3,462	2.7%	3,575	2.6
		sus 2010	-, -	2020	.,	20
Race and Ethnicity	Number	Percent	Number	Percent	Number	Perce
White Alone	81,937	69.1%	83,715	64.9%	85,480	63.2
Black Alone	17,172	14.5%	20,929	16.2%	22,995	17.0
American Indian Alone	2,593	2.2%	2,433	1.9%	2,314	1.7
Asian Alone	1,801	1.5%	2,083	1.6%	2,265	1.7
Pacific Islander Alone	107	0.1%	125	0.1%	130	0.1
Some Other Race Alone	10,464	8.8%	13,916	10.8%	15,719	11.6
Two or More Races	4,517	3.8%	5,824	4.5%	6,368	4.7
TWO OF FIOTE Ruces						
Hispanic Origin (Any Race)	51,443	43.4%	65,964	51.1%	74,027	54.7

March 21, 2021

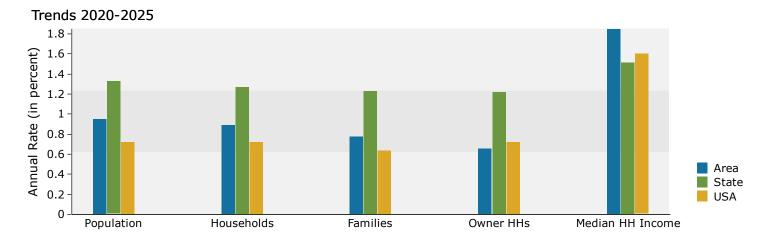
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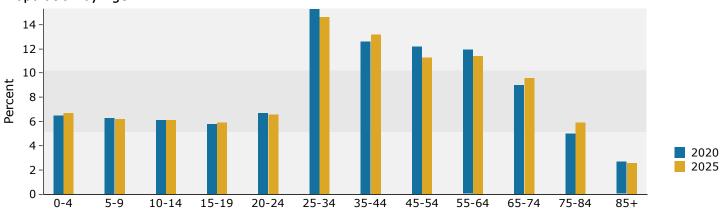
3300 Boutwell Rd, Lake Worth, Florida, 33461 Ring: 3 mile radius

Prepared by Esri

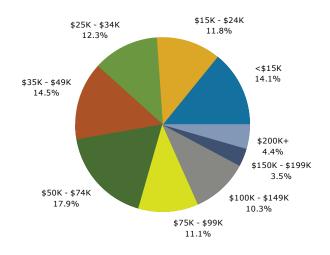
Latitude: 26.62730 Longitude: -80.07620



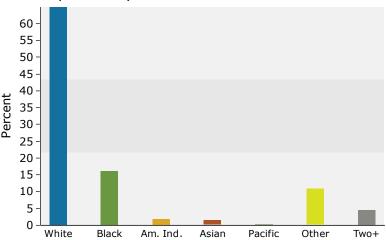
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin:51.1%



3300 Boutwell Rd, Lake Worth, Florida, 33461 Ring: 5 mile radius

Prepared by Esri Latitude: 26.62730 Longitude: -80.07620

Summary	Cer	sus 2010		2020		2
Population		275,926		300,008		313
Households		102,026		108,768		113
Families		64,909		68,438		70
Average Household Size		2.67		2.72		
Owner Occupied Housing Units		65,347		69,016		71
Renter Occupied Housing Units		36,679		39,753		41
Median Age		36.7		38.2		
Trends: 2020-2025 Annual Rate		Area		State		Nati
Population		0.89%		1.33%		0
Households		0.82%		1.27%		0
Families		0.72%		1.23%		0
Owner HHs		0.67%		1.22%		0.
Median Household Income		1.21%		1.51%		1
				2020		
Households by Income			Number	Percent	Number	Pe
<\$15,000			12,921	11.9%	11,870	10
\$15,000 - \$24,999			12,474	11.5%	11,915	10
\$25,000 - \$34,999			12,198	11.2%	11,911	10
\$35,000 - \$49,999			16,260	14.9%	16,360	14
\$50,000 - \$74,999			21,564	19.8%	22,781	2
\$75,000 - \$99,999			12,489	11.5%	13,755	1
\$100,000 - \$149,999			12,256	11.3%	14,483	13
\$150,000 - \$199,999			4,336	4.0%	5,376	4
\$200,000+			4,270	3.9%	4,847	4
4-00/000			.,	2.2.1.	.,.	
Median Household Income			\$50,397		\$53,516	
Average Household Income			\$69,275		\$76,291	
Per Capita Income			\$25,187		\$27,630	
	Cer	nsus 2010	1-2/-2	2020	4=1,000	
Population by Age	Number	Percent	Number	Percent	Number	Pe
0 - 4	19,494	7.1%	19,027	6.3%	20,142	
5 - 9	18,055	6.5%	18,792	6.3%	19,368	
10 - 14	17,368	6.3%	18,622	6.2%	19,349	
15 - 19	18,102	6.6%	17,657	5.9%	18,686	(
20 - 24	18,950	6.9%	19,266	6.4%	19,474	(
25 - 34	39,121	14.2%	44,080	14.7%	44,184	1
35 - 44	39,311	14.2%	37,744	12.6%	41,209	1
45 - 54	37,658	13.6%	36,728	12.2%	35,709	1
55 - 64	28,268	10.2%	35,711	11.9%	35,465	1
65 - 74	18,779	6.8%	27,577	9.2%	31,130	-
75 - 84	13,869	5.0%	15,923	5.3%	19,748	
85+	6,953					
03+	•	2.5%	8,881	3.0%	9,110	
Pace and Ethnicity		nsus 2010 Percent	Number	2020 Percent	Number	Po
Race and Ethnicity	Number				Number	Pe
White Alone	186,157	67.5%	188,624	62.9%	191,342	6
Black Alone	48,473	17.6%	59,110	19.7%	64,422	20
American Indian Alone	3,455	1.3%	3,260	1.1%	3,116	
Asian Alone	5,375	1.9%	6,306	2.1%	6,885	
Pacific Islander Alone	233	0.1%	265	0.1%	273	
Some Other Race Alone	22,774	8.3%	30,311	10.1%	34,305	1
Two or More Races	9,460	3.4%	12,131	4.0%	13,230	•
Historia Osisia (As. Barra)	106.007	20.70/	127 722	45.00/	155.005	4.
Hispanic Origin (Any Race)	106,807	38.7%	137,722	45.9%	155,095	49

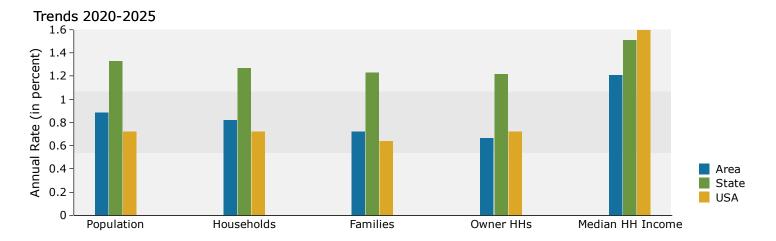
March 21, 2021

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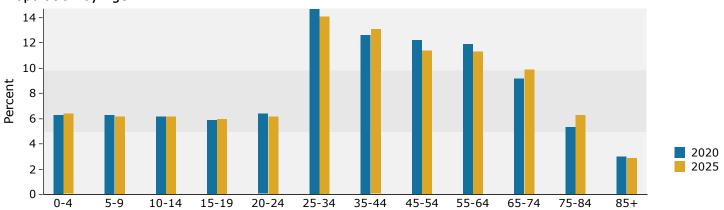


3300 Boutwell Rd, Lake Worth, Florida, 33461 Ring: 5 mile radius

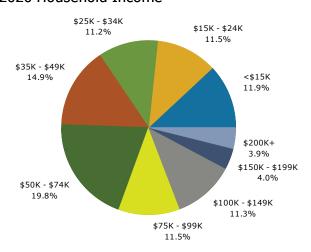
Prepared by Esri Latitude: 26.62730 Longitude: -80.07620



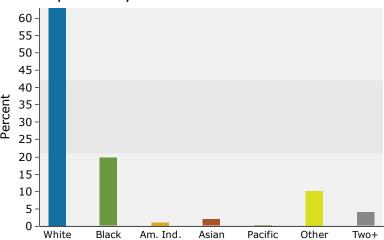
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin:45.9%



Department of Engineering and Public Works

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

www.pbcgov.com

Palm Beach County Board of County Commissioners

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer" January 7, 2021

Dr. Juan F. Ortega, PE JFO Group Inc. 6671 W Indiantown Road, Suite 50-324 Jupiter, FL 33458

RE: Boutwell Road Apartments

Project #: 201205

Traffic Performance Standards Review

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the **Boutwell Road Apartments** Traffic Impact Statement, dated December 28, 2020, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality: Lake Worth Beach

Location: West side of Boutwell Road, south of 10th Avenue

PCN: 38-43-44-20-01-034-0040

Access: One full access driveway connection onto Boutwell

Road

(As used in the study and is NOT necessarily an

approval by the County through this TPS letter)

Existing Uses: Vacan

Proposed Uses: Mid-rise Multi-Family Residential = 200 DU

New Daily Trips: 1,088

New Peak Hour Trips: 72 (19/53) AM; 88 (54/34) PM

Build-out: December 31, 2026

Based on our review, the Traffic Division has determined the proposed development is located within the Urban Redevelopment Area (URA) Traffic Concurrency Exception Area (TCEA) and therefore, exempt from the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.



Dr. Juan F. Ortega, PE January 7, 2021 Page 2

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email <u>QBari@pbcgov.org</u>.

Sincerely,

Guazi Fumar bari Quazi Bari, P.E., PTOE

Manager - Growth Management

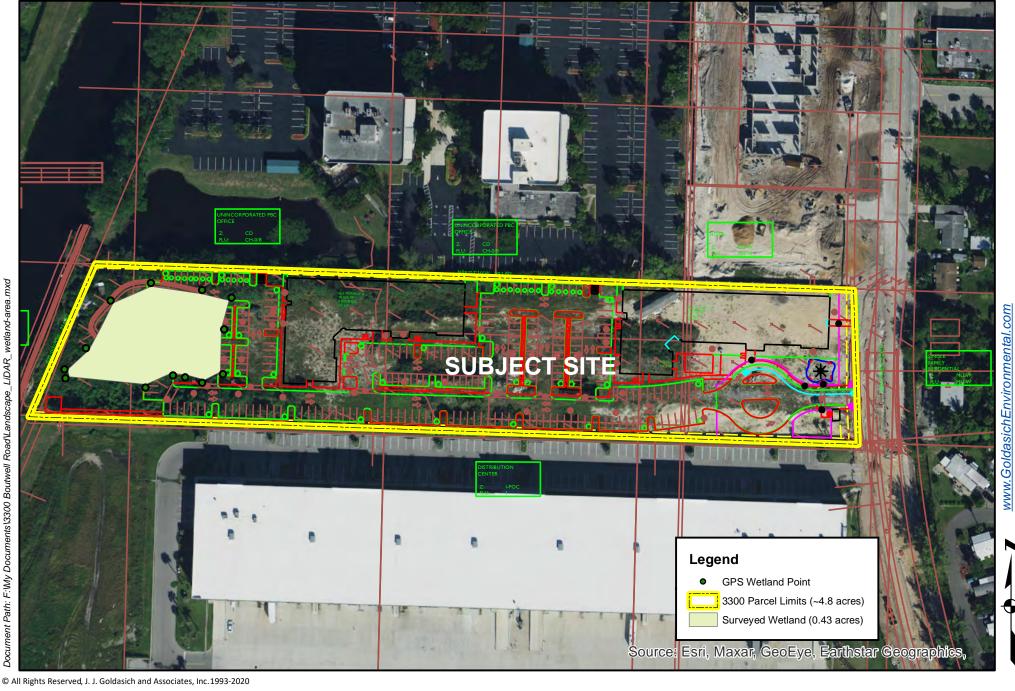
Traffic Division

QB:HA:rb

ec: Addressee

Erin Fitzhugh Sita, AICP, Assistant Director-Planning, Zoning, & Preservation Community Sustainability Department, City of Lake Worth Beach Hanane Akif, E.I., Project Coordinator II, Traffic Division Bogdan Piorkowski, P.E., Sr. Prof. Engineer, Traffic Division Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2021\201205 - BOUTWELL ROAD APARTMENTS.DOCX



3300 Boutwell Road Initial: 08/26/2020 Revised: 01/12/2021 J. J. Goldasich and Associates, Incorporated **SFWMD** Wetland Aerial Photograph with Wetland 120 300 60 30 240 Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN (561) 883-9555 jjg@jjgoldasich.com Seagrass to Sawgrass Parcel and Adjacent Waterway Limits Palm Beach County, Florida Мар



7 North Dixie Highway Lake Worth, FL 33460 **561.586.1600**

AGENDA CITY OF LAKE WORTH BEACH REGULAR CITY COMMISSION MEETING CITY HALL COMMISSION CHAMBER TUESDAY, JUNE 15, 2021 - 6:00 PM

ROLL CALL:

INVOCATION OR MOMENT OF SILENCE: led by Commissioner Sarah Malega

PLEDGE OF ALLEGIANCE: led by Commissioner Kimberly Stokes

AGENDA - Additions / Deletions / Reordering:

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

- A. Legislative update
- B. Presentation by Dan Burden of Blue Zones, LLC regarding mini roundabouts on Federal Highway
- C. Final Update on the Climate Change Vulnerability Assessment

COMMISSION LIAISON REPORTS AND COMMENTS:

PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:

APPROVAL OF MINUTES:

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

- A. Proclamation declaring June 27, 2021 as HIV Testing Day
- B. NRP District 1 year 4 CEI Mock Roos
- C. NRP District 1 year 4 Construction B&B
- D. First Amendment to Standard Agreement for Legal Services with the law firm of Baker, Donelson, Bearman, Caldwell & Berkowitz, PC.

PUBLIC HEARINGS:

A. Ordinance 2021-04- Second Reading - A request by IBI Group on behalf of Ricardo Hernandez of OAG Investment 5 LLC for consideration of a Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development Incentive Program to allow for the construction of a 127-unit mixed use development commonly known as "Deco Green" at 1715 North Dixie Highway within the Mixed-Use Dixie Highway (MU-DH) zoning district.

B. PZB # 21-01400002 - A request by WGI, an engineering and land development firm, on behalf of MA Investment Boca, LLC for consideration of a Residential Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Transfer of Development Rights, and Sustainable Bonus Incentive Program to allow the construction of 200-unit multi-family development at 3300 Boutwell Road, within the Mixed Use – West (MU-W) zoning district

UNFINISHED BUSINESS:

NEW BUSINESS:

- A. PZB # 21-01400039: A request by Mark Hunley of Charette International Architecture on behalf of 1212 Tenth Ave North LLC for consideration of a Residential Urban Planned Development, Major Site Plan, Conditional Use Permit, and Right of Way Abandonment to allow the construction of a two-building residential project consisting of 24 multi-family units on 10th Avenue North, between North E Street and North F Street, within the Mixed Use East (MU-E) zoning district, PCN #s 38-43-44-21-15-318-0010, 38-43-44-21-15-318-0140, 38-43-44-21-15-318-0150, 38-43-44-21-15-318-0160.
- B. Discussion regarding the Education Committee brought forth by Commissioner Kimberly Stokes

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)