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

**AGENDA**
**CITY OF LAKE WORTH BEACH**
**REGULAR CITY COMMISSION MEETING (REVISION #2)**
**CITY HALL COMMISSION CHAMBER**
**TUESDAY, FEBRUARY 7, 2023 - 6:00 PM**

**ROLL CALL:**

**INVOCATION OR MOMENT OF SILENCE:** led by Commissioner Reinaldo Diaz

**PLEDGE OF ALLEGIANCE:** led by Mayor Betty Resch

**AGENDA - Additions / Deletions / Reordering:**

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

A. Presentation by Rhonda Giger, General Counsel for the PBC Commission on Ethics
B. Proclamation declaring February 2023 as Black History Month
C. Proclamation declaring February 2023 as Anti-racism Month
D. Proclamation declaring February 10-17, 2023 as 2-1-1 Help Line Awareness Week

**COMMISSION LIAISON REPORTS AND COMMENTS:**

**CITY MANAGER'S REPORT:**

**PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:**

**APPROVAL OF MINUTES:**

A. Pre-agenda Work Session - January 11, 2023
B. Regular Meeting - January 17, 2023
C. Special Meeting - January 24, 2023
D. Pre-agenda Work Session - January 25, 2023

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

A. Resolution No. 02-2023 – Documenting the levy of municipal special assessment liens for unpaid lot clearing charges
B. Resolution No. 03-2023 – Documenting the levy of municipal special assessment liens for unpaid boarding and securing charges
C. Proposed settlement of Civil Rights lawsuit with Craig Kersh, Roy Kersh, Michael Fields, and J.R. Soares
D. Proposed Settlement of Pending Personal Injury Litigation with Roberta Jackson
E. Resolution No. 04-2023 - Urging members of the Florida Legislature to support the 2023 Florida League of Cities Legislative Platform brought forward by Commissioner Malega

**PUBLIC HEARINGS:**

A. Ordinance No. 2022-17 – First Reading – Approval of a Residential Urban Planned Development, Major Site Plan, Conditional Use Permit (CUP), and Sustainable Bonus Incentive Program (SBIP) requests for the project commonly referred to as "Residences at Lake Worth," to construct three (3) mid-rise residential structures that are 5-stories in height with a total of 195 dwelling units

**UNFINISHED BUSINESS:**

A. Selection of final redistricting map

B. Mobile Home Park Solid Waste & Recycling Rate Modification

**CITY ATTORNEY'S REPORT:**

**UPCOMING MEETINGS AND WORK SESSIONS:**

February 8 - Pre-agenda Work Session @ 9 AM
February 9 - Special @ 5 PM
February 21 - Regular @ 6 PM

**ADJOURNMENT:**

The City Commission has adopted Rules of Decorum for Citizen Participation (See Resolution No. 81-2022). 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 PRE-AGENDA WORK SESSION**
**CITY HALL COMMISSION CHAMBER**
**WEDNESDAY, JANUARY 11, 2023 - 9:00 AM**

The meeting was called to order by Mayor Resch on the above date at 9:05 AM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

**ROLL CALL:** (0:37) Present were Mayor Betty Resch; Vice Mayor Christopher McVoy, Commissioners Kimberly Stokes and Reinaldo Diaz (arrived at 9:05 AM). Also present were City Manager Carmen Davis, City Attorney Glen Torcivia, and City Clerk Melissa Ann Coyne. Commissioner Sarah Malega was absent.

**UPDATES / FUTURE ACTION / DIRECTION:**

**Action:** Consensus to have a work session on affordable/fair housing. (13:49)

**Action:** Consensus for code compliance to hold off on citing artificial turf violations until a work session would be held on the landscaping issue. (43:45)

**ADJOURNMENT:** (1:01:29)

The meeting adjourned at 10:06 AM.

_____
Betty Resch, Mayor

ATTEST:

_____
Melissa Ann Coyne, City Clerk

Minutes Approved: February 7, 2023

Item time stamps correspond to the recording of the meeting on YouTube.

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**MINUTES**
**CITY OF LAKE WORTH BEACH**
**REGULAR CITY COMMISSION MEETING**
**CITY HALL COMMISSION CHAMBER**
**TUESDAY, JANUARY 17, 2023 – 6:00 PM**

The meeting was called to order by Mayor Resch on the above date at 6:03 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

**ROLL CALL:** (0:35) Present were Mayor Betty Resch, Vice Mayor Christopher McVoy, Commissioners Sarah Malega, Kimberly Stokes and Reinaldo Diaz. Also present were City Manager Carmen Davis, City Attorney Glen Torcivia and City Clerk Melissa Ann Coyne.

**INVOCATION OR MOMENT OF SILENCE:** (0:55) was led by Vice Mayor Christopher McVoy.

**PLEDGE OF ALLEGIANCE:** (2:05) was led by Commissioner Reinaldo Diaz.

**ADDITIONS/DELETIONS/REORDERING:** (2:25)

Presentation B, presentation regarding the history of The Osborne Community was added and previous Presentations B and C were reordered to C and D. Consent Agenda C, Proclamation declaring January 16, 2023 as Dr. Martin Luther King Jr. Day, Unfinished Business A, Update of 6th Avenue South Substation Property Exchange, and New Business E, Resolution No. 01-2023 - establishing an official signatory for all bank related functions, were added to the agenda.

**Action:** Motion made by Commissioner Malega and seconded by Vice Mayor McVoy to approve the agenda as amended.

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy, and Commissioners Malega, Stokes and Diaz. NAYS: None.

**PRESENTATIONS:** (4:23) (there is no public comment on Presentation items)

A. Presentation by the Tree Board by Ginny Powell, Vice Chair (4:25)

B. (added) Presentation regarding the history of The Osborne Community by Ted Brownstein and Steve Lockwood of the Historical Society of Lake Worth (17:27)

C. (reordered) PBSO Community Policing Update by Capt. Todd Baer (37:58)

D. (reordered) Quarterly CRA Update by Joan Oliva, CRA Director (52:34)

**COMMISSION LIAISON REPORTS AND COMMENTS:** (1:06:01)

**CITY MANAGER'S REPORT:** (1:15:04)

City Manager Davis provided the following report:

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- attended last week's Tree Board meeting

**PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:** (1:15:41)

**APPROVAL OF MINUTES:** (1:34:56)

**Action:** Motion made by Vice Mayor McVoy and seconded by Commissioner Malega to approve the following minutes:

A. Regular Meeting - January 3, 2023

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy, and Commissioners Malega, Stokes and Diaz. NAYS: None.

**CONSENT AGENDA:** (1:35:04)

**Action:** Motion made by Commissioner Stokes and seconded by Commissioner Diaz to approve the Consent Agenda.

A. Community Development Block Grant Project Agreement Amendment 001 for Memorial Park Improvements Phase I

B. Community Development Block Grant Project Agreement Amendment 001 for Memorial Park Improvements Phase II

C. (added) Proclamation declaring January 16, 2023 as Dr. Martin Luther King Jr. Day

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy, and Commissioners Malega, Stokes and Diaz. NAYS: None.

The meeting recessed at 7:38 PM and reconvened at 7:48 PM.

**PUBLIC HEARINGS:** (1:45:33)

A. Ordinance 2022-15 – First Reading (continued) Consideration of an Urban Planned Development, Major Site Plan, Conditional Use Permit (CUP), and Sustainable Bonus Incentive Program (SBIP) requests for the project commonly referred to as "Lake Worth Station" located at 930 N G Street to construct a 4 to 5-story, 91 dwelling unit multi-family development with 39 multi-family units proposed to qualify as workforce housing (1:45:35)

City Attorney Torcivia read the ordinance by title only.

ORDINANCE NO. 2022-15 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY APPROVING THE CREATION OF AN URBAN PLANNED DEVELOPMENT DISTRICT, LOCATED AT 930 NORTH G STREE TO CONSTRUCT

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AN APPROXIMATELY 5-STORY, 91-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A, LOCATED WITHIN THE TRANSIT ORIENTED DEVELOPMENT - EAST (TOD-E) ZONING DISTRICT WITH A FUTURE LAND USE DESIGNATION OF TRANSIT ORIENTED DEVELOPMENT (TOD) SUBJECT TO SPECIFIC DEVELOPMENT STANDARDS SET FORTH IN EXHIBIT B AND CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT C; APPROVING A CONDITIONAL USE PERMIT; APPROVING HEIGHT AND DENSITY BONUS INCENTIVES THROUGH THE CITY'S SUSTAINABLE BONUS INCENTIVE PROGRAM; APPROVING A MAJOR SITE PLAN FOR THE DEVELOPMENT OF A MIXED USE URBAN PLANNED DEVELOPMENT; PROVIDED FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

**Action:** Motion made by Commissioner Malega and seconded by Commissioner Stokes to approve Ordinance 2022-15 with conditions on first reading, setting the second reading and public hearing for February 21, 2023.

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy, and Commissioners Malega, Stokes and Diaz. NAYS: None.

B. Ordinance No. 2023-01 – Second Reading - Adopting amendments to Chapter 7 "Beaches, Parks and Recreation" to provide for Regulation of Launching and Landing of Aircraft (2:43:009)

City Attorney Torcivia read the ordinance by title only.

ORDINANCE NO. 2023-01 -- AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 7 BEACHES, PARKS AND RECREATION, ARTICLE I PARKS, RECREATIONAL FACILITIES AND PUBLIC PROPERTY, ADOPTING A NEW SECTION 7-13 AIRCRAFT; PROVIDING FOR REGULATION OF LAUNCHING AND LANDING OF AIRCRAFT; PROVIDING FOR SEVERABILITY, THE REPEAL OF ALL CONFLICTING ORDINANCES, CODIFICATION AND AN EFFECTIVE DATE

**Action:** Motion made by Commissioner Diaz and seconded by Vice Mayor McVoy to approve Ordinance 2023-01 adopting amendments to Chapter 7 "Beaches, Parks and Recreation" to provide for Regulation of Launching and Landing of Aircraft.

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy, and Commissioners Malega, Stokes and Diaz. NAYS: None.

**UNFINISHED BUSINESS:** (2:52:331)

A. (added) Update of 6th Avenue South Substation Property Exchange

**Action:** Consensus to proceed with advertising the item and bringing it forward to a future meeting.

**NEW BUSINESS:** (3:00:05)

DRAFT

A. Northwest Ballfield Athletic Facility Field Light Replacements (3:00:08)

**Action:** Motion made by Commissioner Stokes and seconded by Commissioner Diaz to approve the Northwest Ballfield Athletic Facility Field Light Replacements

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy, and Commissioners Malega, Stokes and Diaz. NAYS: None.

B. Work Order #10 with The Paving Lady for paving and concrete work on Wellesley and Princeton Drives (3:02:02)

**Action:** Motion made by Commissioner Stokes and seconded by Commissioner Malega to approve Work Order #10 with The Paving Lady for paving and concrete work on Wellesley and Princeton Drives.

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy, and Commissioners Malega, Stokes and Diaz. NAYS: None.

C. Discussion of Mobile Food Vending/Food Trucks Policy for the City of Lake Worth Beach (3:03:38)

**Action:** Consensus to move the item forward.

**Action:** Motion made by Vice Mayor McVoy and seconded by Commissioner Malega to extend the meeting until 11:00 PM.

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy, and Commissioners Malega, Stokes and Diaz. NAYS: None.

D. WGI Task Order No. 34 – Preparation of a Mobility Plan for the City of Lake Worth Beach (3:46:32)

**Action:** Motion made by Commissioner Stokes and seconded by Vice Mayor McVoy to approve WGI Task Order No. 34, preparation of a Mobility Plan for the City of Lake Worth Beach.

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy, and Commissioners Malega, Stokes and Diaz. NAYS: None.

E. (added) Resolution No. 01-2023 - establishing an official signatory for all bank related functions (4:12:15)

The City Attorney did not read the resolution.

RESOLUTION NO. 01-2023 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, APPROVING AUTHORIZED SIGNATORIES FOR ALL DISBURSEMENTS, TRANSFERS, AND WITHDRAWAL OF FUNDS FROM CITY ACCOUNTS; AND PROVIDING FOR CONFLICTS AND AN EFFECTIVE DATE

**Action:** Motion made by Vice Mayor McVoy and seconded by Commissioner Malega to approve Resolution No. 01-2023 - establishing an official signatory for all bank related functions.

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**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy, and Commissioners Malega, Stokes and Diaz. NAYS: None.

**CITY ATTORNEY'S REPORT:**

City Attorney Torcivia did not provide a report.

**UPCOMING MEETINGS AND WORK SESSIONS:**

January 24 – Special Meeting @ 5 PM
January 25- pre-agenda work session @ 9 AM
January 26 - Mayor's State of the City @ 6:30 PM (Casino Ballroom)
January 31 - Utility @ 6 PM

**ADJOURNMENT:** (4:15:12)

**Action:** Motion made by Vice Mayor McVoy and seconded by Commissioner Stokes to adjourn the meeting at 10:18 PM.

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy, and Commissioners Malega, Stokes and Diaz. NAYS: None.

_____
Betty Resch, Mayor

ATTEST:

_____
Melissa Ann Coyne, City Clerk

Minutes approved February 7, 2023.

Item time stamps correspond to the video recordings of the meetings on YouTube.

DRAFT

**MINUTES**
**CITY OF LAKE WORTH BEACH**
**SPECIAL CITY COMMISSION MEETING - L & M PROPERTIES**
**CITY HALL COMMISSION CHAMBER**
**TUESDAY, JANUARY 24, 2023 - 5:00 PM**

The meeting was called to order by Mayor Resch on the above date at 5:02 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

**ROLL CALL:** (0:19) Present were Mayor Betty Resch; Vice Mayor Christopher McVoy and Commissioners Sarah Malega, Kimberly Stokes and Reinaldo Diaz (via Zoom). Also present were City Manager Carmen Davis, City Attorney Christy L. Goddeau and Deputy City Clerk Shayla Ellis.

**PLEDGE OF ALLEGIANCE:** (0:34) led by Commissioner Sarah Malega.

**Action:** Consensus to have Mayor Resch draft a letter to the Palm Beach County School Board in opposition to the proposed redistricting of the boundaries for Lake Worth Community High School students. (01:04)

**NEW BUSINESS:** (04:14)

A. Presentation of the of Final Draft of the Downtown Master Plan by the Treasure Coast Regional Planning Council (TCRPC)

**Action:** Motion made by Vice Mayor McVoy and seconded Commissioner Malega to approve city staff in partnership with CRA staff in developing the parameters of a solicitation based upon the recommendations in the proposal from the Final Master Plan from the Treasure Coast Regional Planning Council and to present those findings to the Commission by the end of March for review and to proceed with the previously recommend demolition of the following properties: 30 S L Street, 32 S L Street, 25 S K Street, 704 1st Avenue, 710 1st Avenue S.

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy, and Commissioners Malega, Stokes and Diaz. NAYS: None.

**ADJOURNMENT:** (2:27:36)

**Action:** Motion made by Commissioner Malega and seconded by Commissioner Stokes to adjourn the meeting at 7:30 PM.

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**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy, and Commissioners Stokes and Diaz. NAYS: None.

_____
Betty Resch, Mayor

ATTEST:

_____
Melissa Ann Coyne, City Clerk

Minutes approved February 7, 2023.

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

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**MINUTES**
**CITY OF LAKE WORTH BEACH**
**CITY COMMISSION PRE-AGENDA WORK SESSION**
**CITY HALL COMMISSION CHAMBER**
**WEDNESDAY, JANUARY 25, 2023 - 9:00 AM**

The meeting was called to order by Mayor Resch on the above date at 9:02 AM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

**ROLL CALL:** (0:13) Present were Mayor Betty Resch; Vice Mayor Christopher McVoy, Commissioners Sarah Malega and Kimberly Stokes. Also present were City Manager Carmen Davis and Deputy City Clerk Shayla Ellis. Commissioner Reinaldo Diaz was absent.

**UPDATES / FUTURE ACTION / DIRECTION:**

Commissioner Malega left the meeting at 9:21 AM.

Mayor Resch left the meeting at 9:27 AM.

**ADJOURNMENT:** (25:00)

The meeting ended at 09:27 AM due to the lack of quorum.

_____
Betty Resch, Mayor

ATTEST:

_____
Melissa Ann Coyne, City Clerk

Minutes Approved: February 7, 2023

Item time stamps correspond to the recording of the meeting on YouTube.

DRAFT

# STAFF REPORT
# REGULAR MEETING

**AGENDA DATE**: February 7, 2023 **DEPARTMENT:** Community Sustainability

**TITLE:**

Resolution No. 02-2023 – Documenting the levy of municipal special assessment liens for unpaid lot clearing charges

**SUMMARY:**

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

**BACKGROUND AND JUSTIFICATION:**

Pursuant to the provisions of sections 12-38 through 12-42 of the Code of Ordinances (the "Lot Clearing Ordinance"), the owners of certain parcels of real property were notified of the existence of debris, vegetation, tree or other matter thereon which were determined to create a hazard declared to be a public nuisance and a violation of the City's Lot Clearing Ordinance. Certain owners failed to abate such nuisances and the City or its contractor, in accordance with the procedures set forth in the Lot Clearing Ordinance, have abated said nuisances by clearing the offending lots. In accordance with section 12-42, the costs incurred by the City to abate said nuisances were assessed against each property as a special assessment lien at the time services were provided. The list of properties assessed for unpaid lot clearing charges, along with the associated administrative costs, total **$10,910.95** and are attached to Resolution No. 02-2023 as Exhibit "A". If not paid, these liens may be foreclosed by the City or they may be certified to the tax collector for collection pursuant to the uniform method provided in section 197.3632, Florida Statues.

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

**MOTION:**

Move to approve/disapprove Resolution No. 02-2023, documenting the levy of municipal special assessment liens for unpaid lot clearing charges.

**ATTACHMENT(S):**

Resolution. 02-2023

RESOLUTION NO. 02-2023 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, DOCUMENTING THE ASSESSMENT OF THE COSTS INCURRED BY THE CITY PURSUANT TO SECTION 12-42 OF THE CITY CODE OF ORDINANCES FOR THE ABATEMENT OF CERTAIN NUISANCES (LOT CLEARING) WITHIN THE CITY; LEVYING LIENS ON SAID PROPERTIES IDENTIFIED HEREIN; PROVIDING FOR THE RECORDING OF THIS RESOLUTION IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; PROVIDING A SEVERABILITY CLAUSE, AN EFFECTIVE DATE AND FOR OTHER PURPOSES

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

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

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

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

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

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

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

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

legislative determinations:

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

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

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

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

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

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

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

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

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

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

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

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

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

Mayor Betty Resch
Vice Mayor Christopher McVoy
Commissioner Sarah Malega
Commissioner Kim Stokes
Commissioner Reinaldo Diaz

The Mayor thereupon declared this resolution duly passed and adopted on this ___ day of February, 2023.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

_____
Melissa Ann Coyne, City Clerk

**LOT CLEARINGS EXHIBIT A**

| CASE # | OWNER | MAILING ADDRESS | MAILING CITY/STATE | PCN | LEGAL DESCRIPTION | PROPERTY ADDRESS | INVOICE AMOUNT |
|---|---|---|---|---|---|---|---|
| 21-2689 | DEALE WILLIAM R & WILLIAMS ICON HOMES PROPERTIES | 1616 CAMERON LANDING DR | STOCKBRIDGE GA 30281 6863 | 38-43-44-21-15-082-0312 | TOWN OF LAKE WORTH W 45 FT OF LTS 31 & 32 BLK 82 | 1006 3RD AVE N | $245.00 |
| 22-0248 | JOHNSON BRUCE | 412 S B ST | LAKE WORTH BEACH FL | 38-43-44-21-15-137-0061 | TOWN OF LAKE WORTH N 25 FT OF LT 6 BLK 137 | 412 S B ST | $501.17 |
| 22-339 | MAESEL SHAWN R | 105 E PALMETTO PARK RD | BOCA RATON FL 33432 | 38-43-44-21-15-118-0091 | TOWN OF LAKE WORTH N 1/2 OF LT 9 & LT 10 BLK 118 | 420 N H ST | $477.75 |
| 22-556 | MEZUZA LLC | PO BOX 6532 | DELRAY BEACH FL 33482 6532 | 38-43-44-27-01-045-0160 | ADD 1 TO TOWN OF LAKE WORTH LT 16 BLK 45 | 1131 S L ST | $844.86 |
| 22-581 | BUYERS INVESTMENT GROUP LTD INC | 6717 STONECREEK ST | GREENACRES FL 33413 3408 | 38-43-44-15-07-000-8740 | COLLEGE PARK ADD 1 LTS 874 &875 E OF FED HWY | 1902 N FEDERAL HWY | $604.35 |
| 22-0534 | BARRIOS CARLOS | 2520 IDA WAY | WEST PALM BEACH FL 33415 | 38-43-44-27-01-026-0040 | ADD 1 TOWN OF LAKE WORTH LT 4 BLK 26 | 920 S J ST | $600.72 |
| 22-0535 | BARRIOS CARLOS | 2520 IDA WAY | WEST PALM BEACH FL 33415 | 38-43-44-27-01-026-0051 | LAKE WORTH TOWN OF ADD 1, (LESS E 42.7 FT ) BLK 26 | 912 S J ST | $563.72 |
| 22-0536 | BARRIOS CARLOS | 2520 IDA WAY | WEST PALM BEACH FL 33415 | 38-43-44-27-01-026-0052 | LAKE WORTH TOWN OF ADD 1,E 42.7 FT OF LTS 5 & 6 BLK 26 | 914 S J ST | $329.72 |
| 22-0677 | APPRECIATE CHARITY INC | 700 S DIXIE HWY | LAKE WORTH BEACH FL 33460 | 38-43-44-21-15-223-0090 | TOWN OF LAKE WORTH LT 9 (LESS E 2025 FT & NELY TRGLR PAR US NO 1R/W) BLK 223 | 700 S DIXE HWY | $462.00 |
| 22-1055 | BUYERS INVESTMENT GROUP LTD INC | 6717 STONECREEK ST | GREENACRES FL 33413 3408 | 38-43-44-15-07-000-8740 | COLLEGE PARK ADD 1 LTS 874 &875 E OF FED HWY | 1902 N FEDERAL HWY | $318.50 |
| 22-0972 | MEZUZA LLC | PO BOX 6532 | DELRAY BEACH FL 33482 6532 | 38-43-44-27-01-045-0160 | ADD 1 TO TOWN OF LAKE WORTH LT 16 BLK 45 | 1131 S L ST | $464.00 |
| 22-1903 | MEZUZA LLC | PO BOX 6532 | DELRAY BEACH FL 33482 6532 | 38-43-44-27-01-045-0160 | ADD 1 TO TOWN OF LAKE WORTH LT 16 BLK 45 | 1131 S L ST | $4,570.00 |
| 22-1925 | PIMIENTA JUAN C | 939 KEYSTONE WAY | LAKE WORTH FL 33463 4278 | 38-43-44-21-15-281-0120 | TOWN OF LAKE WORTH LT 12 BLK 281 | 1015 S G ST | $929.16 |
| | | | | | | TOTAL | $10,910.95 |

# STAFF REPORT
# REGULAR MEETING

**AGENDA DATE**: February 7, 2023 **DEPARTMENT:** Community Sustainability

**TITLE:**

Resolution No. 03-2023 – Documenting the levy of municipal special assessment liens for unpaid boarding and securing charges

**SUMMARY:**

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

**BACKGROUND AND JUSTIFICATION:**

Pursuant to the provisions of sections 2-75.2 through 2-75.2.7 of the Code of Ordinances (the "Board and Secure Ordinance"), the owners of certain parcels of real property were notified of the existence of a structure that allows access to its interior which is not boarded or secured and that does not have a certificate of boarding which were determined to create a hazard declared to be a public nuisance and a violation of the City's Board and Secure Ordinance. Certain owners failed to abate such nuisances and the City or its contractor, in accordance with the procedures set forth in the Board and Secure Ordinance, have abated said nuisances by boarding and securing the structure. In accordance with section 2-75.2.7, the costs incurred by the City to abate said nuisances were assessed against each property as a special assessment lien at the time services were provided. The list of properties assessed for unpaid boarding and securing charges, along with the associated administrative costs, total **$4,690.00** and are attached to Resolution No. 03-2023 as Exhibit "A". If not paid, these liens may be foreclosed by the City or they may be certified to the tax collector for collection pursuant to the uniform method provided in section 197.3632, Florida Statues.

Attached is the proposed resolution documenting the levy of the special assessments for unpaid boarding and securing charges including a spreadsheet of addresses, services and charges

**MOTION:**

Move to approve/disapprove Resolution No. 03-2023, documenting the levy of municipal special assessment liens for unpaid boarding and securing charges.

**ATTACHMENT(S):**

Resolution No. 03-2023
Exhibit "A"

RESOLUTION NO. 03-2023 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, DOCUMENTING THE ASSESSMENT OF THE COSTS INCURRED BY THE CITY PURSUANT TO SECTION 2-75.2.7 OF THE CITY CODE OF ORDINANCES FOR THE ABATEMENT OF CERTAIN NUISANCES (BOARDING AND SECURING) WITHIN THE CITY; LEVYING LIENS ON SAID PROPERTIES IDENTIFIED HEREIN; PROVIDING FOR THE RECORDING OF THIS RESOLUTION IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; PROVIDING A SEVERABILITY CLAUSE, AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, the City of Lake Worth Beach, Florida has, pursuant to sections 2-75.2 through 2-75.2.7 of the Code of Ordinances of the City of Lake Worth Beach, Florida, as amended, found and determined that the condition of certain properties or parcels of land as hereinafter described violated section 2-75.2.2(a) of said Code by reason of the existence of a structure that allows access to its interior and which is not boarded and secured or a structure that is boarded and secured but does not have a certificate of boarding which thereby has created a hazard declared to be a public nuisance; and

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

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

WHEREAS, the structures have been boarded and secured by the City or its contractor at a cost to the City as set forth below; and

WHEREAS, it is recommended that in accordance with section 2-75.2.7 of the Code of Ordinances of the City of Lake Worth Beach, the costs incurred to abate said nuisances, which are assessed against the respective properties as special assessment liens, be hereby documented and recorded against the properties in the Public Records of the Palm Beach County, Florida.

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

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

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

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

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

**Section 3**. In accordance with sec. 2-75.2.7 of the Code of Ordinances, at the time services were provided, all costs incurred by the City in the abatement of nuisances on the following parcels of land, along with an administrative fee, were levied and assessed against said properties as municipal special assessment liens on the properties identified and in the amounts indicated on the attached **"Exhibit A"**. To each of the aforesaid lien amounts shall be added the cost to reimburse the City to record each lien in the Public Records of Palm Beach County, Florida. The City Commission is hereby documenting such special assessment liens through this resolution.

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

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

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

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

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

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

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

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

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

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

Mayor Betty Resch
Vice Mayor Christopher McVoy
Commissioner Sarah Malega
Commissioner Kim Stokes
Commissioner Reinaldo Diaz

The Mayor thereupon declared this resolution duly passed and adopted on this ___ day of February, 2023.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

_____
Melissa Ann Coyne, City Clerk

**BOARD AND SECURE EXHIBIT A**

| CASE # | OWNER | MAILING ADDRESS | MAILING CITY/STATE | PCN | LEGAL DESCRIPTION | PROPERTY ADDRESS | INVOICE AMOUNT |
|---|---|---|---|---|---|---|---|
| 21-2714 | JOHNSON BRICE | 412 S B ST | LAKE WORTH BEACH FL 33460 | 38-43-44-21-15-137-0061 | TOWN OF LAKE WORTH N 25 FT OF LT 6 BLK 137 | 412 S B ST | $425.00 |
| 22-1057 | STEPP ROGER L SR EST | 505 S FEDERAL HWY | LAKE WORTH BEACH FL 33460 | 38-43-44-27-01-002-0110 | LAKE WORTH TOWN OF ADD 1 WLY 73.97 FT OF LT 11 BLK 2 | 505 S FEDERAL HWY | $4,265.00 |
| | | | | | | TOTAL | $4,690.00 |

# STAFF REPORT
# REGULAR MEETING

**AGENDA DATE**: February 7, 2023 **DEPARTMENT:** City Attorney

**TITLE:**

Proposed settlement of Civil Rights lawsuit with Craig Kersh, Roy Kersh, Michael Fields, and J.R. Soares

**SUMMARY:**

This is a request to settle a Civil Rights lawsuit filed by Craig Kersh, Roy Kersh, Michael Fields, and J.R. Soares in the USDC Southern District of Florida, Case No. 9:22-cv-80951, on June 29, 2022, for alleged violation of their First Amendment Rights. If approved, a general release will be executed in favor of the city.

**BACKGROUND AND JUSTIFICATION:**

On June 29, 2022, the City was sued by Craig Kersh, Roy Kersh, Michael Fields, and J.R. Soares, in USDC Southern District of Florida, Case No. 9:22-cv-80951. The lawsuit alleged that their First Amendment Rights were violated by being arrested multiple times for panhandling.

Both Federal and Florida Courts have consistently been striking down these types of ordinances as unconstitutional. The resolution of this case is for less than it would cost the City to continue litigating. Outside counsel (Ben Bedard) and the City Attorney (Glen Torcivia) attended mediation and recommend approving this $75,000 settlement.

The settlement payment(s) fall within your deductible/ self-insured retention and will be issued by our office. As the settlement and costs currently are not in excess of your $100k retention, the insurance portion of your policy will not be applied.

**MOTION:**

Move to approve/disapprove settlement with Craig Kersh, Roy Kersh, Michael Fields, and J.R. Soares for $75,000 (inclusive of attorney's fees and costs).

**ATTACHMENT(S):**

Fiscal Impact Analysis

**FISCAL IMPACT ANALYSIS**

Five Year Summary of Fiscal Impact:

| **Fiscal Years** | **2023** | **2024** | **2025** | **2026** | **2027** |
|---|---|---|---|---|---|
| Inflows | | | | | |
| Program Income | 0 | 0 | 0 | 0 | 0 |
| Grants | 0 | 0 | 0 | 0 | 0 |
| In Kind | 0 | 0 | 0 | 0 | 0 |
| Outflows | | | | | |
| Operating | $75,000 | 0 | 0 | 0 | 0 |
| Capital | 0 | 0 | 0 | 0 | 0 |
| Net Fiscal Impact | ($75,000) | 0 | 0 | 0 | 0 |
| No. of Addn'l Full-Time Employee Positions | 0 | 0 | 0 | 0 | 0 |

| New Appropriation Fiscal Impact: | | |
|---|---|---|
| | Revenue Source | Expenditure |
| Department | | |
| Division | | |
| GL Description | | |
| GL Account Number | | |
| Project Number | | |
| Requested Funds | | |

| Budget Transfer Impact | | |
|---|---|---|
| | Revenue Source | Expenditure |
| Department | | |
| Division | | |
| GL Description | | |
| GL Account Number | | |
| Project Number | | |
| Requested Funds | | |

| Contract Award - Existing Appropriation | |
|---|---|
| | Expenditure |
| Department | |
| Division | |
| GL Description | Self-Insurance Fund |
| GL Account Number | 520-1331-513.45-60 |
| Project Number | |
| Requested Funds | |

# STAFF REPORT
# REGULAR MEETING

**AGENDA DATE**: February 7, 2023 **DEPARTMENT:** City Attorney

**TITLE:**

Proposed Settlement of Pending Personal Injury Litigation with Roberta Jackson

**SUMMARY:**

The proposed settlement will conclude the pending litigation with Roberta Jackson regarding a personal injury claim for $30,000 in exchange for a general release of the City

**BACKGROUND AND JUSTIFICATION:**

The proposed settlement is to conclude the pending personal injury litigation filed against the City by the Plaintiff, Roberta Jackson. The case arose out of a trip and fall that occurred on November 27, 2017 outside the City Hall annex when the Plaintiff and her daughter went to pay a utility bill. The Plaintiff claimed that the walkway was uneven and she tripped and fell. The City confirmed that the walkway was uneven at that time. As a result, the Plaintiff claimed she injured or exacerbated prior injuries to her left knee, left ankle, and back. The Plaintiff was transported from the scene by fire rescue to JFK Medical Center. Following that visit, the Plaintiff underwent chiropractic care, pain management care, and received recommendations for further medical treatments. The bills for treatment totaled approximately $47,000 as of December 2022.

While the Plaintiff has a documented history of falls and related medical issues and injuries, the City's attempts to settle the litigation for less than $30,000 did not resolve the case. In reviewing the costs and attorney's fees that the City would incur to take the case to trial and the uncertainty of trial, the City was able to final reach a tentative settlement with the Plaintiff for $30,000 (inclusive of the Plaintiff's attorneys fees) to resolve the case. The settlement is contingent upon City Commission approval. If approved, the City will obtain a general release from the Plaintiff.

**MOTION:**

Motion to approve / disapprove Settlement of Pending Personal Injury Litigation with Roberta Jackson for $30,000 in exchange for a general release of the City.

**ATTACHMENT(S):**

Fiscal Impact Analysis

**FISCAL IMPACT ANALYSIS**

Five Year Summary of Fiscal Impact:

| **Fiscal Years** | **2023** | **2024** | **2025** | **2026** | **2027** |
|---|---|---|---|---|---|
| Inflows | | | | | |
| Current Appropriation | 0 | 0 | 0 | 0 | 0 |
| Program Income | 0 | 0 | 0 | 0 | 0 |
| Grants | 0 | 0 | 0 | 0 | 0 |
| In Kind | 0 | 0 | 0 | 0 | 0 |
| Outflows | | | | | |
| Operating | $30,000 | 0 | 0 | 0 | 0 |
| Capital | 0 | 0 | 0 | 0 | 0 |
| Net Fiscal Impact | ($30,000) | 0 | 0 | 0 | 0 |
| No. of Addn'l Full-Time Employee Positions | 0 | 0 | 0 | 0 | 0 |

| Contract Award - Existing Appropriation | |
|---|---|
| | Expenditure |
| Department | |
| Division | |
| GL Description | Self-Insurance Fund |
| GL Account Number | 520-1331-513.45-60 |
| Project Number | |
| Requested Funds | |

# STAFF REPORT
# REGULAR MEETING

**AGENDA DATE**: February 7, 2023 **DEPARTMENT:** City Commission

**TITLE:**

Resolution No. 04-2023 - Urging members of the Florida Legislature to support the 2023 Florida League of Cities Legislative Platform brought forward by Commissioner Malega

**SUMMARY:**

The Florida League of Cities adopts a legislative platform each year and is requesting that Florida municipalities send a resolution of support to the Florida Legislature.

**BACKGROUND AND JUSTIFICATION:**

The 2023 Florida League of Cities (FLC) Legislative Platform, which includes its priorities and policy positions, was adopted by its membership during the FLC Legislative Conference on December 2, 2022. The Florida Legislature will convene the 2023 Legislative Session on March 7, 2023 and the FLC requested that the Florida municipalities adopt the legislative platform and policies by resolution, sending the resolution to its local delegates and the FLC.

The FLC's platform includes supporting:

- the preservation of municipal authority to manage municipal revenue sources
- legislation that defines and clarifies mobility plans
- legislation that restores authority to local governments for the regulation of short-term rental properties and the creation of fair lodging standards
- legislation that requires all money from the Sadowski State and Local Housing Trust Fund be used only for Florida's affordable housing programs
- legislation establishing a statewide coordinated planning and prioritization approach for water resource investments that funds Florida's current and projected water needs

The complete legislative platform and policy positions can be found on the Resolution.

**MOTION:**

Move to approve/disapprove Resolution No. 04-2023 - Urging members of the Florida Legislature to support the 2023 Florida League of Cities Legislative Platform.

**ATTACHMENT(S):**

Fiscal Impact Analysis – N/A
Resolution 04-2023
FLC 2023 Legislative Platform

RESOLUTION NO. 04-2023 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, URGING MEMBERS OF THE FLORIDA LEGISLATURE TO SUPPORT THE 2023 FLORIDA LEAGUE OF CITIES LEGISLATIVE PLATFORM. PROVIDING A SEVERABILITY CLAUSE, AN EFFECTIVE DATE AND FOR OTHER PURPOSES

WHEREAS, the Florida Legislature will convene the 2023 Legislative Session on March 7, 2023; and

WHEREAS, the membership of the Florida League of Cities adopted the 2023 FLC Legislative Platform during the FLC Legislative Conference on December 2, 2022; and

WHEREAS, the City of Lake Worth Beach supports the 2023 FLC Legislative Platform, which includes:

1. Supporting the preservation of municipal authority to manage municipal revenue sources and realize a reasonable rate of return on their proprietary assets, investments, and services.

2. Supporting legislation that defines and clarifies mobility plans in order to provide a clear and concise regulatory framework for Florida cities to acquire, construct and implement both traditional and alternative modes of transportation.

3. Supporting legislation that restores authority to local governments for the regulation of short-term rental properties as necessary for quality of life, public safety and the creation of fair lodging standards. Supporting legislation clarifying that existing, grandfathered municipal short-term rental ordinances can be amended without penalty. Opposing legislation that preempts municipal authority as it relates to the regulation of short-term rental properties.

4. Supporting legislation that requires all money from the Sadowski State and Local Housing Trust Fund be used only for Florida's affordable housing programs that are targeted to meet the needs of workforce housing, including home ownership and rental availability.

5. Supporting legislation establishing a statewide coordinated planning and prioritization approach for water resource investments that funds Florida's current and projected water needs in an equitable manner and authorizing Comprehensive Watershed Management projects to qualify for funding under the state Water Protection and Sustainability Trust Fund.

WHEREAS, the City of Lake Worth Beach also supports the FLC policy positions relating to:

- Property Tax Protection
- Residential Zoning
- Transportation Funding
- Water and Wastewater Plant Operator Licensure

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

Section 1. The City of Lake Worth Beach will work with our local legislative delegation in support of these and other issues affecting Florida's cities, towns and villages during the upcoming 2023 Legislative Session.

Section 2. A copy of this resolution shall be provided to members of our local legislative delegation and the Florida League of Cities, Inc.

Section 3. This resolution shall take effect upon adoption.

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

Mayor Betty Resch
Vice Mayor Christopher McVoy
Commissioner Sarah Malega
Commissioner Kimberly Stokes
Commissioner Reinaldo Diaz

The Mayor thereupon declared this resolution duly passed and adopted on this ___ day of February, 2023.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

_____
Melissa Ann Coyne, City Clerk

**Priorities:**

**Enterprise Fund Transfers**
The Florida League of Cities SUPPORTS the preservation of municipal authority to manage municipal revenue sources and realize a reasonable rate of return on their proprietary assets, investments and services.

**Mobility Plans**
The Florida League of Cities SUPPORTS legislation that defines and clarifies mobility plans in order to provide a clear and concise regulatory framework for Florida cities to acquire, construct and implement both traditional and alternative modes of transportation.

**Short-Term Rentals**
The Florida League of Cities SUPPORTS legislation that restores authority to local governments for the regulation of short-term rental properties as necessary for quality of life, public safety and the creation of fair lodging standards. The Florida League of Cities SUPPORTS legislation clarifying that existing, grandfathered municipal short-term rental ordinances can be amended without penalty. The Florida League of Cities OPPOSES legislation that preempts municipal authority as it relates to the regulation of short-term rental properties.

**Accessible Housing**
The Florida League of Cities SUPPORTS legislation that requires all money from the Sadowski State and Local Housing Trust Fund be used for Florida's affordable housing programs that are targeted to meet the needs of workforce housing, including home ownership and rental availability.

**Water Resources Planning and Comprehensive Watershed Management**
The Florida League of Cities SUPPORTS legislation establishing a statewide coordinated planning and prioritization approach for water resource investments that funds Florida's current and projected water needs in an equitable manner and authorizing Comprehensive Watershed Management projects to qualify for funding under the state Water Protection and Sustainability Trust Fund.

**Policy Positions:**

**Property Tax Protection**
The Florida League of Cities SUPPORTS legislation that maintains an equitable property tax system while preserving a municipality's ability to fund public infrastructure, police, fire, emergency services and other essential services. Any further erosions and/or exemptions on the current property tax structure will unfairly shift the tax burden to the business community, renters and others.

**Residential Zoning**
The Florida League of Cities SUPPORTS legislation that maintains, advances and encourages the fundamental ability for cities to tailor unique land development solutions through local decision-making, preserving the ability for cities to decide how they look and grow. Cities are strong supporters of affordable housing efforts and are best positioned to identify appropriate areas that can support high-density infill redevelopment.

**Transportation Funding**
The Florida League of Cities SUPPORTS legislation directing the Florida Department of Transportation to provide financial assistance and incentives to develop and implement multimodal transportation plans that optimize different modes of combined transport and are tailored to municipal transportation demands. The Florida League of Cities SUPPORTS identifying additional transportation revenue to fund innovative infrastructure (e.g., electric vehicles) and transit projects to meet the surging transportation demands driven by growth in population throughout Florida.

**Water and Wastewater Plant Operator Licensure**
The Florida League of Cities SUPPORTS legislation to address workforce shortages in municipal water and wastewater facilities by: one, defining facility operators as critical and essential workers; two, providing reciprocity with other states for licensure of facility operators; and three, allowing credit toward licensure for military experience and time served performing similar functions and providing flexibility for facilities to use retired or out-of-state operators in emergencies.

# STAFF REPORT
# REGULAR MEETING

**AGENDA DATE**: February 7, 2023 **DEPARTMENT:** Community Sustainability

**TITLE:**

Ordinance No. 2022-17 – First Reading – Approval of a Residential Urban Planned Development, Major Site Plan, Conditional Use Permit (CUP), and Sustainable Bonus Incentive Program (SBIP) requests for the project commonly referred to as "Residences at Lake Worth," to construct three (3) mid-rise residential structures that are 5-stories in height with a total of 195 dwelling units

**SUMMARY:**

The applicant, Brian Terry of Insite Studio, Inc, is requesting approval of the following for the project commonly referred to as "Residences of Lake Worth":

- A planned development, development of significant impact and major site plan request to construct a 195-unit multi-family development with three (3) mid-rise residential multi-family buildings and one (1) amenity building/clubhouse. Each of the multi-family buildings will have 65 residential units. The proposed units will be divided between 105 one-bedroom units and 90 two-bedroom units.
- A conditional use permit request to develop a multi-family residential development with a total of 195 multi-family units, of which 14 one-bedroom room units and 16 two-bedroom units will be income restricted as workforce housing through the PBC Workforce Housing Program.
- A Sustainable Bonus request for an additional 3-stories of bonus height.

The Applicant is proposing a multi-family development on a 7.40-acre vacant lot with the purpose to provide attainable apartments, including income restricted units, and amenities, including a pedestrian path around the lake. Per the applicant's justification statement, "residents will have access to multiple amenities on the property including a +/- 4,980 square foot clubhouse with a management office, club room, fitness facility, yoga room and mail center. These amenities are located in the center of the property and will be the focal point entering into the community. Exterior to the clubhouse is a covered terrace and expansive pool deck with a central bar and grill area covered by an architectural pergola structure. Other site amenities include a fully connected sidewalk system that extends completely around the retention pond on the north and provides for access to a fenced dog park on the west side of the property."

**BACKGROUND AND JUSTIFICATION:**

On November 1, 2022, the applicant held a meeting with neighborhood residents at Mathews Brewing Company. Notices were mailed to all property owners within 400 ft of the project on October 15, 2022, and signs were placed on the property on October 17, 2022. There were two attendees that signed in at the meeting and no concerns were identified per the meeting minutes. The applicant also has a project webpage:

https://www.insitestudio.com/residencesatlakeworth

The Planning and Zoning Board (PZB) at their November 16, 2022 meeting, recommended approval of the project with conditions. The motion included one modification to staff's recommended conditions of approval regarding the wording of the workforce/affordable housing condition as proposed by the City Attorney. Board discussion included questions to the applicant and staff related to the location and breakdown of the workforce housing units, clarification on which program the applicant would utilize restrict the income requirements for the units, lack of motorcycle parking, the architectural style, the

stormwater retention requirements due to the project's location in a C-51 sub-basin, and a flood zone discussion.

As outlined in the staff report, the proposed planned development meets all standards and requirements as outlined in the City's Land Development Regulations (LDRs) and Comprehensive Plan.

The Applicant is asking for bonus height that is less than the maximum allowance permitted via the SBIP in a planned development in the MU-W zoning district. The square footage of bonus area above the second floor (3rd, 4th, and 5th floors) is +/-12,691 square feet per floor for all three buildings. The SBIP incentive value for the 3rd & 4th floors for all three building (Tier One - LDR) is $571,095 (12,691 sf X 2 Floors X 3 Buildings X $7.50 per sf). The SBIP incentive value for the 5th Floor (Tier Two per Policy 1.2.3.4) is $571,095 (12,691 X 3 Buildings X $15 per sf). The total combined SBIP incentive value is $1,142,190. Fifty percent (50%) of the incentive award value is $571,095, which the applicant is required to pay to the City. For the remaining 50% of the incentive award value ($571,095), the applicant is proposing the following qualified improvements per Resolution 23-2021 & LDR Section 23.2-33, which include Florida Green Building certification ($287,547.50), and six (6) Electric vehicle charging spaces ($50,000). The applicant is requesting that the City Commission consider additional on-site improvements, including coastal hazard improvements to the LWDD Canal Banks, and 20 on-street parking spaces.

Additional background, history and justification can be found in the attached documentation, including the advisory board staff report.

**MOTION:**

Move to approve/disapprove Ordinance No. 2022-17 on first reading and to schedule the second reading and public hearing for March 7, 2023.

**ATTACHMENT(S):**

Ordinance 2022-17
PZB Staff Report
Supporting Plans and Documents

**ORDINANCE NO. 2022-17 – 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 PLANNED DEVELOPMENT DISTRICT, LOCATED AT THE NE CORNER OF 2ND AVE NORTH AND THE LWDD E-4 CANAL TO CONSTRUCT AN APPROXIMATELY 5-STORY, 195-UNIT RESIDENTIAL PLANNED DEVELOPMENT AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A, LOCATED WITHIN THE MIXED USE – WEST (MU-W) ZONING DISTRICT WITH A FUTURE LAND USE DESIGNATION OF MIXED USE – WEST (MU-W) SUBJECT TO SPECIFIC DEVELOPMENT STANDARDS SET FORTH IN EXHIBIT B AND CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT C; APPROVING A DEVELOPMENT OF SIGNIFCANT IMPACT; APPROVING A CONDITIONAL USE PERMIT; APPROVING A HEIGHT BONUS INCENTIVE THROUGH THE CITY'S SUSTAINABLE BONUS INCENTIVE PROGRAM; APPROVING A MAJOR SITE PLAN FOR THE DEVELOPMENT OF A RESIDENTIAL 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, Brian Terry, Insite Studio, Inc, (the applicant) has petitioned the City of Lake Worth Beach (the City) on behalf of the property owner Richman Lake Worth Apartments, LLC for creation of a Residential Planned Development District to allow for the construction of an approximately 5-story, 195-unit multi-family development (on a site located at the NE corner of the E-4 Canal and 2nd Avenue N (PCNs 38-43-44-20-01-097-0020, 38-43-44-20-01-097-0010, and 38-43-44-20-01-096-0020) as further described in Exhibit A (the Property) within the MU-W Zoning District and the MU-W Future Land Use designation, which, if approved, shall constitute an amendment to the City's official zoning map; and

WHEREAS, the applicant requests use of the City's Sustainable Bonus Incentive Program to allow for additional height to be considered in conjunction with the applicant's request for approval for a major site plan for the construction of a residential development

currently known as “Residences of Lake Worth” and containing 195 residential units to be constructed on this site;

WHEREAS, on November 16, 2022, the Lake Worth Beach Planning and Zoning Board (PZB) considered the subject application for a Residential Planned Development District, Development of Significant Impact, Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program and recommended that the City Commission approve the creation of this residential planned development subject to specific district development standards and certain enumerated conditions; and

WHEREAS, on February 7, 2023, the City Commission voted to approve on first reading the subject application for a Residential Planned Development District, Development of Significant Impact, Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program subject to specific district development standards and enumerated conditions herein; and

WHEREAS, the City Commission has considered all of the testimony and evidence and has determined that the Residential Planned Development District, Development of Significant Impact, Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program including the development regulations and conditions, meets the requirements of the Land Development Regulations, Section 23.3-25.

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

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

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

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

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

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

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

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

Mayor Betty Resch
Vice Mayor Christopher McVoy
Commissioner Sarah Malega
Commissioner Kimberly Stokes
Commissioner Reinaldo Diaz

The Mayor thereupon declared this ordinance duly passed on first reading on the ___ day of _____, 2023.

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 Christopher McVoy
Commissioner Sarah Malega
Commissioner Kimberly Stokes
Commissioner Reinaldo Diaz

The Mayor thereupon declared this ordinance duly passed on the _____ day of _____, 2023.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

_____
Melissa Ann Coyne, City Clerk

# Exhibit A

**DEPARTMENT FOR COMMUNITY SUSTAINABILITY**

**PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION**

PROPERTY DESCRIPTION & LOCATION MAP

**Address:** 2559, 2441, 2431 2nd Ave N

**PCNs:** 38-43-44-20-01-097-0020
38-43-44-20-01-097-0010
38-43-44-20-01-096-0020

**Size:** 7.40 acres

**General Location:** North of 2nd Ave N, and just east of the LWDD E-4 Canal.

**Legal Description:** See boundary survey in the Master Development Plan supporting documentation

# Exhibit B

**DEPARTMENT FOR COMMUNITY SUSTAINABILITY**

**PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION**

DEVELOPMENT STANDARDS

| Development Standard | | Base Zoning District<br>Mixed Used – West (MU-W) | Residential Planned Development in MU-W with SBIP | Provided |
|---|---|---|---|---|
| Lot Size (min)<br>In square feet (sf) | | 13,000 sf | 0.5 acres | 7.3985 acres<br>(322,278.64 sf) |
| Lot Width (min) | | 100’ | 100’ | 401.62’ |
| Setbacks | Front (min build-to line) | 20’ | 20’ | 20’ |
| | Rear (min) | 10’ | 10’ | 178’ |
| | Street Side (min) | 20’ | 20’ | N/A |
| | Side (min) | 20’ | 20’ | 20’ – west side<br>41’ – east side |
| Impermeable Surface Coverage (maximum) | | 65% | 65% | 49% (157,900 SF) |
| Structure Coverage (max) | | 50% | 50% | 13.4% (43,293 SF) – Buildings<br>1.15% (3,722 SF) – Communication Tower |
| Density (max) | | 30 du/acre<br>(221 units) | 37.5 du/acre<br>(277 units) | 26.36 du/acre<br>(195 units) |
| Building Height (max) | | 30’ (max. 2 stories) | 65’<br>(Max. 6 stories) | 59’-4” – top of parapet<br>(5 stories) |
| Maximum Wall Height at Side Setback | | 30’ | 65’ | +/- 59’ |
| Floor Area Ratio (FAR) (max) | | 1.3 | 3.75 | .6 |

| | | | | |
|---|---|---|---|---|
| Living Area (minimum) | Studio | 400 sf | 400 sf | N/A |
| | One-bedroom units | 600 sf | 600 sf | +/-716 sf- 729 sf |
| | Two-bedroom units | 750 sf | 750 s | +/- 1013 sf |
| | Three-bedroom units | 900 sf | 900 sf | N/A |
| Parking<br>See page 5 for detailed analysis. | | Parking Calculated per unit, room, and non-residential square footage. | 237 spaces*<br>w/ 30 workforce housing units<br><br>Max alternate spaces = 59 spaces | 279 spaces<br>w/ 12 alternate (compact) spaces<br><br>Additional parking that exceeds parking requirements:<br>42 compact parking spaces & 39 bicycle spaces = 9 parking spaces |
| Workforce/Affordable Housing | | 15% of Total Project | 30 Income Restricted Units | 30 Income Restricted Units<br><br>(14 one-bedroom units and 16 two-bedroom units) |

***Applicant is choosing to opt-in to the recently adopted workforce housing program ordinance (Ordinance 2022-12), which allows for a 25% parking requirement reduction for income restricted units.**

# -Exhibit C

**DEPARTMENT FOR COMMUNITY SUSTAINABILITY**

**PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION**

CONDITIONS OF APPROVAL

**Planning & Zoning**

1. Fifty percent of the sustainable bonus fee ($428,321.25) shall be paid to the City within two years of approval, or prior to the issuance of the building permit, whichever comes first.
2. The applicant shall provide qualifying sustainable bonus features equal to $428,321.25, or shall be required to pay the remaining portion of the 50% of the incentive value ($428,321.25) prior to the issuance of a certificate of occupancy.
3. Thirty (30) units shall be restricted for workforce housing in accordance with the City's Affordable/Workforce Housing Program prior to the issuance of a Certificate of Occupancy for the buildings
4. A unity of title shall be required to applied for and shall be recorded prior to the issuance of a building permit.
5. An address application shall be required to be submitted prior to application for building permit.
6. A video security system shall be required for the property.
7. Exterior lighting shall be required to comply dark sky lighting guidelines, including using fully shielded fixtures and led lighting that has a color temperature of no more than 3000 Kelvins. www.darksky.org Specifically, the lighting fixtures shall be reviewed at building permit for consistency with the dark sky guidelines and the architecture of the buildings.
8. A designated delivery and/or ride share space shall be provided.
9. Dumpster enclosure material shall be reviewed for architectural consistency and for compliance with all applicable City requirements at building permit.
10. Prior to the issuance of a building permit, a minor site plan amendment or modification shall be approved to update the site plan data table to remove errors.

**Utilities (Water, Sewer & Stormwater)**

1. There are several locations where proposed storm chamber overlaps with the water/storm utility easements. The easement shall be free of obstructions.
2. Provide inlet protection on the storm collection structures in 2nd Avenue North and show the erosion control and sedimentation plan.
3. Capacity fees are due prior to building permit issuance.
4. The title block of all plans shall be updated to say Lake Worth Beach instead of Lake Worth.

**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 Services Construction Standards and Policy and Procedure Manual. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under jurisdiction of the Department of Public Services.
2. Prior to the issuance of a building permit, 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.

3. Prior to the issuance of a building permit, 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 Division contact number is 561-533-7344.
4. Prior to the issuance of a certificate of occupancy, the Applicant shall ensure the entire surrounding offsite 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.
5. Prior to the issuance of a building permit, the applicant shall submit an Erosion Control plan and indicate the BMP's and NPDES compliance practices.
6. Prior to the issuance of a Certificate of Occupancy, the applicant shall fine grade and sod all disturbed areas with bahia sod.
7. Prior to the issuance of a Certificate of Occupancy, the applicant shall broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
8. 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.

**Electric Utility**

1. Before or at the time of application for a Building Permit, Developer must provide the Load Calculation, Voltage requirements and Riser diagram. We will need to know the location of the Pad-Mount Transformers for the building. The Transformer locations must be accessible to our vehicles, and must have 8-ft minimum clearance in front of them and 3-ft clearance to the side or rear, including landscaping (None trees, plants, shrubs or vegetations are allowed within the clearance). The Transformers also must not be under or inside any structure.
2. Before the issuance of a Building permit, we will need a 10-ft wide utility easement for the underground electric, transformers and other equipment that will need to be installed to provide power to this project.
3. The customer will be responsible for installing All Schedule 40 PVC Conduit that will be needed by Lake Worth Beach for this project for the primary cable. This conduit must be installed at a 24" minimum depth. Pad specs will be given to the customer to show the proper orientation of conduit at the pad mount transformers.
4. Before the issuance of a Building permit, we will need to know if any other services will be needed for the project such as irrigation, lift station, lighting, gates, etc., and where these services will be.
5. Developer to show the location of the meter center on the site plan.
6. Developer will be responsible for installing their own lightning for the parking areas.
7. Developer will be responsible for the cost of Lake Worth Beach's materials and labor for this project.
8. Before the issuance of a Certificate of Occupancy, the utility easement must be recorded.
9. Before the issuance of a Certificate of Occupancy (CO) a final electrical inspection must be done.

**Building Division**

1. Pedestrian connections to the club house will require enhanced striping.

City of Lake Worth Beach FLORIDA

DEPARTMENT FOR COMMUNITY SUSTAINABILITY
Planning Zoning Historic Preservation Division
1900 2ND Avenue North
Lake Worth Beach, FL 33461
561-586-1687

# PLANNING AND ZONING BOARD REPORT

**PZB Project Number 22-01400004 (Ordinance 2022-17)**: A request for a Residential Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, and Sustainable Bonus for the project commonly referred to as "Residences at Lake Worth," to construct three (3) mid-rise residential structures that are 5-stories in height with a total of 195 dwelling units. The sustainable bonus request is for an additional 3-stories in height.

**PZB Meeting Date:** November 16, 2022

**Property Owner:** Richman Lake Worth Apartments LLC

**Applicant:** Brian Terry – Insite Studio, Inc

**Address:** 2559, 2441, and 2431 2nd Ave N

**PCNs:** 38-43-44-20-01-097-0020
38-43-44-20-01-097-0010
38-43-44-20-01-096-0020

**Size:** 7.40 acres

**General Location:** North of 2nd Ave N, and east of the LWDD E-4 Canal.

**Existing Land Use:** Vacant

**Current Future Land Use Designation**: Mixed Use-West (MU-W)

**Zoning District:** Mixed Use-West (MU-W)

**Location Map**

Note: Report updated on 1/23/2023 to reflect additional information and clarifications regarding workforce housing.

## RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), and for consistency with the Comprehensive Plan and Strategic Plan. The proposed Residential Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, and Sustainable Bonus request is consistent with the Comprehensive Plan, Strategic Plan, and LDRs, as conditioned, and, therefore, a **recommendation of approval with conditions** is provided to the Planning and Zoning Board. The conditions are located on pages 8 to 10 of this report.

## PROJECT DESCRIPTION

The applicant, Brian Terry of Insite Studio, Inc, is requesting approval of the following for the project commonly referred to as "Residences at Lake Worth:"

- A **planned development, development of significant impact** and **major site plan** request to construct a 195-unit multi-family development with three (3) mid-rise residential multi-family buildings and one (1) amenity building/clubhouse. Each of the multi-family buildings will have 65 residential units.
- A **conditional use permit** request to develop a multi-family residential development with a total of 195 multi-family units, of which 14 one-bedroom units and 16 two-bedroom units will be restricted as workforce housing. The proposed multi-family buildings will be divided between a total of 105 one-bedroom units and 90 two-bedroom units.
- A **Sustainable Bonus** request for an additional 3-stories of bonus height.

The Applicant is proposing a multi-family development on a 7.40 -acre vacant lot with the purpose to provide attainable apartments, including income restricted units, and amenities, including a pedestrian path around the lake. Per the applicant's justification statement, "residents will have access to multiple amenities on the property including a +/- 4,980 square foot clubhouse with a management office, club room, fitness facility, yoga room and mail center. These amenities are located in the center of the property and will be the focal point entering into the community. Exterior to the clubhouse is a covered terrace and expansive pool deck with a central bar and grill area covered by an architectural pergola structure. Other site amenities include a fully connected sidewalk system that extends completely around the retention pond on the north and provides for access to a fenced dog park on the west side of the property."

## COMMUNITY OUTREACH

Staff has not received any letters of support or opposition for this application. Per LDR Section 23.2-20, Public Neighborhood Meeting, *a public neighborhood meeting shall be required for all Planned Developments, Developments of Significant Impact, and Lake Worth Beach Community Redevelopment Agency sponsored new construction projects along the City's major thoroughfares as well as those utilizing the City's Sustainable Bonus Incentive Program, Transfer of Development Rights Program and/or Economic Investment Incentives.*

On November 1, 2022, the applicant held a meeting with neighborhood residents at Mathews Brewing Company. Notices were mailed to all property owners within 400 ft of the project on October 15, 2022, and signs were placed on the property on October 17, 2022. There were two attendees at the meeting and no concerns were identified per the meeting minutes. The applicant also has a project webpage: https://www.insitestudio.com/residencesatlakeworth

## BACKGROUND

Below is a summary of the property based on Palm Beach Property Appraiser's records and City records:

**Use/Construction:** Currently, the property is vacant with no existing structures on the site. A mixed-use development was previously approved on the property in 2014 with 3, four-story buildings and 104 dwelling units. There is also an existing cell tower in the NE corner of the property.

**Code Compliance:** There are no active code cases on the subject site.

## 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 distinguishing characteristic of the Mixed-Use West land use area is that it allows higher-intensity uses as well as higher height limits along the City's western thoroughfares. The preferred mix of uses area-wide is 75% residential and 25% non-residential. While mixed-use projects are allowed on a single site, it is not a requirement that each site within the category incorporate multiple uses. Zoning regulations implementing the Mixed-Use West category shall permit the establishment and expansion of residential (including single family, two-family and multi-family), office, service and commercial retail uses either as uses permitted by right or through conditional use permit provisions. All buildings are required to provide transitional buffering and design features to mitigate the impact of the MU-W sites adjacent to residential zoning districts.

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 and Pilar IV of the Strategic Plan state that the City shall strengthen Lake Worth Beach as a community of neighborhoods and navigate towards a sustainable community. Pillars II.A, II.B, IV.A, and IV.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, achieve economic and financial sustainability through a versatile and stable tax base, and ensure facility placement, construction and development that anticipates and embraces the future. The proposed multifamily building and associated site improvements will contribute towards the City's Pillars II.A, II.B, IV.A, and IV.E of the Strategic Plan.

The proposed development request is consistent with the goals, objectives, and policies of the City of Lake Worth Beach's Comprehensive Plan and Strategic Plan as it provides both market rate and income restricted workforce units in a multi-family project with substantial amenities, including an outdoor recreation path and dog park.

***Consistency with the Land Development Regulations***

The proposed application was reviewed for consistency with all applicable requirements in the City's Land Development Regulations (LDR), including the district and planned development requirements. 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 not requesting to waive or relax base zoning district requirements. However, the applicant is opting into the workforce housing program to utilize the parking reduction incentive allowed for income restricted workforce housing units.

**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 a broad range of office and commercial uses, including moderate intensity and higher intensity commercial, hotel/motel and medium-density multiple-family residential development along the city's western thoroughfares. The establishment of certain uses is subject to conditional use review to ensure they will not create excessive problems for through traffic, or have a negative impact on nearby residential areas or the commercial viability of their neighbors. The district implements in part the mixed-use land use category of the Lake Worth Comprehensive Plan.

The table and topic area analysis below evaluate the proposed site features and the project's compliance with the Code, and factoring in the Sustainable Bonus incentives, Planned Development incentives, and the Comprehensive Plan maximums:

| Development Standard | | Base Zoning District Mixed Used – West (MU-W) | Residential Planned Development in MU-W with SBIP | Provided |
|---|---|---|---|---|
| Lot Size (min) In square feet (sf) | | 13,000 sf | 0.5 acres | 7.3985 acres (322,278.64 sf) |
| Lot Width (min) | | 100’ | 100’ | 401.62’ |
| Setbacks | Front (min build-to line) | 20’ | 20’ | 20’ |
| | Rear (min) | 10’ | 10’ | 178’ |
| | Street Side (min) | 20’ | 20’ | N/A |
| | Side (min) | 20’ | 20’ | 20’ – west side<br>41’ – east side |
| Impermeable Surface Coverage (maximum) | | 65% | 65% | 49% (157,900 SF) |
| Structure Coverage (max) | | 50% | 50% | 13.4% (43,293 SF) – Buildings<br>1.15% (3,722 SF) – Communication Tower |
| Density (max) | | 30 du/acre (221 units) | 37.5 du/acre (277 units) | 26.36 du/acre (195 units) |
| Building Height (max) | | 30’ (max. 2 stories) | 65’ (Max. 6 stories) | 59’-4” – top of parapet (5 stories) |
| Maximum Wall Height at Side Setback | | 30’ | 65’ | +/- 59’ |
| Floor Area Ratio (FAR) (max) | | 1.3 | 3.75 | .6 |
| Living Area (minimum) | Studio | 400 sf | 400 sf | N/A |
| | One-bedroom units | 600 sf | 600 sf | +/-716 sf- 729 sf |
| | Two-bedroom units | 750 sf | 750 s | +/- 1013 sf |
| | Three-bedroom units | 900 sf | 900 sf | N/A |
| Parking<br>See page 5 for detailed analysis. | | Parking Calculated per unit, room, and non-residential square footage. | 237 spaces*<br>w/ 30 workforce housing units<br><br>Max alternate spaces = 59 spaces | 279 spaces<br>w/ 12 alternate (compact) spaces<br><br>Additional parking that exceeds parking requirements:<br>42 compact parking spaces & 39 bicycle spaces = 9 parking spaces |

| | | | |
|---|---|---|---|
| Workforce/Affordable Housing | 15% of Total Project | 30 Income Restricted Units | 30 Income Restricted Units (14 one-bedroom units and 16 two-bedroom units) |

***Applicant is choosing to opt-in to the recently adopted workforce housing program ordinance (Ordinance 2022-12), which allows for a 25% parking requirement reduction for income restricted units.**

***Affordable/Workforce Housing Program Ordinance 2022-12:*** The proposed project was submitted to the City prior to Ordinance 2022-12 becoming effective. The applicant has elected to opt into the program to utilize the parking reduction incentive. Tier Two requires that 15% of the total number of units for projects utilizing any City incentives or bonus programs be income restricted in accordance with the provisions in this ordinance.

**Analysis**: The applicant is proposing 195 dwelling units of which 30 units (15%) are required to be income restricted as consistent with the requirements in Ordinance 2022-12. The applicant is proposing to income restrict 30 units as required to utilize the parking reduction incentive. This is being implemented through the PBC Workforce Housing Program.

***Section 23.4-10. - Off-street parking:*** This section provides general provisions for off-street parking. The standards "*apply to all parking spaces required for new buildings, new uses, additions, enlargements, or changes.*"

**Analysis**: The parking for the dwelling units was calculated as follows: 1.5 spaces per 1-bedroom unit (1.5 X 105 units = 158 spaces) and 1.75 spaces for each 2-bedroom unit (1.75 X 90 units = 158 spaces). The applicant is choosing to opt into the City's recently adopted Workforce Housing program (Ordinance 2022-12). This program provides a 25% reduction in required parking. Therefore, a total of two-hundred thirty-seven (237) spaces are required (316 spaces minus 25% reduction). Two-hundred and seventy-nine (279) parking spaces are proposed, which exceed the required parking by forty-two (42) spaces.

The applicant is proposing to utilize alternate spaces to fulfill their minimum parking requirement as permitted by LDR Section 23.4-10.l), which states that "alternate parking spaces including compact spaces shall count towards no more than twenty-five (25) percent of the overall site parking requirement." The maximum alternate spaces that can be applied to meet required parking for this development is 59 alternate spaces. The applicant is proposing 225 standard spaces, and 12 compact spaces as alternate spaces to meet the required parking of 237 total spaces. In addition to the required parking, the applicant is also proposing 42 more compacts spaces (total 54 compact spaces), and 39 bicycle spaces (four bicycle spaces count as one parking space).

***Section 23.6-1. - Landscape regulations:*** *The objective of this section is to provide minimum standards for the installation and maintenance of landscaping within the city.* Per Section 23.6-1(c)(2), "*on the site of a building or open-lot use providing an off-street parking, storage or other vehicular use area, where such an area will not be screened visually by an intervening building or structure from an abutting right-of-way or dedicated alley, shall require landscaping*".

**Analysis:** The development proposal provides perimeter landscaping and shade trees. The proposed landscaping is consistent with the City's landscape regulations. Tree species include a mix of Gumbo Limbo, Pigeon Plum, Silver and Green Buttonwood, and Live Oak for the perimeter and interior plantings along with multiple native and non-native shrubs, grasses, and groundcovers. The proposed landscape complies with the City's requirement that 75% of all required plants be Florida native.

As required by the tree removal provisions in the landscape regulations, the applicant submitted a tree survey and disposition plan that was reviewed by staff. The diameter at breast height (DBH) for the existing trees with a condition rating of fifty (50) percent or greater on the property is used to calculate the replacement tree requirement. The development proposes to retain all existing trees on site, therefore replacement trees and/or mitigation is not required.

***Section 23.5-1- Signage:*** Signage is required to comply with the size and design requirements of LDR Section 23.5-1, *Signs*. Ground or monument signage are required to be depicted on both the site and landscape plans, and are reviewed for consistency with the sign code requirements and planned development at building permit.

**Analysis**: The proposed entrance sign has a maximum sign area of 200 sf and a maximum height of 12'. A planned development can exceed the sign code maximums in size and total area, provided the signage is requested as part of the planned development. The proposed sign is consistent with the City's sign code except for the maximum height. The increased height is an appropriate request as signage massing is tied in the code to linear frontage. The additional 4' feet in height allows for landscaping to maintained with a taller height and the massing of the sign is appropriate along the large road frontage (+/- 635 linear feet).

***Section 12-7, Dumpster Requirements:*** *The location of all dumpsters shall be approved by the public services director or his designee and/or the building official or his designee. All dumpsters shall meet the requirements set forth in this section and all other ordinances, rules, regulations and policies adopted by the city.*

**Analysis:** The proposed dumpster location in the NE corner of the project was reviewed by Public Works, who determined that the dumpster was consistent with the size and screening requirements. The dumpster is located in the NE corner of the property adjacent to the communication/cell tower and is fully screened with fencing and landscaping. The dumpster enclosure material shall be reviewed in a subsequent minor site plan amendment for architecturally consistency with the project.

***Section 23.4-3, Exterior Lighting:*** *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.*

**Analysis:** A photometric plan was provided depicting compliance with the exterior lighting requirements in Section 23.4-3 and does not allow light trespass upon neighboring residential properties or districts in excess of 12.57 lumens. However, lighting fixtures were not included as part of the applicant's submittal. A recommended condition of approval has been provided requiring that the lighting fixture be reviewed at building permit to comply with Dark Skies lighting recommendations and for consistency with the architecture of the buildings. Further, proposed fixtures shall be required to have a warm tone setting of 3000 K or less.

**Section 23.2-31 - Site Design Qualitative Standards (Attachment A)**

Site Design Qualitative Standards are 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. The qualitative standards are designed to ensure that site improvements are arranged in ways which cannot be otherwise accomplished with quantitative standards."* These qualitative standards are applicable to site plan applications as well as all conditional uses. Compliance determination with the applicable standards in Section 23.2-31 are provided in Attachment A. **The following analysis of the site, building, vehicular use area and appearance support the compliance findings for the applicable standards listed in Attachment A.**

**Site Design Qualitative Standards Analysis (including vehicular use areas):**

The proposed improvements to the site circulations, landscaping and architecture are consistent with the Site Design Qualitative Standards. The architecture for the project is generally appropriate and compatible to the surrounding area. The pedestrian and vehicular site circulation safely connects to the existing public right-of-way. Further, the site pedestrian circulation system is appropriately insulated from vehicular circulation. A new dumpster enclosure is proposed in the rear of the property; this improvement is properly screened as required, and the location is deemed appropriate for pick-up services by Pubic Works. Improvements to the existing landscaping are also proposed and discussed in the landscape section of this report.

The proposed configuration and landscape buffering of the parking lot and vehicular use areas will be effectively screened from the public view with shade trees, palm trees and shrubs within the landscape areas. The proposed curb cuts and parking lot layout does not create an unsafe situation and are typical for the form of the development. The proposed architectural modifications are harmonious as a whole, will improve the aesthetics of the site, and will be an asset to the neighborhood.

The existing uses in the surrounding area are as follows:

| Direction | Future Land Use | Zoning District | Existing Use |
|---|---|---|---|
| North | Mixed Use - West (MU-W) | Mixed Use - West (MU-W) | Multi-family Residential (Oakwood Townhomes) |
| South | Mixed Use - West (MU-W) | Mixed Use - West (MU-W) | Multi-family Residential (Village at Lake Osbourne & Riverview House) |
| East | Mixed Use - West (MU-W) | Mixed Use - West (MU-W) | Multi-family Residential (Oakwood Townhomes) |
| West | N/A | N/A | LWDD E-4 Canal ROW |

The proposed uses and site improvements will not negatively affect the existing surrounding properties and uses. They are harmonious and compatible with the existing mixed-use and residential area.

**Community Appearance Criteria:**

The proposed building and associated site improvements represent a substantial improvement in the general appearance of the property by providing new landscape around the perimeter of the property, and new architecturally compatible buildings. The proposed architecture of the building is appropriate and in harmony with the surrounding residential and nonresidential area. Overall, the development proposal represents a substantial improvement in the visual appearance of the vacant property.

**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 in the subsequent section.

**Conditional Use Findings (Attachment B)**

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 development greater than 7,500 square feet.

The proposed conditional use is not anticipated to impact the surrounding area greater than uses permitted by right or greater than the previously approved mixed use on the property. The site is currently vacant. The applicant is proposing

multifamily buildings that do not utilize the maximum development potential. The buildings will be served by existing municipal services, including water, sewer, refuse, fire and police. The proposed associated site improvements would provide new landscaping and an improved condition over the current vacant parcel while providing new attainable housing options.

**Section 23.2-33(c) - Sustainable Bonus Incentive Program (SBIP)**
The City of Lake Worth Beach Sustainable Bonus Incentive Program (SBIP) is intended to implement Objective 1.2.3 of the City's Comprehensive Plan which states the City shall establish incentives to help support the creation of a compact, sustainable, community-oriented development by implementing a Sustainable Bonus Incentive Program. The Program offers the opportunity to attain an option for increased height and/or FAR in exchange for the incorporation of sustainable design features, community-based improvements and overall design excellence as part of a development proposal.

Per Policy 1.2.3.4 of the City's Comprehensive Plan, a residential planned development may obtain a 25% bonus on density, intensity (FAR), and height over the base line as outlined in Table 1 of the Comprehensive Plan. The Applicant is asking for bonus height that is less than the maximum allowance permitted via the SBIP in a planned development in the MU-W zoning district. The square footage of the bonus area above the second floor (3rd, 4th, and 5th floors) is +/- 12,691 square feet per floor for all three buildings. The SBIP incentive value for all three buildings (Tier One - LDR) is $856,642.50 (12,691 sf X 3 Floors X 3 Buildings X $7.50 per sf). Fifty percent (50%) of the incentive award value is $428,321.25, which the applicant is required to pay to the City. For the remaining 50% of the incentive award value ($428,321.25), the applicant is proposing qualified improvements per Resolution 23-2021 & LDR Section 23.2-33, which include a Florida Green Building certification ($214,160.63) and six (6) EV charging stations and conduits ($50,000). The total value of the qualifying improvements is $264,160.63. The total payment by the applicant to the City for the additional height includes the 50% required to be paid to the City ($428,321.25), plus the remaining value not mitigated by qualifying improvements ($164,160.62). Conditions of approval have been proposed to address the required schedule to pay the SBIP fees. The applicant may propose qualified on-site improvements or provide additional payment to the City.

## CONCLUSION AND CONDITIONS

The MU-W district is intended to provide for the establishment and expansion of a broad range of office and commercial uses, including moderate intensity and higher intensity commercial, hotel/motel and medium-density multiple-family residential development along the city's western thoroughfares. The establishment of certain uses is subject to conditional use review to ensure they will not create excessive problems for through traffic, or have a negative impact on nearby residential areas or the commercial viability of their neighbors. Based on the data and analysis in this report and the supporting materials by the applicant, the use is not anticipated to negatively impact adjacent residential property or have a negative impact on the commercial viability of neighboring commercial businesses. Further, the proposed site improvements are consistent with the City's LDR requirements. Therefore, a recommendation of approval is provided to the PZB with the following conditions:

**Planning & Zoning**

1. Fifty percent of the sustainable bonus fee ($428,321.25) shall be paid to the City within two years of approval, or prior to the issuance of the building permit, whichever comes first.
2. The applicant shall provide qualifying sustainable bonus features equal to $428,321.25, or shall be required to pay the remaining portion of the 50% of the incentive value ($428,321.25) prior to the issuance of a certificate of occupancy.
3. Thirty (30) units shall be restricted for workforce housing in accordance with the City's Affordable/Workforce Housing Program prior to the issuance of a Certificate of Occupancy for the buildings

4. A unity of title shall be required to applied for and shall be recorded prior to the issuance of a building permit.
5. An address application shall be required to be submitted prior to application for building permit.
6. A video security system shall be required for the property.
7. Exterior lighting shall be required to comply dark sky lighting guidelines, including using fully shielded fixtures and led lighting that has a color temperature of no more than 3000 Kelvins. www.darksky.org Specifically, the lighting fixtures shall be reviewed at building permit for consistency with the dark sky guidelines and the architecture of the buildings.
8. A designated delivery and/or ride share space shall be provided.
9. Dumpster enclosure material shall be reviewed for architectural consistency and for compliance with all applicable City requirements at building permit.
10. Prior to the issuance of a building permit, a minor site plan amendment or modification shall be approved to update the site plan data table to remove errors.

**Utilities (Water, Sewer & Stormwater)**

1. There are several locations where proposed storm chamber overlaps with the water/storm utility easements. The easement shall be free of obstructions.
2. Provide inlet protection on the storm collection structures in 2nd Avenue North and show the erosion control and sedimentation plan.
3. Capacity fees are due prior to building permit issuance.
4. The title block of all plans shall be updated to say Lake Worth Beach instead of Lake Worth.

**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 Services Construction Standards and Policy and Procedure Manual. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under jurisdiction of the Department of Public Services.
2. Prior to the issuance of a building permit, 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.
3. Prior to the issuance of a building permit, 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 Division contact number is 561-533-7344.
4. Prior to the issuance of a certificate of occupancy, the Applicant shall ensure the entire surrounding offsite 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.
5. Prior to the issuance of a building permit, the applicant shall submit an Erosion Control plan and indicate the BMP's and NPDES compliance practices.
6. Prior to the issuance of a Certificate of Occupancy, the applicant shall fine grade and sod all disturbed areas with bahia sod.
7. Prior to the issuance of a Certificate of Occupancy, the applicant shall broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
8. 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.

**Electric Utility**

1. Before or at the time of application for a Building Permit, Developer must provide the Load Calculation, Voltage requirements and Riser diagram. We will need to know the location of the Pad-Mount Transformers for the building. The Transformer locations must be accessible to our vehicles, and must have 8-ft minimum clearance in front of them and 3-ft clearance to the side or rear, including landscaping (None trees, plants, shrubs or vegetations are allowed within the clearance). The Transformers also must not be under or inside any structure.
2. Before the issuance of a Building permit, we will need a 10-ft wide utility easement for the underground electric, transformers and other equipment that will need to be installed to provide power to this project.
3. The customer will be responsible for installing All Schedule 40 PVC Conduit that will be needed by Lake Worth Beach for this project for the primary cable. This conduit must be installed at a 24" minimum depth. Pad specs will be given to the customer to show the proper orientation of conduit at the pad mount transformers.
4. Before the issuance of a Building permit, we will need to know if any other services will be needed for the project such as irrigation, lift station, lighting, gates, etc., and where these services will be.
5. Developer to show the location of the meter center on the site plan.
6. Developer will be responsible for installing their own lightning for the parking areas.
7. Developer will be responsible for the cost of Lake Worth Beach's materials and labor for this project.
8. Before the issuance of a Certificate of Occupancy, the utility easement must be recorded.
9. Before the issuance of a Certificate of Occupancy (CO) a final electrical inspection must be done.

**Building Division**

1. Pedestrian connections to the club house will require enhanced striping.

## BOARD POTENTIAL MOTION:

I move to **approve with conditions** of Ordinance 2022-17 for a Residential Planned Development, Major Site Plan, Conditional Use, and Sustainable Bonus Incentive Program to construct a 195-unit multifamily residential development at the subject site based on upon the competent and substantial evidence provided in the staff report and in the testimony at the public hearing.

I move to **disapprove** Ordinance 2022-17 for a Residential Planned Development, Major Site Plan, Conditional Use, and Sustainable Bonus Incentive Program to construct a 195-unit multifamily residential development at the subject site. The project does not meet the conditional use criteria for the following reasons [Board member please state reasons.].

***Consequent Action:*** *The Planning & Zoning Board's decision will be final decision for the Conditional Use Permit and Major Site Plan. The Applicant may appeal the Board's decision to the City Commission.*

## ATTACHMENTS

A. Qualitative Development Standards
B. Conditional Use Findings
C. Application Package (survey, site plan, architectural plans & supporting documents)

***ATTACHMENT A – Qualitative Development Standards***

| ***Section 23.2-31(c) –Qualitative Development Standards*** | **Analysis** |
|---|---|
| *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* | **In Compliance** |

| | |
|---|---|
| *normal and orderly development or improvement of surrounding property for uses permitted in these LDRs.* | |
| *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 feet or more.* | **Not Applicable** |
| 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.* | **In compliance** |
| 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. | **In compliance** |
| *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.* | **In compliance** |
| *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.* | **In compliance** |
| *7.* ***Pedestrian circulation.*** *There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.* | **In compliance** |
| *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.* | **In compliance** |
| 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.* | **In compliance** |
| *10.* ***Design of on-site public right-of-way (ROW).*** *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.* | **Not applicable** |

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|---|---|
| *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.* | **In compliance** |
| 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. | **In compliance** |
| 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.* | **In compliance** |
| *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.* | **In compliance** |
| *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.* | **In compliance** |

| **Section 23.2-31(d) - Qualitative Buildings, generally** | **Analysis** |
|---|---|
| *1. Buildings or structures which are part of a present or future group or complex shall have a unity of character and design. The relationship of forms of the use, texture and color of material shall be such as to create one (1) harmonious whole. When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the city, the design, scale and location of the site shall enhance rather than detract from the character, value and attractiveness of the surroundings. Harmonious does not mean or require that the buildings be the same.* | **In compliance** |
| *2. Buildings or structures located along strips of land or on a single site, and not a part of a unified multi-building complex shall achieve as much visual harmony with the surroundings as is possible under the circumstances. If a building is built in an undeveloped area, three (3) primary requirements shall be met, including honest design construction, proper design concepts, and appropriateness to the city.* | **In compliance** |
| 3. *All façades visible to public or adjacent property shall be designed to create a harmonious whole. Materials shall express their function clearly and not appear foreign to the rest of the building.* | **In compliance** |
| 4. *The concept of harmony shall not infer that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning, landscaping, materials, rhythm of solids to voids and architectural components including but not limited to porches, roof types, fenestration, orientation and stylistic expression.* | **In compliance** |
| *5. Look-alike buildings shall not be allowed unless, in the opinion of the board, there is sufficient separation to preserve the aesthetic character of the present or evolving neighborhood. This is not to be construed to prohibit the duplication of floor plans and exterior treatment in a planned* | **In compliance** |

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| *development where, in the opinion of the board, the aesthetics or the development depend upon, or are enhanced by the look-alike buildings and their relationship to each other.* | |
| *6. Buildings, which are of symbolic design for reasons of advertising, unless otherwise compatible with the criteria herein, will not be approved by the board. Symbols attached to the buildings will not be allowed unless they are secondary in appearance to the building and landscape and are an aesthetic asset to the building, project and neighborhood.* | **In compliance** |
| *7. Exterior lighting may be used to illuminate a building and its grounds for safety purposes, but in an aesthetic manner. 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 night than in the day. Lighting following the form of the building or part of the building will not be allowed if, in the opinion of the board, the overall effect will be detrimental to the environment. All fixtures used in exterior lighting are to be selected for functional as well as aesthetic value.* | **In compliance** |
| *8. Building surfaces, walls and roofs shall be compatible and in harmony with the neighborhood.* | **In compliance** |
| 9. *"Take-out" or "pick-up" windows of retail or wholesale establishments shall not be located on a building façade that faces a public right-of-way, unless they are designed in such a manner as to constitute an aesthetic asset to the building and neighborhood.* | **Not applicable** |
| *10. All exterior forms, attached to buildings, shall be in conformity to and secondary to the building. They shall be an asset to the aesthetics of the site and to the neighborhood.* | **In compliance** |
| *11*. All telephones, vending machines, or any facility dispensing merchandise, or a service on private property, shall be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building, and where appropriate and feasible, should not be readily visible from off-premises. | **Not applicable** |
| 12. *Buildings of a style or style-type foreign to south Florida or its climate will not be allowed. It is also to be understood that buildings which do not conform to the existing or to the evolving atmosphere of the city, even though possessing historical significance to south Florida, may not be approved.* | **In compliance** |
| 13. No advertising will be allowed on any exposed amenity or facility such as benches and trash containers. | **In compliance** |
| *14. Light spillage restriction. The applicant shall make adequate provision to ensure that light spillage onto adjacent residential properties is minimized.* | **In compliance** |

| **Section 23.2-31(h) – Criteria for parking lots and vehicular use areas** | **Analysis** |
|---|---|
| *1. Parking lots and other vehicular use areas are to be designed as an aesthetic asset to a neighborhood and to the building, group of buildings, or facility they serve. A parking lot is to be considered an outside space; a transitional space that is located between access areas (such as roads) and the building, group of buildings or other outside spaces which it serves. The parking lot, because it is viewed from above as well as at eye level, should be designed accordingly.* | **In compliance** |

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|---|---|
| *2. Parking lots, vehicular use areas, and vehicles parked therein are to be effectively screened from the public view and from adjacent property in a manner that is attractive and compatible with safety, the neighborhood and the facility served.* | **In compliance** |
| 3. *The responsibility for beautification and design of a parking lot is the same as that which a homeowner has to his residential lot. The atmosphere within a parking lot or vehicular use area is to be as pleasant and park-like as possible, rather than a harsh stand of paving. Trees are of primary importance to the landscape and are not to be minimized in either height or quantity. Trees impart a sense of three-dimensional space in a relatively flat area. Trees cast shadows that help to reduce the monotony of an expanse of paving and create a refuge from the tropical sun. Signs designating entrances, exits and regulations are to be of a tasteful design and shall be subject to review by the board. Consideration may be given to use of pavement which is varied in texture or color to designate lanes for automobile traffic, pedestrian walks and parking spaces. Brightly colored pavement is to be used with restraint. In order to create a pleasant atmosphere, it is recommended that consideration be given to sculpture, fountains, gardens, pools and benches. Design emphasis is to be given to the entrance and exit areas of the lot. Trash, refuse and unaesthetic storage and mechanical equipment shall be screened from the parking lot.* | **In compliance** |
| 4. *Lighting is to be designed for visual effects as well as safety and resistance to vandalism. Care should be taken not to create a nuisance to the neighborhood from brightness or glare. Low lights in modest scale can be used along with feature lighting emphasizing plants, trees, barriers, entrances and exits. The fixtures are to be selected for functional value and aesthetic quality. Fixtures should be regarded as "furniture of the parking lot" which are visible both day and night.* | **In compliance** |

| **Section 23.2-31(l) – Community Appearance Criteria** | **Analysis** |
|---|---|
| *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.* | **In compliance** |
| *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.* | **In compliance** |
| 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.* | **In compliance** |
| 4. *The proposed structure or project complies with this section and 23.2-29, Conditional Use Permits (CUP), as applicable.* | **In compliance** |

## *ATTACHMENT B - Findings for Granting Conditional Uses*

*Prior to approving any conditional use permit, the decision-making authority shall find based on competent and substantial evidence that the following criteria related to conditional uses are met:*

| **Section 23.2-29(d) General findings relating to harmony with LDRs and protection of public interest.** | **Analysis** |
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|---|---|
| *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.* | **In compliance** |
| *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.* | **In compliance** |
| *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 site for some use permitted by right or some other conditional use permitted on the site.* | **In compliance** |
| *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.* | **In compliance** |

| **Section 23.2-29(e) Specific findings for all conditional uses.** | **Analysis** |
|---|---|
| *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.* | **In compliance** |
| *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* | **In compliance** |
| *3. The proposed conditional use will not produce significant air pollution emissions, or will appropriately mitigate anticipated emissions to a level compatible with that which would result from a development permitted by right.* | **In compliance** |
| *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.* | **In compliance** |
| *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.* | **In compliance** |
| *6. The proposed conditional use will not place a demand on municipal police or fire protection service beyond the capacity of those services, except that the proposed facility may place a demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.* | **In compliance** |
| *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.* | **In compliance** |

| | | |
|---|---|---|
| 8. | *The proposed conditional use will not generate light or glare which encroaches onto any residential property in excess of that allowed in section 23.4-10, Exterior lighting.* | **In compliance** |

January 10, 2022

City of Lake Worth Beach
Planning & Zoning
1900 2nd Avenue North
Lake Worth Beach, FL 33461

**Re: Residences at Lake Worth**
**Justification Statement**
**Original Intake: March 1, 2022**

## Property Location

The property is located approximately ½ mile east of the intersection of 2nd Ave N and S Congress Ave, on the north side of 2nd Ave N. The 7.40 acres site is located within the City of Lake Worth Beach and is identified by the following Property Control Numbers:

Parcel 1: 38-43-44-20-01-097-0020
Parcel 2: 38-43-44-20-01-097-0010
Parcel 3: 38-43-44-20-01-096-0020

## Property History

In 2014, the City of Lake Worth Beach approved a Mixed-Use development called Village of Valor, which consisted of 3 four-story buildings and 104 units. However, the development was never constructed and has remained vacant, cleared of vegetation, since approval.

Notably, there is an existing cell tower located in the northeast corner of the property. The cell tower will remain in its existing location and accessed from the recorded easement ORB 10659 PG 1697 and ORB 12273 PG 1143 which is located on the far east side of the property.

## Application Request

The applicant has submitted this application to request Major Site Plan approval of a multi-family residential development, consisting of 195 units. In addition, a Conditional Use has been requested to allow the proposed density of 26.35 du/ac across the 7.40 acres property. The proposed development is considered a Development of Significant Impact, this request is also included in the application.

The proposed development is a gated community that includes three, five-story multi-family buildings that will accommodate 195 units which will be equally distributed between the three buildings, 65 units per building. The proposed units will be divided between 105 one-bedroom units and 90 two-bedroom units.

Residents will have access to multiple amenities on the property including a 4,980 sf clubhouse with a management office, club room, fitness facility, yoga room and mail center. These amenities are located in the center of the property and will be the focal point entering into the community. Exterior to the clubhouse is a covered terrace and expansive pool deck with a central bar and grill area covered by an architectural pergola structure. Other site amenities include a fully connected sidewalk system that extends completely around the retention pond on the north and provides for access to a fenced dog park on the west side of the property.

In order to achieve the proposed five-story building, the applicant has requested to participate in the Sustainable Bonus Incentive. As discussed with staff, this application will occur closer to the time of building permit.

The applicant is using the City's affordable/workforce housing program and commits to cap rents for 30 units (15% of the total) in categories consistent with the Palm Beach County's Workforce Housing Program; in order to ensure affordable / workforce housing opportunities within the City. The workforce housing units will be comprised of the following:

- Low income (60-80% AMI)
  - 3 – 1 bedroom
  - 4 – 2 bedroom
- Moderate 1 (80 – 100% AMI)
  - 3 – 1 bedroom
  - 4 – 2 bedroom
- Moderate 2 (100 – 120% AMI)
  - 4 – 1 bedroom
  - 4 – 2 bedroom
- Middle (120 – 140% AMI)
  - 4 – 1 bedroom
  - 4 – 2 bedroom

## Surrounding Uses

Below are descriptions of the zoning and land uses of the adjacent properties:

**North:** Identified by PCN 38-43-44-20-01-081-0010 and is located within the City of Lake Worth Beach. The property directly north of subject site consists of a multi-family residential development. The property has a Mixed-Used-West (MU-W) FLU designation within the Mixed-Used-West (MU-W) Zoning District.

**South:** Identified by PCN 00-43-44-20-25-000-0010 and 38-43-44-20-01-110-0010, located within Unincorporated Palm Beach County and the City of Lake Worth Beach. Both properties are existing multi-family residential development. The properties have PBC High Residential, 12 units per acre (HR-12) and Mixed-Used-West (MU-W) FLU designations and are within PBC High Residential (RH) and Mixed-Used-West (MU-W) Zoning Districts.

**East:** Identified by PCN 38-43-44-20-01-081-0010 and is located within the City of Lake Worth Beach. The property directly east of subject site consists of a multi-family residential development. The property has a Mixed-Used-West (MU-W) FLU designation within the Mixed-Used-West (MU-W) Zoning District.

**West:** Identified by PCN 00-43-44-20-00-000-1010 and is located within Unincorporated Palm Beach County. The property directly west of the subject site is the Lake Worth Drainage District E-4 Canal. The property has a High Residential, 8 units per acre (HR-8) FLU and is within the Medium Residential (RM) Zoning District.

## Site Design Qualitative Standards

### Land Development Regulations Section 23.2-31.

Pursuant to Section 23.2-31, the applicant shall demonstrate that the requested site plan approval of a multi-family residential development is consistent with the City of Lake Worth Beach 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.**

   The proposed plan adheres property development regulations with the Mixed Use - West (MU-W) Zoning District and is consistent in character to the area which includes a variety of multi-family residential development along the 2nd Avenue North corridor. The building height as proposed as five stories is also compatible with the transforming character of the surrounding community. This site is unique with natural barrier of LWDD canals on the north and west along with the cellular tower and access easements along the east which create separation from existing developments.

The plan has been organized to center the buildings internal to the site and along the 2nd Avenue N to the help create an activated and integrated streetscape.

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 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 feet or more.**

   The site has minimal topography and the site has very limited vegetation. There is a line of various trees and shrubs along the Northeast and East boundary of the subject parcel adjacent to the communication tower that will be supplemented within the proposed development plans. The development area has been focused to the middle and south side of the property to limit any concern or impact to the adjacent LWDD canals on the west and north sides of the property. Additionally, the retention area has been located on the north side of the site which creates a natural transition from the development to the canal and waterway.

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.**

   The site is located in the Mixed Use-West Zoning District and is surrounded by high density, residential uses. Specifically, multi-family residential developments are located directly north, east and to the south of the subject site. A LWDD canal runs adjacent to the west property boundary and further west is a residential lot with multiple units. The proposed development will comply with all screening and buffering requirements outlined in Section 23.6-1 of the City's Land Development Regulations. Specifically, a 5' landscape buffer has been provided along the north, east and west property boundaries. A 20' landscape buffer has been provided along the south property boundary, along 2nd Ave N. In addition to the landscape buffering methods provided by the proposed development we are proposing a 5' tall fence around the entire perimeter of the property and there are existing buffers for the neighboring developments along the north and east parcel boundaries. The combination of landscape buffer material will create sufficient screening for future and neighboring residents.

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

   As mentioned above, the proposed development shall comply with all screening and buffering requirements outlined in the City's Land Development Regulations. A 5' buffer is provided along the property boundaries and lush landscape buffers currently exist on the neighboring properties. The combination of both buffers will provide adequate security and privacy for residents. In addition, the proposed development will be a gated community and security access will be provided for all residents and guests with a 5' tall fence around the entire perimeter of the property.

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 the buildings.**

   The proposed development has been designed to allow efficient and maneuverable access for emergency vehicles through the primary entrance from 2nd Avenue N and through the proposed ingress and egress gates. A secondary access point has also been provided on the east side of the property by way of the existing communication tower access easement which also connects to 2nd Avenue N. All gated access points have been designed at 20' width and will have a knox box will be provided to ensure prompt access to the site. The applicant has been working with PBC Fire directly on plan review and approval.

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.**

   The proposed development has been designed to provide vehicular access from 2nd Ave N with a logical internal circulation of driveways and pedestrian sidewalks that lead to the public right-of-way. With this development, improvements will be made to 2nd Ave N by providing twenty new parallel parking spaces and a new six-foot wide sidewalk. The accessibility and character of the public roadway will be significantly improved.

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

As mentioned, an internal walkway and sidewalk system has been provided to provide pedestrian circulation within the development, as well as provide access to the existing sidewalk along 2nd Ave N. All buildings are connected to the central clubhouse in a logical and direct manner and access to the walking path that circulates around the retention pond.

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.**

   The proposed development will provide a single entrance driveway along 2nd Ave N which has been coordinated with the City's staff. The development will be providing a roadway improvement that includes a left turn lane at the development entrance to ensure east bound traffic is not impacted. Additionally, the gated access points have been pushed well north of the property line to maximize resident / guest stacking.

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.**

   As mentioned above, the proposed development will provide vehicular access from the existing right-of-way 2nd Ave N and pedestrian connection will be provided from the sidewalk along this street via an internal walkway system.

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 be 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.**

    The development will have access from the existing right-of-way 2nd Ave North, there are no internal public rights-of-way.

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

The main parking areas will not be visible from the public right-of-way as they are located behind the residential buildings that front on 2nd Avenue N. Perimeter landscape buffering has been provided on both the east and west boundaries to screen any impacts to adjacent properties. All lighting within the parking area will be "night sky" compliant and have been located to assure there are no offsite impacts. There are twenty proposed parallel parking spaces that will be provided along 2nd Avenue N that will help to activate the roadway and create a more urban feel to the roadway.

The development utilizes the Affordable / Workforce Housing Program's parking reduction incentive and provides 15% of the total units within appropriate workforce housing income categories. Therefore, the parking requirement for the 195 units has been reduced by 25%. Parking calculations are shown in the site plan data table.

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.**

The proposed plan includes a dumpster and recycling area in the northeast corner of the parking lot, and adjacent to the communication tower minimizing visibility to resident on-site and off-site. Landscape buffering is also being provided to screen the structures on both side elevations.

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

The proposed development will not have a negative impact on adjacent property values. The property is currently cleared and vacant, the proposed development will provide added value and community tax revenue on an underutilized property within the City. The investment will beautify the public right-of-way and property and will be a positive influence on surrounding property values within the area.

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 of 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.**

The subject site is not located on the edge of the zoning district. The subject site is compatible and consistent with the adjacent properties in the area.

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.**

According to the 2020 US Census, Palm Beach County is the third largest county in the state, with a 13% growth since 2010. However, this data does not accommodate for the influx of residents that the state and county have experienced during the Covid-19 pandemic and currently. A report from the state's Office of Economic and Demographic Research, revealed that the state gained approximately 330,000 new residents between April 2020 and April 2021. In addition, multiple reports utilizing internal metrics and U.S. Census Bureau data, discovered that Florida was the third most popular place to move in the past year. Specifically, Palm Beach County saw an influx of more than 13,000 new residents. As the County's population continues to grow, the housing demand has drastically risen, causing a need for more residential development.

With the current housing demand in Palm Beach County, this project supplies needed housing. In the future, additional housing will be needed to meet growing population demand.

## Compliance with Community Appearance Criteria Section 23.2-31(I)

### Land Development Regulations Section 23.2-31.

Pursuant to Section 23.2-31, the applicant shall demonstrate that the requested site plan approval of a Multi-Family development consisting of 195 units is consistent with the City of Lake Worth Beach's standards.

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.**

The proposed development is in conformity with the surrounding area and other sites within the area, which consist of other multi-family developments. In fact, currently the existing site is vacant and underutilized. The proposed plan will enhance the property, as well provide an architectural aesthetic that is consistent with a more modern style while maintaining a character that is unique to the City of Lake Worth Beach.

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.**

   The proposed project will enhance the existing conditions of the site and provide a more appealing exterior design and appearance for the area.

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.**

   The proposed project is in harmony with the development regulations of the zoning district, as demonstrated by the criteria above.

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

   The proposed project is in compliance with this section and the development regulations, as demonstrated above.

## Conditional Use Criteria Section 23.2-29(d) & Section 23.2-29(e)

### Land Development Regulations Section 23.2-31.

General findings relating to harmony with LDRs and protection of public interest. Prior to approving any Conditional Use permit, the decision making authority shall find based on competent and substantial evidence that:

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.**

   The proposed multi-family development is permitted within the existing Zoning District and Future Land Use designation. The subject property is also surrounded by similar multi-family residential communities, which is compatible with the proposed use. As demonstrated by the proposed site plan and supporting documents, the proposed development complies with required development regulations including setbacks, parking and landscape requirements.

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.**

The proposed multi-family development is consistent with the projected use characteristics of the area and is surrounded by other residential communities. The proposed density and height further promote the intention of the zoning district to provide for new residential development and will be supplying a demand for housing opportunities within the City of Lake Worth Beach.

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 site for some use permitted by right or some other conditional use permitted on the site.**

   The proposed multi-family development will not result in less public benefit or harm. The proposed use offers more housing to an area experiencing tremendous growth while maintaining compatibility with the surrounding area. With the proposed improvements to 2nd Avenue N, the public will benefit greatly from the roadway improvements, parking and site beautification.

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.**

   The proposed multi-family development is the most efficient use of the site and will not result in more intensive development in advance.

**Specific findings for all conditional uses. Prior to approving any Conditional Use, the decision making authority shall find that:**

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.**

   The proposed multi-family development will not produce a significantly greater amount of traffic trips or have a negative impact on the roadway. A traffic impact analysis has also been provided and reviewed by the City and Palm Beach County and found to be in compliance with the required levels of service. Roadway improvement are being provided on 2nd Avenue N, including and new east bound left turn-lane which will minimize any impacts to the current functionality of the roadway.

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.**

   As mentioned above, the proposed multi-family development will not produce a significantly greater amount of traffic trips or have a negative impact on the roadway then what would be

allowed by right within the zoning district. The surrounding roadway network has been analyzed in the traffic report provided by our traffic engineer Simmons & White.

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

   The proposed multi-family development will not produce significant air pollution emissions as a residential development consistent with the surrounding community.

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.**

   The proposed multi-family development provides access from the existing right-of-way, 2nd Ave N and expansion of the roadway network is not required.

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 than would result from development permitted by right.**

   A conceptual water and sewer plan has been provided with the development and is utilizing existing infrastructure and will not result in any increased public cost to serve this community.

6. **The proposed Conditional Use will not place a demand on municipal police or fire protection service beyond the capacity of those services, except that the proposed facility may place a demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.**

   The proposed multi-family development will not place a demand on municipal police or fire protection. Security measures and fire safety accessibility will be provided to ensure safe maneuverability within the site. The site is already in the service area for both police and fire protection and this does not create an expansion or burden on those services.

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.**

   The proposed multi-family development will not generate significant noise or disturbances.

8. **The proposed Conditional Use will not generate light or glare which encroaches onto any residential property in excess of that allowed in Section 23.4-10 – Exterior Lighting**

   The proposed multi-family development consisting of 195 units shall ensure that there will not be light or glare generated that disturbs the surrounding developments. A Photometrics plan has been included in this application to ensure compliance.

**Prior to approving any Conditional Use Permit, the decision making authority shall ensure that the following requirements have been met:**

1. **Any and all outstanding code enforcement fees and fines related to the project site have been paid to the City.**

   There are no outstanding code enforcement violations on the property.

2. **Any previously imposed conditions of approval for the use at the site have been met, if applicable, unless request for amendment of conditions is part of the current Conditional Use Permit application.**

   Although, no previous conditions of approval exist currently for the property, the proposed development shall comply with the standard above.

## Sustainable Bonus Incentive Program Criteria

### Land Development Regulations Section 23.2-33(2)

The proposed multi-family development is comprised of 5-stories buildings, in order to achieve the additional stories and building height, the applicant is requesting to participate in the Sustainable Bonus Incentive Program. The proposed building square foot bonus is approximately 38,073 SF for floors 3-5 of each building.

The approved value of the required improvements for the SBIP is $7.50 per square for the bonus area. Based on a typical building story of 10,001SF of leasable area, and with each building obtaining three bonus stories (floors 3-5), there is a total bonus building area of 90,009 SF. This will equate to a value of $675,068 ($7.50 x 90,009 SF) of which 50% will be paid to the City and the remaining 50% is met through a variety of on and offsite improvements that will exceed the required value of the second 50% .

| | |
|---|---|
| $337,500 | Florida Green Building Silver Certification |
| $50,000 | 6 EV Charging Stations and conduits |
| $50,000 | Additional Open Space (beyond requirements of the code) |

| | |
|---|---|
| $200,000 | Coastal Hazards – Improvement of LWDD Canal Banks |
| $50,000 | Urban Form and Density – Buildings framing the street and high density residential |
| $100,000 | Public Parking – 20 On-Street Parking spaces provided |
| $50,000 | Complete Streets – On-street Parking, Sidewalk, Landscaping along street frontage |
| $260,000 | Workforce housing ($10,000 for 1 bedroom @ 26 units) |
| $440,000 | Workforce housing ($20,000 for 2 bedroom @ 22 units) |
| $50,000 | Character and aesthetic excellence |
| **$1,587,500** | **Total provided** |

**Prior to approving any application, the decision-making authority shall find based on competent and substantial evidence that:**

**(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; and**

The applicant believes the award is calculated correctly and consistent with square footage for the three residential buildings and height requested as outlined in the narrative above. This has been reviewed with the City staff and we have received verbal feedback that the plans met the requirements for the bonus building heights.

**(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; and**

The proposed on-site features or improvements well exceed the value of the sustainable project enhancements required by this code section. As outlined above the total value of sustainable project enhancements is in excess of $1,500,000 and touches on a variety of focus areas that are recommended within the code including FGBC certification of the buildings.

**(c) Do the proposed off-site improvements meet the priorities of the city for community sustainability; and**

The proposed off-site improvements will meet the priorities of the city for community sustainability as the proposal exceeds the requirements of this code by utilizing a variety of improvements both architecturally, site development and through the provision of workforce housing.

**(d) Do the proposed features, improvements or fees in-lieu meet the intent of the Sustainable Bonus Incentive Program?**

This application would require a total value of $675,068 ($7.50 x 675,068 SF) based on the amount of bonus building SF area proposed above two-stories. The applicant is proposing over $1,500,000 of sustainable bonus value that meet the intent of the SBIP.

Thank you for your consideration of this application. If you have any questions, please don't hesitate to contact me at 561-249-0940.

Sincerely,
**Brian Terry, PLA**
Principal
Insite Studio, Inc.

## AFFECTED AREA PLANNED DEVELOPMENT REGULATIONS (PDR)

| | ZONING DISTRICT | MINIMUM LOT DIMENSIONS | | | | DENSITY | BLDG. COVERAGE | SETBACKS | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | SIZE | WIDTH | DEPTH | FRONTAGE | | | FRONT | SIDE | STREET | REAR |
| REQUIRED | MU-W | 13,000 SF | 100'-0" | - | - | 30 | 50% | 20' | 20' | 20' | 10' |
| PROVIDED | MU-W | 322,268 SF | 401.62' | 616.45' | 643.94' | 26.35 | 13% | 20' | 20' | - | 178' |

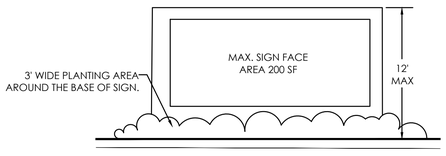
## SITE DATA

| | |
|---|---|
| APPLICATION NAME | RESIDENCES AT LAKE WORTH |
| ADDRESS | 2431,2441,2559 2ND AVENUE NORTH |
| PROPERTY CONTROL NUMBER (S) | 38-43-44-20-01-097-0020 |
| | 38-43-44-20-01-097-0010 |
| | 38-43-44-20-01-096-0020 |
| | |
| EXISTING ZONING | MU-W |
| PROPOSED ZONING | MU-W |
| EXISTING LAND USE | VACANT |
| PROPOSED LAND USE | MULTI-FAMILY RESIDENTIAL |
| FUTURE LAND USE (FLU) | MU-W |
| | |
| GROSS AREA | 7.40 AC (322,268 S.F.) |
| | |
| MAX FLOOR AREA RATIO | 2.40 |
| PROPOSED FLOOR AREA RATIO | .60 |
| MAX BUILDING COVERAGE | 50% |
| PROPOSED BUILDING COVERAGE | 13.4% |
| MAX IMPERMEABLE SURFACE AREA | 65% |
| PROPOSED IMPERMEABLE SURFACE AREA | 49% (157,900 SF) |
| BUILDINGS | 13.4% (43,293 SF) |
| COMUNICATION TOWER | 1.15% (3,722 SF) |
| SITE IMPROVEMENTS | 34.4% (110,885 SF) |
| DENSITY (195 DU / 7.4 AC) | 26.35 DU/AC |
| | |
| PROPOSED BUILDING HEIGHT | 53'-8" |
| TOTAL BUILDING UNITS | 195 UNITS |
| BUILDING 1 - MULTI-FAMILY | 65 UNITS (63,455 SF) |
| BUILDING 2 - MULTI-FAMILY | 65 UNITS (63,455 SF) |
| BUILDING 3 - MULTI-FAMILY | 65 UNITS (63,455 SF) |
| BUILDING 4 - CLUBHOUSE AND ACCESSORY BUILDINGS | 5,220 SF |
| | |
| TOTAL WORKFORCE UNITS | 30 |
| | |
| REQUIRED PARKING | |
| RESIDENTIAL | |
| 1 BED (105 DU X 1.5 PER UNIT) | 158 SPACES |
| 2 BEDS (90 DU X 1.75 PER UNIT) | 158 SPACES |
| TOTAL REQUIRED | 316 SPACES |
| 25% AFFORDABLE / WORKFORCE REDUCTION | -79 SPACES |
| TOTAL REQUIRED WITH REDUCTION | 237 SPACES |
| | |
| PROVIDED PARKING | 289 SPACES |
| STANDARD SPACES | 217 SPACES |
| COMPACT VEHICLE | 54 SPACES |
| BIKE SPACES 39 (4/1 STANDARD PARKING SPACE) | 10 SPACES |
| HANDICAP PARKING | 8 SPACES |
| | |
| TAZ | 317 |

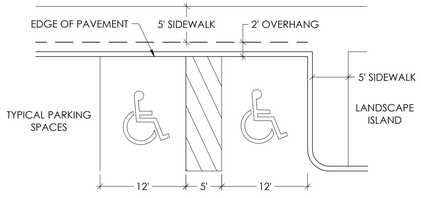
NOTES:
THIS DEVELOPMENT IS INTENDED TO BE CONSTRUCTED IN ONE SINGULAR PHASE WITH CONSTRUCTION COMMENCING APPROXIMATELY MARCH OF 2023 AND COMPLETED IN MAY OF 2024.

LOCATION MAP

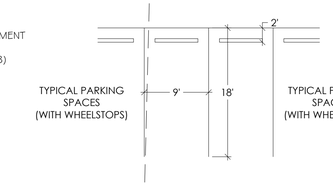
1 ENTRANCE SIGN DETAIL N.T.S.
MAXIMUM HEIGHT 12'
MAXIMUM SIGN FACE AREA PER SIGN = 200 SF



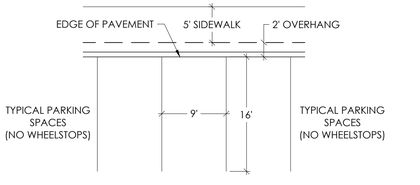

2 TYPICAL HANDICAP PARKING DETAIL SCALE: 1"=10'-0"



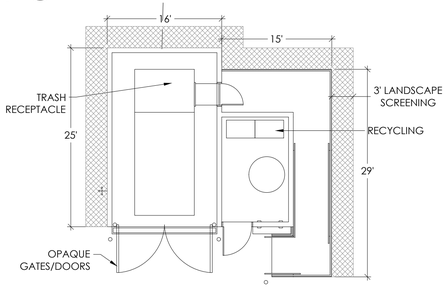

3 TYPICAL PARKING DETAIL (WITH WHEELSTOPS) SCALE: 1"=10'-0"



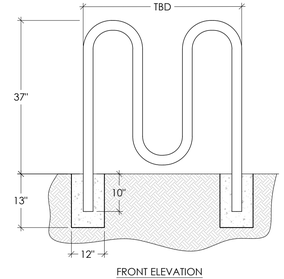

4 TYPICAL PARKING DETAIL (NO WHEELSTOPS) SCALE: 1"=10'-0"




5 DUMPSTER DETAIL SCALE: 1"=10'-0"




6 PW ATHLETIC BIKE RACK SCALE: N.T.S.
ROLLER COASTER BIKE RACK MODEL: 1602




FRONT ELEVATION

insite studio
planning + landscape architecture
8144 Okeechobee Blvd. Suite A. West Palm Beach, Fl. 33411
phone: 561-249-0940 | email: info@insitestudio.com
www.insitestudio.com | License#:LC26000606

Consultants:

Revisions:
7/29/22 - COMMENTS
10/12/22 - RESUBMITTAL
01/13/23 -COMMENTS

# RESIDENCES AT LAKE WORTH
Lake Worth, Florida

Richman Group Development

NORTH

0 20' 40' 80'
SCALE: 1" = 40'-0"

| | |
|---|---|
| Drawn By: | TAC |
| Drawing #: | 1264 |
| Date: | 04/11/2022 |

SITE PLAN

SHEET # SP.1

| IMPERMEABLE SITE DATA | |
|---|---|
| MAX IMPERMEABLE SURFACE AREA | 65% |
| PROPOSED IMPERMEABLE SURFACE AREA | 49% (157,900 SF) |
| BUILDINGS | 13.4% (43,293 SF) |
| COMUNICATION TOWER | 1.15% (3,722 SF) |
| SITE IMPROVEMENTS | 34.4% (110,885 SF) |
| DENSITY (195 DU / 7.4 AC) | 26.35 DU/AC |

LEGEND

- SITE IMPROVEMENTS
- COMMUNICATION TOWER
- BUILDINGS

insite studio
planning + landscape architecture
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phone: 561-249-0940 | email: info@insitestudio.com
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Consultants:

Revisions:
7/29/22 - COMMENTS
10/12/22 - RESUBMITTAL

**RESIDENCES AT LAKE WORTH**
Lake Worth, Florida

Richman Group Development

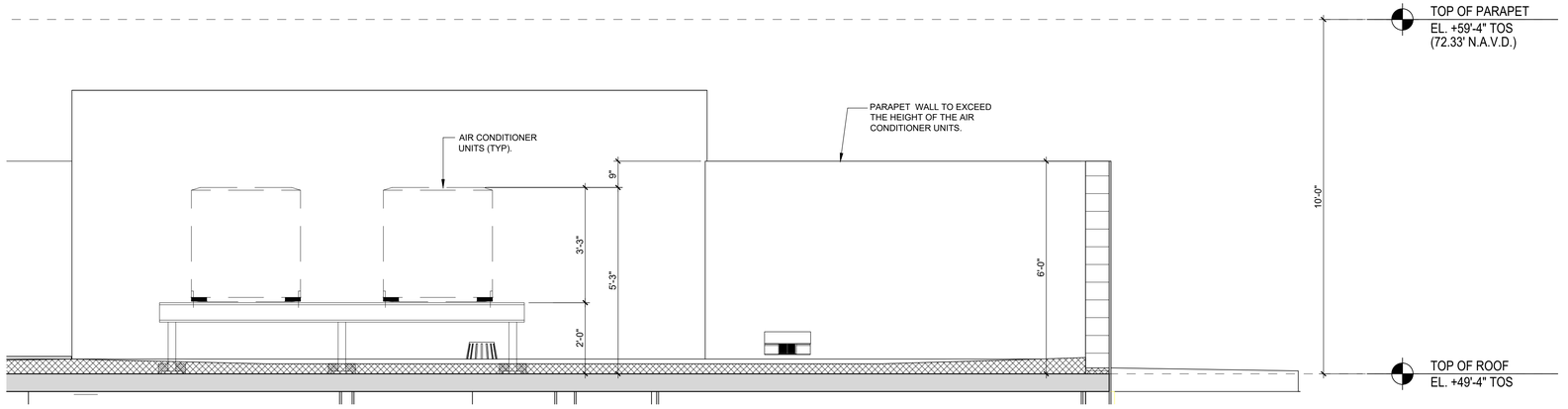
NORTH

0 20' 40' 80'
SCALE: 1" = 40'-0"

| | |
|---|---|
| Drawn By: | TAC |
| Drawing #: | 1264 |
| Date: | 04/11/2022 |

IMPERMEABLE AREA EXHIBIT

SHEET # EXB.1




2 ENLARGED SECTION

SCALE: 1/2" = 1'

1 RESIDENTIAL BUILDING SECTION

SCALE: 3/16" = 1'

BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

Javier Font AR No. 12547

PROPOSED RESIDENTIAL DEVELOPMENT

# RESIDENCES AT LAKE WORTH

2ND AVENUE NORTH
LAKE WORTH, FLORIDA

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DATE:
10-12-2022
PROJECT NO:
21-092
DRAWING NAME:
SECTION
- RESIDENTIAL BUILDING
SHEET NO:
A-5.1

1 FRONT ELEVATION (INTERIOR PARKING AREA)

SCALE: 1/8" = 1'

2 SIDE ELEVATION

SCALE: 1/8" = 1'

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ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

Javier Font AR No. 12547

PROPOSED RESIDENTIAL DEVELOPMENT

# RESIDENCES AT LAKE WORTH

2ND AVENUE NORTH
LAKE WORTH, FLORIDA

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DATE:
10-12-2022

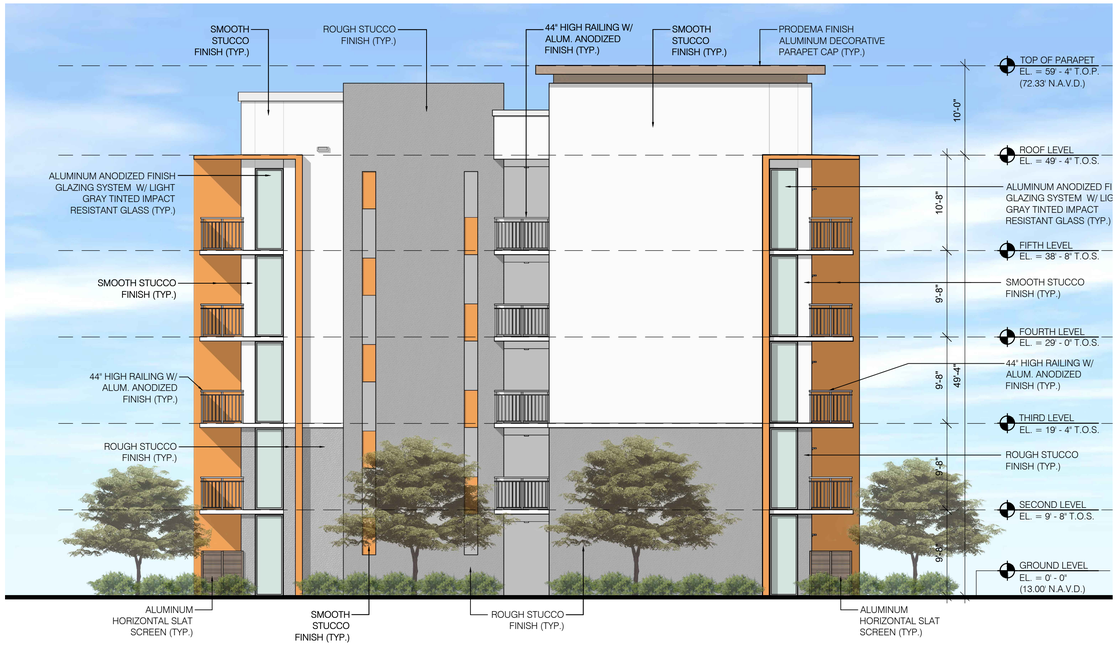
PROJECT NO:
21-092

DRAWING NAME:
ELEVATIONS
- RESIDENTIAL BUILDING

SHEET NO:
A-2.0

1 REAR ELEVATION (2ND AVE. & REAR PROPERTY LINE)

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




2 SIDE ELEVATION

SCALE: 1/8" = 1'

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CORAL GABLES · ATLANTA

SEAL:

Javier Font AR No. 12547

PROPOSED RESIDENTIAL DEVELOPMENT

# RESIDENCES AT LAKE WORTH

2ND AVENUE NORTH
LAKE WORTH, FLORIDA

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DATE:
10-12-2022
PROJECT NO:
21-092
DRAWING NAME:
ELEVATIONS
- RESIDENTIAL BUILDING
SHEET NO:
A-2.1

## TYPICAL LEVEL FLOOR PLAN - RESIDENTAIL BLDG.

SCALE: 1/8" = 1'

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SEAL:

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PROPOSED RESIDENTIAL DEVELOPMENT

# RESIDENCES AT LAKE WORTH

2ND AVENUE NORTH
LAKE WORTH, FLORIDA

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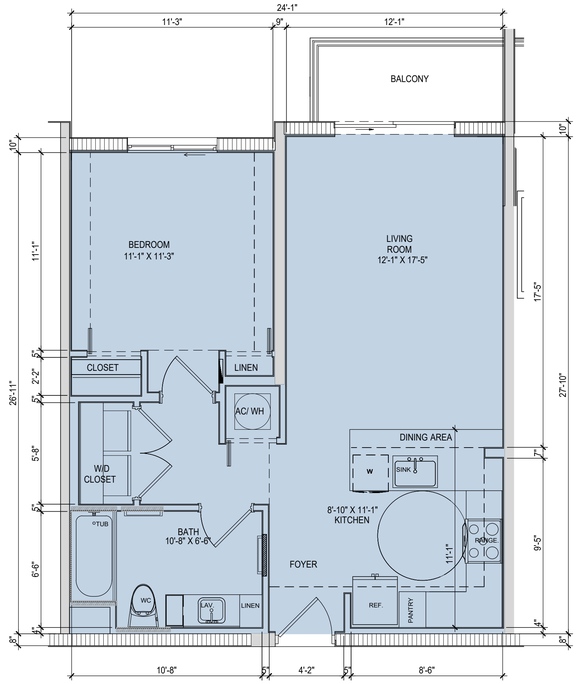
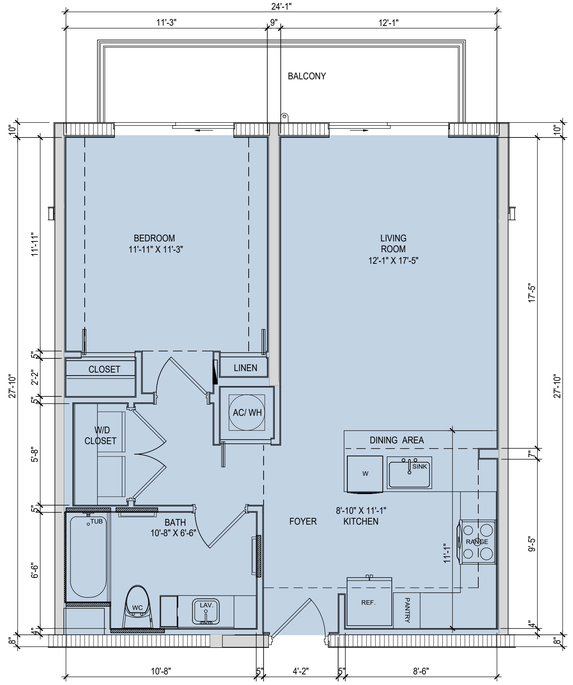
DATE:
10-12-2022
PROJECT NO:
21-092
DRAWING NAME:
TYPICAL LEVEL FLOOR PLAN - RESIDENTIAL BLDG.
SHEET NO:
A-1.1




## FLOOR PLAN - UNIT TYPE A1 (1BD/1BA)

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

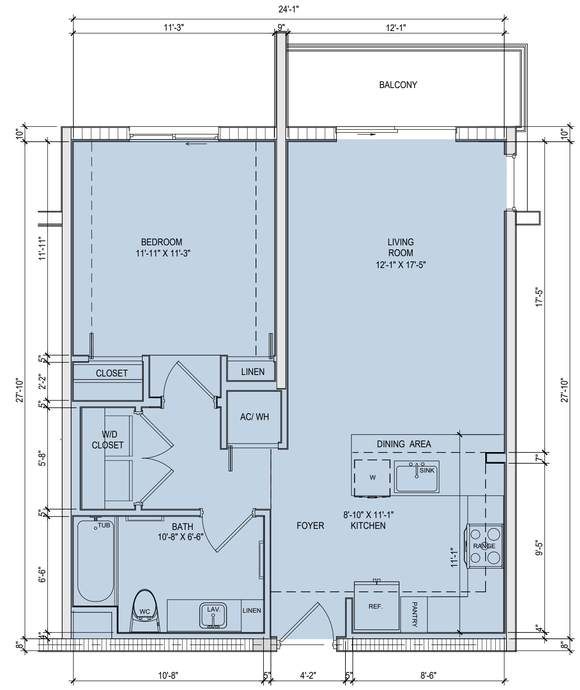
LEASE-ABLE AREA: 716 SF
NET AREA: 649 SF




## FLOOR PLAN - UNIT TYPE A2 (1BD/1BA)

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

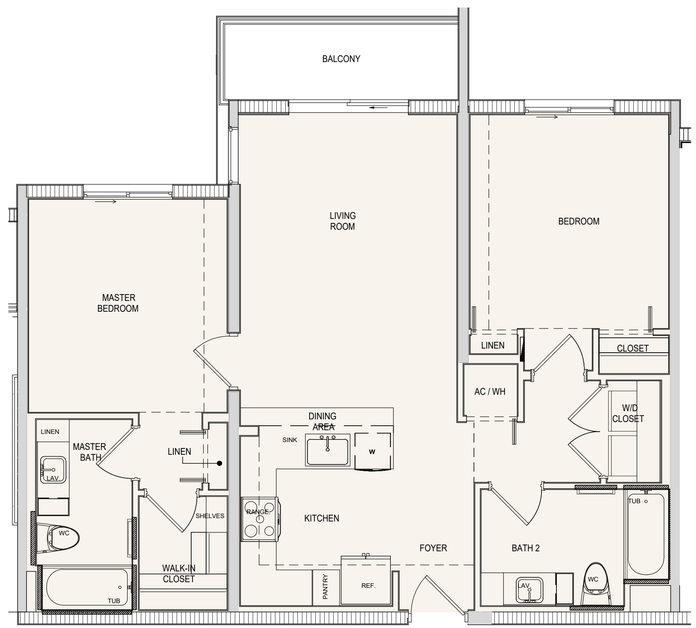
LEASE-ABLE AREA: 729 SF
NET AREA: 662 SF




## FLOOR PLAN - UNIT TYPE A3 (1BD/1BA)

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

LEASE-ABLE AREA: 729 SF
NET AREA: 662 SF




## FLOOR PLAN - UNIT TYPE B1 (2BD/2BA)

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

LEASE-ABLE AREA: 1013 SF
NET AREA: 923 SF

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CORAL GABLES · ATLANTA

SEAL:

Javier Font AR No. 12547

PROPOSED RESIDENTIAL DEVELOPMENT

# RESIDENCES AT LAKE WORTH

2ND AVENUE NORTH
LAKE WORTH, FLORIDA

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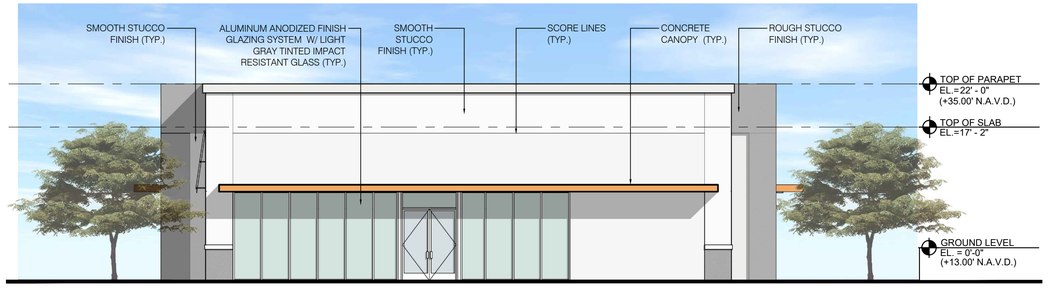
DATE:
10-12-2022

PROJECT NO:
21-092

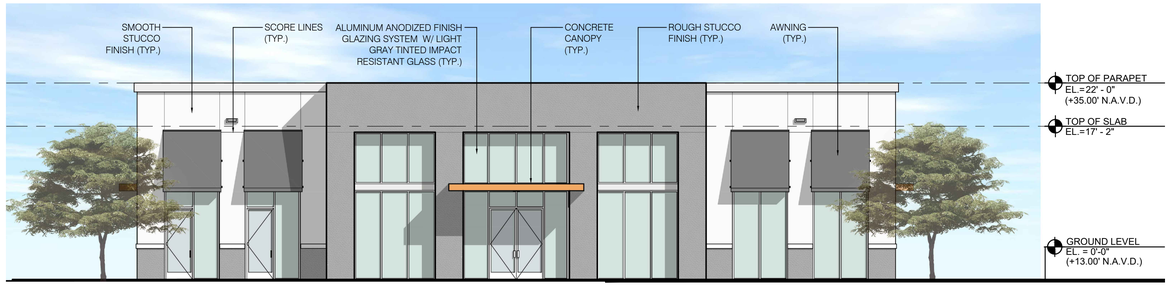
DRAWING NAME:
UNIT TYPES

SHEET NO:
A-4.1



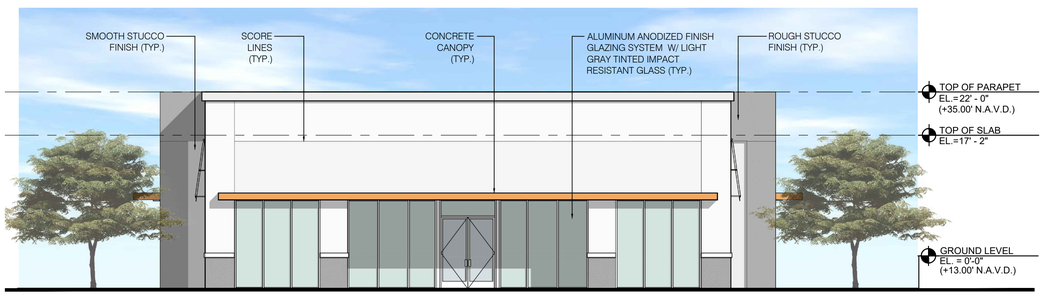

2 SIDE (RIGHT) ELEVATION

SCALE: 1/8" = 1'



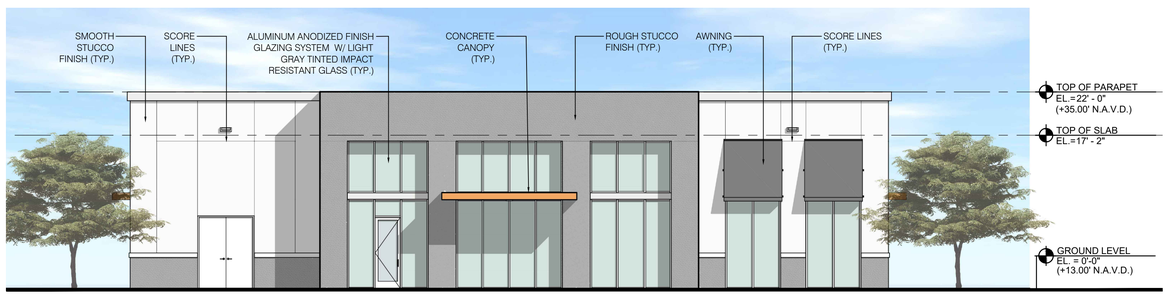

1 FRONT ELEVATION

SCALE: 1/8" = 1'




4 SIDE (LEFT) ELEVATION

SCALE: 1/8" = 1'




3 REAR ELEVATION

SCALE: 1/8" = 1'

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PROPOSED RESIDENTIAL DEVELOPMENT

# RESIDENCES AT LAKE WORTH

2ND AVENUE NORTH
LAKE WORTH, FLORIDA

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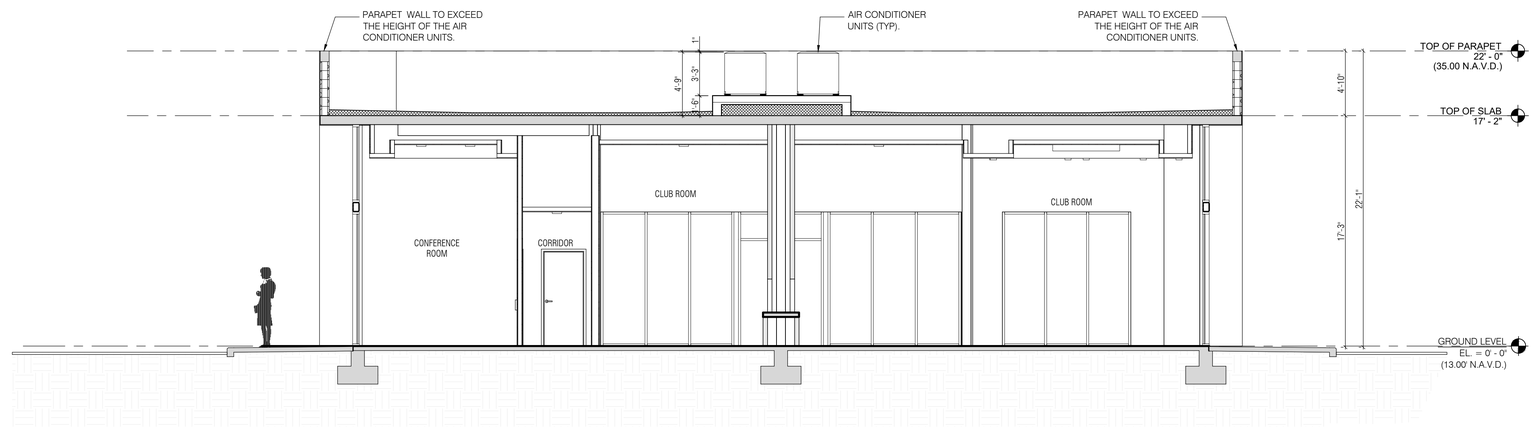
DATE:
10-12-2022
PROJECT NO:
21-092
DRAWING NAME:
ELEVATIONS
- CLUBHOUSE
SHEET NO:
A-2.2




1 CLUBHOUSE SECTION

SCALE: 3/16" = 1'

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SEAL:

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PROPOSED RESIDENTIAL DEVELOPMENT

# RESIDENCES AT LAKE WORTH

2ND AVENUE NORTH
LAKE WORTH, FLORIDA

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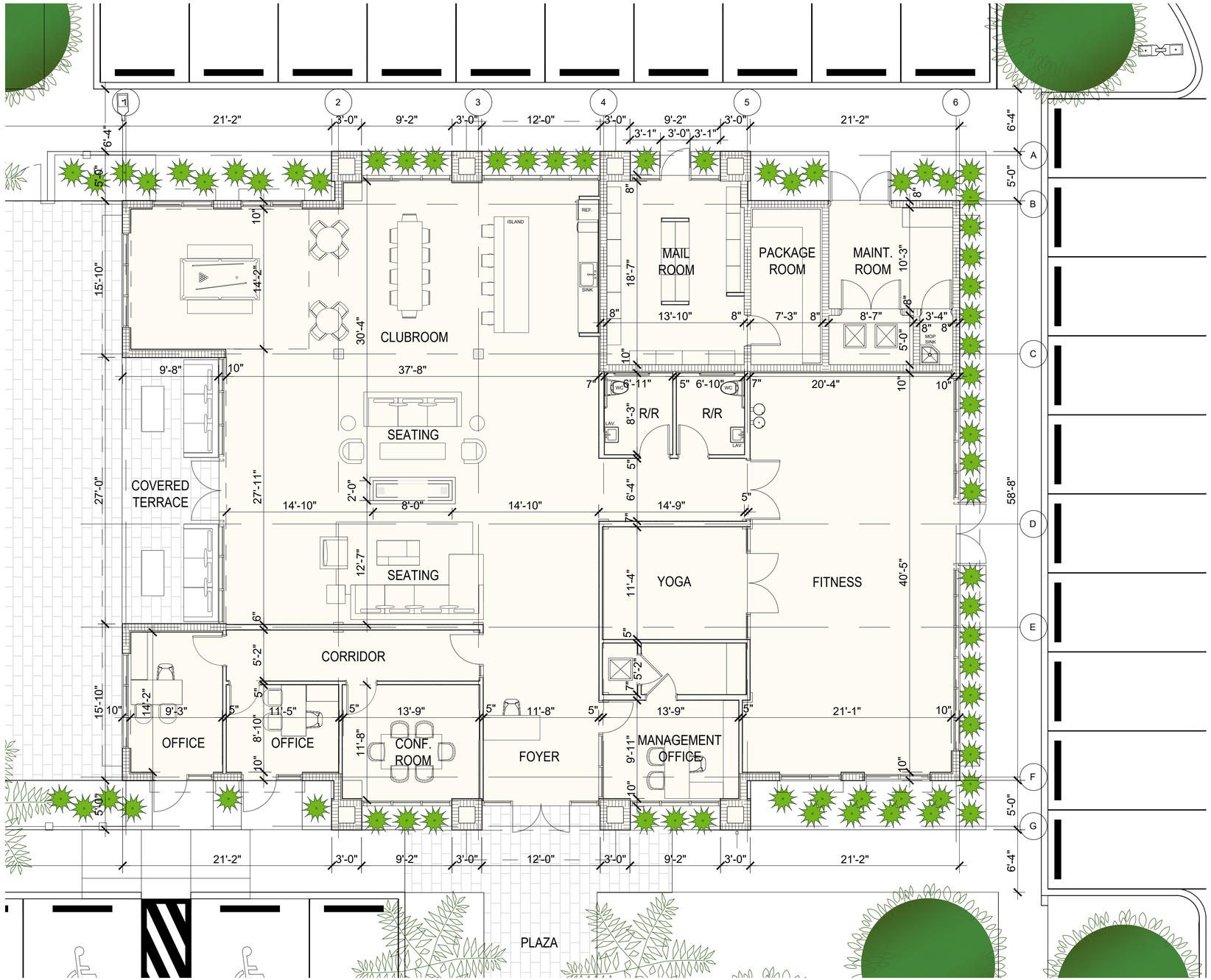
DATE:
10-12-2022
PROJECT NO:
21-092
DRAWING NAME:
SECTION - CLUBHOUSE

SHEET NO:
A-5.2




GROUND FLOOR PLAN - CLUBHOUSE

SCALE: 3/16" = 1'

BEHAR·FONT

PARTNERS, P.A.

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CORAL GABLES · ATLANTA

SEAL:

Javier Font AR No. 12547

PROPOSED RESIDENTIAL DEVELOPMENT

# RESIDENCES AT LAKE WORTH

2ND AVENUE NORTH
LAKE WORTH, FLORIDA

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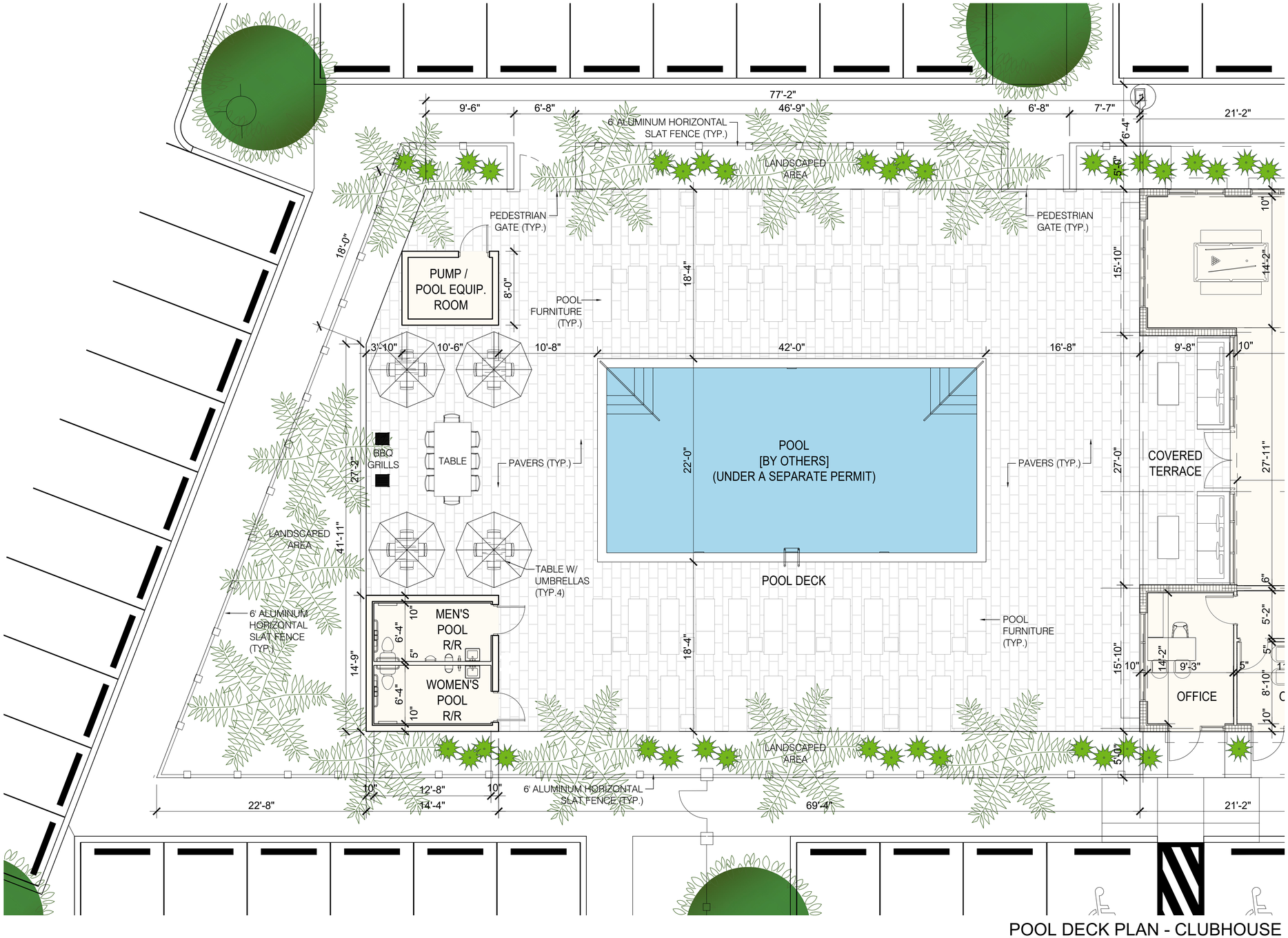
DATE:
10-12-2022

PROJECT NO:
21-092

DRAWING NAME:
GROUND FLOOR PLAN
- CLUBHOUSE

SHEET NO:
A-1.3




# POOL DECK PLAN - CLUBHOUSE

SCALE: 3/16" = 1'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CORAL GABLES · ATLANTA


SEAL:

Javier Font AR No. 12547

PROPOSED RESIDENTIAL DEVELOPMENT

RESIDENCES AT LAKE WORTH

2ND AVENUE NORTH
LAKE WORTH, FLORIDA


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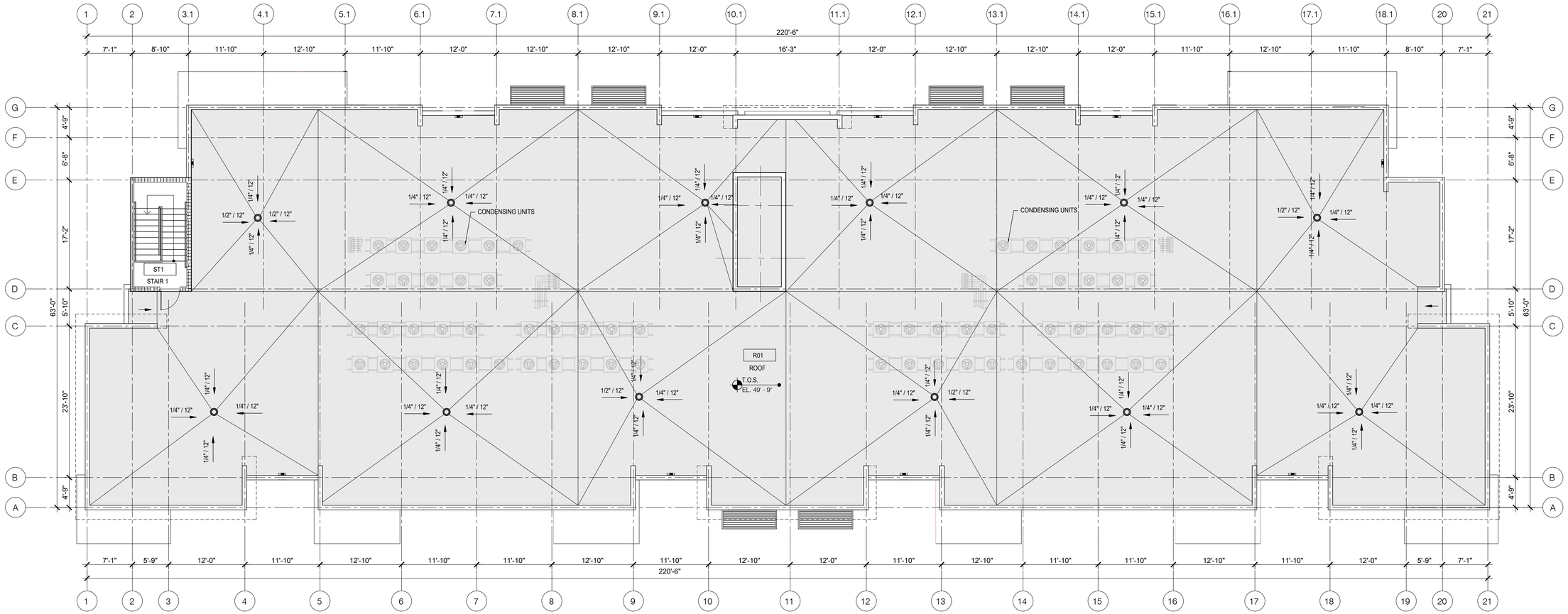
DATE:
10-12-2022

PROJECT NO:
21-092

DRAWING NAME:
POOL DECK PLAN
- CLUBHOUSE

SHEET NO:
A-1.4




## ROOF PLAN - RESIDENTIAL BUILDING

SCALE: 1/8" = 1'

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ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

Javier Font AR No. 12547

PROPOSED RESIDENTIAL DEVELOPMENT

# RESIDENCES AT LAKE WORTH

2ND AVENUE NORTH
LAKE WORTH, FLORIDA

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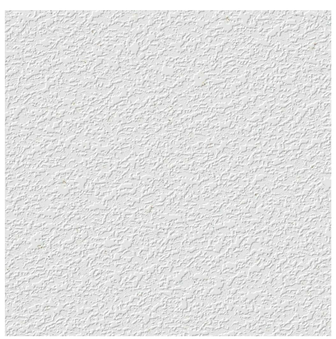
DATE:
10-12-2022
PROJECT NO:
21-092
DRAWING NAME:
ROOF PLAN
- RESIDENTIAL BUILDING
SHEET NO:
A-1.2

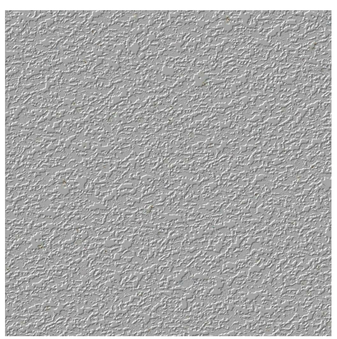
1 ANNODIZED ALUMINUM SLIDING GLASS DOOR W/ LIGHT GREY TINT

2 ANNODIZED ALUMINUM WINDOW W/ LIGHT GREY TINT

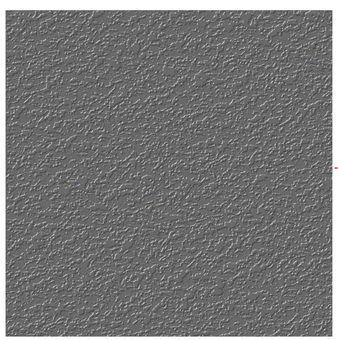
3 PERFORATED METAL MESH RAILING



4 3/4" WHITE
SHERWIN WILLIAMS SW 7063



5 3/4" LIGHT GREY STUCCO
SHERWIN WILLIAMS SW 7065



6 3/4" DARK GREY STUCCO
SHERWIN WILLIAMS SW 7067

BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

Javier Font AR No. 12547

PROPOSED MIXED-USE DEVELOPMENT

# VILLAGE OF VALOR LAKE WORTH

2ND AVENUE NORTH
LAKE WORTH, FLORIDA

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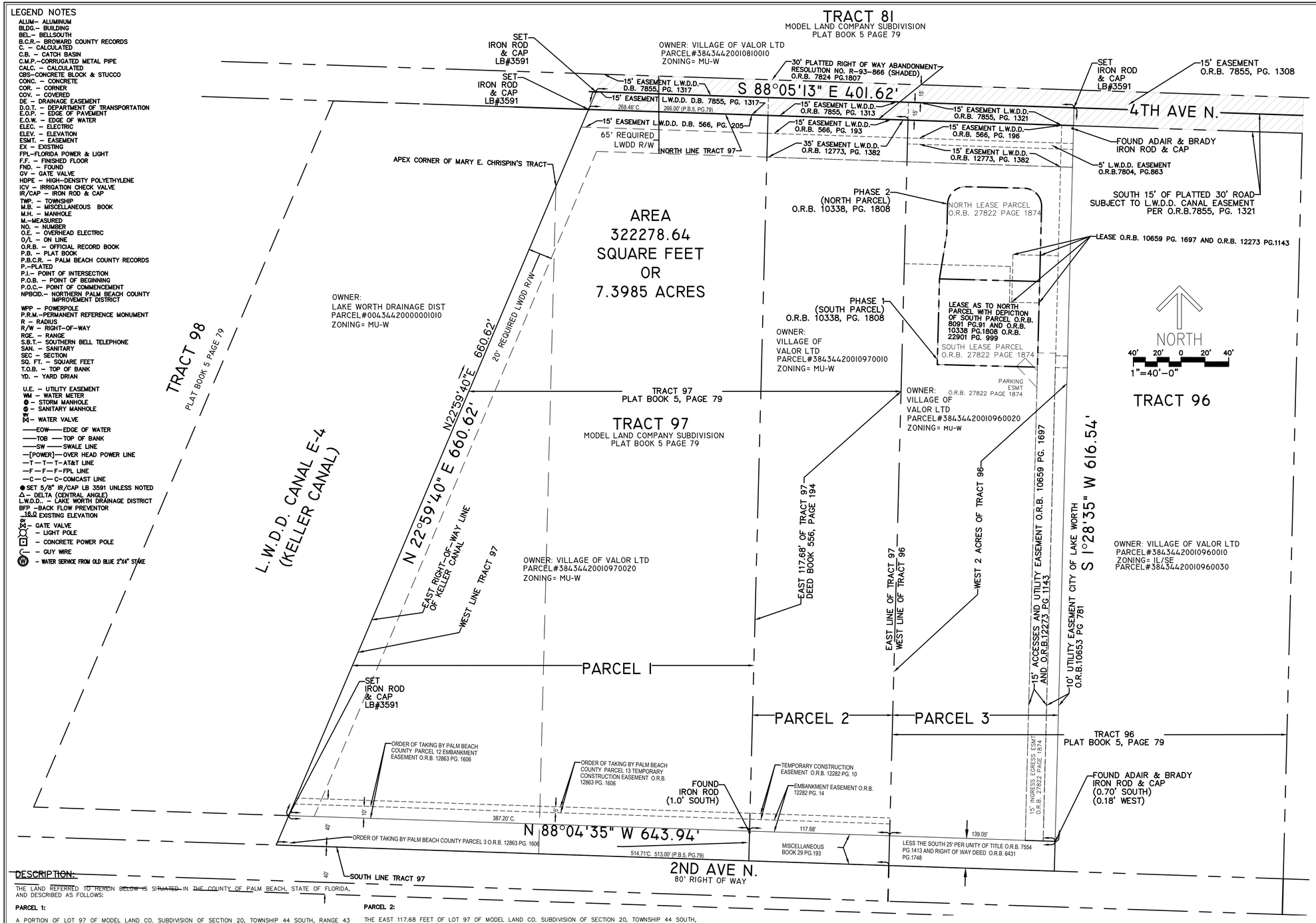
DATE:
01-31-2022
PROJECT NO:
21-092
DRAWING NAME:
CLUBHOUSE SITE PLAN
SHEET NO:
A-4.0




## DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PALM BEACH, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

**PARCEL 1:**

A PORTION OF LOT 97 OF MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN NAT BOOK 5, PAGE 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE NORTH LINE OF LAKE WORTH ROAD INTERSECTS WITH THE EAST LINE OF THE RIGHT OF WAY OF THE FIRST LATERAL CANAL WEST OF THE TOWN OF LAKE WORTH, RUNNING EAST A DISTANCE OF 394.32 FEET;

THENCE NORTH PARALLEL WITH THE EAST LINE OF LOT 97 OF THE SUBDIVISION OF MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, A DISTANCE OF 625 FEET TO THE NORTH LINE OF LOT 97;

THENCE WEST TO A POINT WHERE SAID NORTH LINE INTERSECTS THE EAST LINE OF THE RIGHT OF WAY OF SAID FIRST LATERAL CANAL;

THENCE SOUTHWESTERLY FOLLOWING THE RIGHT OF WAY OF SAID FIRST LATERAL CANAL TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE SOUTH 25 FEET, SHOWN AS PARCEL NO. 3 IN THE ORDER OF TAKING BY PALM BEACH COUNTY, AND AN ADDITIONAL 10 FEET, SHOWN AS PARCEL 12, RECORDED IN OFFICIAL RECORD BOOK 12863, PAGE 1606, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBJECT TO THE RIGHTS OF LAKE WORTH DRAINAGE DISTRICT TO THE NORTH 15 FEET OF SAID PARCEL DESCRIBED IN EASEMENT DEED RECORDED IN OFFICIAL RECORD BOOK 7855, PAGE 1317.

**PARCEL 2:**

THE EAST 117.68 FEET OF LOT 97 OF MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 79, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FRONTING 117.68 FEET ON NORTH 2ND AVENUE AND 625 FEET DEEP THEREOF.

LESS AND EXCEPT THE SOUTH 25.00 FEET OF THE EAST 117.00 FEET BY DEED TO PALM BEACH COUNTY, RECORDED IN MISCELLANEOUS RECORD BOOK 29, PAGE 193.

SUBJECT TO THE RIGHTS OF LAKE WORTH DRAINAGE DISTRICT TO THE NORTH 15 FEET OF SAID PARCEL DESCRIBED IN EASEMENT DEED RECORDED IN OFFICIAL RECORD BOOK 7855, PAGE 1313.

**PARCEL 3:**

THE WEST TWO ACRES OF TRACT 96 OF MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 79, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTH 25.00 FEET BY DEED TO PALM BEACH COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 6431, PAGE 1748.

SUBJECT TO THE RIGHTS OF LAKE WORTH DRAINAGE DISTRICT TO THE NORTH 15 FEET OF SAID PARCEL DESCRIBED IN EASEMENT DEED RECORDED IN OFFICIAL RECORD BOOK 7855, PAGE 1321.

## SCHEDULE B - SECTION II EXCEPTIONS

**FIRST AMERICAN TITLE INSURANCE COMPANY**

COMMITMENT FILE NUMBER: 1062-5693711
COMMITMENT DATE: OCTOBER 12, 2021 AT 8:00 AM

| Exception | Instrument Book & Page | Affect on Property |
|---|---|---|
| 10 | Plat Book 5, Page 79 | Affects as shown |
| 12 | Deed Book 566, Page 205 | Affects as shown |
| 13 | ORB 7855, Page 1317 | Affects as shown |
| 14 | ORB 28938, Page 1730 | Unable to plot |
| 15 | Deed Book 566, Page 193 | Affects as shown |
| 16 | ORB 7855, Page 1313 | Affects as shown |
| 17 | ORB 12282, Page 14 | Affects as shown |
| 18 | ORB 12773, Page 1382 | Affects as shown |
| 19 | ORB 28938, Page 1729 | Unable to plot |
| 20 | Deed Book 566, Page 196 | Affects as shown |
| 21 | ORB 6340, Page 1344 | Affects not plottable |
| 22 | ORB 7554, Page 1413 | Affects not plottable |
| 23 | ORB 7554, Page 1417 | Affects not plottable |
| 24 | ORB 7804, Page 863 | Affects as shown |
| 25 | ORB 7855, Page 1321 | Affects as shown |
| 26 | ORB 10653, Page 781 | Affects as shown |
| 27 | ORB 12773, Page 1382 | Affects as shown |
| 28 | ORB 7566, Page 1248 | Affects not plottable |
| 28 | ORB 8091, Page 91 | Affects not plottable |
| 28 | ORB 10338, Page 1808 | Affects not plottable |
| 28 | ORB 27723, Page 872 | Affects not plottable |
| 28 | ORB 27822, Page 1870 | Affects as shown |
| 28 | ORB 28008, Page 1295 | Affects not plottable |
| 28 | ORB 30931, Page 849 | Affects not plottable |
| 29 | ORB 10659, Page 1697 | Affects as shown |
| 30 | ORB 11447, Page 1324 | Affects not plottable |
| 31 | ORB 12273, Page 1143 | Affects as shown |
| 31 | ORB 22901, Page 999 | Affects as shown |
| 32 | ORB 20964, Page 1136 | Affects not plottable |
| 34 | | not a survey matter |

## NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 1062–5693711, DATED OCTOBER 12, 2021.
3. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY CLIENT.
4. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. ORB. 8091, PG 91, GROUND SYSTEM 24 FEET (8 METERS) SQUARE COPPER GROUND SCREEN AT BASE OF THE TOWER PLUS 120 COPPER GROUND RADIALS VARYING IN LENGTH FROM APPROXIMATELY 150 FEET .(46 METERS) TO 184 FEET (56 METERS).
7. BEARINGS SHOWN HEREON ARE RELATIVE TO THE THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83, 1990 ADJUSTMENT, UTILIZING THE SOUTH LINE OF TRACTS 96 AND 97 AS MONUMENTED. WHICH BEARS N88°04'35"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
8. ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM (NAVD.) CON27 EL=12.162, PER PALM BEACH COUNTY ENGINEERING DEPT. IS THE PARENT BENCHMARK.
9. **ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120192 0165 B, PANEL 165 OF 245, MAP REVISED DATE OCTOBER 15, 1982, THIS PROPERTY LIES IN ZONE A7 (EL12) 2/1/79.**

## CERTIFICATE:

RICHMAN LAKE WORTH APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
NELSON MULLINS RILEY & SCARBOROUGH, LLP
TRUIST BANK, ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS **1, 2, 3, 4, 5, 6(B), 7(A), 7(B)(1), 8, 9, 10(A), 10(B), 11(A), 12, 13, 16, 17, 18, 19, AND 21 OF TABLE A THEREOF.**

THE FIELD WORK WAS COMPLETED ON **NOVEMBER 8, 2021.**

DATE OF MAP: **DECEMBER 3, 2021**

| DATE | BY |
|---|---|
| 1/17/2022 | TFL |
| 11/18/21 | |
| ADDED LWDD REQUIRED R/W UPDATE SURVEY | |
| UPDATED | 06/29/16 |
| ADDED CERTIFICATIONS | 10/20/14 |
| ADDED LWDD REQUIRED R/W | 10/15/14 |
| ADDED NEW TITLE INFORMATION | 10/08/14 |
| ADD NOTE | 07/08/14 AMS |
| REVISIONS | DATE BY |

FILE NAME: 6744-2 SUR SHEETS 1-3 – 1-12-22


CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING • LAND PLANNING
LANDSCAPE ARCHITECTURE • SURVEYING
7301A W. PALMETTO PARK ROAD • SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452


# VILLAGE OF VALOR
# ALTA / ACSM SURVEY

| | |
|---|---|
| DATE | 07/03/14 |
| DRAWN BY | AMS |
| F.B./ PG. | N/A |
| SCALE | 40 |

DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 6744–2
SHT.NO. 1
OF 3 SHEETS

TRACT 81
MODEL LAND COMPANY SUBDIVISION
PLAT BOOK 5 PAGE 79

WOOD MANOR
K 24 PAGE 52

ODEL. LAND COMPANY P.B. 5 PG. 79

ENGLEWOOD MANOR P.B. 24 PG.52

FND. ROD & CAP
WL FISH & CO.
LB #6216

FND. ROD & CAP
LB #3591

PLATTED 30' ROADWAY
UNIMPROVED

15' EASEMENT
O.R.B. 7855, PG. 1317

S 88°05'13" E 401.62'

FOUND 5/8" IRON ROD
BENT
NO I.D.

15' EASEMENT
O.R.B. 7855, PG. 1313

FOUND ADAIR & BRADY
IRON ROD & CAP

15' EASEMENT
O.R.B. 7855, PG. 1321

15' L.W.D.D. EASEMENT
O.R.B.566, PG.196

5' L.W.D.D. EASEMENT
O.R.B.7804, PG.863

FND. ROD & CAP
LB#6216
WL FISH & CO.

30.0'

15' EASEMENT
O.R.B. 7855, PG. 1308

N 88°05'13" W 214.35'

N.W. CORNER
TRACT 97

15.0'

4TH AVE N.

NORTH LINE TRACT 97

65' REQUIRED
L.WDD R/W

15' DRAINAGE
EASEMENT
DEED BOOK 566,
PAGE 205

FOUND ADAIR & BRADY
IRON ROD & CAP
60" CONC. PIPE
INVERT EL=4.81
HEADWALL

NORTH LINE TRACT 96

NORTH LINE TRACT 97

8' CHAIN LINK FENCE
SOUTH 15' OF PLATTED 30' ROAD
SUBJECT TO L.W.D.D. CANAL EASEMENT
PER O.R.B.7855, PG. 1321

145.2'

PHASE 2
(NORTH PARCEL)
O.R.B. 10338, PG. 1808

NORTH LEASE PARCEL
O.R.B. 27822 PAGE 1874

ANTENNA

CONCRETE

CONCRETE BUILDING
30'X11.8'
FF. EL=13.90

TRAILER
10'X20'

8' CHAIN LINK FENCE

CONCRETE

L.W.D.D. EASEMENT
O.R.B. 12773
PG. 1382

LEASE PARCEL

ANTENNA

FPL PAD

10' DRAINAGE EASEMENT
DEED BOOK 566, PAGE 189

PHASE 1
(SOUTH PARCEL)
O.R.B. 10338, PG. 1808

SOUTH LEASE PARCEL
O.R.B. 27822 PAGE 1874

184.09'

ORB CONCRETE

AREA
322278.64
SQUARE FEET
OR
7.40 ACRES

TRACT 97
PLAT BOOK 5, PAGE 79

TRACT 97
MODEL LAND COMPANY SUBDIVISION
PLAT BOOK 5 PAGE 79

S 23°13'56" W 281.51'
DEED LINE

S 22°59'40" W 611.29'

N 67°31'16" W 59.43'

S 43°09'11" W 151.00'

TRACT 98
MODEL LAND COMPANY SUBDIVISION
PLAT BOOK 5 PAGE 79

REAL PROPERTY CLAIMED BY ADVERSE
POSSESSION IN ACCORDANCE
WITH FLORIDA STATUTE 95.18

N 23°13'56" E 363.98'

15' EMBANKMENT EASEMENT
O.R.B.17454 PG 772

5' TEMPORARY CONSTRUCTION EASEMENT O.R.B. 17454 PG 772

ASPHALT DRIVEWAY

RIPRAP WALL

CONCRETE DRIVEWAY

L.W.D.D. CANAL E-4
(KELLER CANAL)

TOP OF BANK

EDGE OF WATER

20' REQUIRED L.WDD R/W

N 22°59'40" E 660.62'

EAST RIGHT-OF-WAY LINE
OF KELLER CANAL E-4

WEST LINE TRACT 97

TRACT 96
MODEL LAND COMPANY SUBDIVISION
PLAT BOOK 5 PAGE 79

SEE NOTE 7

EAST 117.68' OF TRACT 97
DEED BOOK 556, PAGE 194

DITCH

EAST LINE OF TRACT 97
WEST LINE OF TRACT 96

WEST 2 ACRES OF TRACT 96

GRAVEL ROAD

S 1°28'35" W 616.54'

10' UTILITY EASEMENT CITY OF LAKE WORTH
O.R.B.10653 PG 781

15' ACCESS AND UTILITY EASEMENT, O.R.B. 12273, PG. 1143

EAST LINE TRACT 96

PARCEL 1

PARCEL 2

PARCEL 3

TRACT 96
PLAT BOOK 5, PAGE 79

SET
IRON ROD
& CAP
LB#3591

24" CMP
INVERT EL=4.05

MH
RIM EL=14.42

MH
RIM EL=14.26

GATE

FOUND
PALM BEACH
COUNTY
BRASS DISC

AT&T
HAND
HOLE

CONCRETE WALK

N88°04'35"W 76.08'

N26°47'56"E 21.04'

N01°055'25"W 5.91'

S88°04'35"E 214.33' BRIDGE

AT&T MH

CONCRETE WALK

5' TEMPORARY CONSTRUCTION EASEMENT
O.R.B. 126831, PG.1606

10' EMBANKMENT EASEMENT
O.R.B. 126831, PG.1606

SOUTH LINE TRACT 97

STORM MH
RIM EL=12.48

N 88°04'35" W 643.94'

5.0'

10.0'

35.0'

25.0'

30.0'
FLUSH CURB

18.5'FLUSH CURB

5' CONCRETE WALK

41.3'FLUSH CURB

40.0'

25.0'

TEMPORARY CONSTRUCTION
EASEMENT O.R.B. 12282 PG. 10

EMBANKMENT EASEMENT O.R.B.
12282 PG. 14

SIGN

ROAD-OF-WAY

6' CONCRETE WALK

2ND AVE N.

PLATTED 30' ROAD
PLAT BOOK 5, PAGE 79

CONCRETE POLE

FOUND ADAIR & BRADY
IRON ROD & CAP

BELLSOUTH PAD

AT&T HAND HOLE

BELLSOUTH PAD

CB RIM EL 10.95

WOOD POWER
POLE

FIBER OPTIC
HAND HOLE

CABLE HAND
HOLE

MH
RIM EL=14.23

CB

AT&T MH
RIM EL=14.86

2' CURB & GUTTER

FIBER OPTIC HAND HOLE

CABLE HAND HOLE

FIBER OPTIC CROSSING

WOOD POWER
POLE

INLET
CB

STORM MH
RIM EL=12.43

SEWER MH
RIM EL=12.44
INV EL =3.71 SE

SEWER MH
RIM EL=10.66

BENCHMARK
FOUND
SQUARE CUT
ON TOP OF
CURB INLET
EL=12.76

STORM MH
RIM EL=12.90

2' CURB & GUTTER

OVER HEAD POWER LINE

SOUTH LINE TRACT 97

AT&T MH
RIM EL=12.91

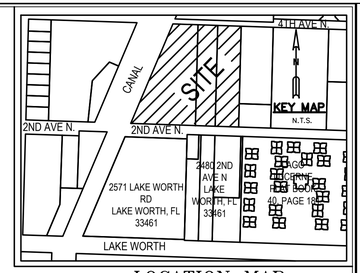
SOUTH LINE TRACT 96

FOUND
ADAIR & BRADY
IRON ROD & CAP

(KELLER CANAL)

RIPRAP WALL

BENCHMARK IS FOUND PALM BEACH COUNTY BRASS DISK ON TOP OF WALL EL=16.22




LOCATION MAP

NORTH

40' 20' 0 20' 40'

1"=40'-0"

| TREE TABLE | | | |
|---|---|---|---|
| Point # | TREE | Northing | Easting |
| 100 | 24" CABBAGE PALM | 832301.3840 | 956566.7160 |
| 101 | 24" CABBAGE PALM | 832290.4680 | 956568.3930 |
| 102 | 24IN CAB PALM | 832287.3010 | 956570.1400 |
| 104 | 15" CABBAGE PALM | 832284.2040 | 956600.2380 |
| 105 | 15" CABBAGE PALM | 832266.6600 | 956568.0040 |
| 106 | 20" OAK | 832262.4610 | 956572.5280 |
| 107 | 18" CABBAGE PALM | 832249.6330 | 956572.4520 |
| 108 | 24" OAK | 832243.9150 | 956572.7610 |
| 109 | 20" CABBAGE PALM | 832248.0640 | 956601.6640 |
| 110 | 20" CABBAGE PALM | 832253.0410 | 956602.4240 |
| 111 | 24" OAK | 832231.8230 | 956603.2080 |
| 112 | 20" CABBAGE PALM | 832216.2120 | 956598.4870 |
| 113 | 15" CABBAGE PALM | 832226.1530 | 956568.0820 |
| 114 | 14" CABBAGE PALM | 832225.4520 | 956566.0330 |
| 115 | 20" CABBAGE PALM | 832231.6960 | 956556.9760 |
| 116 | 20" CABBAGE PALM | 832227.3240 | 956560.0970 |
| 117 | 12" CABBAGE PALM | 832224.5290 | 956560.6220 |
| 118 | 12" CABBAGE PALM | 832193.0818 | 956560.4782 |
| 119 | 24" CABBAGE PALM | 832195.2468 | 956553.0582 |
| 120 | 24" CABBAGE PALM | 832190.8628 | 956541.4132 |
| 121 | 24" CABBAGE PALM | 832192.5248 | 956533.2182 |
| 122 | 30" CABBAGE PALM | 832184.3828 | 956596.4342 |
| 123 | 24" CABBAGE PALM | 832168.1798 | 956598.9642 |
| 124 | 30" OAK | 832145.6408 | 956599.6762 |
| 125 | 24" CABBAGE PALM | 832104.3648 | 956596.9392 |
| 126 | 18" CABBAGE PALM | 832195.1928 | 956520.2842 |
| 127 | 18" CABBAGE PALM | 832197.0688 | 956519.2312 |
| 128 | 18" CABBAGE PALM | 832205.1098 | 956517.0872 |
| 129 | 30" CABBAGE PALM | 832221.0518 | 956516.1952 |
| 130 | 18" CABBAGE PALM | 832222.1928 | 956519.5032 |
| 131 | 30" CABBAGE PALM | 832224.9358 | 956509.7142 |
| 132 | 18" CABBAGE PALM | 832224.9468 | 956506.6662 |
| 133 | 18" CABBAGE PALM | 832253.7068 | 956504.6622 |
| 134 | 18" CABBAGE PALM | 832257.4798 | 956504.7992 |
| 135 | 30" CABBAGE PALM | 832260.1588 | 956501.9162 |
| 136 | 30" CABBAGE PALM | 832266.1018 | 956503.4802 |
| 137 | 24" CABBAGE PALM | 832276.4448 | 956502.0782 |
| 138 | 30" CABBAGE PALM | 832286.9978 | 956505.1292 |
| 139 | 12" CABBAGE PALM | 832040.2008 | 956596.4952 |
| 140 | 18" CABBAGE PALM | 831969.9478 | 956595.0932 |
| 141 | 12" CABBAGE PALM | 831922.3138 | 956584.5932 |
| 142 | 12" CABBAGE PALM | 831877.7928 | 956584.5122 |
| 143 | 18" CABBAGE PALM | 831842.7938 | 956590.1052 |
| 144 | 12" QUEEN PALM | 831819.6898 | 956594.4362 |
| 145 | 12" QUEEN PALM | 831804.9858 | 956593.6252 |

| REVISIONS | DATE | BY |
|---|---|---|
| REVISED PER CLIENT REVIEW | 11/16/21 | TFL |
| UPDATE TITLE INFORMATION | 11/08/21 | TFL |
| TREE UPDATE | 10/28/2021 | |
| ADDED CONTOUR | 06/29/16 | |
| ADDED LWDD REQUIRED R/W | 10/15/14 | |

FILE NAME: 6744-2 SUR SHEETS 1-3 - 1-12-22.dwg

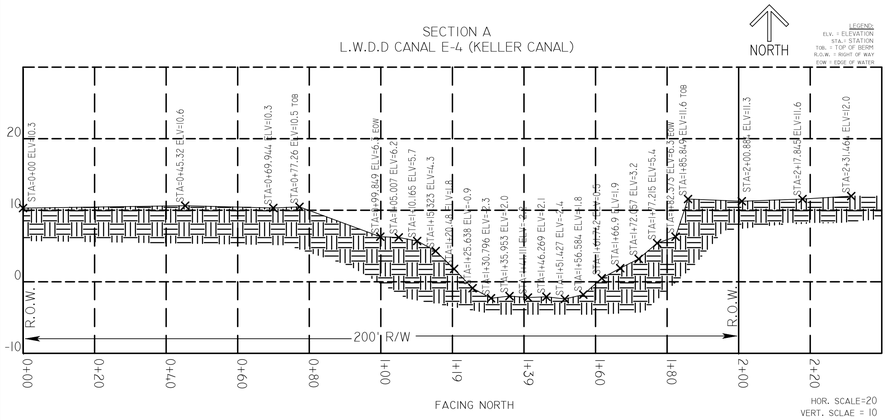

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

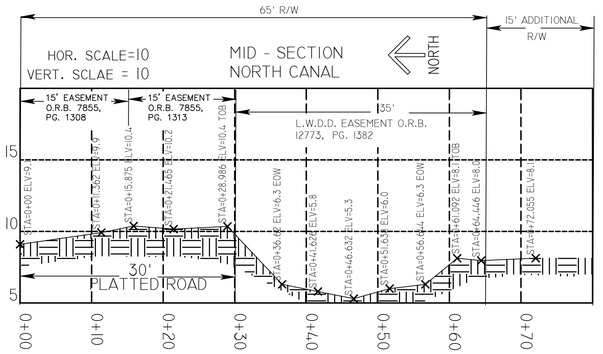

VILLAGE OF VALOR ALTA / SURVEY

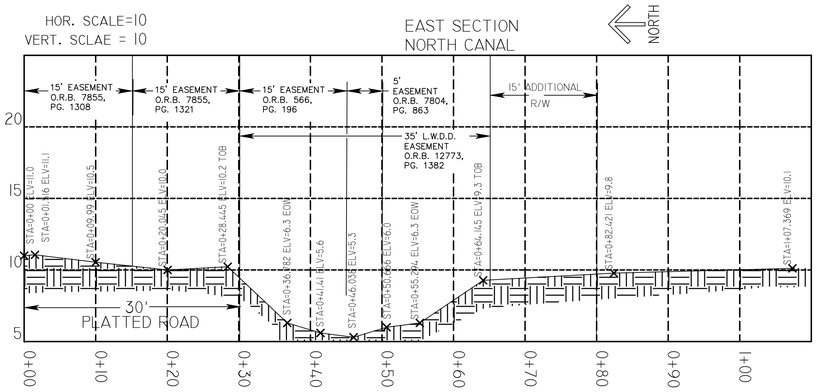
DATE 07/03/14
DRAWN BY AMS
F.B./ PG. N/A
SCALE 40

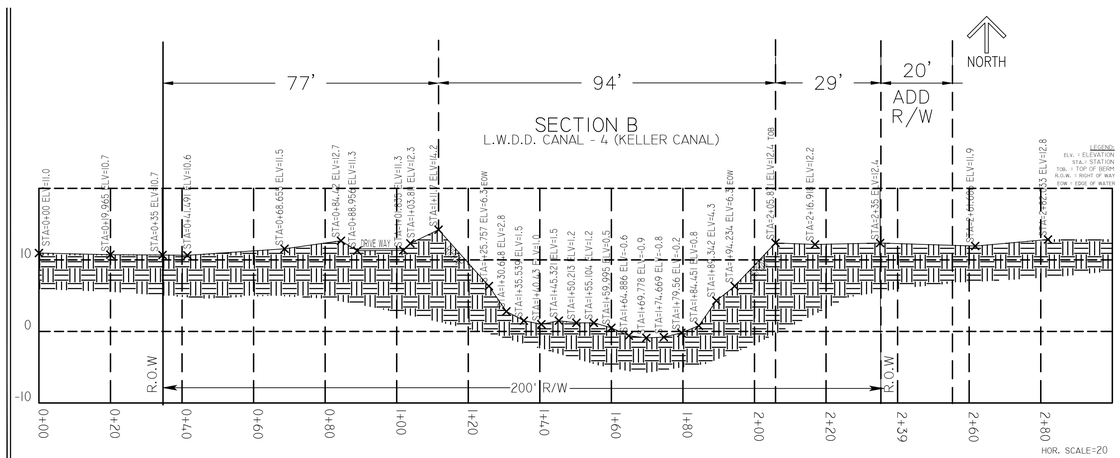
DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

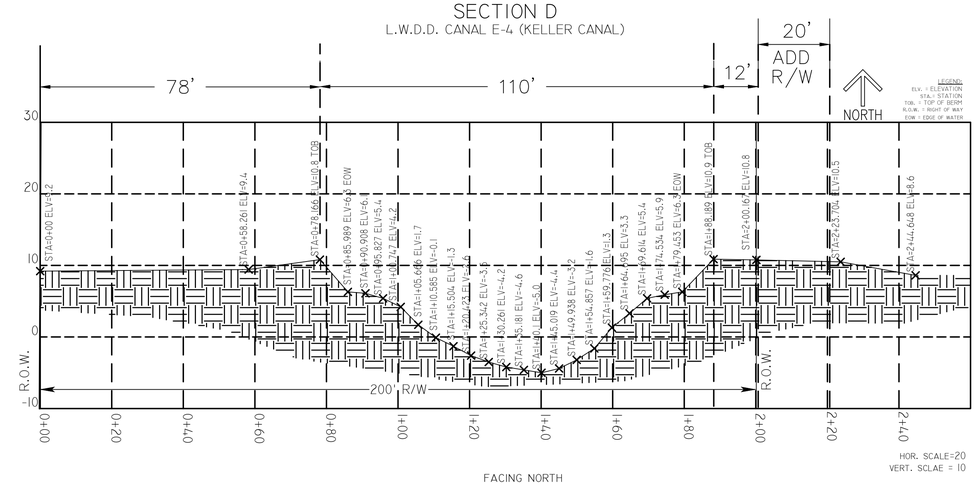
JOB # 6744-2
SHT.NO. 2
OF 3 SHEETS

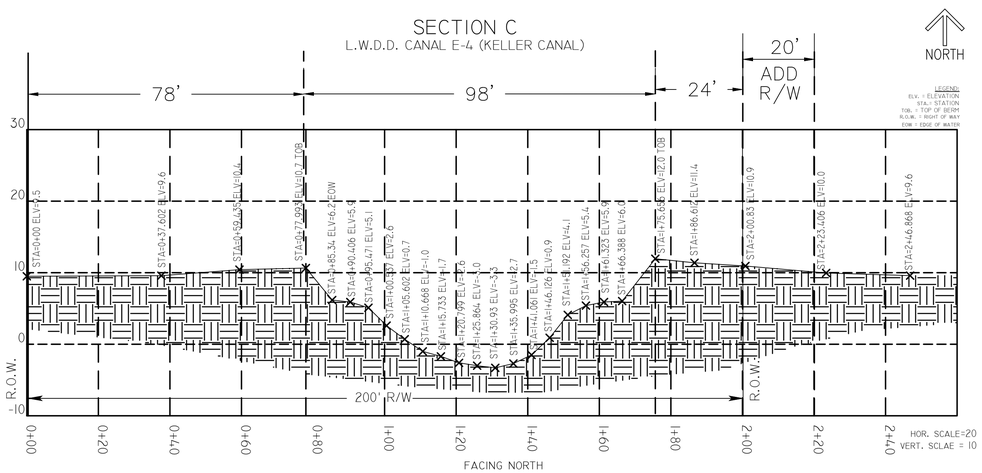


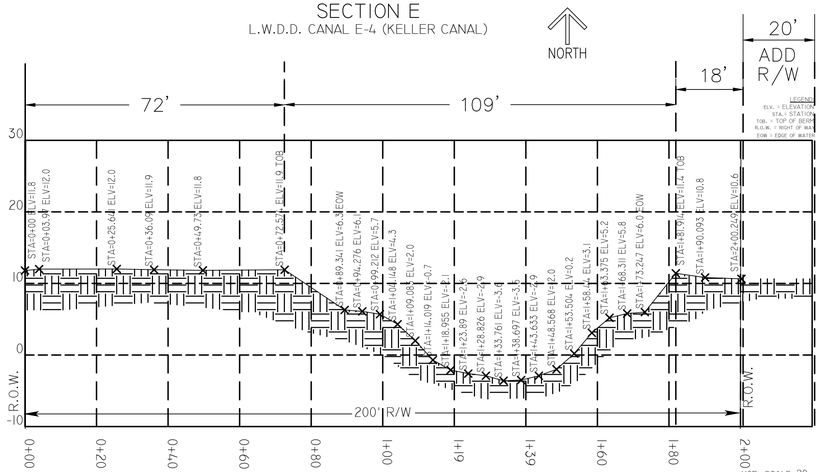



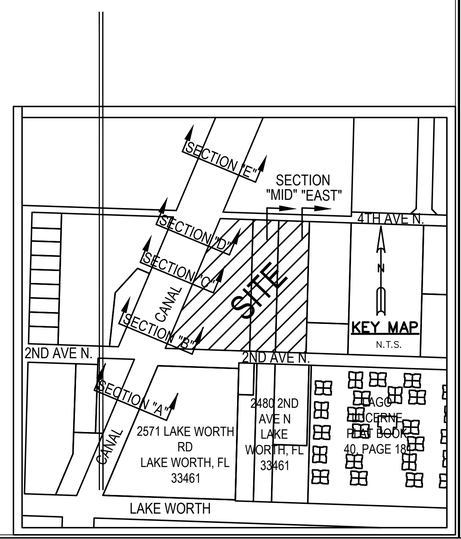




| | | |
|---|---|---|
| REVISED PER CLIENT REVIEW | 11/16/21 | TFL |
| UPDATE TITLE INFORMATION | 11/08/21 | TFL |
| REVISIONS | DATE | BY |

FILE NAME: 6744-2 SUR SHEETS 1-3 - 1-12-22


CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452


# VILLAGE OF VALOR
# LAKE WORTH DRAINAGE DISTRICT
# CANAL E-4 (KELLER CANAL)

| | |
|---|---|
| DATE | 05/14/14 |
| DRAWN BY | AMS |
| F.B./ PG. | N/A |
| SCALE | 50 |

DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 6744-2
SHT.NO. 3
OF 3 SHEETS

**NOTES:**

1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

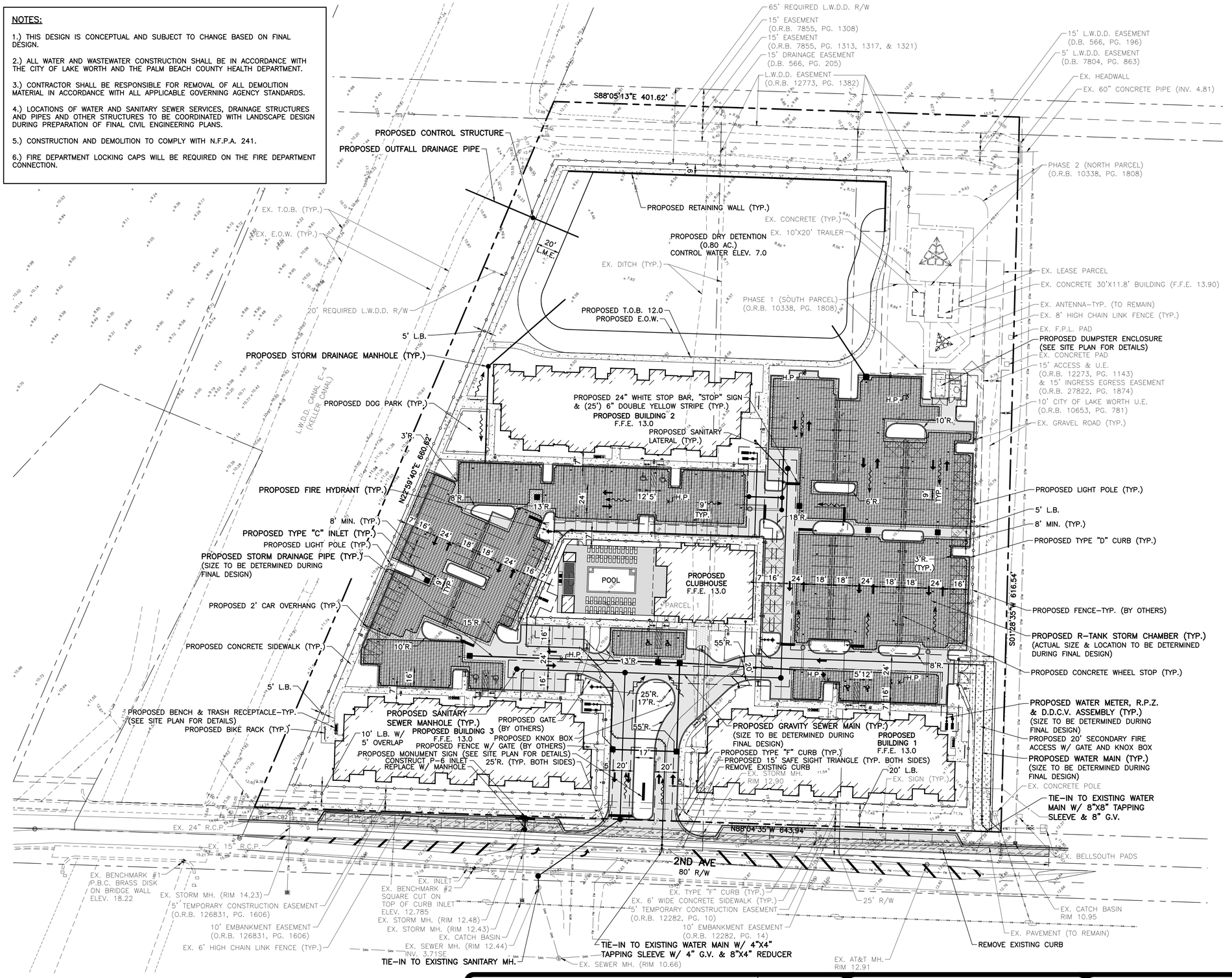
2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAKE WORTH AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.

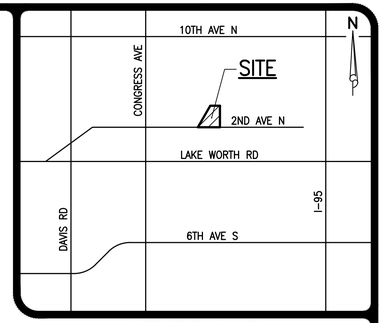
3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.

4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.

5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.

6.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.




## LOCATION MAP
NOT TO SCALE

N

40 20 0 40 80
SCALE IN FEET
1"=40'

## LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- H.P. PROPOSED HIGH POINT
- +13.96 EXISTING GRADE ELEVATION
- PROPOSED ASPHALT OR CONCRETE
- PROPOSED CONCRETE
- PROPOSED BRICK PAVERS/DECORATIVE PAVEMENT
- PROPOSED DETECTABLE WARNING SURFACE
- SAWCUT, REMOVE, & REPLACE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
- PROPOSED R-TANK STORM CHAMBER
- PROPOSED COMPACT SPACES
- SEWER SERVICE W/ CLEAN-OUT
- FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)
- PROPOSED BENCH & TRASH RECEPTACLE-TYP. (SEE SITE PLAN FOR DETAILS)
- 24" WHITE STOP BAR, "STOP" SIGN & (25') 6" DOUBLE YELLOW STRIPING W/ BI-DIRECTIONAL AMBER R.P.M.'S
- EXISTING OVERHEAD POWER LINE & POWER POLE
- STM EXISTING STORM DRAINAGE PIPE
- WTR EXISTING WATER MAIN
- SAN EXISTING SEWER MAIN
- FM EXISTING FORCE MAIN

### EXISTING DRAINAGE STRUCTURE SUMMARY

| STRUCTURE # | RIM ELEV. | INVERT ELEV. | STRUCTURE NOTES |
|---|---|---|---|
| CB1 | 16.03 | 8.00 | EX. CONTROL STRUCTURE |
| CB2 | 15.32 | 10.80S 9.00E 8.15W | EX. P-3 CURB INLET |

**NOTE:** ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY CAULFIELD & WHEELER, INC. (561) 392-1991.

ERIK R. COOPER LICENSE No 56934 STATE OF FLORIDA PROFESSIONAL ENGINEER

ERIK R. COOPER, P.E., STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 56934

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ERIK R. COOPER, P.E. ON 10/12/2022.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

2.) REVISED CLUBHOUSE AND POOL AREA PER LATEST SITE PLAN CHANGES, 04/08/22 D.B.
1.) REVISED PER LATEST SITE PLAN CHANGES, 04/05/22 D.B.

REVISIONS


SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
Authorization No. 3452
2581 Metrocentre Blvd West ● Suite 3 ● West Palm Beach, Florida 33407 ● (561) 478-7848


| DESIGN | DRAWN | CHECKED | APPROVED | DATE |
|---|---|---|---|---|
| E.C. | C.O. | | | |

# RESIDENCES AT LAKE WORTH
SECTION 20, TOWNSHIP 44S., RANGE 43E.
CITY OF LAKE WORTH, FLORIDA
## CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

| JOB NO. | DRAWING NO. | SHEET | OF |
|---|---|---|---|
| 21-173 | 21173C01 | 1 | 3 |

Y:\AUTOCAD_FILES\2021\21-173\CONCEPTUAL\21173C01-02.dwg 10/12/2022 11:14 AM Connor O'Rourke

## POLLUTION PREVENTION NOTES:

1.) THIS PLAN SHOULD BE USED AS A GUIDE, A COMPLETE STORMWATER POLLUTION PLAN SHOULD BE DEVELOPED TO MEET OR EXCEED F.D.E.P. REQUIREMENTS.

2.) CONTRACTOR IS RESPONSIBLE TO ENSURE THAT NO DIRT BE TRACKED OFF-SITE OR LEAVES THE SITE BY WIND, RUNOFF, OR OTHER MEANS.

3.) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL N.P.D.E.S. REQUIREMENTS INCLUDING FILING OF N.O.I., MONITORING REPORTS AND N.O.T.

4.) POLLUTION PREVENTION MEASURES SHALL CONSIST OF, BUT NOT LIMITED TO, THE FOLLOWING:

A. CONSTRUCT WASHROCK PAD AT ALL POINTS EGRESS FOR WASHDOWN OF TRUCK TIRES.

B. CONSTRUCT EROSION CONTROL FENCE AND/OR TURBIDITY SCREENS ALONG PROPERTY LINES AS NEEDED.

C. NO AREA SHALL BE LEFT BARREN OR SUBJECT TO EROSION DURING CONSTRUCTION. SEEDING AND MULCHING IS REQUIRED FOR ANY AREAS ANTICIPATED TO BE BARREN DURING CONSTRUCTION FOR MORE THAN 15 DAYS.

D. TURBIDITY BARRIERS TO BE UTILIZED AT PROJECT OUTFALL.

E. OTHER MEASURES AS DIRECTED BY THE ENGINEER OR PALM BEACH COUNTY.

5.) IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL POLLUTION PREVENTION REQUIREMENTS. FOR AFFECTED AREAS GREATER THAN 1 ACRE, COMPLIANCE SHALL INCLUDE (BUT IS NOT LIMITED TO) THE FOLLOWING:

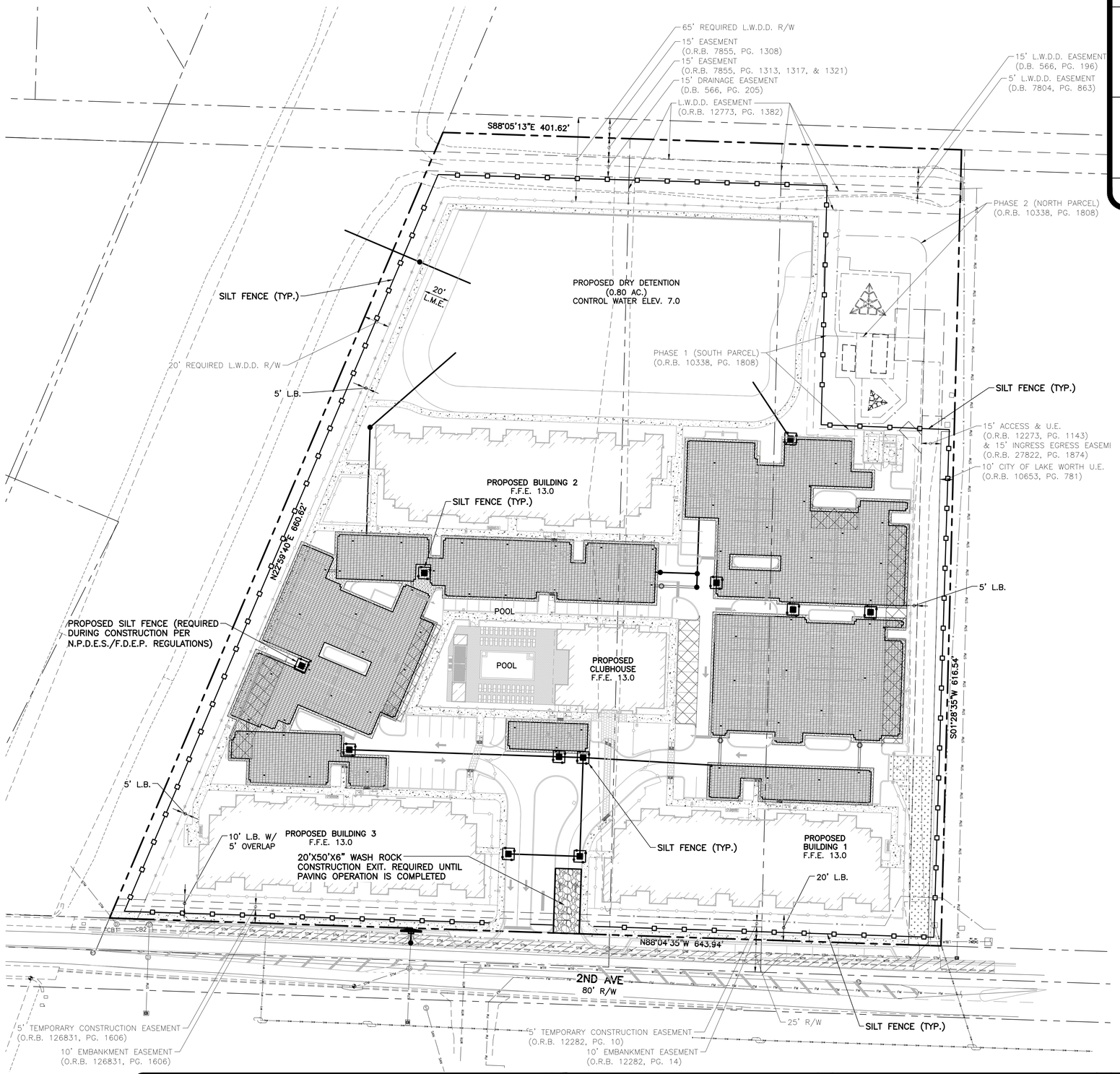
A. PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) IN ACCORDANCE WITH THE D.E.P. "GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" (D.E.P. DOCUMENT NO. 62-621.300(4)(A))

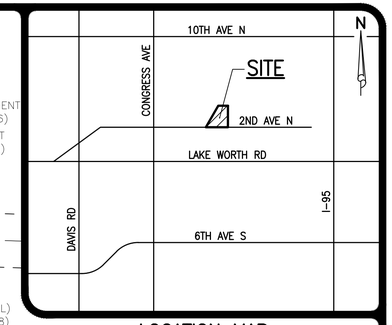
B. SUBMITTAL OF THE NOTICE OF INTENT (N.O.I.) TO THE D.E.P.

C. MAINTENANCE AND INSPECTION OF THE ELEMENTS OF THE S.W.P.P.P.

D. MAINTENANCE OF RECORDS (INSPECTION REPORTS, N.O.I, S.W.P.P.P., ETC.)

E. SUBMITTAL OF THE NOTICE OF TERMINATION TO THE D.E.P. AT THE CONCLUSION OF THE PROJECT




## LOCATION MAP
NOT TO SCALE

N

40 20 0 40 80
SCALE IN FEET
1"=40'

## LEGEND
SILT FENCE
WASH ROCK

48 HOURS BEFORE DIGGING
BROWARD • PALM BEACH • INDIAN RIVER
ST. LUCIE • MARTIN COUNTIES
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE 1 CALL UNDERGROUND UTILITIES NOTIFICATION CENTER

ERIK R. COOPER LICENSE No 56934 STATE OF FLORIDA PROFESSIONAL ENGINEER

ERIK R. COOPER, P.E., STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 56934

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REVISIONS

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
Authorization No. 3452
2581 Metrocentre Blvd West • Suite J • West Palm Beach, Florida 33407 • (561) 478-7848

| DESIGN | DRAWN | CHECKED | APPROVED | DATE |
|---|---|---|---|---|
| E.C. | C.O. | | | |

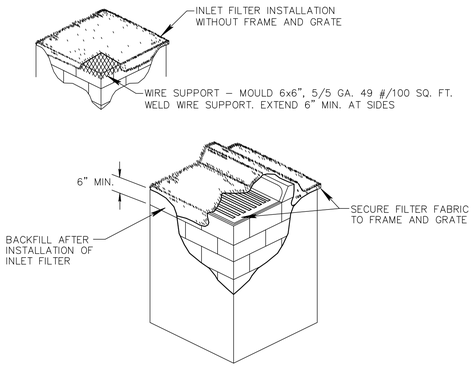
# RESIDENCES AT LAKE WORTH
SECTION 20, TOWNSHIP 44S., RANGE 43E.
CITY OF LAKE WORTH, FLORIDA
POLLUTION PREVENTION PLAN

| JOB NO. | DRAWING NO. | SHEET | OF |
|---|---|---|---|
| 21-173 | 21173C02 | 2 | 3 |

Y:\AUTOCAD_FILES\2021\21-173\CONCEPTUAL\21173C01-02.dwg 10/12/2022 11:14 AM Connor O'Rourke

1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURSDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT. REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTY, AS NEEDED.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
12. DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.

CITY OF LAKE WORTH PUBLIC SERVICES DEPARTMENT | EROSION CONTROL NOTES DETAIL | DETAIL NO. 25 | ISSUED 09/18/13




NOT TO SCALE

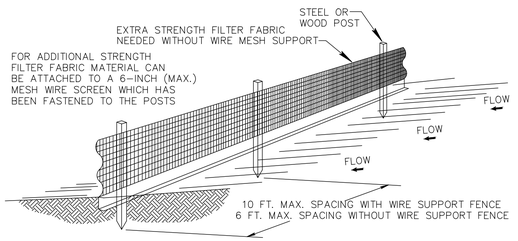
NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

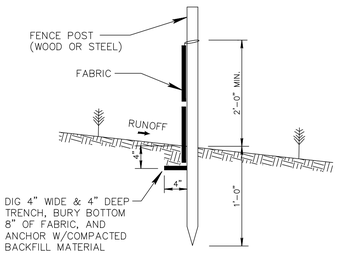
CITY OF LAKE WORTH PUBLIC SERVICES DEPARTMENT | INLET FILTER DETAIL | DETAIL NO. 26 | ISSUED 09/18/13




NOTES:

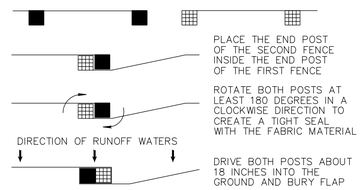
1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGIONAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

CITY OF LAKE WORTH PUBLIC SERVICES DEPARTMENT | SILT FENCE INSTALLATION DETAIL | DETAIL NO. 27 | ISSUED 09/18/13




SILT FENCE SECTION

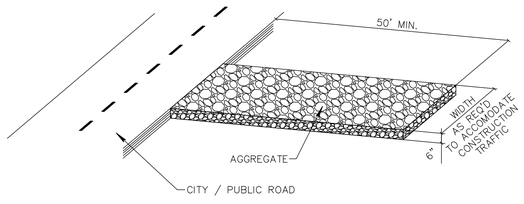
NOT TO SCALE




ATTACHING TWO SILT FENCES

NOT TO SCALE

CITY OF LAKE WORTH PUBLIC SERVICES DEPARTMENT | SILT FENCE INSTALLATION DETAIL | DETAIL NO. 28 | ISSUED 09/18/13




NOTE:

A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (FDOT AGGREGATE NO.1), AT LEAST 6-INCHES THINK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA.
CITY/ PUBLIC ROAD TO BE KEPT FREE OF DEBRIS AND AGGREGATE

CITY OF LAKE WORTH PUBLIC SERVICES DEPARTMENT | STABILIZED CONSTRUCTION ENTRANCE DETAIL | DETAIL NO. 29 | ISSUED 09/18/13

ERIK R. COOPER, P.E., STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 56934

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ERIK R. COOPER, P.E. ON 10/12/2022.

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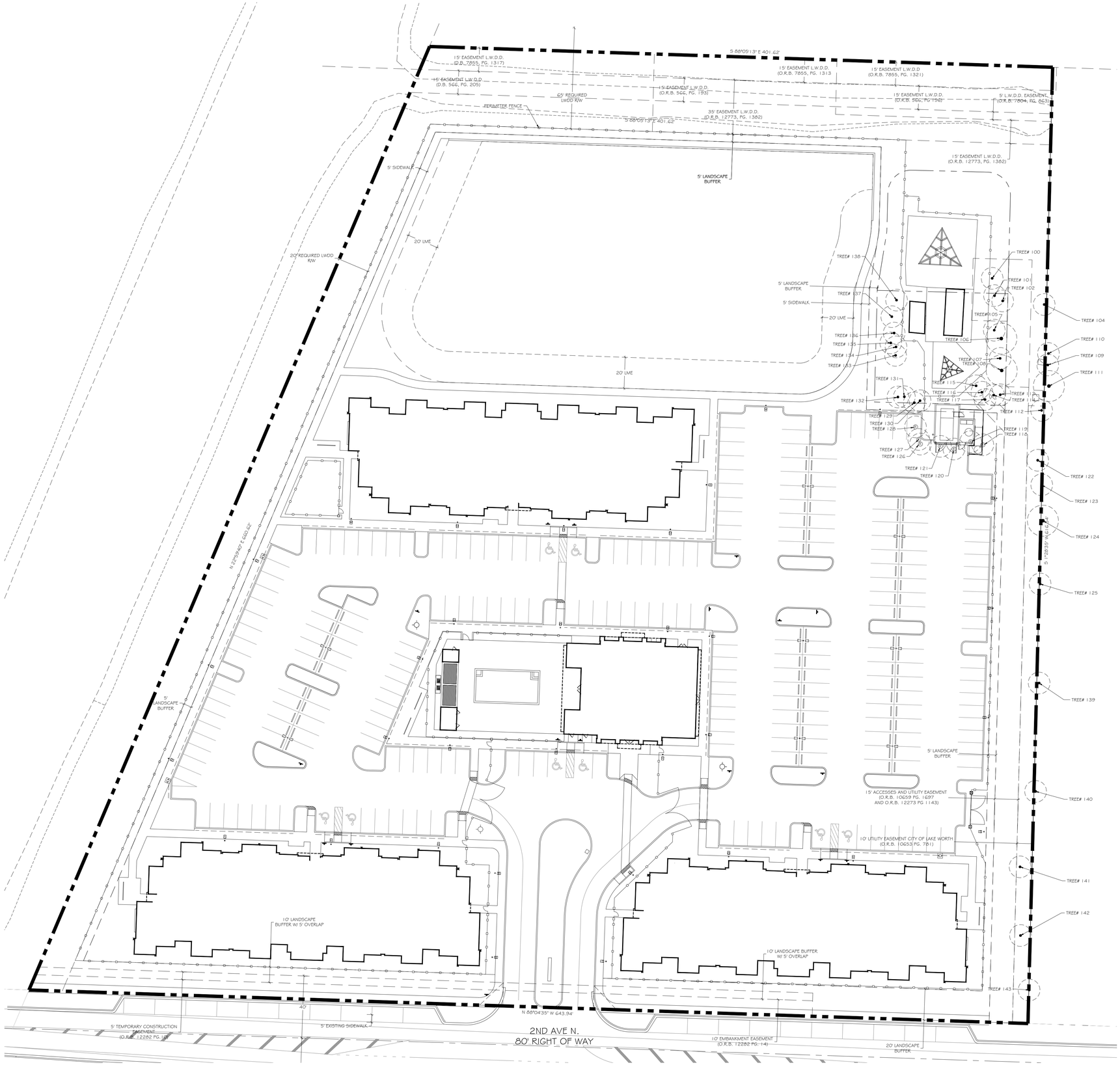
| E.C. | C.O. | | | |

# RESIDENCES AT LAKE WORTH

SECTION 20, TOWNSHIP 44S., RANGE 43E.
CITY OF LAKE WORTH, FLORIDA
POLLUTION PREVENTION NOTES

| JOB NO. | DRAWING NO. | SHEET | OF |
|---|---|---|---|
| 21-173 | 21173C03 | 3 | 3 |




## TREE DISPOSITION TABLE

| TAG #: | SPECIES: | DBH: | DISPOSITION: | NOTES: |
|---|---|---|---|---|
| 100 | CABBAGE PALM | 24" | PRESERVE | |
| 101 | CABBAGE PALM | 24" | PRESERVE | |
| 102 | CABBAGE PALM | 24" | PRESERVE | |
| 104 | CABBAGE PALM | 15" | PRESERVE | |
| 105 | CABBAGE PALM | 15" | PRESERVE | |
| 106 | LIVE OAK | 20" | PRESERVE | |
| 107 | CABBAGE PALM | 18" | PRESERVE | |
| 108 | LIVE OAK | 24" | PRESERVE | |
| 109 | CABBAGE PALM | 20" | PRESERVE | |
| 110 | CABBAGE PALM | 20" | PRESERVE | |
| 111 | LIVE OAK | 24" | PRESERVE | |
| 112 | CABBAGE PALM | 20" | PRESERVE | |
| 113 | CABBAGE PALM | 15" | PRESERVE | |
| 114 | CABBAGE PALM | 14" | PRESERVE | |
| 115 | CABBAGE PALM | 20" | PRESERVE | |
| 116 | CABBAGE PALM | 20" | PRESERVE | |
| 117 | CABBAGE PALM | 12" | PRESERVE | |
| 118 | CABBAGE PALM | 12" | RELOCATE | |
| 119 | CABBAGE PALM | 24" | RELOCATE | |
| 120 | CABBAGE PALM | 24" | RELOCATE | |
| 121 | CABBAGE PALM | 24" | RELOCATE | |
| 122 | CABBAGE PALM | 30" | PRESERVE | |
| 123 | CABBAGE PALM | 24" | PRESERVE | |
| 124 | LIVE OAK | 30" | PRESERVE | |
| 125 | CABBAGE PALM | 24" | PRESERVE | |
| 126 | CABBAGE PALM | 18" | RELOCATE | |
| 127 | CABBAGE PALM | 18" | RELOCATE | |
| 128 | CABBAGE PALM | 18" | RELOCATE | |
| 129 | CABBAGE PALM | 30" | PRESERVE | |
| 130 | CABBAGE PALM | 18" | PRESERVE | |
| 131 | CABBAGE PALM | 30" | PRESERVE | |
| 132 | CABBAGE PALM | 18" | PRESERVE | |
| 133 | CABBAGE PALM | 18" | PRESERVE | |
| 134 | CABBAGE PALM | 18" | PRESERVE | |
| 135 | CABBAGE PALM | 30" | PRESERVE | |
| 136 | CABBAGE PALM | 30" | PRESERVE | |
| 137 | CABBAGE PALM | 24" | PRESERVE | |
| 138 | CABBAGE PALM | 30" | PRESERVE | |
| 139 | CABBAGE PALM | 12" | PRESERVE | |
| 140 | CABBAGE PALM | 18" | PRESERVE | |
| 141 | CABBAGE PALM | 12" | PRESERVE | |
| 142 | CABBAGE PALM | 12" | PRESERVE | |
| 143 | CABBAGE PALM | 18" | PRESERVE | |

NOTES:
-EXISTING TREE AND PALM LOCATIONS AND SIZES PROVIDED BY TREE AND TOPO SURVEY BY CAULFIELD & WHEELER, INC.
-All RELOCATED TREE MATERIAL MUST HAVE IRRIGATION AT TIME OF INSTALLATION.

EXISTING TREE LEGEND:

- EX. TREE TO BE PRESERVED
- EX. TREE TO BE RELOCATED

LOCATION MAP

NORTH

0 15' 30' 60'

SCALE: 1" = 30'-0"

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7/29/22- Comments
10/12/22- Comments

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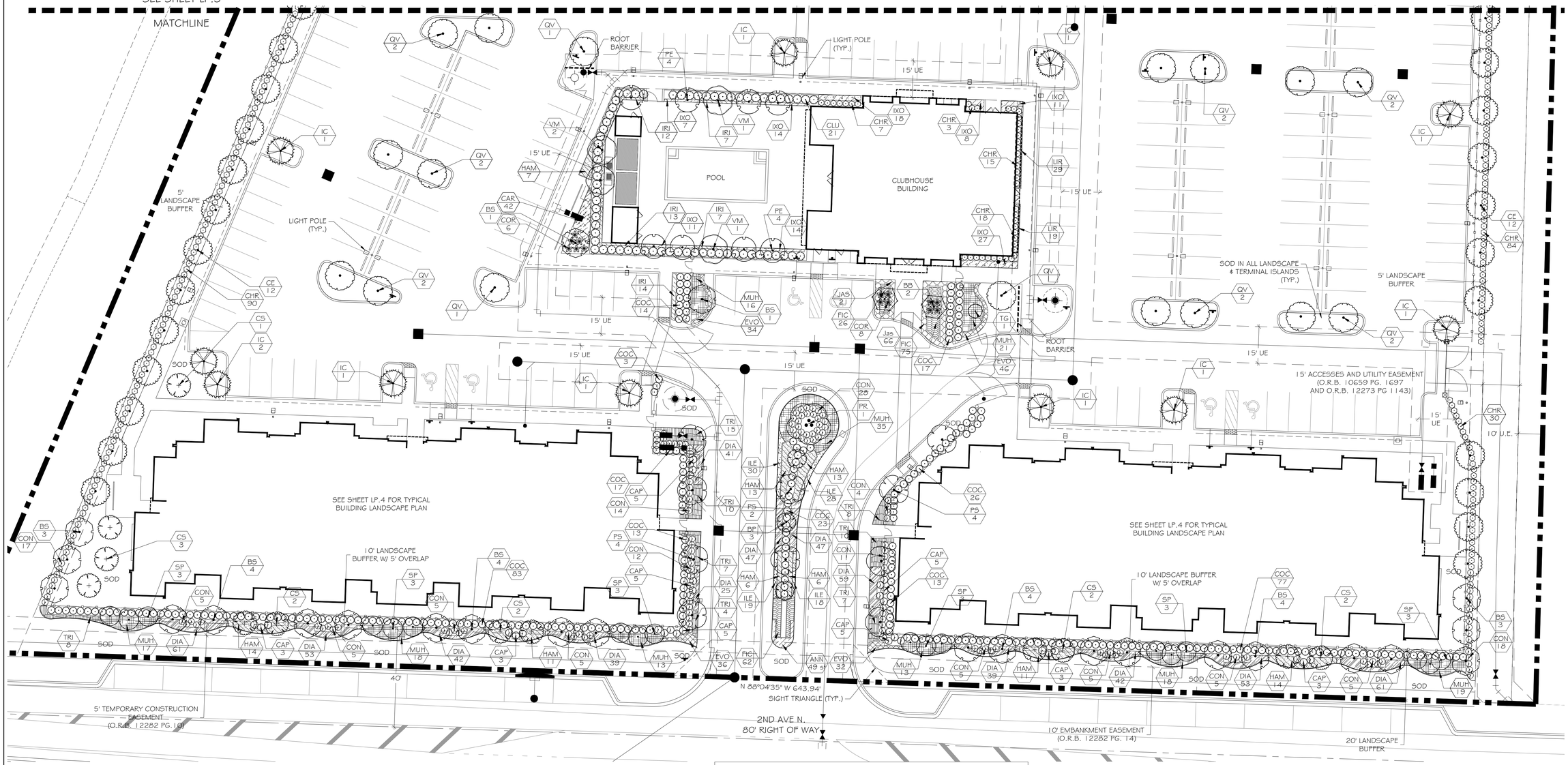
| Drawing #: | 1264 |
| Date: | 04/11/2022 |

TREE DISPOSITION PLAN

SHEET # LP.1




## LANDSCAPE REQUIREMENT CHART:

| LOCATION/ AREA | CODE REQUIREMENT | REQUIRED | PROVIDED |
|---|---|---|---|
| NORTH PL: 401.62 L.F.<br>5' LANDSCAPE BUFFER<br>(SHEET LP.3) | 1 TREE PER 20 L.F.<br>2' HT. HEDGE | 20 TREES<br>2' HT. HEDGE | 20 TREES<br>2' HT. HEDGE |
| EAST PL: 616.54 L.F.<br>5' LANDSCAPE BUFFER<br>(SHEETS LP.2 & LP.3) | 1 TREE PER 20 L.F.<br>2' HT. HEDGE | 31 TREES<br>2' HT. HEDGE | 31 TREES<br>2' HT. HEDGE |
| WEST PL: 660.62 L.F.<br>5' LANDSCAPE BUFFER<br>(SHEETS LP.2 & LP.3) | 1 TREE PER 20 L.F.<br>2' HT. HEDGE | 33 TREES<br>2' HT. HEDGE | 33 TREES<br>2' HT. HEDGE |
| SOUTH PL: 643.94 L.F.<br>MINUS ENTRANCE = 584.3 L.F.<br>10' LA. BUFFER W/ OVERLAP<br>20' LANDSCAPE BUFFER<br>(SHEET LP.2) | 1 SMALL TREE PER 15 L.F. OR<br>1 MEDIUM TREE PER 20 L.F. OR<br>1 LARGE TREE PER 25 L.F.<br>2' HT. HEDGE & GROUNDCOVER | 39 SMALL TREES OR<br>30 MEDIUM TREES OR<br>24 LARGE TREES<br>2' HT. HEDGE & GROUNDCOVER | 24 LARGE TREES<br>6' HT. HEDGE & GROUNDCOVER |
| NATIVE TREE REQS:<br>(SHEET LP.2 & LP.3) | 75% OF ALL REQUIRED TREES | 75% OF TOTAL | 89% OF TOTAL |
| NATIVE PLANTING REQS:<br>(SHEET LP.2 & LP.3) | 75% OF ALL REQUIRED VEGETATION | 75% OF TOTAL | 92% OF TOTAL |
| TREES AND PALMS<br>OVERALL SITE:<br>(SHEET LP.2 & LP.3) | PALMS SHALL NOT BE MORE THAN 20% OF REQUIRED TREES | PALMS 20% OR LESS OF REQUIRED TREES | TREES: 191 (89.3%)<br>PALMS: 23 (10.7%) |

## PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME | COMMON NAME | REMARKS |
|---|---|---|---|---|
| BB | 2 | Bauhinia x blakeana | Hong Kong Orchid Tree | 12` HT X 5` SPR, 2.5" CAL |
| BP | 3 | Bougainvillea x ` Purple Queen` TM | Purple Queen Bougainvillea | 5` HT. X 3` SPRD, STANDARD |
| BS | 36 | Bursera simaruba | Gumbo Limbo | 12` HT. x 5` SPR. / 2.5" CAL. MIN. |
| CD | 30 | Coccoloba diversifolia | Pigeon Plum | 12` HT. x 5` SPR. / 2.5" CAL. MIN. |
| CE | 35 | Conocarpus erectus | Green Buttonwood | 12` HT. x 5` SPR. / 2.5" CAL. MIN. |
| CS | 16 | Cordia sebestena | Orange Geiger Tree | 12` HT. x 5` SPR. / 2.5" CAL. MIN. |
| IC | 20 | Ilex cassine | Dahoon Holly | 12` HT. x 5` SPR. 2.5" CAL. MIN. |
| PR | 1 | Phoenix reclinata | Senegal Date Palm | 16` C.T. HT, FIVE TRUNKS MIN. |
| PS | 10 | Phoenix sylvestris | Sylvester Date Palm | 2` CT. Matched, Continuous Trunk Diameter, Florida Fancy |
| PE | 8 | Ptychosperma elegans | Alexander Palm | 16` OA HT. 10` CT MIN. DOUBLE TRUNK, MATCHED |
| QV | 24 | Quercus virginiana 'Highrise' | 'Highrise' Live Oak | 12` HT. x 5` SPR. 2.5" CAL. MIN. |
| SP.r | 7 | Relocated Sabal palmetto | Cabbage Palmetto | Relocated from on site |
| SP | 18 | Sabal palmetto | Cabbage Palmetto | 18` - 22` OA. Ht. SLICK TRUNK |
| TG | 1 | Tibouchina granulosa | Purple Glory Tree | 6` HT X 4` SPR. |
| VM | 4 | Veitchia montgomeryana | Montgomery Palm | 20-22` O.A. HT, 16` G.W. MIN. SINGLE TRUNK. |

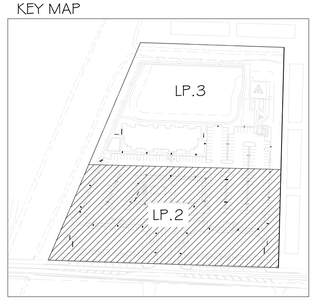
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | REMARKS |
|---|---|---|---|---|
| CAP | 37 | Capparis cynophallophora | Jamaica Caper | 36" HT. / 7 GAL. MIN. |
| CHR | 544 | Chrysobalanus icaco 'Red Tip' | Red Tip Cocoplum | 24" HT. X 24" SPR. @ 30" O.C. |
| CLU | 67 | Clusia guttifera | Small Leaf Clusia | 6` HT. X 3.5` SPR. @ 42" O.C. |
| COC | 286 | Coccoloba uvifera | Sea Grape | 36" HT. X 30" SPR. @ 36" O.C. |
| CON | 199 | Conocarpus erectus `Sericeus` | Silver Buttonwood | 36" HT. X 30" SPR. @ 30" O.C. |
| COR | 14 | Cordyline fruticosa `Red Sister` | Red Sister Ti | 36" HT. X 18" SPR. AS SHOWN |
| MYR | 25 | Myrcianthes fragrans | Simpson`s Stopper | 6` HT. X 3` SPR. @ 36" O.C. |

| SHRUB AREAS | QTY | BOTANICAL NAME | COMMON NAME | REMARKS |
|---|---|---|---|---|
| CAR | 42 | Canssa macrocarpa `Emerald Blanket` | Emerald Blanket Canssa | 12" HT X 12" SPR @ 18" O.C. |
| FIC | 163 | Ficus microcarpa `Green Island` | Green Island Ficus | 14" HT. X 14" SPR. @ 14" O.C. |
| HAM | 95 | Hamelia nodosa | Dwarf Firebush | 24" HT. X 18" SPR. @ 30" O.C. |
| ILE | 95 | Ilex vomitoria 'Nana' | Dwarf Yaupon Holly | 12" HT. X 10" SPR. @ 14" O.C. |
| IRI | 53 | Iris virginica | Blue Flag Iris | 18" HT. X 14" SPR. @ 18" O.C. |
| IXO | 122 | Ixora coccinea `Mau Sunset` | Mau Sunset Dwarf Ixora | 12" HT X 12" SPR @ 18" O.C. |
| Jas | 66 | Jasmnum volubile | Wax Jasmine | 18" HT. X 18" SPR. @ 24" O.C. |
| JAS | 21 | Jasmnum volubile | Wax Jasmine | 18" HT. X 18" SPR. @ 24" O.C. |
| MUH | 170 | Muhlenbergia capillaris | Pink Muhly | 18" HT. X 18" SPR. @ 30" O.C. |
| TRI | 69 | Tripsacum dactyloides nana | Dwarf Fakahatchee Grass | 18" HT. X 18" SPR. @ 30" O.C. |

| GROUND COVERS | QTY | BOTANICAL NAME | COMMON NAME | REMARKS |
|---|---|---|---|---|
| ANN | 49 sf | Annual | Annual Flowers | BY CONTRACTOR |
| DIA | 609 | Dianella tasmanica | Flax Lily | 12" HT. X 12" SPR. @ 14" O.C. |
| EVO | 145 | Evolvulus glomeratus `Blue Daze` | `Blue Daze` | 10" HT. X 10" SPR. @ 12" O.C. |
| LIR | 48 | Linope muscari `Aztec` | Aztec Lilyturf | 10" HT X 10" SPR @ 12" O.C. |

NOTES:
-AREAS LABELED "SOD" TO BE ST. AUGUSTINE SOD.
-All RELOCATED TREE MATERIAL MUST HAVE IRRIGATION AT TIME OF INSTALLATION.

KEY MAP

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0 10' 20' 40'
SCALE: 1" = 20'-0"

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LANDSCAPE PLAN

SHEET # LP.2

S 88°05'13" E 401.62'

15' EASEMENT L.W.D.D. (D.B. 7855, PG. 1317)

15' EASEMENT L.W.D.D. (D.B. 566, PG. 205)

65' REQUIRED LWDD R/W

15' EASEMENT L.W.D.D. (O.R.B. 566, PG. 193)

15' EASEMENT L.W.D.D. (O.R.B. 7855, PG. 1313

15' EASEMENT L.W.D.D (O.R.B. 7855, PG. 1321)

15' EASEMENT L.W.D.D. (O.R.B. 566, PG 196)

5' L.W.D.D. EASEMENT (O.R.B. 7804, PG. 863)

35' EASEMENT L.W.D.D. (O.R.B. 12773, PG. 1382)

S 88°05'13" E 401.62'

5' S/W

WALL

5' LANDSCAPE BUFFER

15' EASEMENT L.W.D.D. (O.R.B. 12773, PG. 1382)

BS 3
CON 14
CHR 103
CD 11
SP 7
BS 3
CON 15

5' SIDEWALK

20' LME

20' REQUIRED LWDD R/W

RETENTION AREA (BAHIA GRASS IN RETENTION AREA)

CD 7
CHR 55

5' LANDSCAPE BUFFER

5' SIDEWALK

20' LME

EXISTING TREES TO REMAIN (TYP.)

CD 91
CHR 121

5' LANDSCAPE BUFFER

CS 2

20' LME

BS 3
CON 14
CD 3

SOD

IC 2

SOD

QV 1

CHR 9
IC 1
MYR 9
MYR 16
IC 1
IC 1
QV 2
CON 12
BS 3
CHR 38
CE 4

IC 2
CE 8
CS 2

SOD

SEE SHEET LP.4 FOR TYPICAL BUILDING LANDSCAPE PLAN

LIGHT POLE (TYP.)

QV 2

N 22°59'40" E 660.62'

SOD IN ALL LANDSCAPE & TERMINAL ISLANDS (TYP.)

QV 1
IC 1
IC 1
QV 1

MATCHLINE

SEE SHEET LP.2

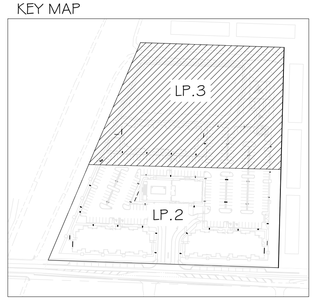
15' UE

S 1°28'35" W 616.54'

QV 1
IC

NOTES:
-AREAS LABELED "SOD" TO BE ST. AUGUSTINE SOD.
-All RELOCATED TREE MATERIAL MUST HAVE IRRIGATION AT TIME OF INSTALLATION.
-SEE SHEET LP.2 FOR PLANT SCHEDULE.

KEY MAP

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7/29/22- Comments
10/12/22- Comments

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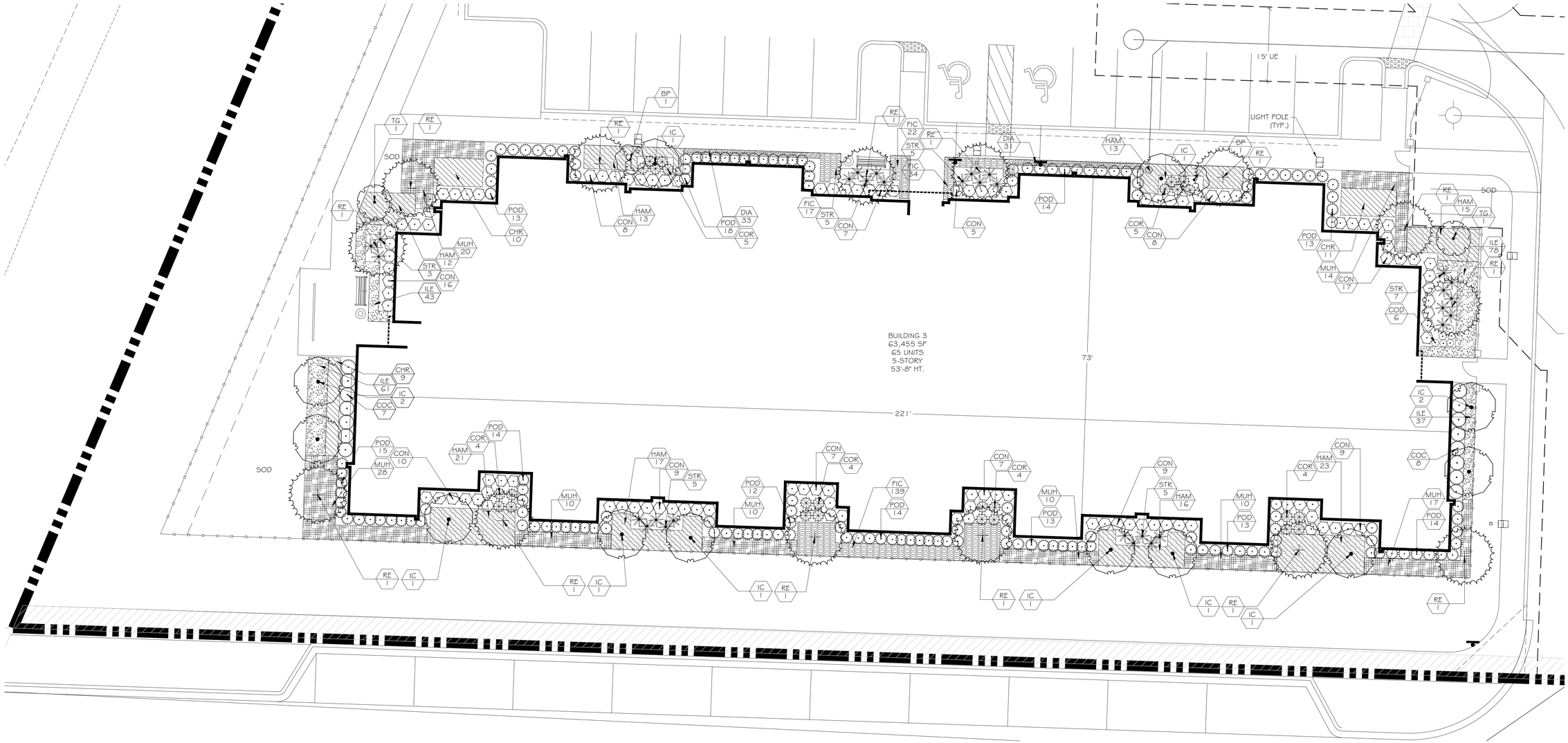
LANDSCAPE PLAN

SHEET # LP.3




## TYPICAL BUILDING FOUNDATION PLANTINGS:

| FACADE: | FACADE LEGNTH: | (5' WIDTH) PLANTING AREA REQUIRED: | PLANTING AREA PROVIDED: | (1 PER 5 S.F.) SHRUBS REQUIRED: | SHRUBS PROVIDED: |
|---|---|---|---|---|---|
| NORTH | 221 L.F. | 1,105 S.F. | 1,490 S.F. | 221 | 338 |
| SOUTH | 221 L.F. | 1,105 S.F. | 1,963 S.F. | 221 | 468 |
| EAST | 73 L.F. | 365 S.F. | 777 S.F. | 73 | 149 |
| WEST | 73 L.F. | 365 S.F. | 1,503 S.F. | 73 | 161 |

NOTE:
-AREAS LABELED "SOD" TO BE ST. AUGUSTINE SOD.

## PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME | COMMON NAME | REMARKS |
|---|---|---|---|---|
| BP | 2 | Bougainvillea x `Purple Queen` TM | Purple Queen Bougainvillea | 5` HT. X 3` SPRD. STANDARD |
| IC | 12 | Ilex cassine | Dahoon Holly | 12` HT. X 5' SPR. 2.5" CAL. MIN. |
| RE | 14 | Roystonea elata | Florida Royal Palm | 18` G.W. MIN. |
| TG | 2 | Tibouchina granulosa | Purple Glory Tree | 8` HT. X 4` SPR. |
| | | | | |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | REMARKS |
| COC | 15 | Coccoloba uvifera | Sea Grape | 30" HT. X 24" SPR. @ 36" O.C. |
| COD | 6 | Codiaeum variegatum `Magnificent` | Croton | 18" HT. X 12" SPR. @ 18" O.C. |
| CON | 112 | Conocarpus erectus `Sericeus` | Silver Buttonwood | 36" HT. X 30" SPR. @ 30" O.C. |
| COR | 26 | Cordyline fruticosa 'Red Sister' | Hawaiian Ti | 36" HT. x 24" SPR. @ 2.5 O.C. |
| POD | 153 | Podocarpus macrophyllus | Podocarpus | 48" HT. X 30" SPR. @ 2.5' O.C. |
| STR | 30 | Strelitzia reginae | Orange Bird Of Paradise | 36" HT. X 30" SPR. @ 3' O.C. |
| | | | | |
| SHRUB AREAS | QTY | BOTANICAL NAME | COMMON NAME | REMARKS |
| CHR | 30 | Chrysobalanus icaco 'Red Tip' | Red Tip Cocoplum | 30" HT. X 24" SPR. @ 30" O.C. |
| DIA | 64 | Dianella tasmanica `Blueberry` | Blueberry Flax Lily | 12" HT. X 10" SPR. @ 12" O.C. |
| FIC | 212 | Ficus microcarpa `Green Island` | Green Island Ficus | 14" HT. X 14" SPR. @ 14" O.C. |
| HAM | 130 | Hamelia nodosa | Dwarf Firebush | 24" HT. X 18" SPR. @ 30" O.C. |
| ILE | 219 | Ilex vomitoria 'Nana' | Dwarf Yaupon Holly | 12" HT. X 10" SPR. @ 12" O.C. |
| MUH | 119 | Muhlenbergia capillaris | Pink Muhly | 24" HT. X 18" SPR. @ 30" O.C. |

0 5' 10' 20'
SCALE: 1" = 10'-0"

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Consultants:

Revisions:
7/29/22- Comments
10/12/22- Comments

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Lake Worth, Florida
Richman Group Development

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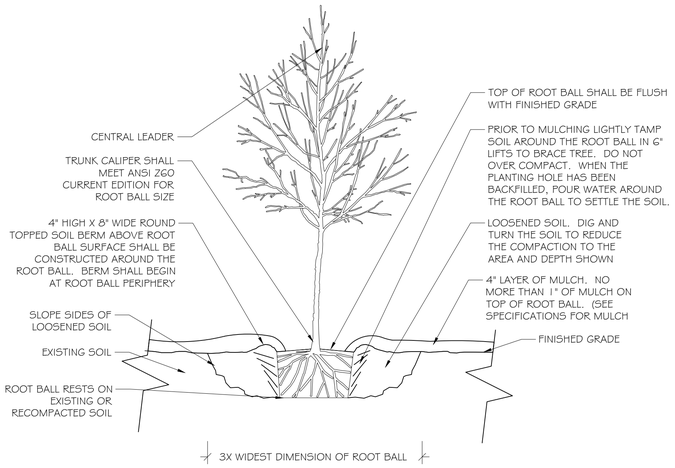
Drawn By: AC
Drawing #: 1264
Date: 04/11/2022

TYPICAL BUILDING LANDSCAPE PLAN

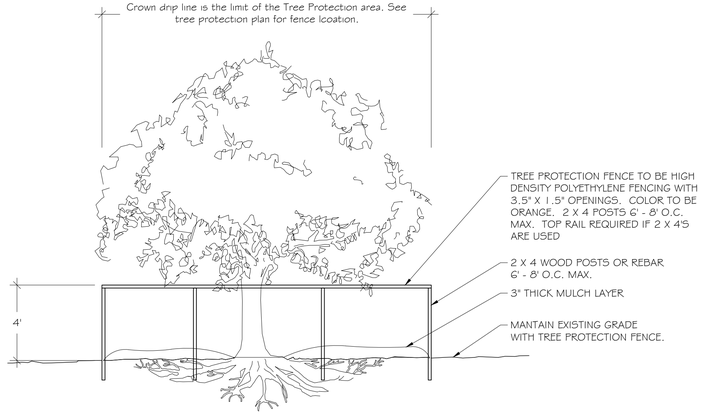
SHEET # LP.4




## 1 TREE PLANTING DETAIL

1/2" = 1'-0"

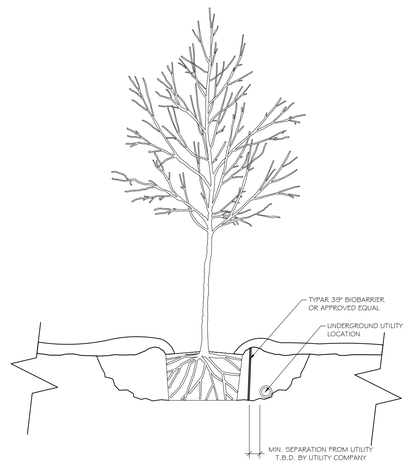
NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.




## 4 TREE PROTECTION DETAIL

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

NOTES:
1. KEEP OUT OF TREE PROTECTION AREA
2. FENCE TO BE INSTALLED ALONG DRIPLINE OF EXISTING TREES
3. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

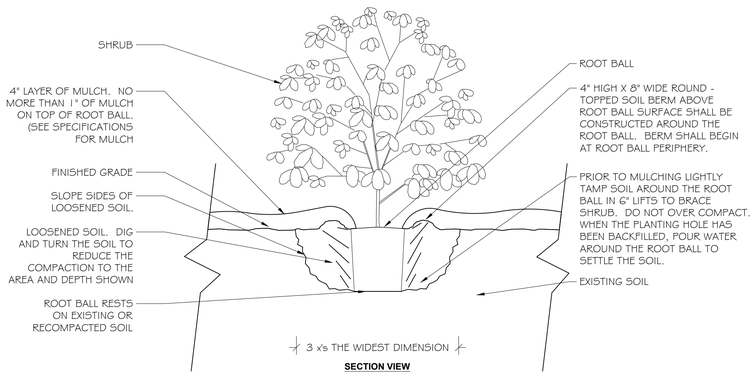



## 7 ROOT BARRIER DETAIL

1/2" = 1'-0"

## LANDSCAPE NOTES:

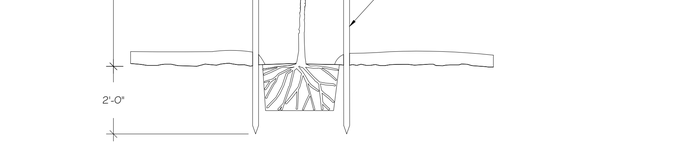
1. ALL PLANTS TO BE FLORIDA #1 QUALITY OR BETTER AS DEFINED IN THE LATEST EDITION OF THE FLORIDA GRADES AND STANDARDS FOR NURSEY PLANTS, UNLESS OTHERWISE NOTED.
2. ALL PLANTING AND SOD AREAS SHALL RECEIVE 100% IRRIGATION COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR.
3. ALL PLANTING BEDS/ ISLANDS SHALL BE FREE OF SHELLROCK, CONSTRUCTION DEBRIS, OR OTHER MISCELLANEOUS DEBRIS, EXCAVATED TO A DEPTH OF 30" OR TO CLEAN NATIVE SOILS, AND BACKFILLED WITH THE SPECIFIED SOIL MIXTURE.
4. ROOT BARRIERS ARE REQUIRED FOR ALL TREES LOCATED WITHIN 10' OF UNDERGROUND UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED APPROVALS AND PERMITS FROM LOCAL MUNICIPALITY AND GOVERNING AGENCIES PRIOR TO REMOVAL OF ANY EXISTING VEGETATION OR BEGINNING INSTALLATION.
6. IN THE EVENT OF A CONFLICT BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND GRAPHICALLY DEPICTED AND LABELED ON THE PLAN, THE PLAN WILL PREVAIL. IF SUCH CONFLICT IS DISCOVERED, CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT.
7. ALL TREES PLANTED UNDER OR NEAR OVERHEAD POWER LINES SHALL COMPLY WITH FPL RIGHT TREE, RIGHT PLACE REQUIREMENTS.
8. CONTRACTOR IS REQUIRED TO CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DIGGING, EXCAVATION, OR UNDERGROUND WORK. IF PROPOSED DESIGN CONFLICTS WITH EXISTING OR PROPOSED UTILITY LOCATIONS, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT TO DEVELOP A SOLUTION FOR THE CONFLICT.




## 2 SHRUB PLANTING DETAIL

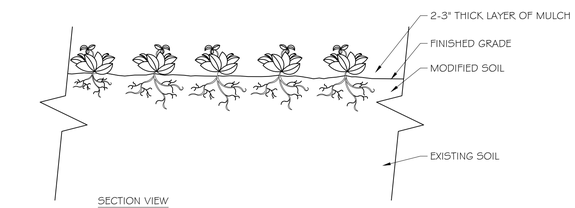
3/4" = 1'-0"

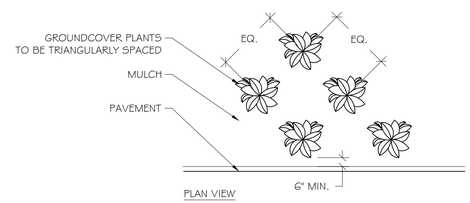
NOTES:
1. SHRUB SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.




## 5 TREE STAKING DETAIL

1/2" = 1'-0"

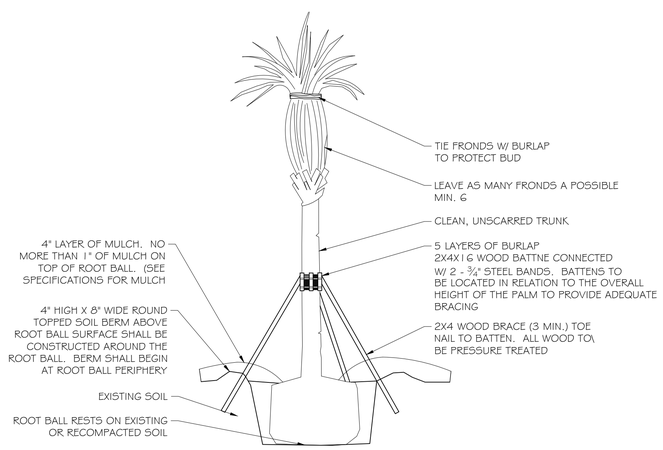



## 3 GROUNDCOVER

3/4" = 1'-0"

NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (¼" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A
NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE
TIME OF PLANTING. ROOTS ON THE PERIPERMY CAN BE REMOVED AT THE TIME OF PLANTING.
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.




## 6 PALM STAKING DETAIL

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

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| | |
|---|---|
| Drawn By: | AC |
| Drawing #: | 1264 |
| Date: | 04/11/2022 |

LANDSCAPE DETAILS

SHEET # LP.5

## GENERAL CONDITIONS

A. CONTRACT DOCUMENTS: Shall consist of specifications and its general conditions and the drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts shall be as binding as if called for in all parts.

B. VERIFICATION: The Contractor shall verify measurements on the drawings before beginning work. In case of error or discrepancy in the drawings or specifications or in the work of others affecting his/her work, he/she shall notify the Owner's Representative immediately. The Contractor shall be held responsible for any damages or loss due to his/her failure to observe these instructions.

C. MATERIALS, MACHINERY, EMPLOYEES: Except as otherwise noted, the Contractor shall provide and pay for all materials, labor, tools, and other items necessary and incidental to the completion of his/her work.

D. SURVEYS, PERMITS, REGULATIONS: The Owner shall furnish an adequate survey of the property. The Contractor shall obtain and pay for all permits and comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a variance exists therewith he/she shall promptly notify the Owner's Representative in writing and any necessary changes shall be adjusted as provided in the contract for changes in the work.

E. PROTECTION OF WORK, PROPERTY AND PERSON: The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.

F. CHANGES IN THE WORK: The owner may order changes in the work, and the contract sum being adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extras must be made in writing before executing the work involved.

G. CORRECTION OF WORK: The Contractor shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative for a period of ninety (90) days from the date of completion of the contract.

H. Owner's Authorized Representative: The Owner's authorized representative acts as the authorized representative of the Owner in conjunction with the project manager, and has authority to accept or reject materials or workmanship and to make minor changes in the work not involving extra cost. He will also interpret the meaning of the contract documents and may stop the work if necessary to ensure its proper execution.

I. CLARIFICATION OF DRAWINGS BEFORE BIDDING: After reviewing the drawings thoroughly it is the Contractor's responsibility to clarify with the Owner's Representative any questions the Contractor may have regarding the method of construction, quantities, or quality of materials included or called out. If the Contractor cannot contact the Owner's Representative, the Contractor must qualify his/her bid or accept the interpretation of the Owner's Representative on the questionable areas as they develop during construction.

J. SAMPLES: The Owner's Representative reserves the right to take and analyze samples of materials for conformity to specifications at any time. The Contractor shall furnish samples upon request by the Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing materials not meeting specifications shall be paid by the Contractor.

K. PRE-CONSTRUCTION CONFERENCE: Schedule a pre-construction meeting with the Owner's Representative at least seven (7) days before beginning work. The purpose of this conference is to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

015639

Tree and Plant Protection

**PART 1 GENERAL**

1.1 SUMMARY

The scope of work includes all labor, materials, tools, equipment, facilities, transportation and services necessary for, and incidental to performing all operations in connection with protection of existing trees and other plants as shown on the drawings and as specified herein.

1. Provide preconstruction evaluations
2. Provide tree and plant protection fencing.
3. Provide protection of root zones and above ground tree and plants
4. Provide pruning of existing trees and plants.
5. Coordinate with the requirements of Section Planting Soil for modifications to the soil within the root zone of existing trees and plants.
6. Provide all insect and disease control.
7. Provide maintenance of existing trees and plants including irrigation during the construction period as recommended by the arborist report.
8. Provide maintenance of existing trees and plants including irrigation during the post construction plant maintenance period.
9. Remove tree protection fencing and other protection from around and under trees and plants.
10. Clean up and disposal of all excess and surplus material.

1.2 CONTRACT DOCUMENTS

A. Shall consist of specifications and general conditions and the drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts shall be as binding as if called for in all parts.

B. It is the intent of this section that the requirements apply to all sections of the project specification such that any subcontractor must comply with the restrictions on work within designated Tree and Plant Protection Areas.

1.3 RELATED DOCUMENTS AND REFERENCES

A. Related Documents:

1. Drawings and general provisions of contract including general and supplementary conditions and Division I specifications apply to work of this section.
2. Section - Planting

B. References: The following specifications and standards of the organizations and documents listed in this paragraph form a part of the specification to the extent required by the references thereto. In the event that the requirements of the following referenced standards and specification conflict with this specification section the requirements of this specification shall prevail. In the event that the requirements of any of the following referenced standards and specifications conflict with each other the more stringent requirement shall prevail.

1. ANSI A 300 (Part 5) - Standard Practices for Tree, Shrub and other Woody Plant Maintenance, most current editions.
2. Pruning practices shall conform with recommendations "Structural Pruning: A Guide For The Green Industry"; Published by Urban Tree Foundation, Visalia, California; most current edition.
3. Glossary of Arboricultural Terms, International Society of Arboriculture, Champaign IL, most current edition.

1.4 VERIFICATION

A. All scaled dimensions on the drawings are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner's Representative of any discrepancies between the information on the drawings and the actual conditions, refraining from doing any work in said areas until given approval to do so by the Owner's Representative.

1.5 PERMITS AND REGULATIONS

A. The Contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions. The Contractor shall comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a conflict exists between permit requirements and the work outlined in the contract documents, the Contractor shall promptly notify the Owner's Representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.

B. Wherever references are made to standards or codes in accordance with which work is to be performed or tested, the edition or revision of the standards and codes current on the effective date of this contract shall apply, unless otherwise expressly set forth.

C. In case of conflict among any referenced standards or codes or between any referenced standards and codes and the specifications, the more restrictive standard shall apply or Owner's Representative shall determine which shall govern.

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

A. The Contractor shall protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.

1.7 CHANGES IN THE WORK

A. The Owner's Representative may order changes in the work, and the contract sum should be adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extra compensation must be made and approved in writing before executing the work involved.

1.8 CORRECTION OF WORK

A. The Contractor shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative, at the soonest possible time that can be coordinated with other work and seasonal weather demands.

1.9 DEFINITIONS

All terms in this specification shall be as defined in the "Glossary of Arboricultural Terms" or as modified below.

Owner's Representative: The person appointed by the Owner to represent their interest in the review and approval of the work and to serve as the contracting authority with the Contractor. The Owner's Representative or Owner may appoint other persons to review and approve any aspects of the work, such as the landscape architect who prepared the plans.

B. Reasonable and reasonably: When used in this specification is intended to mean that the conditions cited will not affect the establishment or long term stability, health or growth of the plant. This specification recognizes that plants are not free of defects, and that plant conditions change with time. This specification also recognizes that some decisions cannot be totally based on measured findings and that profession judgment is required. In cases of differing opinion, the Owner's Representative expert shall determine when conditions within the plant are judged as reasonable.

C. Shrub: Woody plants with mature height approximately less than 25 feet.

D. Tree and Plant Protection Area: Area surrounding individual trees, groups of trees, shrubs, or other vegetation to be protected during construction, and defined by a circle centered on the trunk with each tree with a radius equal to the clown dripline unless otherwise indicated by the owner's representative.

E. Tree: Single and multi-stemmed plants, including palms with anticipated mature height approximately greater than 25 feet or any plant identified on the plans as a tree.

1.10 SUBMITTALS

A. PRODUCT DATA: Submit manufacturer product data and literature describing all products required by this section to the Owner's Representative for approval. Provide submittal four weeks before the start of any work at the site.

1.11 OBSERVATION of the work

A. The Owner's Representative may inspect the work at any time.

1.12 PRE-CONSTRUCTION CONFERENCE

A. Schedule a pre - construction meeting with the Owner's Representative at least seven (7) days before beginning work to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

1. The following Contractors shall attend the preconstruction conference:
   a. General Contractor.
   b. Consulting Arborist.
   c. Subcontractor assigned to install Tree and Plant Protection measures.
   d. Earthwork Contractor.
   e. All site utility Contractors that may be required to dig or trench into the soil.
   f. Landscape subcontractor.
   g. Irrigation subcontractor

B. Prior to this meeting, mark all trees and plants to remain and or be removed as described in this specification for review and approval by the Owner's Representative.

1.13 QUALITY ASSURANCE

A. Contractor qualifications:

1. All pruning, branch tie back, tree removal, root pruning, and fertilizing required by this section shall be performed by or under the direct supervision of ISA Certified Arborist Submit aforementioned individual's qualifications for approval by the Owner's Representative.
2. All applications of pesticide or herbicide shall be performed by a person maintaining a current state license to apply chemical pesticides valid in the jurisdiction of the project. Submit copies of all required state licensing certificates including applicable chemical applicator licenses.

**PART 2 PRODUCTS**

2.3 TREE PROTECTION FENCING:

B. PLASTIC MESH FENCE: Heavy - duty orange plastic mesh fencing fabric 48 inches wide. Fencing shall be attached to metal "U" or "T" post or wooden post driven into the ground of sufficient depth to hold the fabric solidly in place with out sagging. The fabric shall be attached to the post using attachment ties of sufficient number and strength to hold up the fabric without sagging. The Owner's Representative may request, at any time, additional post, deeper post depths and or additional fabric attachments if the fabric begins to sag, lean or otherwise not present a sufficient barrier to access.

C. GATES: For each fence type and in each separate fenced area, provide a minimum of one 3 foot wide gate. Gates shall be lockable. The location of the gates shall be approved by the Owner's Representative.

D. Submit suppliers product data that product meets the requirements for approval.

2.4 tree protection sign:

A. Heavy-duty cardboard signs, 8.5 inches x 11 inches, white colored background with black 2 inch high or larger letters block letters. The signs shall be attached to the tree protection fence every 50 feet o.c. The tree protection sign shall read "Tree and Plant Protection Area- Keep Out".

2.5 TREE GROWTH REGULATOR (TGR)

A. Cambistat 2SC.

B. Submit suppliers product data that product meets the requirements for approval.

2.6 MATTING

A. Matting for vehicle and work protection shall be heavy duty matting designed for vehicle loading over tree roots, Alturnamats as manufactured by Alturnamats, Inc. Franklin, PA 16323 or approved equal.

B. Submit suppliers product data that product meets the requirements for approval.

2.7 GEOGRID

A. Geogrid shall be woven polyester fabric with PVC coating, Uni-axial or biaxial geogrid, inert to biological degradation, resistant to naturally occurring chemicals, alkalis, acids.

1. Geogrid shall be Miragrid 2XT as manufactured by Ten Cate Nicolon, Norcross, GA. http://www.tencate.com or approved equal.

B. Submit suppliers product data that product meets the requirements for approval.

2.8 FILTER FABRIC

A. Filter Fabric shall be nonwoven polypropylene fibers, inert to biological degradation and resistant of naturally occurring chemicals, alkalis and acids.

1. Mirafi 135 N as manufactured by Ten Cate Nicolon, Norcross, GA. http://www.tencate.com or approved equal.

B. Submit suppliers product data that product meets the requirements for approval.

**PART 3 EXECUTION**

3.1 SITE EXAMINATION

A. Examine the site, tree, plant and soil conditions. Notify the Owner's Representative in writing of any conditions that may impact the successful Tree and Plant Protections that is the intent of this section.

3.2 COORDINATION WITH PROJECT WORK

A. The Contractor shall coordinate with all other work that may impact the completion of the work.

B. Prior to the start of Work, prepare a detailed schedule of the work for coordination with other trades.

C. Coordinate the relocation of any irrigation lines currently present on the irrigation plan, heads or the conduits of other utility lines or structures that are in conflict with tree locations. Root balls shall not be altered to fit around lines. Notify the Owner's Representative of any conflicts encountered.

3.3 TREE AND PLANT PROTECTION AREA: The Tree and Plant Protection Area is defined as all areas indicated on the tree protection plan. Where no limit of the Tree and Plant Protection area is defined on the drawings, the limit shall be the drip line (outer edge of the branch crown) of each tree.

3.4 Preparation:

A. Prior to the preconstruction meeting, layout the limits of the Tree and Plant Protection Area and then alignments of required Tree and Plant Protection Fencing and root pruning. Obtain the Owner's Representative's approval of the limits of the protection area and the alignment of all fencing and root pruning.

B. Flag all trees and shrubs to be removed by wrapping orange plastic ribbon around the trunk and obtain the Owner's Representative's approval of all trees and shrubs to be removed prior to the start of tree and shrub removal. After approval, mark all trees and shrubs to be removed with orange paint in a band completely around the base of the tree or shrub 4.5 feet above the ground.

C. Flag all trees and shrubs to remain with white plastic ribbon tied completely around the trunk or each tree and on a prominent branch for each shrub. Obtain the Owner's Representative's approval of all trees and shrubs to be remain prior to the start of tree and shrub removal.

D. Prior to any construction activity at the site including utility work, grading, storage of materials, or installation of temporary construction facilities, install all tree protection fencing, Filter Fabric, silt fence, tree protection signs, Geogrid, Mulch and or Wood Chips as shown on the drawings.

3.5 SOIL MOISTURE

A. Volumetric soil moisture level, in all soils within the Tree and Plant Protection Area shall be maintained above permanent wilt point to a depth of at least 8 inches. No soil work or other activity shall be permitted within the Tree and Plant Protection Area when the volumetric soil moisture is above field capacity. The permanent wilt point and field capacity for each type of soil texture shall be defined as follows (numbers indicate percentage volumetric soil moisture).

| Soil type | Permanent wilt point v/v | Field capacity v/v |
|---|---|---|
| Sand, Loamy sand, Sandy loam | 5 - 8% | 12 - 18% |
| Loam, Sandy clay, Sandy clay loam | 14 - 25% | 27 - 36% |
| Clay loam, Silt loam | 11 - 22% | 31 - 36% |
| Silty clay, Silty clay loam | 22 - 27% | 38 - 41% |

1. Volumetric soil moisture shall be measured with a digital, electric conductivity meter. The meter shall be the Digital Soil Moisture Meter, DSMM500 by General Specialty Tools and Instruments, or approved equivalent meter.

B. The Contractor shall confirm the soil moisture levels with a moisture meter. If the moisture is too high, suspend operations until the soil moisture drains to below field capacity.

3.6 ROOT PRUNING:

A. Prior to any excavating into the existing soil grade within 25 feet of the limit of the Tree and Plant Protection Area or trees to remain, root prune all existing trees to a depth of 24 inches below existing grade in alignments following the edges of the Tree and Plant Protection Area or as directed by the Owner's Representative. Root pruning shall be in conformance with ANSI A300 (part 8) latest edition.

1. Using a rock saw, chain trencher or similar trenching device, make a vertical cut within 2 feet of the limit of grading.
2. After completion of the cut, make clean cuts with a lopper, saw or pruner to remove all torn root ends on the tree side of the excavation, and backfill the trench immediately with existing soil, filling all voids.

3.7 INSTALLATION OF GEOGRIDS, FILTER FABRIC, MATTING, WOOD CHIPS AND OR MULCH

A. Install Geogrids, Filter Fabric, matting, Wood Chips and or Mulch in areas and depths shown on the plans and details or as directed by the Owner's representative. In general it is the intent of this specification to provide the following levels of protection:

1. All areas within the Tree and Plant Protection area provide a minimum of 5 inches of Wood Chips or Mulch.
2. Areas where foot traffic or storage of lightweight materials is anticipated to be unavoidable provide a layer of Filter Fabric under the 5 inches of Wood Chips or Mulch.
3. Areas where occasional light vehicle traffic is anticipated to be unavoidable provide a layer of Geogrids under 8 inches of Wood Chips or Mulch.
4. Areas where heavy vehicle traffic is unavoidable provide a layer of Geogrids under 8 - 12 inches of Wood Chips or Mulch and a layer of matting over the Wood Chips or Mulch.

B. The Owner's Representative shall approve the appropriate level of protection.

C. In the above requirements, light vehicle is defined as a track skid steer with a ground pressure of 4 psi or lighter. A heavy vehicle is any vehicle with a tire or track pressure of greater than 4 psi. Lightweight materials are any packaged materials that can be physically moved by hand into the location. Bulk materials such as soil, or aggregate shall never be stored within the Tree and Plant Protection Area.

3.8 PROTECTION:

A. Protect the Tree and Plant Protection Area at all times from compaction of the soil; damage of any kind to trunks, bark, branches, leaves and roots of all plants; and contamination of the soil, bark or leaves with construction materials, debris, silt, fuels, oils, and any chemicals substance. Notify the Owner's Representative of any spills, compaction or damage and take corrective action immediately using methods approved by the Owner's Representative.

3.9 GENERAL REQUIREMENTS AND LIMITATIONS FOR OPERATIONS WITHIN THE TREE AND PLANT PROTECTION AREA:

A. The Contractor shall not engage in any construction activity within the Tree and Plant Protection Area without the approval of the Owner's Representative including: operating, moving or storing equipment; storing supplies or materials; locating temporary facilities including trailers or portable toilets and shall not permit employees to traverse the area to access adjacent areas of the project or use the area for lunch or any other work breaks. Permitted activity, if any, within the Tree and Plant Protection Area maybe indicated on the drawings along with any required remedial activity as listed below.

B. In the event that construction activity is unavoidable within the Tree and Plant Protection Area, notify the Owner's Representative and submit a detailed written plan of action for approval. The plan shall include: a statement detailing the reason for the activity including why other areas are not suited; a description of the proposed activity; the time period for the activity, and a list of remedial actions that will reduce the impact on the Tree and Plant Protection Area from the activity. Remedial actions shall include but shall not be limited to the following:

1. In general, demolition and excavation within the drip line of trees and shrubs shall proceed with extreme care either by the use of hand tools, directional boring and or Air Knife excavation where indicated or with other low impact equipment that will not cause damage to the tree, roots or soil.
2. When encountered, exposed roots, 1 inches and larger in diameter shall be worked around in a manner that does not break the outer layer of the root surface (bark). These roots shall be covered in Wood Chips and shall be maintained above permanent wilt point at all times. Roots one inch and larger in diameter shall not be cut with out the approval of the owners representative. Excavation shall be tunneled under these roots without cutting them. In the areas where roots are encountered, work shall be performed and scheduled to close excavations as quickly as possible over exposed roots.
3. Tree branches that interfere with the construction may be tied back or pruned to clear only to the point necessary to complete the work. Other branches shall only be removed when specifically indicated by the Owner's Representative. Tying back or trimming of all branches and the cutting of roots shall be in accordance with accepted arboricultural practices (ANSI A300, part 8) and be performed under supervision of the arborist.
4. Matting: Install temporary matting over the Wood Chips or Mulch to the extent indicated. Do not permit foot traffic, scaffolding or the storage of materials within the Tree and Plant Protection Area to occur off of the temporary matting.
5. Trunk Protection: Protect the trunk of each tree to remain by covering it with a ring of 8 foot long 2 inch x 6 - inch planks loosely banded onto the tree with 3 steel bands. Staple the bands to the planks as necessary to hold them securely in place. Trunk protection must by kept in place no longer than 12 months. If construction requires work near a particular tree to continue longer than 12 months, the steel bands shall be inspected every six months and loosened if they are found to have become tight.
6. Air Excavation Tool: If excavation for footings or utilities is required within the Tree and Plant Protection Area, air excavation tool techniques shall be used where practical or as designed on the drawings.
   a. Remove the Wood Chips from an area approximately 18 inches beyond the limits of the hole or trench to be excavated. Cover the Wood Chips for a distance of not less than 15 feet around the limit of the excavation area with Filter Fabric or plastic sheeting to protect the Wood Chips from silt. Mound the Wood Chips so that the plastic slopes towards the excavation.
   b. Using a sprinkler or soaker hose, apply water slowly to the area of the excavation for a period of at least 4 hours, approximately 12 hours prior to the work so that the ground water level is at or near field capacity at the beginning of the work. For excavations that go beyond the damp soil, rewet the soil as necessary to keep soil moisture near field capacity.
   c. Using an air excavation tool specifically designed and manufactured for the intended purpose, and at pressures recommended by the manufacturer of the equipment, fracture the existing soil to the shape and the depths required. Work at rates and using techniques that do not harm tree roots. Air pressure shall be a maximum of 90-100 psi.
      1.) The air excavation tool shall be "Air-Spade" as manufactured by Concept Engineering Group, Inc., Verona, PA (412) 826-8800, or Air Knife as manufactured by Easy Use Air Tools, Inc. Allison Park, Pa (866) 328-5723 or approved equal.
   d. Using a commercial, high-powered vacuum truck if required, remove the soil from the excavation produced by the Air Knife excavation. The vacuum truck should generally operate simultaneously with the hose operator, such that the soil produced is picked up from the excavation hole, and the exposed roots can be observed and not damaged by the ongoing operation. Do not drive the vacuum truck into the Tree and Plant Protection Area unless the area is protected from compaction as approved in advance by the Owner's Representative.
   e. Remove all excavated soil and excavated Wood Chips, and contaminated soil at the end of the excavation.
   f. Schedule the work so that foundations or utility work is completed immediately after the excavation. Do not let the roots dry out. Mist the roots several times during the day. If the excavated area must remain open over night, mist the roots and cover the excavation with black plastic.
   g. Dispose of all soil in a manner that meets local laws and regulations.
   h. Restore soil within the trench as soon as the work is completed. Utilize soil of similar texture to the removed soil and lightly compact with hand tools. Leave soil mounded over the trench to a height of approximately 10% of the trench depth to account for settlement.
   i. Restore any Geogrids, Filter Fabric, Wood Chips or Mulch and or matting that was previously required for the area.

3.10 TREE REMOVAL:

A. Remove all trees indicated by the drawings and specifications, as requiring removal, in a manner that will not damage adjacent trees or structures or compacts the soil.

B. Remove trees that are adjacent to trees or structures to remain, in sections, to limit the opportunity of damage to adjacent crowns, trunks, ground plane elements and structures.

C. Do not drop trees with a single cut unless the tree will fall in an area not included in the Tree and Plant Protection Area. No tree to be removed within 50 feet of the Tree and Plant Protection Area shall be pushed over or up-rooted using a piece of grading equipment.

D. Protect adjacent paving, soil, trees, shrubs, ground cover plantings and understory plants to remain from damage during all tree removal operations, and from construction operations. Protection shall include the root system, trunk, limbs, and crown from breakage or scarring, and the soil from compaction.

E. Remove stumps and immediate root plate from existing trees to be removed. Grind trunk bases and large buttress roots to a depth of the largest buttress root or at least 18 inches below the top most roots which ever is less and over the area of three times the diameter of the trunk (DBH).

1. For trees where the stump will fall under new paved areas, grind roots to a total depth of 18 inches below the existing grade. If the sides of the stump hole still have greater than approximately 20% wood visible, continue grinding operation deeper and or wider until the resulting hole has less than 20% wood. Remove all wood chips produced by the grinding operation and back fill in 8 inch layers with controlled fill of a quality acceptable to the site engineer for fill material under structures, compacted to 95% of the maximum dry density standard proctor. The Owner's Representative shall approve each hole at the end of the grinding operation.
2. In areas where the tree location is to be a planting bed or lawn, remove all woodchips and backfill stump holes with planting soil as defined in Specification Section Planting Soil, in maximum of 12 inch layers and compact to 80 - 85% of the maximum dry density standard proctor.

3.11 PRUNING:

A. Within six months of the estimated date of substantial completion, prune all dead or hazardous branches larger than 2 inch in diameter from all trees to remain.

B. Implement all pruning recommendations found in the arborist report.

C. Prune any low, hanging branches and vines from existing trees and shrubs that overhang walks, streets and drives, or parking areas as follows:

1. Walks - within 8 feet vertically of the proposed walk elevation.
2. Parking areas - within 12 feet vertically of the proposed parking surface elevation.
3. Streets and drives - within 14 feet vertically of the proposed driving surface elevation.

D. All pruning shall be done in accordance with ANSI A300 (part 1), ISA BMP Tree Pruning (latest edition, and the "Structural Pruning: A Guide for the Green Industry", Edward Gilman, Brian Kempf, Nelda Matheny and Jim Clark, 2013 Urban Tree Foundation, Visalia CA.

E. Perform other pruning task as indicated on the drawings or requested by the Owner's Representative.

F. Where tree specific disease vectors require, sterilize all pruning tools between the work in individual trees.

3.13 WATERING

A. The Contractor shall be fully responsible to ensure that adequate water is provided to all plants to be preserved during the entire construction period. Adequate water is defined to be maintaining soil moisture above the permanent wilt point to a depth of 8 inches or greater.

B. The Contractor shall adjust the automatic irrigation system, if available, and apply additional water, using hoses or water tanks as required.

C. Periodically test the moisture content in the soil within the root zone to determine the water content.

3.14 WEED REMOVAL

A. During the construction period, control any plants that seed in and around the fenced Tree and Plant Protection area at least three times a year.

1. All plants that are not shown on the planting plan or on the Tree and Plant Protection Plan to remain shall be considered as weeds.

B. At the end of the construction period provide one final weeding of the Tree and Plant Protection Area.

3.15 INSECT AND DISEASE CONTROLLER

A. Monitor all plants to remain for disease and insect infestations during the entire construction period. Provide all disease and insect control required to keep the plants in a healthy state using the principles of Integrated Plant Management (IPM). All pesticides shall be applied by a certified pesticide applicator.

3.16 CLEAN-UP

A. During tree and plant protection work, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day. Remove trash and debris in containers from the site no less than once a week.

1. Immediately clean up any spilled or tracked soil, fuel, oil, trash or debris deposited by the Contractor from all surfaces within the project or on public right of ways and neighboring property.

B. Once tree protection work is complete, wash all soil from pavements and other structures. Ensure that Mulch is confined to planting beds.

C. Make all repairs to grades, ruts, and damage to the work or other work at the site.

D. Remove and dispose of all excess Mulch, Wood Chips, packaging, and other material brought to the site by the Contractor.

3.17 Removal of fencing and other Tree and plant protection

A. At the end of the construction period or when requested by the Owner's Representative remove all fencing, Wood Chips or Mulch, Geogrids and Filter Fabric, trunk protection and or any other Tree and Plant Protection material.

3.18 DAMAGE OR LOSS TO EXISTING Plants TO REMAIN

B. Any trees or plants designated to remain and which are damaged by the Contractor shall be replaced in kind by the Contractor at their own expense. Trees shall be replaced with a tree of similar species and of equal size or 6 inch caliper which ever is less. Shrubs shall be replaced with a plant of similar species and equal size or the largest size plants reasonably available which ever is less. Where replacement plants are to be less than the size of the plant that is damaged, the Owner's Representative shall approve the size and quality of the replacement plant.

1. All trees and plants shall be installed per the requirements of Specification Section Planting.

C. Plants that are damaged shall be considered as requiring replacement or appraisal in the event that the damage affects more than 25 % of the crown, 25% of the trunk circumference, or root protection area, or the tree is damaged in such a manner that the tree could develop into a potential hazard. Trees and shrubs to be replaced shall be removed by the Contractor at his own expense.

1. The Owner's Representative may engage an independent arborist to assess any tree or plant that appears to have been damaged to determine their health or condition.

C. Any tree that is determined to be dead, damaged or potentially hazardous by the Owner's arborist and upon the request of the Owner's Representative shall be immediately removed by the Contractor at no additional expense to the owner. Tree removal shall include all clean up of all wood parts and grinding of the stump to a depth sufficient to plant the replacement tree or plant, removal of all chips from the stump site and filling the resulting hole with topsoil.

D. Any remedial work on damaged existing plants recommended by the consulting arborist shall be completed by the Contractor at no cost to the owner. Remedial work shall include but is not limited to: soil compaction remediation and vertical mulching, pruning and or cabling, insect and disease control including injections, compensatory watering, additional mulching, and could include application tree growth regulators (TGR).

E. Remedial work may extend up to two years following the completion of construction to allow for any requirements of multiple applications or the need to undertake applications at required seasons of the year.

END OF SECTION 015639

SECTION 32 9300

PLANTING

**PART 1 GENERAL**

1.1 SUMMARY

A. The scope of work includes all labor, materials, appliances, tools, equipment, facilities, transportation and services necessary for, and incidental to performing all operations in connection with furnishing, delivery, and installation of plant (also known as "landscaping") complete as shown on the drawings and as specified herein.

B. The scope of work in this section includes, but is not limited to, the following:

1. Locate, purchase, deliver and install all specified plants.
2. Water all specified plants.
3. Mulch, fertilize, stake, and prune all specified plants.
4. Maintenance of all specified plants until the beginning of the warranty period.
5. Plant warranty.
6. Clean up and disposal of all excess and surplus material.
7. Maintenance of all specified plants during the warranty period.

1.2 CONTRACT DOCUMENTS

A. Shall consist of specifications and general conditions and the construction drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts shall be as binding as if called for in all parts.

1.3 RELATED DOCUMENTS AND REFERENCES

A. Related Documents:

1. Drawings and general provisions of contract including general and supplementary conditions and Division I specifications apply to work of this section
2. Related Specification Sections
   a. Section - Tree Protection and Plant Protection

B. References: The following specifications and standards of the organizations and documents listed in this paragraph form a part of the specification to the extent required by the references thereto. In the event that the requirements of the following referenced standards and specification conflict with this specification section the requirements of this specification shall prevail. In the event that the requirements of any of the following referenced standards and specifications conflict with each other the more stringent requirement shall prevail or as determined by the Owners Representative.

1. State of California, Department of Food and Agriculture, Regulations for Nursery Inspections, Rules and Grading.
2. ANSI Z60.1 American Standard for Nursery Stock, most current edition.
3. ANSI A 300 - Standard Practices for Tree, Shrub and other Woody Plant Maintenance, most current edition and parts.
4. Florida Grades and Standards for Nursery Stock, current edition (Florida Department of Agriculture, Tallahassee FL).
5. Interpretation of plant names and descriptions shall reference the following documents. Where the names or plant descriptions disagree between the several documents, the most current document shall prevail.
   a. USDA - The Germplasm Resources Information Network (GRIN) http://www.ars-grin.gov/npgs/searchgrin.html
   b. Manual of Woody Landscape Plants; Michael Dirr; Stipes Publishing, Champaign, Illinois; Most Current Edition.
   c. The New Sunset Western Garden Book, Oxmoor House, most current edition.
6. Pruning practices shall conform to recommendations "Structural Pruning: A Guide For The Green Industry" most current edition; published by Urban Tree Foundation, Visalia, California.
7. Glossary of Arboricultural Terms, International Society of Arboriculture, Champaign IL, most current edition.

1.4 VERIFICATION

A. All scaled dimensions on the drawings are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner's Representative of any discrepancies between the information on the drawings and the actual conditions, refraining from doing any work in said areas until given approval to do so by the Owner's Representative.

B. In the case of a discrepancy in the plant quantities between the plan drawings and the plant call outs, list or plant schedule, the number of plants or square footage of the planting bed actually drawn on the plan drawings shall be deemed correct and prevail.

1.5 PERMITS AND REGULATIONS

A. The Contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions. The Contractor shall comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a conflict exists between permit requirements and the work outlined in the contract documents, the Contractor shall promptly notify the Owner's Representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.

B. Wherever references are made to standards or codes in accordance with which work is to be performed or tested, the edition or revision of the standards and codes current on the effective date of this contract shall apply, unless otherwise expressly set forth.

C. In case of conflict among any referenced standards or codes or between any referenced standards and codes and the specifications, the more restrictive standard shall apply or Owner's Representative shall determine which shall govern.

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

A. The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.

1.7 CHANGES IN THE WORK

A. The Owner's Representative may order changes in the work, and the contract sum should be adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extra compensation must be made and approved in writing before executing the work involved.

B. All changes in the work, notifications and contractor's request for information (RFI) shall conform to the contract general condition requirements.

1.8 CORRECTION OF WORK

A. The Contractor, at their own cost, shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative, at the soonest as possible time that can be coordinated with other work and seasonal weather demands.

1.9 DEFINITIONS

All terms in this specification shall be as defined in the "Glossary of Arboricultural Terms" or as modified below.

A. Boxed trees: A container root ball package made of wood in the shape of a four-sided box.

B. Container plant: Plants that are grown in and/or are currently in a container including boxed trees.

C. Defective plant: Any plant that fails to meet the plant quality requirement of this specification.

D. End of Warranty Final Acceptance: The date when the Owner's Representative accepts that the plants and work in this section meet all the requirements of the warranty. It is intended that the materials and workmanship warranty for Planting, Planting Soil, and Irrigation work run concurrent with each other.

E. Field grown trees (B&B): Trees growing in field soil for at least 12 months prior to harvest.

F. Healthy: Plants that are growing in a condition that expresses leaf size, crown density, color; and with annual growth rates typical of the species and cultivar's horticultural description, adjusted for the planting site soil, drainage and weather conditions.

G. Kinked root: A root within the root package that bends more than 90 degrees.

H. Maintenance: Actions that preserve the health of plants after installation and as defined in this specification.

I. Maintenance period: The time period, as defined in this specification, which the Contractor is to provide maintenance.

J. Normal: the prevailing protocol of industry standard(s).

K. Owner's Representative: The person appointed by the Owner to represent their interest in the review and approval of the work and to serve as the contracting authority with the Contractor. The Owner's Representative or Owner may appoint other persons to review and approve any aspects of the work, such as the landscape architect who prepared the plans.

L. Reasonable and reasonably: When used in this specification relative to plant quality, it is intended to mean that the conditions cited will not affect the establishment or long term stability, health or growth of the plant. This specification recognizes that it is not possible to produce plants free of all defects, but that some accepted industry protocols and standards result in plants unacceptable to this project.

When reasonable or reasonably is used in relation to other issues such as weeds, diseased, insects, it shall mean at levels low enough that no treatment would be required when applying recognized Integrated Plant Management practices.

This specification recognizes that some decisions cannot be totally based on measured findings and that professional judgment is required. In cases of differing opinion, the Owner's Representative's expert shall determine when conditions are judged as reasonable.

M. Root ball: The mass of roots including any soil or substrate that is shipped with the tree within the root ball package.

N. Root ball package. The material that surrounds the root ball during shipping. The root package may include the material in which the plant was grown, or new packaging placed around the root ball for shipping.

O. Root collar (root crown, root flare, trunk flare, flare): The region at the base of the trunk where the majority of the structural roots join the plant stem, usually at or near ground level.

P. Shrub: Woody plants with mature height approximately less than 15 feet.

Q. Spade harvested and transplanted: Field grown trees that are mechanically harvested and immediately transplanted to the final growing site without being removed from the digging machine.

R. Stem: The trunk of the tree.

S. Substantial Completion Acceptance: The date at the end of the Planting, Planting Soil, and Irrigation installation where the Owner's Representative accepts that all work in these sections is complete and the Warranty period has begun. This date may be different than the date of substantial completion for the other sections of the project.

T. Stem girdling root: Any root more than ¼ inch diameter currently touching the trunk, or with the potential to touch the trunk, above the root collar approximately tangent to the trunk circumference or circling the trunk. Roots shall be considered as Stem Girdling that have, or are likely to have in the future, root to trunk bark contact.

U. Structural root: One of the largest roots emerging from the root collar.

V. Tree: Single and multi-stemmed plants with mature height approximately greater than 15 feet.

1.10 SUBMITTALS

A. See contract general conditions for policy and procedure related to submittals.

B. Submit all product submittals 4 weeks prior to installation of plantings.

C. Product data: Submit manufacturer product data and literature describing all products required by this section to the Owner's Representative for approval. Provide submittal four weeks before the installation of plants.

D. Plant growers' certificates: Submit plant growers' certificates for all plants indicating that each meets the requirements of the specification, including the requirements of tree quality, to the Owner's Representative for approval. Provide submittal four weeks before the installation of plants.

E. Samples: Submit samples of each product and material where required by the specification to the Owner's Representative for approval. Label samples to indicate product, characteristics, and locations in the work. Samples will be reviewed for appearance only. Compliance with all other requirements is the exclusive responsibility of the Contractor.

F. Plant sources: Submit sources of all plants as required by Article - "Selection of Plants" to the Owner's Representative for approval.

G. Close out submittals: Submit to the Owner's Representative for approval.

1. Plant maintenance data and requirements.

H. Warranty period site visit record: If there is no maintenance during the warranty period, after each site visit during the warranty period, by the Contractor, as required by this specification, submit a written record of the visit, including any problems, potential problems, and any recommended corrective action to the Owner's Representative for approval.

1.11 OBSERVATION OF THE WORK

A. The Owner's Representative may observe the work at any time. They may remove samples of materials for conformity to specifications. Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing materials not meeting specifications shall be paid by the Contractor.

B. The Owner's Representative shall be informed of the progress of the work so the work may be observed at the following

1.15 SELECTION AND OBSERVATION OF PLANTS

A. The Owner's Representative may review all plants subject to approval of size, health, quality, character, etc. Review or approval of any plant during the process of selection, delivery, installation and establishment period shall not prevent that plant from later rejection in the event that the plant quality changes or previously existing defects become apparent that were not observed.

B. Plant Selection: The Owner's Representative reserves the right to select and observe all plants at the nursery prior to delivery and to reject plants that do not meet specifications as set forth in this specification. If a particular defect or substandard element can be corrected at the nursery, as determined by the Owner's Representative, the agreed upon remedy may be applied by the nursery or the Contractor provided that the correction allows the plant to meet the requirements set forth in this specification. Any work to correct plant defects shall be at the contractor's expense.

1. The Owner's Representative may make invasive observation of the plant's root system in the area of the root collar and the top of the root ball in general in order to determine that the plant meets the quality requirements for depth of the root collar and presence of roots above the root collar. Such observations will not harm the plant.
2. Corrections are to be undertaken at the nursery prior to shipping.

C. The Contractor shall bear all cost related to plant corrections.

D. All plants that are rejected shall be immediately removed from the site and acceptable replacement plants provided at no cost to the Owner.

E. Submit to the Owner's Representative, for approval, plant sources including the names and locations of nurseries proposed as sources of acceptable plants, and a list of the plants they will provide. The plant list shall include the botanical and common name and the size at the time of selection. Observe all nursery materials to determine that the materials meet the requirements of this section.

F. The Contractor shall require the grower or re-wholesale supplier to permit the Owner's Representative to observe the root system of all plants at the nursery or job site prior to planting including random removal of soil or substrate around the base of the plant. Observation may be as frequent and as extensive as needed to verify that the plants meet the requirements of the specifications and conform to requirements.

G. Where requested by the Owner's Representative, submit photographs of plants or representative samples of plants. Photographs shall be legible and clearly depict the plant specimen. Each submitted image shall contain a height reference, such as a measuring stick. The approval of plants by the Owner's Representative via photograph does not preclude the Owner's Representative's right to reject material while on site.

1.16 PLANT SUBSTITUTIONS FOR PLANTS NOT AVAILABLE

A. Submit all requests for substitutions of plant species, or size to the Owner's Representative, for approval, prior to purchasing the proposed substitution. Request for substitution shall be accompanied with a list of nurseries contacted in the search for the required plant and a record of other attempts to locate the required material. Requests shall also include sources of plants found that may be of a smaller or larger size, or a different shape or habit than specified, or plants of the same genus and species but different cultivar origin, or which may otherwise not meet the requirements of the specifications, but which may be available for substitution.

1.17 SITE CONDITIONS

A. It is the responsibility of the Contractor to be aware of all surface and sub-surface conditions, and to notify the Owner's Representative, in writing, of any circumstances that would negatively impact the health of plantings. Do not proceed with work until unsatisfactory conditions have been corrected.

1. Should subsurface drainage or soil conditions be encountered which would be detrimental to growth or survival of plant material, the Contractor shall notify the Owner's Representative in writing, stating the conditions and submit a proposal covering cost of corrections. If the Contractor fails to notify the Owner's Representative of such conditions, he/she shall remain responsible for plant material under the warranty clause of the specifications.

B. It is the responsibility of the Contractor to be familiar with the local growing conditions, and if any specified plants will be in conflict with these conditions. Report any potential conflicts, in writing, to the Owner's Representative.

C. This specification requires that all Planting Soil and Irrigation (if applicable) work be completed and accepted prior to the installation of any plants.

1. Planting operations shall not begin until such time that the irrigation system is completely operational for the area(s) to be planted, and the irrigation system for that area has been preliminarily observed and approved by the Owner's Representative.

D. Actual planting shall be performed during those periods when weather and soil conditions are suitable in accordance with locally accepted horticultural practices.

1. Do not install plants into saturated or frozen soils. Do not install plants during inclement weather, such as rain or snow or during extremely hot, cold or windy conditions.

1.18 PLANTING AROUND UTILITIES

A. Contractor shall carefully examine the civil, record, and survey drawings to become familiar with the existing underground conditions before digging.

B. Determine location of underground utilities and perform work in a manner that will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until parties concerned mutually agree upon removal.

C. Notification of Local Utility Locator Service, Sunshine 811, is required for all planting areas: The Contractor is responsible for knowing the location and avoiding utilities that are not covered by Sunshine 811.

**PART 2 PRODUCTS**

2.1 PLANTS: GENERAL

A. Standards and measurement: Provide plants of quantity, size, genus, species, and variety or cultivars as shown and scheduled in contract documents.

1. All plants including the root ball dimensions or container size to trunk caliper ratio shall conform to ANSI Z60.1 "American Standard for Nursery Stock' latest edition, unless modified by provisions in this specification. When there is a conflict between this specification and ANSI Z60.1, this specification section shall be considered correct.
2. Plants larger than specified may be used if acceptable to the Owner's Representative. Use of such plants shall not increase the contract price. If larger plants are accepted the root ball size shall be in accordance with ANSI Z-60.1. Larger plants may not be acceptable if the resulting root ball cannot be fit into the required planting space.
3. If a range of size is given, no plant shall be less than the minimum size and not less than 50 percent of the plants shall be as large as the maximum size specified. The measurements specified are the minimum and maximum size acceptable and are the measurements after pruning, where pruning is required.

B. Proper Identification: All trees shall be true to name as ordered or shown on planting plans.

C. Compliance: All trees shall comply with federal and state laws and regulations requiring observation for plant disease, pests, and weeds. Observation certificates required by law shall accompany each shipment of plants.

D. Plant Quality:

1. **General**: Provide healthy stock, grown in a nursery and reasonably free of die-back, disease, insects, eggs, bores, and larvae. At the time of planting all plants shall have a root system, stem, and branch form that will not restrict normal growth, stability and health for the expected life of the plant
2. **Plant quality above the soil line:**
   a. Plants shall be healthy with the color, shape, size and distribution of trunk, stems, branches, buds and leaves normal to the plant type specified. Tree quality above the soil line shall comply with the Florida Grades and Standards tree grade Florida Fancy or Florida #1 and the following:
      1.) Crown: The form and density of the crown shall be typical for a young specimen of the species or cultivar pruned to a central and dominant leader.
         a.) Crown specifications do not apply to plants that have been specifically trained in the nursery as topiary, espalier, multi-stem, clump, or unique selections such as contorted or weeping cultivars.
      2.) Leaves: The size, color, and appearance of leaves shall be typical for the time of year and stage of growth of the species or cultivar. Trees shall not show signs of prolonged moisture stress or over watering as indicated by wilted, shriveled, or dead leaves.
      3.) Branches: Shoot growth (length and diameter) throughout the crown should be appropriate for the age and size of the species or cultivar. Trees shall not have dead, diseased, broken, distorted, or otherwise injured branches.
         a.) Main branches shall be distributed along the central leader not clustered together. They shall form a balanced crown appropriate for the cultivar/species.
         b.) Branch diameter shall be no larger than two-thirds (one-half is preferred) the diameter of the central leader measured 1 inch above the branch union.
         c.) The attachment of the largest branches (scaffold branches) shall be free of included bark.
      4.) Trunk: The tree trunk shall be relatively straight, vertical, and free of wounds that penetrate to the wood (properly made pruning cuts, closed or not, are acceptable and are not considered wounds), sunburned areas, conks (fungal fruiting bodies), wood cracks, sap leakage, signs of boring insects, galls, cankers, girdling ties, or lesions (mechanical injury).
3. Trees shall have one central leader. If the leader was headed, a new leader (with a live terminal bud) at least one-half the diameter of the pruning cut shall be present.
   1.) All trees are assumed to have one central leader trees unless a different form is specified in the plant list or drawings.
4. All graft unions, where applicable, shall be completely closed without visible sign of graft rejection. All grafts shall be visible above the soil line.
5. Trunk caliper and taper shall be sufficient so that the lower five feet of the trunk remains vertical without a stake. Auxiliary stake may be used to maintain a straight leader in the upper half of the tree.
3. **Plant quality at or below the soil line:**
   a. Plant roots shall be normal to the plant type specified. Root observations shall take place without impacting tree health. Root quality at or below the soil line shall comply with the project Root Acceptance details and the following:
      1.) The roots shall be reasonably free of scrapes, broken or split wood.
      2.) The root system shall be reasonably free of injury from biotic (e.g., insects and pathogens) and abiotic (e.g., herbicide toxicity and salt injury) agents. Wounds resulting from root pruning used to produce a high quality root system are not considered injuries.
      3.) A minimum of three structural roots reasonably distributed around the trunk (not clustered on one side) shall be found in each plant. Root distribution shall be uniform throughout the root ball, and growth shall be appropriate for the species.
         a.) Plants with structural roots on only one side of the trunk (J roots) shall be rejected.
      4.) The root collar shall be within the upper 2 inches of the substrate/soil. Two structural roots shall reach the side of the root ball near the top surface of the root ball. The grower may request a modification to this requirement for species with roots that rapidly descend, provided that the grower removes all stem girdling roots above the structural roots across the top of the root ball.
      5.) The root system shall be reasonably free of stem girdling roots over the root collar or kinked roots from nursery production practices.
      6.) At time of observations and delivery, the root ball shall be moist throughout. Roots shall not show signs of excess soil moisture conditions as indicated by stunted, discolored, distorted, or dead roots.

E. Submittals: Submit for approval the required plant quality certifications from the grower where plants are to be purchased, for each plant type. The certification must state that each plant meets all the above plant quality requirements.

1. The grower's certification of plant quality does not prohibit the Owner's Representative from observing any plant or rejecting the plant if it is found to not meet the specification requirements.

2.2 ROOT BALL PACKAGE OPTIONS: The following root ball packages are permitted. Specific root ball packages shall be required where indicated on the plant list or in this specification. Any type of root ball packages that is not specifically defined in this specification shall not be permitted.

A. BALLED AND BURLAPPED PLANTS

2. All Balled and Burlapped Plants shall be field grown, and the root ball packaged in a burlap and twine and/or burlap and wire basket package.
3. Plants shall be harvested with the following modifications to standard nursery practices.
   a. Prior to digging any tree that fails to meet the requirement for maximum soil and roots above the root collar, carefully removed the soil from the top of the root ball of each plant, using hand tools, water or an air spade, to locate the root collar and attain the soil depth over the structural roots requirements. Remove all stem girdling roots above the root collar. Care must be exercised not to damage the surface of the root collar and the top of the structural roots.
   b. Trees shall be dug for a minimum of 4 weeks and a maximum of 52 weeks prior to shipping. Trees dug 4 to 52 weeks prior to shipping are defined as hardened-off. Digging is defined as cutting all roots and lifting the tree out of the ground and either moving it to a new location in the nursery or placing it back into the same hole. Tress that are stored out of the ground shall be placed in a holding area protected from extremes of wind and sun with the root ball protected by covering with mulch or straw and irrigated sufficiently to keep moisture in the root ball above wilt point and below saturation
   c. If wire baskets are used to support the root ball, a "low profile" basket shall be used. A low profile basket is defined as having the top of the highest loops on the basket no less than 4 inches and no greater than 8 inches below the shoulder of the root ball package. The basket shall be removed completely at time of planting.
      1.) At nurseries where sandy soils prevent the use of "low profile baskets", baskets that support the entire root ball, including the top, are allowable.
   d. Twine and burlap used for wrapping the root ball package shall be natural, biodegradable material. If the burlap decomposes after digging the tree then the root ball shall be re-wrapped prior to shipping if roots have not yet grown to keep root ball intact during shipping.

SPADE HARVESTED AND TRANSPLANTED

1. Spade Harvested and Transplanted Plants shall meet all the requirements for field grown trees. Root ball diameters shall be of similar size as the ANSI Z60.1 requirements for Balled and Burlapped plants.
2. Trees shall be harvested prior to leafing out (bud break) in the spring or during the fall planting period except for plants know to be considered as fall planting hazards. Plants that are fall planting hazards shall only be harvested prior to leafing out in the spring.
3. Trees shall be moved and planted within 48 hours of the initial harvesting and shall remain in the spade machine until planted.

C. CONTAINER (INCLUDING ABOVE-GROUND FABRIC CONTAINERS AND BOXES) PLANTS

4. Container plants may be permitted only when indicated on the drawing, in this specification, or approved by the Owner's Representative.
5. Provide plants shall be established and well rooted in removable containers.
6. Container class size shall conform to ANSI Z60.1 for container plants for each size and type of plant.

D. BARE ROOT PLANTS

7. Harvest bare root plants while the plant is dormant and a minimum of 4 weeks prior to leaf out (bud break).
8. The root spread dimensions of the harvested plants shall conform to ANSI Z60.1 for nursery grown bare root plants for each size and type of plant. Just prior to shipping to the job site, dip the root system into a slurry of hydrogel (cross linked polyacrylamide) and water mixed at a rate of 15 oz. of hydrogel in 25 gallons of water. Do not shake off the excess hydrogel. Place the root system in a pleated black plastic bag and tie the bag snugly around the trunk. Bundle and tie the upper branches together.
9. Keep the trees in a cool dark space for storage and delivery. If daytime outside temperatures exceeds 70 degrees F, utilize a refrigerated storage area with temperature between 35 and 50 degrees.
10. Where possible, plan time of planting to be before bud break. For trees to be planted after bud break, place the trees before bud break in an irrigated bed of pea gravel.
    a. The pea gravel bed shall be 18 inches deep over a sheet of plastic.
    b. Space trees to allow the unbundled branches to grow without shading each other.
    c. Once stored in pea gravel, allow the trees sufficient time for the new root system to flush and spring growth of leaves to fully develop before planting.
    d. Pea gravel stored trees may be kept for up to one growing season.
    e. Pea gravel stored trees shall be dipped, packaged and shipped similar to the requirements for freshly dug bare root trees above.

2.3 ANNUAL FLOWERING AND SEASONAL COLOR PLANTS

E. Container or flat-grown plants should be sized as noted in the planting plan. Plants shall be well-rooted and healthy.

2.4 PALMS

F. Except as modified below or where the requirements are not appropriate to the specification of palms, palms shall meet all the requirements of the plant quality section above.

G. Defronding, tying, and hedging:

5. In preparing palm trees for relocation, all dead fronds shall be removed.
6. All remaining fronds above horizontal shall be lifted up and tied together around the crown in an upright position. Do not tie too tightly, bind or injure the bud. Jute binder twine shall be used in tying up the fronds; wire will not be permitted. Fronds shall be untied immediately after planting.

C. Digging the root ball:

1. When digging out the root ball, no evacuation shall be done closer than 24 Inches to the trunk at ground level and the excavation shall extend below the major root system to a minimum depth of 3.5 feet. The bottom of the root ball shall be cut off square and perpendicular to the trunk below the major root system.

D. The Contractor shall not free-fall, drag, roll or abuse the tree or put a strain on the crown (bud area) at any time. A protective device shall be used around the trunk of the tree while lifting and relocating so as not to injure the bud, or scar or skin the trunk in any way.

2.5 PLANTING SOIL

Planting Soil shall contain a mixture of 1/3 sand, ⅓ topsoil and ⅓ peat humus. Sand shll be clean, salt-free and containing no extraneous matter. Topsoil shall be friable fertile soil with representative characteristics of area soils. it should be free of heacy silt, stone, excess lime, shell rock, plant roots, debris or other foreign matter. It shall not contain noxious plant growth (such as bermuda, torpedo or nut grass). it shall test between the ph range of 5.0 to 7.0 unless otherwise specified and contain no toxic residue or substances that would endanger plant growth. if topsoil is not available on site, it shall be imported from local sources with similar soil characteristics to that found at project site. obtain topsoil only from naturally, well-drained sites where topsoil occurs in a depth not less than 4". Peat humus shall be decomposed peat with no identifiable fibers or if available, muck may be substituted and shall be free from stones, excessive plant roots, debris or other foreign matter. muck shall not be overly saturated with water.

2.6 MULCH

A. Mulch shall be Melaleuca or Eucalyptus and shall cover all landscape bed areas in a 3" minimum layer. Do not let mulch pile up on root ball or around trunks of trees plants. Submit supplier's product specification data sheet and a one gallon sample for approval.

2.7 TREE STAKING AND GUYING MATERIAL

A. Tree guying to be flat woven polypropylene material, 3/4 inch wide, and 900 lb. break strength. Color to be Green. Product to be ArborTie manufactured by Deep Root Partners, L.P. or approved equal.

B. Stakes shall be lodge pole stakes free of knots and of diameters and lengths appropriate to the size of plant as required to adequately support the plant.

C. Below ground anchorage systems to be constructed of 2 x 2 dimensional untreated wood securing (using 3 inch long screws) horizontal portions to 4 feet long vertical stakes driven straight into the ground outside the root ball.

D. Submit manufacturer's product data for approval.

2.9 WATERING BAGS

E. Plastic tree watering bags holding a minimum of 15 gallons of water and with a slow drip hole(s) water release system, specifically designed to water establishing trees. Water should release over a several day period, not within a few hours

F. Watering bags shall be:

1. Treegator Irrigation Bags sized to the appropriate model for the requirements of the plant, manufactured by Spectrum Products, Inc., Youngsville, NC 27596.
2. Ooze Tube sized to the appropriate model for the requirements of the plant, manufactured by Engineered Water Solutions, Atlanta, GA.
3. Or approved equal.

C. Submit manufacturer's product data for approval.

**PART 3 EXECUTION**

3.1 DELIVERY, STORAGE AND HANDLING

A. Protect materials from deterioration during delivery and storage. Adequately protect plants from drying out, exposure of roots to sun, wind or extremes of heat and cold temperatures. If planting is delayed more than 24 hours after delivery, set plants in a location protected from sun and wind. Provide adequate water to the root ball package during the shipping and storage period.

1. All plant materials must be available for observation prior to planting.
2. Using a soil moisture meter, periodically check the soil moisture in the root balls of all plants to assure that the plants are being adequately watered. Volumetric soil moisture shall be maintained above wilting point and below field capacity for the root ball substrate or soil.

B. Do not deliver more plants to the site than there is space with adequate storage conditions. Provide a suitable remote staging area for plants and other supplies.

1. The Owner's Representative or Contractor shall approve the duration, method and location of storage of plants.

C. Provide protective covering over all plants during transporting.

3.2 ADVERSE WEATHER CONDITIONS

A. No planting shall take place during extremely hot, dry, windy or freezing weather.

3.3 COORDINATION WITH PROJECT WORK

A. The Contractor shall coordinate with all other work that may impact the completion of the work.

B. Prior to the start of work, prepare a detailed schedule of the work for coordination with other trades.

C. Coordinate the relocation of any irrigation lines, heads or the conduits of other utility lines that are in conflict with tree locations. Root balls shall not be altered to fit around lines. Notify the Owner's Representative of any conflicts encountered.

3.4 LAYOUT AND PLANTING SEQUENCE

A. Relative positions of all plants and trees are subject to approval of the Owner's Representative.

B. Notify the Owner's Representative, one (1) week prior to layout. Layout all individual tree and shrub locations. Place plants above surface at planting location or place a labeled stake at planting location. Layout bed lines with paint for the Owner's Representative's approval. Secure the Owner's Representative's acceptance before digging and start of planting work.

C. When applicable, plant trees before other plants are installed.

D. It is understood that plants are not precise objects and that minor adjustments in the layout will be required as the planting plan is constructed. These adjustments may not be apparent until some or all of the plants are installed. Make adjustments as required by the Owner's Representative including relocating previously installed plants.

3.5 SOIL PROTECTION DURING PLANT DELIVERY AND INSTALLATION

A. Protect soil from compaction during the delivery of plants to the planting locations, digging of planting holes and installing plants.

1. Where possible deliver and plant trees that require the use of heavy mechanized equipment prior to final soil preparation and tilling. Where possible, restrict the driving lanes to one area instead of driving over and compacting a large area of soil.
2. Till to a depth of 6 inches, all soil that has been driven over during the installation of plants.

3.6 SOIL MOISTURE

A. Volumetric soil moisture level, in both the planting soil and the root balls of all plants, prior to, during and after planting shall be above permanent wilting point and below field capacity for each type of soil texture within the following ranges.

| Soil type | Permanent wilting point | Field capacity |
|---|---|---|
| Sand, Loamy sand, Sandy loam | 5 - 8% | 12-18% |
| Loam, Sandy clay, Sandy clay loam | 14 - 25% | 27-36% |
| Clay loam, Silt loam | 11 - 22% | 31 - 36% |
| Silty clay, Silty clay loam | 22 - 27% | 38 - 41% |

1. Volumetric soil moisture shall be measured with a digital moisture meter. The meter shall be the Digital Soil Moisture Meter, DSMM500 by General Specialty Tools and Instruments, or approved equivalent.

B. The Contractor shall confirm the soil moisture levels with a moisture meter. If the moisture is too high, suspend planting operations until the soil moisture drains to below field capacity.

3.7 INSTALLATION OF PLANTS: GENERAL

C. Observe each plant after delivery and prior to installation for damage of other characteristics that may cause rejection of the plant. Notify the Owner's Representative of any condition observed.

D. No more plants shall be distributed about the planting bed area than can be planted and watered on the same day.

E. The root system of each plant, regardless of root ball package type, shall be observed by the Contractor, at the time of planting to confirm that the roots meet the requirements for plant root quality in Part 2 Products: Plants General: Plant Quality. The Contractor shall undertake at the time of planting, all modifications to the root system required by the Owner's Representative to meet these quality standards.

1. Modifications, at the time of planting, to meet the specifications for the depth of the root collar and removal of stem girdling roots and circling roots may make the plant unstable or stress the plant to the point that the Owner's Representative may choose to reject the plant rather than permitting the modification.
2. Any modifications required by the Owner's Representative to make the root system conform to the plant quality standards outlined in Part 2 Products: Plants General: Quality, or other requirements related to the permitted root ball package, shall not be considered as grounds to modify or void the plant warranty.
3. The resulting root ball may need additional staking and water after planting. The Owner's Representative may reject the plant if the root modification process makes the tree unstable or if the tree is not healthy at the end of the warranty period. Such plants shall still be covered under the warranty
4. The Contractor remains responsible to confirm that the grower has made all required root modifications noted during any nursery observations.

F. Container and Boxed Root Ball Shaving: The outer surfaces of ALL plants in containers and boxes, including the top, sides and bottom of the root ball shall be shaved to remove all circling, descending, and matted roots. Shaving shall be performed using saws, knives, sharp shovels or other suitable equipment that is capable of making clean cuts on the roots. Shaving shall remove a minimum of one inch of root mat or up to 2 inches as required to remove all root segments that are not growing reasonably radial to the trunk.

G. Exposed Stem Tissue after Modification: The required root ball modifications may result in stem tissue that has not formed trunk bark being exposed above the soil line. If such condition occurs, wrap the exposed portion of the stem in a protective wrapping with a white filter fabric. Secure the fabric with biodegradable masking tape. DO NOT USE string, twine, green nursery ties or any other material that may girdle the trunk if not removed.

H. Excavation of the Planting Space: Using hand tools or tracked mini-excavator, excavate the planting hole into the Planting Soil to the depth of the root ball measured after any root ball modification to correct root problems, and wide enough for working room around the root ball or to the size indicated on the drawing or as noted below.

1. For trees and shrubs planted in soil areas that are NOT tilled or otherwise modified to a depth of at least 12 inches over a distance of more than 10 feet radius from each tree, or 5 feet radius from each shrub, the soil around the root ball shall be loosened as defined below or as indicated on the drawings.
   a. The area of loosening shall be a minimum of 3 times the diameter of the root ball at the surface sloping to 2 times the diameter of the root ball at the depth of the root ball.
   b. Loosening is defined as digging into the soil and turning the soil to reduce the compaction. The soil does not have to be removed from the hole, just dug, lifted and turned. Lifting and turning may be accomplished with a tracked mini excavator, or hand shovels.
2. If an auger is used to dig the initial planting hole, the soil around the auger hole shall be loosened as defined above for trees and shrubs planted in soil areas that are NOT tilled or otherwise modified.
3. The measuring point for root ball depth shall be the average height of the outer edge of the root ball after any required root ball modification.
4. If motorized equipment is used to deliver plants to the planting area over exposed planting beds, or used to loosen the soil or dig the planting holes, all soil that has been driven over shall be tilled to a depth of 6 inches.

H. For trees to be planted in prepared Planting Soil that is deeper than the root ball depth, compact the soil under the root ball using a mechanical tamper to assure a firm bedding for the root ball. If there is more than 12 inches of planting soil under the root ball excavate and tamp the planting soil in lifts not to exceed 12 inches.

I. Set top outer edge of the root ball at the average elevation of the proposed finish. Set the plant plumb and upright in the center of the planting hole. The tree graft, if applicable, shall be visible above the grade. Do not place soil on top of the root ball.

J. The Owner's Representative may request that plants orientation be rotated when planted based on the form of the plant.

K. Backfill the space around the root ball with the same planting soil or existing soil that was excavated for the planting space. See Specification Section Planting Soil, for requirements to modify the soil within the planting bed.

L. Brace root ball by tamping Planting Soil around the lower portion of the root ball. Place additional Planting Soil around base and sides of ball in six-inch (6") lifts. Lightly tamp each lift using foot pressure or hand tools to settle backfill, support the tree and eliminate voids. DO NOT over compact the backfill or use mechanical or pneumatic tamping equipment. Over compaction shall be defined as greater than 85% of maximum dry density, standard proctor or greater than 250 psi as measured by a cone penetrometer when the volumetric soil moisture is lower than field capacity.

1. When the planting hole has been backfilled to three quarters of its depth, water shall be poured around the root ball and allowed to soak into the soil to settle the soil. Do not flood the planting space. If the soil is above field capacity, allow the soil to drain to below field capacity before finishing the planting. Air pockets shall be eliminated and backfill continued until the planting soil is brought to grade level.

M. Where indicated on the drawings, build a 4 inch high, level berm of Planting Soil around the outside of the root ball to retain water. Tamp the berm to reduce leaking and erosion of the saucer.

N. Thoroughly water the Planting Soil and root ball immediately after planting.

O. Remove all nursery plant identification tags and ribbons as per Owner's Representative instructions. The Owner's Representative's seals are to remain on plants until the end of the warranty period.

P. Remove corrugated cardboard trunk protection after planting.

Q. Follow additional requirements for the permitted root ball packages.

3.8 Permitted Root ball packages and Special planting requirements

A. The following are permitted root ball packages and special planting requirements that shall be followed during the planting process in addition to the above General planting requirements.

B. BALLED AND BURLAPPED PLANTS

1. After the root ball has been backfilled, remove all twine and burlap from the top of the root ball. Cut the burlap away; do not fold down onto the Planting Soil.
2. If the plant is shipped with a wire basket that does not meet the requirements of a "Low Rise" basket, remove the top 6 - 8 inches of the basket wires just before the final backfilling of the tree.
3. Earth root balls shall be kept intact except for any modifications required by the Owner's Representative to make root package comply with the requirement in Part 2 Products.

C. SPADE HARVESTED AND TRANSPLANTED PLANTS

1. After installing the tree, loosen the soil along the seam between the root ball and the surrounding soil out to a radius from the root ball edge equal to the diameter of the root ball to a depth of 8 - 10 inches by hand digging to disturb the soil interface.
2. Fill any gaps below this level with loose soil.

D. CONTAINER (INCLUDES BOXED AND ABOVE-GROUND FABRIC CONTAINERS) PLANTS

1. This specification assumes that most container plants have significant stem girdling and circling roots, and that the root collar is too low in the root ball.
2. Remove the container.
3. Perform root ball shaving as defined in Installation of Plants: General above.
4. Remove all roots and substrate above the root collar and the main structural roots according to root correction details so root system conforms to root observations detail.
5. Remove all substrate at the bottom of the root ball that does not contain roots.
6. Using a hose, power washer or air excavation device, wash out the substrate from around the trunk and top of the remaining root ball and find and remove all stem girdling roots within the root ball above the top of the structural roots.

E. BARE ROOT PLANTS

1. Dig the planting hole to the diameter of the spread of the roots to a depth in the center that maintains the root collar at the elevation of the surrounding finished grade and slightly deeper along the edges of the hole.
2. Spread all roots out radial to the trunk in the prepared hole making the hole wider where needed to accommodate long roots. Root tips shall be directed away from the trunk. Prune any broken roots removing the least amount of tissue possible.
3. Maintain the trunk plumb while backfilling soil around the roots.
4. Lightly tamp the soil around the roots to eliminate voids and reduce settlement.

3.9 GROUND COVER, PERENNIAL AND ANNUAL PLANTS

A. Assure that soil moisture is within the required levels prior to planting. Irrigation, if required, shall be applied at least 12 hours prior to planting to avoid planting in muddy soils.

B. Assure that soil grades in the beds are smooth and as shown on the plans.

C. Plants shall be planted in even, triangularly spaced rows, at the intervals called out for on the drawings, unless otherwise noted. The first row of Annual flower plants shall be 6 inches from the bed edge unless otherwise directed.

D. Dig planting holes sufficiently large enough to insert the root system without deforming the roots. Set the top of the root system at the grade of the soil.

E. Schedule the planting to occur prior to application of the mulch. If the bed is already mulched, pull the mulch from around the hole and plant into the soil. Do not plant the root system in the mulch. Pull mulch back so it is not on the root ball surface.

F. Press soil to bring the root system in contact with the soil.

G. Spread any excess soil around in the spaces between plants.

H. Apply mulch to the bed being sure not to cover the tops of the plants with or the tops of the root ball with mulch.

I. Water each planting area as soon as the planting is completed. Apply additional water to keep the soil moisture at the required levels. Do not over water.

3.10 PALM PLANTING

A. Palm trees shall be placed at grade making sure not to plant the tree any deeper in the ground than the palm trees originally stood.

B. The trees shall be placed with their vertical axis in a plumb position.

C. All backfill shall be native soil except in cases where planting in rock. Water-settle the back fill.

D. Do not cover root ball with mulch or topsoil.

E. Provide a watering berm at each palm. Berms shall extend a minimum of 18 inches out from the trunk all around and shall be a minimum of (6) inches high.

F. Remove twine which ties fronds together after placing palm in planting hole and securing it in the upright position.

3.11 STAKING AND GUYING

A. Do not stake or guy trees unless specifically required by the Contract Documents, or in the event that the Contractor feels that staking is the only alternative way to keep particular trees plumb.

6. The Owner's Representative shall have the authority to require that trees are staked or to reject staking as an alternative way to stabilize the tree.
7. Trees that required heavily modified root balls to meet the root quality standards may become unstable. The Owner's Representative may choose to reject these trees rather than utilize staking to temporarily support the tree.

B. Trees that are guyed shall have their guys and stakes removed after one full growing season or at other times as required by the Owner's Representative.

C. Tree guying shall utilize the tree staking and guying materials specified. Guying to be tied in such a manner as to create a minimum 12-inch loop to prevent girdling. Refer to manufacturer's recommendations and the planting detail for installation.

1. Plants shall stand plumb after staking or guying.
2. Stakes shall be driven to sufficient depth to hold the tree rigid.

D. For trees planted in planting mix over waterproofed membrane, use dead men buried 24 inches to the top of the dead man, in the soil. Tie the guy to the dead man with a double wrap of line around the dead man followed by a double half hitch. When guys are removed, leave the dead men in place and cut the guy tape 12 inches above the ground, leaving the tape end covered in mulch.

3.12 STRAIGHTENING PLANTS

A. Maintain all plants in a plumb position throughout the warranty period. Straighten all trees that move out of plumb including those not staked. Plants to be straightened shall be excavated and the root ball moved to a plumb position, and then re-backfilled.

B. Do not straighten plants by pulling the trunk with guys.

3.13 INSTALLATION OF FERTILIZER AND OTHER CHEMICAL ADDITIVES

A. Do not apply any soluble fertilizer to plantings during the first year after transplanting unless soil test determines that fertilizer or other chemical additives is required. Apply chemical additives only upon the approval of the Owner's Representative.

B. Controlled release fertilizers shall be applied according to the manufacturer's instructions and standard horticultural practices.

3.14 PRUNING OF TREES AND SHRUBS

A. Prune plants as directed by the Owner's Representative. Pruning trees shall be limited to addressing structural defects as shown in details; follow recommendations in "Structural Pruning: A Guide For The Green Industry" published by Urban Tree Foundation, Visalia CA.

B. All pruning shall be performed by a person experienced in structural tree pruning.

C. Except for plants specified as multi-stemmed or as otherwise instructed by the Owner's Representative, preserve or create a central leader.

D. Pruning of large trees shall be done using pole pruners or if needed, from a ladder or hydraulic lift to gain access to the top of the tree. Do not climb in newly planted trees. Small trees can be structurally pruned by laying them over before planting. Pruning may also be performed at the nursery prior to shipping.

E. Remove and replace excessively pruned or malformed stock resulting from improper pruning that occurred in the nursery or after.

F. Pruning shall be done with clean, sharp tools.

G. No tree paint or sealants shall be used.

3.15 MULCHING OF PLANTS

A. Apply 3 inches of mulch before settlement, covering the entire planting bed area. Install no more than 1 inch of mulch over the top of the root balls of all plants. Taper to 2 inches when abutting pavement.

B. For trees planted in lawn areas the mulch shall extend to a 5 foot radius around the tree or to the extent indicated on the plans.

C. Lift all leaves, low hanging stems and other green portions of small plants out of the mulch if covered.

3.16 PLANTING BED FINISHING

A. After planting, smooth out all grades between plants before mulching.

B. Separate the edges of planting beds and lawn areas with a smooth, formed edge cut into the turf with the bed mulch level slightly lower, 1 and 2 inches, than the adjacent turf sod or as directed by the Owner's Representative. Bed edge lines shall be a depicted on the drawings.

3.17 WATERING

A. The Contractor shall be fully responsible to ensure that adequate water is provided to all plants from the point of installation until the date of Substantial Completion Acceptance. The Contractor shall adjust the automatic irrigation system, if available, and apply additional or adjust for less water using hoses as required.

B. Hand water root balls of all plants to assure that the root balls have moisture above wilt point and below field capacity. Test the moisture content in each root ball and the soil outside the root ball to determine the water content.

3.18 CLEAN-UP

A. During installation, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day. Remove trash and debris in containers from the site no less than once a week.

1. Immediately clean up any spilled or tracked soil, fuel, oil, trash or debris deposited by the Contractor from all surfaces within the project or on public right of ways and neighboring property.

B. Once installation is complete, wash all soil from pavements and other structures. Ensure that mulch is confined to planting beds and that all tags and flagging tape are removed from the site. The Owner's Representative's seals are to remain on the trees and removed at the end of the warranty period.

C. Make all repairs to grades, ruts, and damage by the plant installer to the work or other work at the site.

D. Remove and dispose of all excess planting soil, subsoil, mulch, plants, packaging, and other material brought to the site by the Contractor.

3.19 PROTECTION DURING CONSTRUCTION

A. The Contractor shall protect planting and related work and other site work from damage due to planting operations, operations by other Contractors or trespassers. Maintain protection during installation until Substantial Completion Acceptance. Treat, repair or replace damaged work immediately.

B. Damage done by the Contractor, or any of their sub-contractors to existing or installed plants, or any other parts of the work or existing features to remain, including roots, trunk or branches of large existing trees, soil, paving, utilities, lighting, irrigation, other finished work and surfaces including those on adjacent property, shall be cleaned, repaired or replaced by the Contractor at no expense to the Owner. The Owner's Representative shall determine when such cleaning, replacement or repair is satisfactory.

3.20 PLANT MAINTENANCE PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE

A. During the project work period and prior to Substantial Completion Acceptance, the Contractor shall maintain all plants.

B. Maintenance during the period prior to Substantial Completion Acceptance shall consist of pruning, watering, cultivating, weeding, mulching, removal of dead material, repairing and replacing of tree stakes, tightening and repairing of guys, repairing and replacing of damaged tree wrap material, resetting plants to proper grades and upright position, and furnishing and applying such sprays as are necessary to keep plantings reasonably free of damaging insects and disease, and in healthy condition. The threshold for applying insecticides and herbicide shall follow established Integrated Pest Management (IPM) procedures. Mulch areas shall be kept reasonably free of weeds, grass.

3.21 SUBSTANTIAL COMPLETION ACCEPTANCE

A. Upon written notice from the Contractor, the Owners Representative shall review the work and make a determination if the work is substantially complete.

1. Notification shall be at least 7 days prior to the date the contractor is requesting the review.

B. The date of substantial completion of the planting shall be the date when the Owner's Representative accepts that all work in Planting, Planting Soil, and Irrigation installation sections is complete.

C. The Plant Warranty period begins at date of written notification of substantial completion from the Owner's Representative. The date of substantial completion may be different than the date of substantial completion for the other sections of the project.

3.22 MAINTENANCE DURING THE WARRANTY PERIOD by others

A. After Substantial Completion Acceptance, the Contractor shall make sufficient site visits to observe the Owner's maintenance and become aware of problems with the maintenance in time to request changes, until the date of End of Warranty Final Acceptance.

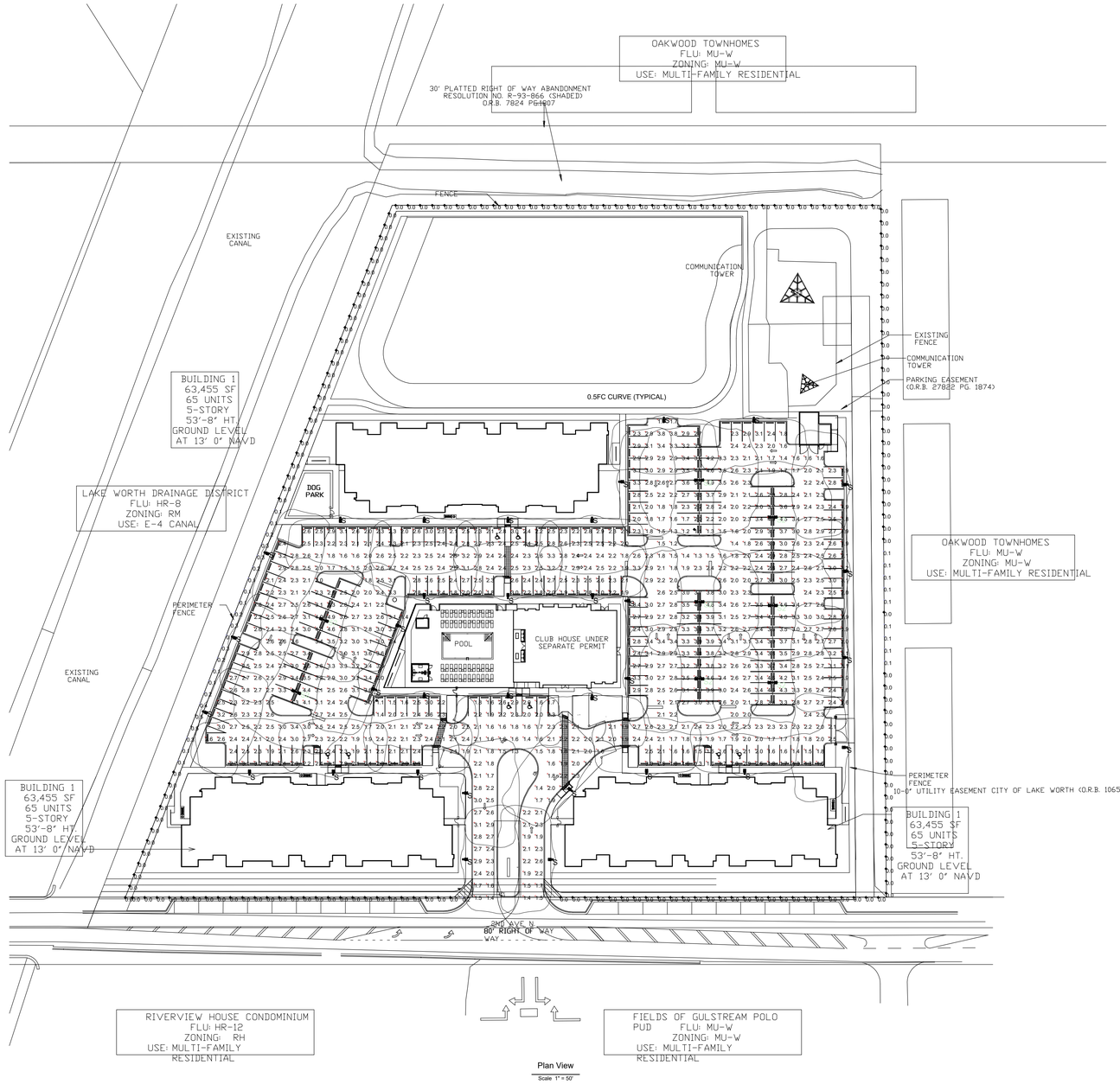
1. Notify the Owner's Representative in writing if maintenance, including watering, is not sufficient to maintain plants in a healthy condition. Such notification must be made in a timely period so that the Owner's Representative may take corrective action.
   a. Notification must define the maintenance needs and describe any corrective action required.
2. In the event that the Contractor fails to visit the site and or notify, in writing, the Owner's Representative of maintenance needs, lack of maintenance shall not be used as grounds for voiding or modifying the provisions of the warranty.

3.23 MAINTENANCE DURING THE WARRANTY PERIOD by the plant installer

A. During the warranty period, provide all maintenance for all plantings to keep the plants in a healthy state and the planting areas clean and neat.

B. General requirements:

1. All work shall be undertaken by trained planting crews under the supervision of a foreman with a minimum of 5 years experience supervising commercial plant maintenance crews.
2. All chemical and fertilizer applications shall be made by licensed applicators for the type of chemicals to be used. All work and chemical use shall comply with all applicable local, provincial and federal requirements.
3. Assure that hoses and watering equipment and other maintenance equipment does not block paths or be placed in a manner that may create tripping hazards. Use standard safety warning barriers and other procedures to maintain the site in a safe manner for visitors at all times.
4. All workers shall wear required safety equipment and apparel appropriate for the tasks being undertaken.
5. The Contractor shall not store maintenance equipment at the site at times when they are not in use unless authorized in writing by the Owner's Representative.
6. Maintenance vehicles shall not park on the site including walks and lawn areas at any time without the Owner's Representative's written permission.
7. Maintain a detailed log of all maintenance activities including types of tasks, date of task,




Plan View
Scale 1" = 50'

## LUMINAIRE SCHEDULE

| Symbol | Label | Qty | Catalog Number | Description | Lamp | File | Lumens | LLF | Watts |
|---|---|---|---|---|---|---|---|---|---|
| | S | 33 | NLS LIGHTING NV-1-T4-48L-7-30K-UNV-HSS ON RTA DIRECT BURIAL POLE 20' AFG | SINGLE LED LUMINAIRE WITH HOUSE-SIDE SHIELD ON 20' AFG RTA POLE | WHT LED ARRAY, 30K, 80 CRI | NV-1-T4-48L-7-30K-HSS.IES | Absolute | 0.85 | 104 |
| | S2 | 8 | NLS LIGHTING NV-1-T4-32L-7-30K-UNV ON RTA DIRECT BURIAL POLE 20' AFG | DOUBLE LED LUMINAIRES ON 20' AFG RTA POLE | WHT LED ARRAY, 30K, 80 CRI | NV-1-T4-32L-7-30K.IES | Absolute | 0.85 | 142 |

## STATISTICS

| Description | Symbol | Avg | Max | Min | Max/Min |
|---|---|---|---|---|---|
| PARKING AREA (Z=0') | + | 2.5 fc | 5.2 fc | 1.1 fc | 4.7:1 |
| PROPERTY LINE (Z=0') | + | 0.0 fc | 0.5 fc | 0.0 fc | N / A |

## LUMINAIRE LOCATIONS

| No. | Label | Location X | Location Y | Z | MH | Orientation | Tilt |
|---|---|---|---|---|---|---|---|
| 1 | S | 366.2 | 134.2 | 20.0 | 20.0 | 180.0 | 0.0 |
| 2 | S | 434.7 | 134.2 | 20.0 | 20.0 | 180.0 | 0.0 |
| 3 | S | 503.2 | 134.2 | 20.0 | 20.0 | 180.0 | 0.0 |
| 4 | S | 572.0 | 134.2 | 20.0 | 20.0 | 180.0 | 0.0 |
| 5 | S | 572.4 | 68.4 | 20.0 | 20.0 | 0.0 | 0.0 |
| 6 | S | 503.2 | 68.5 | 20.0 | 20.0 | 0.0 | 0.0 |
| 7 | S | 434.7 | 68.6 | 20.0 | 20.0 | 0.0 | 0.0 |
| 8 | S | 781.3 | 161.4 | 20.0 | 20.0 | -90.0 | 0.0 |
| 9 | S | 781.3 | 90.4 | 20.0 | 20.0 | -90.0 | 0.0 |
| 10 | S | 780.8 | 19.9 | 20.0 | 20.0 | -90.0 | 0.0 |
| 11 | S | 780.5 | -53.7 | 20.0 | 20.0 | -90.0 | 0.0 |
| 12 | S | 594.2 | 163.7 | 20.0 | 20.0 | 90.0 | 0.0 |
| 13 | S | 599.3 | 66.2 | 20.0 | 20.0 | 90.0 | 0.0 |
| 14 | S | 429.5 | -76.0 | 20.0 | 20.0 | 0.0 | 0.0 |
| 15 | S | 360.3 | -76.0 | 20.0 | 20.0 | 0.0 | 0.0 |
| 16 | S | 291.8 | -76.0 | 20.0 | 20.0 | 0.0 | 0.0 |
| 17 | S | 696.9 | -75.4 | 20.0 | 20.0 | 0.0 | 0.0 |
| 18 | S | 616.6 | -75.4 | 20.0 | 20.0 | 0.0 | 0.0 |
| 19 | S | 466.5 | -91.1 | 20.0 | 20.0 | 90.0 | 0.0 |
| 20 | S | 466.5 | -145.3 | 20.0 | 20.0 | 90.0 | 0.0 |
| 21 | S | 540.0 | -145.5 | 20.0 | 20.0 | -90.0 | 0.0 |
| 22 | S | 555.5 | -89.3 | 20.0 | 20.0 | -53.6 | 0.0 |
| 23 | S | 253.8 | -24.3 | 20.0 | 20.0 | 111.0 | 0.0 |
| 24 | S | 277.5 | 36.8 | 20.0 | 20.0 | 111.0 | 0.0 |
| 25 | S | 304.1 | 105.9 | 20.0 | 20.0 | 111.0 | 0.0 |
| 26 | S | 415.2 | 45.3 | 20.0 | 20.0 | -72.4 | 0.0 |
| 27 | S | 395.3 | -6.6 | 20.0 | 20.0 | -72.4 | 0.0 |
| 28 | S | 599.3 | 2.8 | 20.0 | 20.0 | 90.0 | 0.0 |
| 29 | S | 704.4 | 216.1 | 20.0 | 20.0 | 180.0 | 0.0 |
| 30 | S2 | 719.6 | 134.8 | 20.0 | 20.0 | 90.0 | 0.0 |
| 31 | S2 | 352.7 | 50.7 | 20.0 | 20.0 | -67.7 | 0.0 |
| 32 | S2 | 330.0 | -8.3 | 20.0 | 20.0 | -67.7 | 0.0 |
| 33 | S2 | 659.6 | 165.1 | 20.0 | 20.0 | 90.0 | 0.0 |
| 34 | S2 | 719.6 | -0.6 | 20.0 | 20.0 | 90.0 | 0.0 |
| 35 | S2 | 719.9 | 62.4 | 20.0 | 20.0 | 90.0 | 0.0 |
| 36 | S2 | 659.8 | 65.4 | 20.0 | 20.0 | 90.0 | 0.0 |
| 37 | S2 | 659.8 | 2.4 | 20.0 | 20.0 | 90.0 | 0.0 |
| 38 | S | 434.7 | -9.5 | 20.0 | 20.0 | 180.0 | 0.0 |
| 39 | S | 503.2 | -9.5 | 20.0 | 20.0 | 180.0 | 0.0 |
| 40 | S | 572.0 | -11.0 | 20.0 | 20.0 | 180.0 | 0.0 |
| 41 | S | 630.8 | 216.1 | 20.0 | 20.0 | 180.0 | 0.0 |

## NOTES

1. CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCES, MEASURED CONDITIONS SUCH AS TECHNICAL AND FIELD VOLTAGES AND TEMPERATURE VARIATIONS. INPUT DATA SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE, LIGHT LOSS FACTOR, FURNITURE, ARCHITECTURAL ELEMENTS AND FOLIAGE SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT DO NOT MATCH INPUT DATA DIFFERENCES WILL OCCUR BETWEEN MEASURED AND CALCULATED VALUES.

2. ALL POLES ARE TO BE 20' AFG WITHOUT TENON. LUMINAIRES ARE TO BE BOLTED TO SIDE OF POLES. ALL POLES TO BE (RTA) ROUND TAPERED ALUMINUM, DIRECT BURIAL AS MANUFACTURED BY HAPCO # RTA20D6BE-**

3. WIND LOAD CALCULATIONS, TO MEET SITE LOCATION LOAD REQUIREMENTS, MUST BE PREPARED AND SUBMITTED AS PART OF THE SUBMITTAL PROCESS. SAID CALCULATIONS MUST BE SIGNED AND SEALED BY FLORIDA REGISTERED ENGINEER.

BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

Javier Font AR No. 12547

PROPOSED RESIDENTIAL DEVELOPMENT

# RESIDENCES AT LAKE WORTH

2ND AVENUE NORTH
LAKE WORTH, FLORIDA

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DATE:
10-12-2022
PROJECT NO:
21-092
DRAWING NAME:
SITE LIGHTING
PHOTOMETRIC PLAN
SHEET NO:
A-0.1

SIMMONS & WHITE
2581 Metrocentre Blvd. W, Suite 3 West Palm Beach, Florida 33407
O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com
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# TRAFFIC IMPACT STATEMENT

## RESIDENCES AT LAKE WORTH
## PALM BEACH COUNTY, FLORIDA

**Prepared for:**

The Richman Group of FL, Inc.
477 S. Rosemary Avenue
Suite 301
West Palm Beach, Florida 33401

Job No. 21-173B

Date: February 11, 2022

Digitally signed by Anna Lai
Date: 2022.02.11 11:42:08 -05'00'

Anna Lai, P.E., PTOE
FL Reg. No. 78138

**Anna Lai, P.E., State of Florida, Professional Engineer, License No. 56934**

**This item has been electronically signed and sealed by Anna Lai, P.E., on 02/11/2022.**

**Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.**

# TABLE OF CONTENTS


1.0 SITE DATA ..... 2

2.0 PURPOSE OF STUDY ..... 2

3.0 TRAFFIC GENERATION ..... 3

4.0 RADIUS OF DEVELOPMENT INFLUENCE ..... 3

5.0 EXISTING TRAFFIC ..... 3

6.0 TRIP DISTRIBUTION ..... 4

7.0 TRAFFIC ASSIGNMENT/DISTRIBUTION TEST 1 – PART 2 ..... 4

8.0 INTERSECTION ANALYSIS TEST 1 – PART 1 ..... 4

9.0 TEST 2 BUILD-OUT ANALYSIS ..... 5

10.0 SITE RELATED IMPROVEMENTS ..... 5

11.0 CONCLUSION ..... 6


# APPENDICES


TEST 1 PART 2: LINK ANALYSIS ..... APPENDIX A

PBC TPS DATABASE 2026 VOLUME SHEETS ..... APPENDIX B

TEST 1 PART 1: INTERSECTION ANALYSIS ..... APPENDIX C

TEST 2 ANALYSIS: LINK ANALYSIS ..... APPENDIX D

## 1.0 SITE DATA

The subject parcel is located on the north side of 2nd Avenue North, east of Lake Worth Drainage District E-4 Canal in the City of Lake Worth Beach, Florida and contains approximately 6.65 acres. The Property Control Numbers (PCNs) for the subject parcel are 38-43-44-20-01-096-0020, 38-43-44-20-01-097-0010, and 38-43-44-20-01-097-0020. Proposed site development on the currently unimproved parcel consists of 195 multifamily dwelling units with a project build-out of 2026. Site access is proposed via an easterly ingress only driveway and a westerly egress only driveway to 2nd Avenue North.

## 2.0 PURPOSE OF STUDY

This study will analyze the proposed development's impact on the surrounding major thoroughfares within the project's radius of development influence in accordance with the Palm Beach County Unified Land Development Code Article 12 – Traffic Performance Standards. The Traffic Performance Standards state that a Site Specific Development Order for a proposed project shall meet the standards and guidelines outlined in two separate "Tests" with regard to traffic performance.

Test 1, or the Build-Out Test, relates to the build-out period of the project and requires that a project not add traffic within the radius of development influence which would have total traffic exceeding the adopted LOS at the end of the build-out period. This Test 1 analysis consists of two parts and no project shall be approved for a Site Specific Development Order unless it can be shown to satisfy the requirements of Parts One and Two of Test 1.

Part One – Intersections, requires the analysis of major intersections, within or beyond a project's radius of development influence, where a project's traffic is significant on a link within the radius of development influence. The intersections analyzed shall operate within the applicable threshold associated with the level of analysis addressed.

Part Two – Links, compares the total traffic in the peak hour, peak direction on each link within a project's radius of development influence with the applicable LOS "D" link service volumes. The links analyzed shall operate within the applicable thresholds associated with the level of analysis addressed.

Test 2, or the Five Year Analysis, relates to the evaluation of project traffic five years in the future and requires that a project not add traffic within the radius of development influence which would result in total traffic exceeding the adopted LOS at the end of the Five Year Analysis period.

This test requires analysis of links and major intersections as necessary within or beyond the radius of development influence, where a project's traffic is significant on a link within the radius of development influence.

## 2.0 PURPOSE OF STUDY (CONTINUED)

This analysis shall address the total traffic anticipated to be in place at the end of the build out year. This study will verify that the proposed development's traffic impact will meet the above Traffic Performance Standards.

## 3.0 TRAFFIC GENERATION

Trip generation has been calculated in accordance with the ITE Trip Generation Manual, 10th Edition and the Palm Beach County Trip Generation Rates. Table 1 shows the daily traffic generation associated with the proposed development in trips per day (TPD). Tables 2 and 3 show the AM and PM peak hour traffic generation, respectively, in peak hour trips (pht). The net traffic to be generated by 195 multifamily dwelling units may be summarized by as follows:

**Proposed Development**

| | | |
|---|---|---|
| Daily Traffic Generation | = | 1,061 tpd |
| AM Peak Hour Traffic Generation (In/Out) | = | 70 pht (18 In/52 Out) |
| PM Peak Hour Traffic Generation (In/Out) | = | 86 pht (52 In/34 Out) |

## 4.0 RADIUS OF DEVELOPMENT INFLUENCE

Based on Table 12.B.2.D-7 3A of the Palm Beach County Unified Land Development Code Article 12 – Traffic Performance Standards, for a net trip generation of 86 peak hour trips, the development of influence shall be a one (1) mile radius.

For Test 1, a project must address those links within the radius of development influence on which its net trips are greater than 1% of the LOS "D" of the link affected on a peak hour, peak direction basis AND those links outside of the Radius of development influence on which its net trips are greater than five percent of the LOS "D" of the link affected on a peak hour, peak direction basis up to the limits set forth in Table 12.B.2.C-1 1A: LOS "D" Link Service Volumes.

For Test 2, a project must address those links within the radius of development influence on which its net trips are greater than 3% of the LOS "E" of the link affected on a peak hour, peak direction basis AND those links outside of the radius of development influence on which its net trips are greater than five percent of the LOS "E" of the link affected on a peak hour, peak direction basis up to the limits set forth in Table 12.B.2.C-4 2A: LOS "E" Link Service Volumes.

## 5.0 EXISTING TRAFFIC

Existing AM and PM peak hour traffic volumes for the links within the project's radius of development influence were available from the Palm Beach County Engineering Traffic Division. Background traffic data from the Palm Beach County Engineering Traffic Division consisting of historical growth rates, major project traffic, and anticipated development in the area was also considered. Table 4 presents the area wide growth rate calculations.

## 6.0 TRIP DISTRIBUTION

The project trips were distributed and assigned on the links within the radius of development influence based on the existing and anticipated traffic patterns. Figure 1 presents the trip distribution percentages.

## 7.0 TRAFFIC ASSIGNMENT/DISTRIBUTION TEST 1 – PART 2

Tables 5 and 6 (in Appendix A) show the project's AM and PM peak hour trip assignment, respectively, as well as the applicable Level of Service Standard for each of the links within the project's radius of development influence. Links with a project assignment greater than 1% of the applicable Level of Service "D" have been outlined as links with significant project assignment.

Tables 7 and 8 (in Appendix A) shows the projected total AM peak hour traffic volumes and threshold volumes for the links with significant project assignment within the project's radius of development influence. For the links, the 2026 total traffic has been calculated using the higher value between the link historical growth rate and the combination of a 1.0% background growth rate and the approved committed development trips.

A review of Tables 5-8 indicates this project meets Test 1 – Part 2 of the Palm Beach County Traffic Performance Standards on all links within the project's radius of development influence.

## 8.0 INTERSECTION ANALYSIS TEST 1 – PART 1

As a requirement of Part 1 of Test 1 of the Palm Beach County Traffic Performance Standards, all major intersections in each direction nearest to the point at which the project's traffic enters each project accessed link, and where the project traffic entering or exiting the intersection from/to the project accessed link is significant, must be analyzed. Therefore, the following intersections must be analyzed for the 2026 projected AM and PM peak hours:

2nd Avenue North at Congress Avenue

For each intersection, the 2026 total traffic has been calculated using the higher value between the background growth rate and the combination of a 1.0% background growth rate and the approved committed development trips. The 2026 build-out volume reports from the Palm Beach County Engineering Traffic Division TPS Database are included in Appendix B.

Each intersection has been analyzed using the adjusted turning movement volumes in accordance with the methodology set forth in the Transportation Research Board Special Report 209, Planning Analysis. The intersection analyses are included in Appendix C. The analysis results show that the sum of the critical movements during the peak season, peak hours at project build-out is less than the adopted Level of Service volume of 1,400 vehicles per hours (vph) for the subject intersections.

## 8.0 INTERSECTION ANALYSIS TEST 1 – PART 1 (CONTINUED)

| INTERSECTION | CRITICAL SUM AM | PM |
|---|---|---|
| 2nd Avenue North at Congress Avenue | 1,236 | 1,385 |

## 9.0 TEST 2 BUILD-OUT ANALYSIS

Test 2, or the Five Year Analysis, relates to the evaluation of project traffic five years in the future and requires that a project not add traffic within the radius of Development influence which would result in total traffic exceeding the adopted LOS at the end of the Five Year Analysis Period.

Tables 9 and 10 (in Appendix D) show the project's AM and PM peak hour trip assignment, respectively, as well as the applicable Level of Service Standard for each of the links within the project's radius of development influence. Links with a project assignment greater than 3% of the applicable Level of Service "E" have been outlined as links with significant project assignment.

Tables 11 and 12 (in Appendix D) shows the projected total AM and PM peak hour traffic volumes and threshold volumes for the links with significant project assignment within the project's radius of development influence.

A review of Tables 9-12 indicates this project meets Test 2 of the Palm Beach County Traffic Performance Standards on all links within the project's radius of development influence.

## 10.0 SITE RELATED IMPROVEMENTS

The AM and PM peak hour volumes at the project entrances for the overall development with no reduction for pass by credits are shown in Tables 2 and 3 and may be summarized as follows:

**DIRECTIONAL DISTRIBUTION (TRIPS IN/OUT)**

AM = 18 / 52
PM = 52 / 34

Figure 2 presents the AM and PM peak turning movement volume assignments at the project driveway based on the directional distributions. As previously mentioned, site access is proposed via an easterly ingress only driveway and a westerly egress only driveway to 2nd Avenue North. Based on the Palm Beach County Engineering Guidelines used in determining the need for turn lanes of 75 right turns or 30 left turns in the peak hour, and on the low traffic volumes on 2nd Avenue North, additional turn lanes are not warranted or recommended.

## 11.0 CONCLUSION

The proposed development has been estimated to generate 1,061 trips per day, 70 AM peak hour trips, and 86 PM peak hour trips at project build-out in 2026. Based on an analysis of existing and project traffic characteristics and distribution, as well as the existing and future roadway network geometry and traffic volumes, this overall project meets the Link/Build-Out Test and Five Year Analysis test as required by the Palm Beach County Traffic Performance Standards.

# RESIDENCES AT LAKE WORTH

02/09/22

## PROPOSED DEVELOPMENT

### TABLE 1 - Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips | Internalization % | Internalization Total | External Trips | Pass-by % | Pass-by Trips | Net Trips |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 195 | Dwelling Units | 5.44 | | | 1,061 | | 0 | 1,061 | 0% | 0 | 1,061 |
| | | | **Grand Totals:** | | | | **1,061** | **0.0%** | **0** | **1,061** | **0%** | **0** | **1,061** |

### TABLE 2 - AM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total | Internalization % | Internalization In | Internalization Out | Internalization Total | External Trips In | External Trips Out | External Trips Total | Pass-by % | Pass-by Trips | Net Trips In | Net Trips Out | Net Trips Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 195 | Dwelling Units | 0.36 | 0.26 | 0.74 | 18 | 52 | 70 | 0.0% | 0 | 0 | 0 | 18 | 52 | 70 | 0% | 0 | 18 | 52 | 70 |
| | | | **Grand Totals:** | | | | **18** | **52** | **70** | **0.0%** | **0** | **0** | **0** | **18** | **52** | **70** | **0%** | **0** | **18** | **52** | **70** |

### TABLE 3 - PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total | Internalization % | Internalization In | Internalization Out | Internalization Total | External Trips In | External Trips Out | External Trips Total | Pass-by % | Pass-by Trips | Net Trips In | Net Trips Out | Net Trips Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 195 | Dwelling Units | 0.44 | 0.61 | 0.39 | 52 | 34 | 86 | 0.0% | 0 | 0 | 0 | 52 | 34 | 86 | 0% | 0 | 52 | 34 | 86 |
| | | | **Grand Totals:** | | | | **52** | **34** | **86** | **0.0%** | **0** | **0** | **0** | **52** | **34** | **86** | **0%** | **0** | **52** | **34** | **86** |



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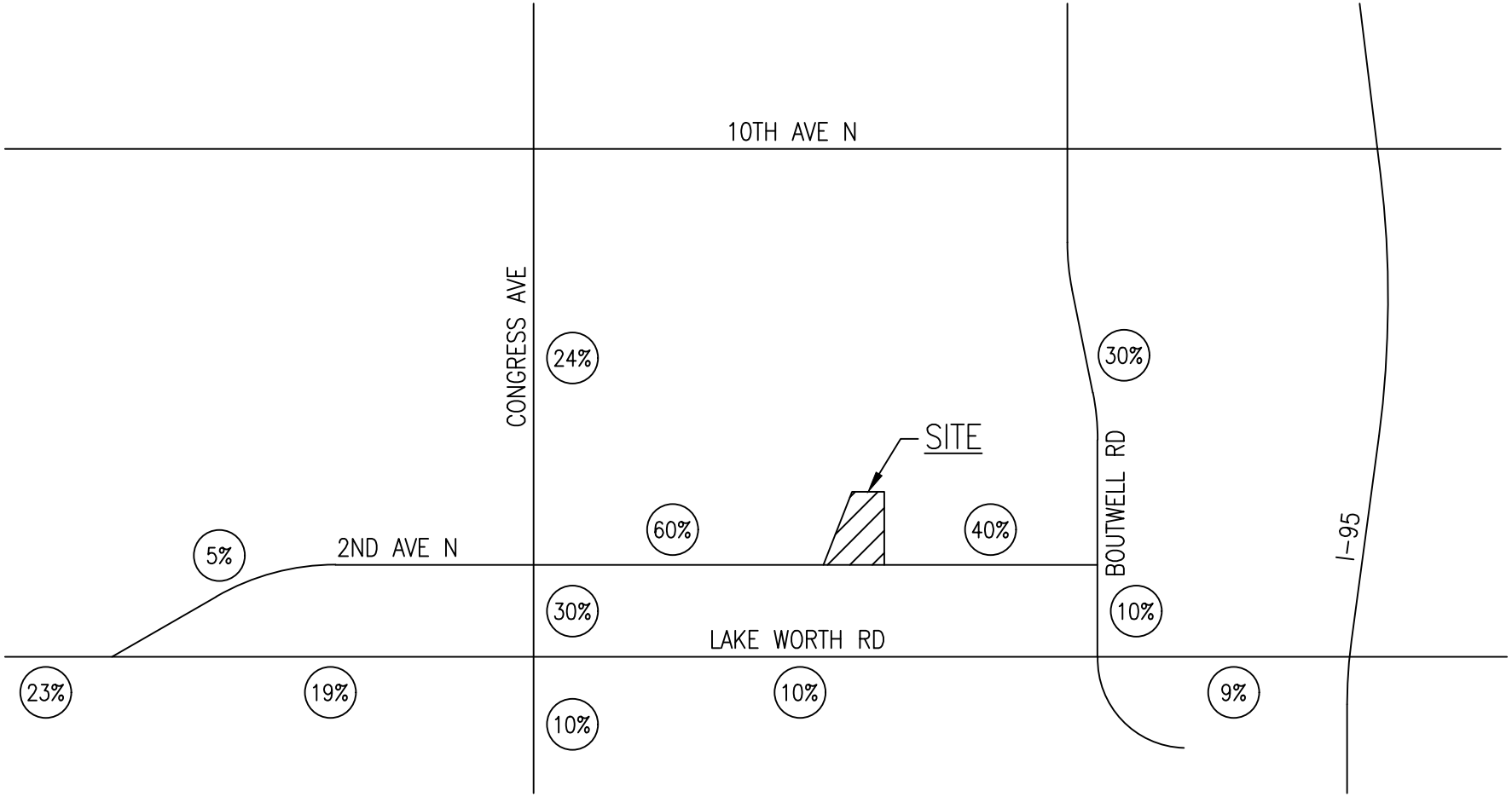


FIGURE 1
PROJECT DISTRIBUTION

LEGEND

(15%) PROJECT DISTRIBUTION

**RESIDENCES AT LAKE WORTH**

21-173B AL 02-10-22

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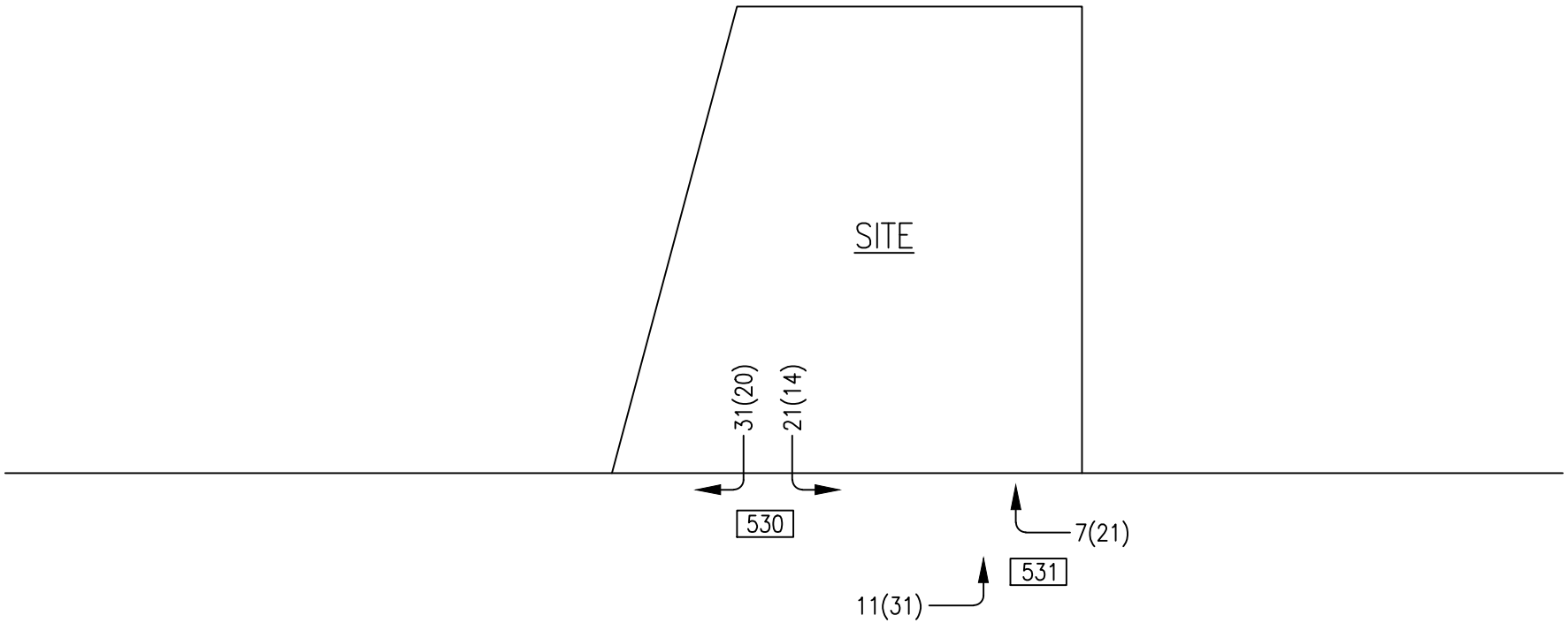


FIGURE 2
PROJECT TURNING MOVEMENTS

LEGEND

| | |
|---|---|
| 11 | A.M. PEAK HOUR TURNING MOVEMENT |
| (31) | P.M. PEAK HOUR TURNING MOVEMENT |
| 531 | A.A.D.T. |

RESIDENCES AT LAKE WORTH
21-173B AL 02-10-22

# TABLE 4
## AREA WIDE GROWTH RATE CALCULATION

| STATION | ROADWAY | FROM | TO | 2017 PEAK SEASON DAILY TRAFFIC | 2020 PEAK SEASON DAILY TRAFFIC | IND. (%) |
|---|---|---|---|---|---|---|
| 4677 | 2ND AVENUE | LAKE WORTH ROAD | CONGRESS AVENUE | 5,967 | 6,404 | 2.38% |
| 4679 | 2ND AVENUE | CONGRESS AVENUE | BOUTWELL ROAD | 5,266 | 6,900 | 9.43% |
| 4647** | LAKE WORTH ROAD | KIRK ROAD | CONGRESS AVENUE | 38,415 | 40,684 | 1.93% |
| 4651** | LAKE WORTH ROAD | CONGRESS AVENUE | BOUTWELL ROAD | 23,415 | 26,619 | 4.37% |
| 4604* | CONGRESS AVENUE | 10TH AVENUE N | FRENCH AVENUE | 39,628 | 46,689 | 5.62% |
| 4620** | CONGRESS AVENUE | FRENCH AVENUE | LAKE WORTH AVENUE | 35,400 | 37,189 | 1.66% |
| 4622** | CONGRESS AVENUE | LAKE WORTH AVENUE | 6TH AVENUE S | 35,712 | 39,282 | 3.23% |
| 4676** | BOUTWELL ROAD | 10TH AVENUE N | 2ND AVENUE NORTH | 10,337 | 11,365 | 3.21% |
| | | | ∑ = | **194,140** | **215,132** | **3.48%** |

**AREA WIDE GROWTH RATE = 3.5%**

* 2016 and 2019 peak season daily traffic volumes were used for links where 2017 or 2020 volumes were unavailable.
** 2015 and 2018 peak season daily traffic volumes were used for links where 2016, 2017, 2019 or 2020 volumes were unavailable.



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# APPENDIX A

## TEST 1 PART 2: LINK ANALYSIS

# TABLE 5

## TEST 1 - PROJECT SIGNIFICANCE CALCULATION
## AM PEAK HOUR

**2026 BUILD OUT**
**1 MILE RADIUS OF DEVELOPMENT INFLUENCE**
**TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 18**
**TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 52**

| STATION | ROADWAY | FROM | TO | PROJECT DISTRIBUTION | AM PEAK HOUR DIRECTIONAL PROJECT TRIPS | EXISTING LANES | CLASS | LOS D STANDARD | TOTAL PROJECT IMPACT | PROJECT SIGNIFICANT |
|---|---|---|---|---|---|---|---|---|---|---|
| 4677 | 2ND AVENUE | LAKE WORTH ROAD | CONGRESS AVENUE | 5% | 3 | 2 | I | 880 | 0.34% | NO |
| **4679** | **2ND AVENUE** | **CONGRESS AVENUE** | **SITE** | **60%** | **31** | **2** | **I** | **880** | **3.52%** | **YES** |
| **4679** | **2ND AVENUE** | **SITE** | **BOUTWELL ROAD** | **40%** | **21** | **2** | **I** | **880** | **2.39%** | **YES** |
| 4647 | LAKE WORTH ROAD | KIRK ROAD | 2ND AVENUE | 23% | 12 | 6D | II | 2680 | 0.45% | NO |
| 4647 | LAKE WORTH ROAD | 2ND AVENUE | CONGRESS AVENUE | 19% | 10 | 6D | II | 2680 | 0.37% | NO |
| 4651 | LAKE WORTH ROAD | CONGRESS AVENUE | BOUTWELL ROAD | 10% | 5 | 4D | II | 1770 | 0.28% | NO |
| N/A | LAKE WORTH ROAD | BOUTWELL ROAD | A STREET | 9% | 5 | 4D | II | 1770 | 0.28% | NO |
| 4604 | CONGRESS AVENUE | 10TH AVENUE N | FRENCH AVENUE | 24% | 12 | 6D | II | 2680 | 0.45% | NO |
| 4620 | CONGRESS AVENUE | FRENCH AVENUE | 2ND AVENUE | 24% | 12 | 6D | II | 2680 | 0.45% | NO |
| 4620 | CONGRESS AVENUE | 2ND AVENUE | LAKE WORTH AVENUE | 30% | 16 | 6D | II | 2680 | 0.60% | NO |
| 4622 | CONGRESS AVENUE | LAKE WORTH AVENUE | 6TH AVENUE S | 10% | 5 | 6D | II | 2680 | 0.19% | NO |
| **4676** | **BOUTWELL ROAD** | **10TH AVENUE N** | **2ND AVENUE NORTH** | **30%** | **16** | **2** | **I** | **880** | **1.82%** | **YES** |
| N/A | BOUTWELL ROAD | 2ND AVENUE NORTH | LAKE WORTH ROAD | 10% | 5 | 2 | I | 880 | 0.57% | NO |



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# TABLE 6

## TEST 1 - PROJECT SIGNIFICANCE CALCULATION
## PM PEAK HOUR

**2026 BUILD OUT**
**1 MILE RADIUS OF DEVELOPMENT INFLUENCE**
**TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 52**
**TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 34**

| STATION | ROADWAY | FROM | TO | PROJECT DISTRIBUTION | PM PEAK HOUR DIRECTIONAL PROJECT TRIPS | EXISTING LANES | CLASS | LOS D STANDARD | TOTAL PROJECT IMPACT | PROJECT SIGNIFICANT |
|---|---|---|---|---|---|---|---|---|---|---|
| 4677 | 2ND AVENUE | LAKE WORTH ROAD | CONGRESS AVENUE | 5% | 3 | 2 | I | 880 | 0.34% | NO |
| **4679** | **2ND AVENUE** | **CONGRESS AVENUE** | **SITE** | **60%** | **31** | **2** | **I** | **880** | **3.52%** | **YES** |
| **4679** | **2ND AVENUE** | **SITE** | **BOUTWELL ROAD** | **40%** | **21** | **2** | **I** | **880** | **2.39%** | **YES** |
| 4647 | LAKE WORTH ROAD | KIRK ROAD | 2ND AVENUE | 23% | 12 | 6D | II | 2680 | 0.45% | NO |
| 4647 | LAKE WORTH ROAD | 2ND AVENUE | CONGRESS AVENUE | 19% | 10 | 6D | II | 2680 | 0.37% | NO |
| 4651 | LAKE WORTH ROAD | CONGRESS AVENUE | BOUTWELL ROAD | 10% | 5 | 4D | II | 1770 | 0.28% | NO |
| N/A | LAKE WORTH ROAD | BOUTWELL ROAD | A STREET | 9% | 5 | 4D | II | 1770 | 0.28% | NO |
| 4604 | CONGRESS AVENUE | 10TH AVENUE N | FRENCH AVENUE | 24% | 12 | 6D | II | 2680 | 0.45% | NO |
| 4620 | CONGRESS AVENUE | FRENCH AVENUE | 2ND AVENUE | 24% | 12 | 6D | II | 2680 | 0.45% | NO |
| 4620 | CONGRESS AVENUE | 2ND AVENUE | LAKE WORTH AVENUE | 30% | 16 | 6D | II | 2680 | 0.60% | NO |
| 4622 | CONGRESS AVENUE | LAKE WORTH AVENUE | 6TH AVENUE S | 10% | 5 | 6D | II | 2680 | 0.19% | NO |
| **4676** | **BOUTWELL ROAD** | **10TH AVENUE N** | **2ND AVENUE NORTH** | **30%** | **16** | **2** | **I** | **880** | **1.82%** | **YES** |
| N/A | BOUTWELL ROAD | 2ND AVENUE NORTH | LAKE WORTH ROAD | 10% | 5 | 2 | I | 880 | 0.57% | NO |



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# TABLE 7
## AM PEAK HOUR - TEST 1

**2026 BUILD OUT**
**1 MILE RADIUS OF DEVELOPMENT INFLUENCE**
**AREA WIDE GROWTH RATE =** **3.48%**
**TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) =** **18**
**TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) =** **52**

| ROADWAY | FROM | TO | DIRECTION | TRAFFIC COUNT YEAR | AM PEAK HOUR TRAFFIC | PROJECT DISTRIBUTION | AM PEAK HOUR PROJECT TRIPS | LINK GROWTH | MAJOR PROJECT | 1.0% GROWTH | TOTAL BACKGROUND TRAFFIC USED | 2026 TOTAL TRAFFIC | ASSURED LANES | CLASS | LOS D | MEETS LOS STD. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2ND AVENUE | CONGRESS AVENUE | SITE | EB | 2020 | 326 | 60% | 11 | 74 | 12 | 20 | 74 | 411 | 2 | I | 880 | **YES** |
| | | | WB | 2020 | 197 | 60% | 31 | 45 | 24 | 12 | 45 | 273 | 2 | I | 880 | **YES** |
| 2ND AVENUE | SITE | BOUTWELL ROAD | EB | 2020 | 326 | 40% | 21 | 74 | 12 | 20 | 74 | 421 | 2 | I | 880 | **YES** |
| | | | WB | 2020 | 197 | 40% | 7 | 45 | 24 | 12 | 45 | 249 | 2 | I | 880 | **YES** |
| BOUTWELL ROAD | 10TH AVENUE N | 2ND AVENUE NORTH | NB | 2020 | 553 | 30% | 16 | 126 | 60 | 34 | 126 | 695 | 2 | I | 880 | **YES** |
| | | | SB | 2020 | 316 | 30% | 5 | 72 | 64 | 19 | 83 | 404 | 2 | I | 880 | **YES** |



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# TABLE 8
## PM PEAK HOUR - TEST 1

**2026 BUILD OUT**
**1 MILE RADIUS OF DEVELOPMENT INFLUENCE**
**AREA WIDE GROWTH RATE =** **3.48%**
**TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) =** **52**
**TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) =** **34**

| ROADWAY | FROM | TO | DIRECTION | TRAFFIC COUNT YEAR | PM PEAK HOUR TRAFFIC | PROJECT DISTRIBUTION | PM PEAK HOUR PROJECT TRIPS | LINK GROWTH | MAJOR PROJECT | 1.0% GROWTH | TOTAL BACKGROUND TRAFFIC USED | 2026 TOTAL TRAFFIC | ASSURED LANES | CLASS | LOS D | MEETS LOS STD. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2ND AVENUE | CONGRESS AVENUE | SITE | EB | 2020 | 320 | 60% | 31 | 73 | 33 | 20 | 73 | 424 | 2 | I | 880 | **YES** |
| | | | WB | 2020 | 391 | 60% | 20 | 89 | 25 | 24 | 89 | 500 | 2 | I | 880 | **YES** |
| 2ND AVENUE | SITE | BOUTWELL ROAD | EB | 2020 | 320 | 40% | 14 | 73 | 33 | 20 | 73 | 407 | 2 | I | 880 | **YES** |
| | | | WB | 2020 | 391 | 40% | 21 | 89 | 25 | 24 | 89 | 501 | 2 | I | 880 | **YES** |
| BOUTWELL ROAD | 10TH AVENUE N | 2ND AVENUE NORTH | NB | 2020 | 397 | 30% | 10 | 90 | 74 | 24 | 98 | 505 | 2 | I | 880 | **YES** |
| | | | SB | 2020 | 549 | 30% | 16 | 125 | 67 | 34 | 125 | 690 | 2 | I | 880 | **YES** |



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# APPENDIX B

## PBC TPS DATABASE
## 2026 BUILD-OUT
## LINK & INTERSECTION VOLUME SHEETS
## (WITH APPROVED COMMITTED TRIPS)

Input Data

| | | | | | |
|---|---|---|---|---|---|
| ROAD NAME: | 2nd Ave N | STATION: | 4679 | | Report Created |
| CURRENT YEAR: | 2020 | FROM: | Congress Ave | | 02/10/2022 |
| ANALYSIS YEAR: | 2026 | TO: | MIDPOINT | | |
| GROWTH RATE: | 9.43% | COUNT DATE: | 02/12/2020 | | |
| | | PSF: | 1 | | |

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 522 | 326 | 197 | 675 | 320 | 391 |
| Peak Volume | 522 | 326 | 197 | 675 | 320 | 391 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 522 | 326 | 197 | 675 | 320 | 391 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| ADOPT A FAMILY | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lake Worth Corners | 15 | 3 | 12 | 32 | 18 | 13 | Res | 0% |
| Palm Springs Park of Commerce | 3 | 1 | 3 | 10 | 6 | 4 | NR | 75% |
| Lake Worth Middle School | 6 | 3 | 3 | 2 | 1 | 1 | NR | 77.20% |
| Mavericks High School | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Race-Trac | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| The Village at Lake Worth | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| McDonalds Congress Ave | 0 | 0 | 0 | 0 | 0 | 0 | NR | 81% |
| APEC Petroleum | 1 | 1 | 1 | 1 | 1 | 1 | NR | 66% |
| Value Place Hotel | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| The Villages II at Lake Osborne | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Kingswood Academy of Palm Springs | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| WAWA-Lakeworth & Congress | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Boutwell Road Apartments | 8 | 3 | 5 | 9 | 6 | 4 | Res | 0% |
| Golden Roads Apartments | 1 | 0 | 1 | 1 | 1 | 1 | Res | 0% |
| Waterside Plaza | 1 | 1 | 0 | 3 | 1 | 2 | NR | 75% |
| Fontana Townhomes | 0 | 0 | 0 | 0 | 0 | 0 | Res | 0% |
| 2209 7th Ave N | 2 | 2 | 0 | 2 | 1 | 1 | NR | 0% |
| Total Committed Developments | 37 | 14 | 25 | 60 | 35 | 27 | | |
| Total Committed Residential | 24 | 6 | 18 | 42 | 25 | 18 | | |
| Total Committed Non-Residential | 13 | 8 | 7 | 18 | 10 | 9 | | |
| Double Count Reduction | 3 | 2 | 1 | 4 | 2 | 2 | | |
| Total Discounted Committed Developments | 34 | 12 | 24 | 56 | 33 | 25 | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Historical Growth | 374 | 234 | 141 | 484 | 229 | 280 |
| Comm Dev+1% Growth | 66 | 32 | 36 | 98 | 53 | 49 |
| Growth Volume Used | 374 | 234 | 141 | 484 | 229 | 280 |
| Total Volume | 896 | 560 | 338 | 1159 | 549 | 671 |

| Lanes | 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 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

| | | | | |
|---|---|---|---|---|
| ROAD NAME: | 2nd Ave N | STATION: | 4679 | Report Created |
| CURRENT YEAR: | 2020 | FROM: | MIDPOINT | 02/10/2022 |
| ANALYSIS YEAR: | 2026 | TO: | Boutwell Rd | |
| GROWTH RATE: | 9.43% | COUNT DATE: | 02/12/2020 | |
| | | PSF: | 1 | |

Link Analysis

| Time Period | | AM | | | PM | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 522 | 326 | 197 | 675 | 320 | 391 |
| Peak Volume | 522 | 326 | 197 | 675 | 320 | 391 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 522 | 326 | 197 | 675 | 320 | 391 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| ADOPT A FAMILY | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lake Worth Corners | 15 | 3 | 12 | 32 | 18 | 13 | Res | 0% |
| Palm Springs Park of Commerce | 3 | 1 | 3 | 10 | 6 | 4 | NR | 75% |
| Lake Worth Middle School | 6 | 3 | 3 | 2 | 1 | 1 | NR | 77.20% |
| Mavericks High School | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Race-Trac | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| The Village at Lake Worth | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| McDonalds Congress Ave | 0 | 0 | 0 | 0 | 0 | 0 | NR | 81% |
| APEC Petroleum | 1 | 1 | 1 | 1 | 1 | 1 | NR | 66% |
| Value Place Hotel | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| The Villages II at Lake Osborne | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Kingswood Academy of Palm Springs | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| WAWA-Lakeworth & Congress | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Boutwell Road Apartments | 8 | 3 | 5 | 9 | 6 | 4 | Res | 0% |
| Golden Roads Apartments | 1 | 0 | 1 | 1 | 1 | 1 | Res | 0% |
| Waterside Plaza | 1 | 1 | 0 | 3 | 1 | 2 | NR | 75% |
| Fontana Townhomes | 0 | 0 | 0 | 0 | 0 | 0 | Res | 0% |
| 2209 7th Ave N | 2 | 2 | 0 | 2 | 1 | 1 | NR | 0% |
| Total Committed Developments | 37 | 14 | 25 | 60 | 35 | 27 | | |
| Total Committed Residential | 24 | 6 | 18 | 42 | 25 | 18 | | |
| Total Committed Non-Residential | 13 | 8 | 7 | 18 | 10 | 9 | | |
| Double Count Reduction | 3 | 2 | 1 | 4 | 2 | 2 | | |
| Total Discounted Committed Developments | 34 | 12 | 24 | 56 | 33 | 25 | | |
| Historical Growth | 374 | 234 | 141 | 484 | 229 | 280 | | |
| Comm Dev+1% Growth | 66 | 32 | 36 | 98 | 53 | 49 | | |
| Growth Volume Used | 374 | 234 | 141 | 484 | 229 | 280 | | |
| Total Volume | 896 | 560 | 338 | 1159 | 549 | 671 | | |

| Lanes | 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 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

Input Data

ROAD NAME: Boutwell Rd
CURRENT YEAR: 2020
ANALYSIS YEAR: 2026
GROWTH RATE: 0%
STATION: 4676
FROM: Midpoint
TO: 10th Ave N
COUNT DATE: 02/24/2020
PSF: 1

Report Created
02/10/2022

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 869 | 553 | 316 | 925 | 397 | 549 |
| Peak Volume | 869 | 553 | 316 | 925 | 397 | 549 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 869 | 553 | 316 | 925 | 397 | 549 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| 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 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Waterville | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| WAWA-Lakeworth & Congress | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Boutwell Road Apartments | 15 | 10 | 5 | 18 | 7 | 11 | Res | 0% |
| Golden Roads Apartments | 6 | 1 | 5 | 7 | 5 | 3 | 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% |
| 2209 7th Ave N | 20 | 16 | 4 | 15 | 5 | 10 | NR | 0% |
| Total Committed Developments | 129 | 66 | 63 | 144 | 74 | 72 | | |
| Total Committed Residential | 58 | 23 | 35 | 95 | 50 | 45 | | |
| Total Committed Non-Residential | 71 | 43 | 28 | 49 | 24 | 27 | | |
| Double Count Reduction | 14 | 6 | 6 | 10 | 5 | 5 | | |
| Total Discounted Committed Developments | 115 | 60 | 57 | 134 | 69 | 67 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 168 | 94 | 76 | 191 | 93 | 101 | | |
| Growth Volume Used | 168 | 94 | 76 | 191 | 93 | 101 | | |
| Total Volume | 1037 | 647 | 392 | 1116 | 490 | 650 | | |

| Lanes | 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 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

ROAD NAME: Boutwell Rd
CURRENT YEAR: 2020
ANALYSIS YEAR: 2026
GROWTH RATE: 0%
STATION: 4676
FROM: 2nd Ave N
TO: Midpoint
COUNT DATE: 02/24/2020
PSF: 1

Report Created
02/10/2022

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 869 | 553 | 316 | 925 | 397 | 549 |
| Peak Volume | 869 | 553 | 316 | 925 | 397 | 549 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 869 | 553 | 316 | 925 | 397 | 549 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| 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 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Waterville | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| WAWA-Lakeworth & Congress | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Boutwell Road Apartments | 15 | 5 | 10 | 18 | 11 | 7 | Res | 0% |
| Golden Roads Apartments | 6 | 1 | 5 | 7 | 5 | 3 | 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 | 5 | 1 | 4 | 4 | 3 | 2 | Res | 0% |
| 2209 7th Ave N | 20 | 16 | 4 | 15 | 5 | 10 | NR | 0% |
| Total Committed Developments | 126 | 56 | 70 | 141 | 79 | 66 | | |
| Total Committed Residential | 55 | 13 | 42 | 92 | 55 | 39 | | |
| Total Committed Non-Residential | 71 | 43 | 28 | 49 | 24 | 27 | | |
| Double Count Reduction | 14 | 3 | 6 | 10 | 5 | 5 | | |
| Total Discounted Committed Developments | 112 | 53 | 64 | 131 | 74 | 61 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 165 | 87 | 83 | 188 | 98 | 95 | | |
| Growth Volume Used | 165 | 87 | 83 | 188 | 98 | 95 | | |
| Total Volume | 1034 | 640 | 399 | 1113 | 495 | 644 | | |

| Lanes | 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 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I | J | K | L | M | N | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Input Data

E-W Street: 2nd Ave N | COUNT DATE: 05/01/2019 | Report Created
N-S STREET: Congress Ave | CURRENT YEAR: 2019 | 02/10/2022
TIME PERIOD: AM | ANALYSIS YEAR: 2026
GROWTH RATE: 5.09% | PSF: 1.02
SIGNAL ID: 36800

Intersection Volume Development

| | Eastbound | | | Westbound | | | Northbound | | | Southbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | | |
| Existing Volume | 99 | 101 | 110 | 44 | 53 | 153 | 40 | 1206 | 29 | 221 | 1332 | 90 | | |
| Diversions | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | | |
| Peak Season Volume | 101 | 103 | 112 | 45 | 54 | 156 | 41 | 1230 | 30 | 225 | 1359 | 92 | | |
| Committed Developments | | | | | | | | | | | | | Type | % Complete |
| WAWA - SEC 10th and Military Trail | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 20% |
| McDonalds Congress Ave | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | NR | 81% |
| The Villages II at Lake Osborne | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 70% |
| Lake Worth Middle School | 3 | 3 | 0 | 3 | 3 | 0 | 0 | 8 | 3 | 0 | 7 | 3 | NR | 77.20% |
| Boutwell Road Apartments | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 0% |
| APEC Petroleum | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 66% |
| Lantana Airport SDA1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 0 | 0 | 69 | 0 | NR | 0% |
| Lake Worth Corners | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 2 | 3 | 0 | 9 | 0 | Res | 0% |
| Waterside Plaza | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 75% |
| Mid-County Center | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 49% |
| Lantana Airport SDA2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 0% |
| Walmart-Palm Springs | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 75% |
| Palm Springs Park of Commerce | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 75% |
| Golden Roads Apartments | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 0% |
| Total Committed Developments | 3 | 3 | 0 | 15 | 3 | 0 | 0 | 34 | 6 | 0 | 91 | 3 | | |
| Total Committed Residential | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 2 | 3 | 0 | 9 | 0 | | |
| Total Committed Non-Residential | 3 | 3 | 0 | 3 | 3 | 0 | 0 | 32 | 3 | 0 | 82 | 3 | | |
| Double Count Reduction | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 1 | 0 | 2 | 0 | | |
| Total Discounted Committed | 3 | 3 | 0 | 14 | 3 | 0 | 0 | 33 | 5 | 0 | 89 | 3 | | |
| | | | | | | | | | | | | | | |
| Historical Growth | 42 | 43 | 47 | 19 | 22 | 65 | 17 | 511 | 12 | 94 | 565 | 38 | | |
| Comm Dev+1% Growth | 10 | 10 | 8 | 17 | 7 | 11 | 3 | 122 | 7 | 16 | 187 | 10 | | |
| Growth Volume Used | 42 | 43 | 47 | 19 | 22 | 65 | 17 | 511 | 12 | 94 | 565 | 38 | | |
| Total Volume | 143 | 146 | 159 | 64 | 76 | 221 | 58 | 1741 | 42 | 319 | 1924 | 130 | | |

Input Data

E-W Street: 2nd Ave N | COUNT DATE: 05/01/2019 | Report Created
N-S STREET: Congress Ave | CURRENT YEAR: 2019 | 02/10/2022
TIME PERIOD: PM | ANALYSIS YEAR: 2026
GROWTH RATE: 5.09% | PSF: 1.02
SIGNAL ID: 36800

Intersection Volume Development

| | Eastbound | | | Westbound | | | Northbound | | | Southbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | | |
| Existing Volume | 85 | 59 | 80 | 53 | 113 | 199 | 90 | 1514 | 57 | 178 | 1537 | 165 | | |
| Diversions | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | | |
| Peak Season Volume | 87 | 60 | 82 | 54 | 115 | 203 | 92 | 1544 | 58 | 182 | 1568 | 168 | | |
| Committed Developments | | | | | | | | | | | | | Type | % Complete |
| WAWA - SEC 10th and Military Trail | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 20% |
| McDonalds Congress Ave | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 81% |
| The Villages II at Lake Osborne | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 70% |
| Lake Worth Middle School | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 77.20% |
| Boutwell Road Apartments | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 0% |
| APEC Petroleum | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 66% |
| Lantana Airport SDA1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 67 | 0 | 0 | 25 | 0 | NR | 0% |
| Lake Worth Corners | 0 | 0 | 0 | 13 | 0 | 0 | 0 | 15 | 18 | 0 | 11 | 0 | Res | 0% |
| Waterside Plaza | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 11 | 2 | 0 | 11 | 0 | NR | 75% |
| Mid-County Center | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 49% |
| Lantana Airport SDA2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 0% |
| Walmart-Palm Springs | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 16 | 0 | NR | 75% |
| Palm Springs Park of Commerce | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 75% |
| Golden Roads Apartments | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 0% |
| Total Committed Developments | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 108 | 20 | 0 | 63 | 0 | | |
| Total Committed Residential | 0 | 0 | 0 | 13 | 0 | 0 | 0 | 15 | 18 | 0 | 11 | 0 | | |
| Total Committed Non-Residential | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 93 | 2 | 0 | 52 | 0 | | |
| Double Count Reduction | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 3 | 0 | | |
| Total Discounted Committed | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 104 | 20 | 0 | 60 | 0 | | |
| | | | | | | | | | | | | | | |
| Historical Growth | 36 | 25 | 34 | 22 | 48 | 84 | 38 | 642 | 24 | 76 | 652 | 70 | | |
| Comm Dev+1% Growth | 6 | 4 | 6 | 19 | 8 | 15 | 7 | 215 | 24 | 13 | 173 | 12 | | |
| Growth Volume Used | 36 | 25 | 34 | 22 | 48 | 84 | 38 | 642 | 24 | 76 | 652 | 70 | | |
| Total Volume | 123 | 85 | 116 | 76 | 163 | 287 | 130 | 2186 | 82 | 258 | 2220 | 238 | | |

Note: Removed insignificant trips.

| A | B | C | D | E | F | G | H | I | J | K | L | M | N | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Input Data

E-W Street: 2nd Ave N
N-S STREET: Congress Ave
TIME PERIOD: AM
GROWTH RATE: 5.09%
SIGNAL ID: 36800

COUNT DATE: 05/01/2019
CURRENT YEAR: 2019
ANALYSIS YEAR: 2026
PSF: 1.02

Report Created 02/10/2022

Intersection Volume Development

| | Eastbound | | | Westbound | | | Northbound | | | Southbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | | |
| Existing Volume | 99 | 101 | 110 | 44 | 53 | 153 | 40 | 1206 | 29 | 221 | 1332 | 90 | | |
| Diversions | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | | |
| Peak Season Volume | 101 | 103 | 112 | 45 | 54 | 156 | 41 | 1230 | 30 | 225 | 1359 | 92 | | |
| Committed Developments | | | | | | | | | | | | | Type | % Complete |
| WAWA - SEC 10th and Military Trail | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 6 | 0 | NR | 20% |
| McDonalds Congress Ave | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | NR | 81% |
| The Villages II at Lake Osborne | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | Res | 70% |
| Lake Worth Middle School | 3 | 3 | 0 | 3 | 3 | 0 | 0 | 8 | 3 | 0 | 7 | 3 | NR | 77.20% |
| Boutwell Road Apartments | 3 | 3 | 0 | 5 | 5 | 0 | 0 | 5 | 3 | 0 | 10 | 5 | Res | 0% |
| APEC Petroleum | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 5 | 0 | 1 | 5 | 1 | NR | 66% |
| Lantana Airport SDA1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 0 | 0 | 69 | 0 | NR | 0% |
| Lake Worth Corners | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 2 | 3 | 0 | 9 | 0 | Res | 0% |
| Waterside Plaza | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 4 | 1 | 0 | 3 | 0 | NR | 75% |
| Mid-County Center | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 7 | 1 | NR | 49% |
| Lantana Airport SDA2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 13 | 0 | NR | 0% |
| Walmart-Palm Springs | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 3 | 0 | NR | 75% |
| Palm Springs Park of Commerce | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | NR | 75% |
| Golden Roads Apartments | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 2 | 0 | 0 | 9 | 1 | Res | 0% |
| Total Committed Developments | 7 | 6 | 0 | 23 | 10 | 3 | 0 | 70 | 10 | 1 | 148 | 12 | | |
| Total Committed Residential | 3 | 3 | 0 | 18 | 6 | 2 | 0 | 11 | 6 | 0 | 28 | 6 | | |
| Total Committed Non-Residential | 4 | 3 | 0 | 5 | 4 | 1 | 0 | 59 | 4 | 1 | 120 | 6 | | |
| Double Count Reduction | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 3 | 1 | 0 | 7 | 1 | | |
| Total Discounted Committed | 6 | 5 | 0 | 22 | 9 | 3 | 0 | 67 | 9 | 1 | 141 | 11 | | |
| | | | | | | | | | | | | | | |
| Historical Growth | 42 | 43 | 47 | 19 | 22 | 65 | 17 | 511 | 12 | 94 | 565 | 38 | | |
| Comm Dev+1% Growth | 13 | 12 | 8 | 25 | 13 | 14 | 3 | 156 | 11 | 17 | 239 | 18 | | |
| Growth Volume Used | 42 | 43 | 47 | 25 | 22 | 65 | 17 | 511 | 12 | 94 | 565 | 38 | | |
| Total Volume | 143 | 146 | 159 | 70 | 76 | 221 | 58 | 1741 | 42 | 319 | 1924 | 130 | | |

Input Data

E-W Street: 2nd Ave N
N-S STREET: Congress Ave
TIME PERIOD: PM
GROWTH RATE: 5.09%
SIGNAL ID: 36800

COUNT DATE: 05/01/2019
CURRENT YEAR: 2019
ANALYSIS YEAR: 2026
PSF: 1.02

Report Created 02/10/2022

Intersection Volume Development

| | Eastbound | | | Westbound | | | Northbound | | | Southbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | | |
| Existing Volume | 85 | 59 | 80 | 53 | 113 | 199 | 90 | 1514 | 57 | 178 | 1537 | 165 | | |
| Diversions | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | | |
| Peak Season Volume | 87 | 60 | 82 | 54 | 115 | 203 | 92 | 1544 | 58 | 182 | 1568 | 168 | | |
| Committed Developments | | | | | | | | | | | | | Type | % Complete |
| WAWA - SEC 10th and Military Trail | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | NR | 20% |
| McDonalds Congress Ave | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 0 | NR | 81% |
| The Villages II at Lake Osborne | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 2 | 2 | 0 | Res | 70% |
| Lake Worth Middle School | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 2 | 1 | 0 | 2 | 1 | NR | 77.20% |
| Boutwell Road Apartments | 6 | 6 | 0 | 4 | 4 | 0 | 0 | 11 | 6 | 0 | 7 | 4 | Res | 0% |
| APEC Petroleum | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 5 | 0 | 1 | 5 | 1 | NR | 66% |
| Lantana Airport SDA1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 67 | 0 | 0 | 25 | 0 | NR | 0% |
| Lake Worth Corners | 0 | 0 | 0 | 13 | 0 | 0 | 0 | 15 | 18 | 0 | 11 | 0 | Res | 0% |
| Waterside Plaza | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 11 | 2 | 0 | 11 | 0 | NR | 75% |
| Mid-County Center | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 4 | 0 | NR | 49% |
| Lantana Airport SDA2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 0 | 0 | 5 | 0 | NR | 0% |
| Walmart-Palm Springs | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 16 | 0 | NR | 75% |
| Palm Springs Park of Commerce | 2 | 2 | 0 | 1 | 1 | 0 | 0 | 2 | 2 | 0 | 1 | 1 | NR | 75% |
| Golden Roads Apartments | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 9 | 1 | 0 | 5 | 1 | Res | 0% |
| Total Committed Developments | 12 | 10 | 0 | 22 | 7 | 2 | 0 | 171 | 30 | 3 | 104 | 8 | | |
| Total Committed Residential | 7 | 7 | 0 | 18 | 5 | 1 | 0 | 36 | 25 | 2 | 25 | 5 | | |
| Total Committed Non-Residential | 5 | 3 | 0 | 4 | 2 | 1 | 0 | 135 | 5 | 1 | 79 | 3 | | |
| Double Count Reduction | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 9 | 1 | 0 | 6 | 1 | | |
| Total Discounted Committed | 11 | 9 | 0 | 21 | 7 | 2 | 0 | 162 | 29 | 3 | 98 | 7 | | |
| | | | | | | | | | | | | | | |
| Historical Growth | 36 | 25 | 34 | 22 | 48 | 84 | 38 | 642 | 24 | 76 | 652 | 70 | | |
| Comm Dev+1% Growth | 17 | 13 | 6 | 25 | 15 | 17 | 7 | 273 | 33 | 16 | 211 | 19 | | |
| Growth Volume Used | 36 | 25 | 34 | 25 | 48 | 84 | 38 | 642 | 33 | 76 | 652 | 70 | | |
| Total Volume | 123 | 85 | 116 | 79 | 163 | 287 | 130 | 2186 | 91 | 258 | 2220 | 238 | | |

# APPENDIX C

## TEST 1 PART 1: INTERSECTION ANALYSIS

# CMA INTERSECTION ANALYSIS
## RESIDENCES AT LAKE WORTH
## 2ND AVENUE N AT CONGRESS AVENUE

02/09/22

**TRIPS**

| | IN | OUT |
|---|---|---|
| AM | 18 | 52 |
| PM | 52 | 34 |

## INPUT DATA

**Comments:**

Area Wide Growth Rate = 3.48% Peak Season = 1.02 Current Year = 2019 Buildout Year = 2026

### AM Peak Hour

**INTERSECTION VOLUME DEVELOPMENT**

| | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | |
| Existing Volume (2019) | 40 | 1206 | 29 | 221 | 1332 | 90 | 99 | 101 | 110 | 44 | 53 | 153 | |
| Peak Season Adjustment | 1 | 24 | 1 | 4 | 27 | 2 | 2 | 2 | 2 | 1 | 1 | 3 | |
| Background Traffic Growth | 11 | 333 | 8 | 61 | 368 | 25 | 27 | 28 | 30 | 12 | 15 | 42 | 960 |
| 1.0% Background Growth | 3 | 89 | 2 | 16 | 98 | 7 | 7 | 7 | 8 | 3 | 4 | 11 | 409 |
| Major Projects Traffic | 0 | 33 | 5 | 0 | 89 | 3 | 3 | 3 | 0 | 14 | 3 | 0 | |
| 1% BGR + Major Projects | 3 | 122 | 7 | 16 | 187 | 10 | 10 | 10 | 8 | 17 | 7 | 11 | |
| Project Traffic | 0 | 0 | 5 | 4 | 0 | 0 | 0 | 1 | 0 | 16 | 3 | 12 | |
| **Total** | **44** | **1352** | **42** | **246** | **1546** | **101** | **111** | **114** | **120** | **78** | **64** | **179** | |
| **Approach Total** | | **1,437** | | | **1,893** | | | **346** | | | **321** | | |

**CRITICAL VOLUME ANALYSIS**

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| No. of Lanes | 1 | 3 | < | 1 | 3 | < | 1 | 1 | < | > | 1 | < |
| Per Lane Volume | 44 | 465 | | 246 | 549 | | 111 | 235 | | 321 | | |
| Right on Red | | | 10 | | | 10 | | | 10 | | | 10 |
| Overlaps Left | | | 321 | | | 111 | | | 44 | | | 246 |
| Adj. Per Lane Volume | 44 | 455 | | 246 | 539 | | 111 | 225 | | 311 | | |
| Through/Right Volume | | 455 | | | 539 | | | 225 | | | 0 | |
| Opposing Left Turns | | 246 | | | 44 | | | 311 | | | 111 | |
| Critical Volume for Approach | | 700 | | | 583 | | | 536 | | | 111 | |
| Critical Volume for Direction | | 700 | | | | | | 536 | | | | |
| **Intersection Critical Volume** | | | | | **1,236** | | | | | | | |
| **STATUS?** | | | | | **NEAR** | | | | | | | |

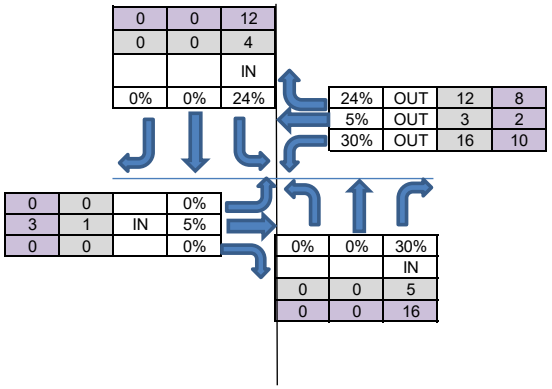
### PM Peak Hour

**INTERSECTION VOLUME DEVELOPMENT**

| | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | |
| Existing Volume (2019) | 90 | 1514 | 57 | 178 | 1537 | 165 | 85 | 59 | 80 | 53 | 113 | 199 | |
| Peak Season Adjustment | 2 | 30 | 1 | 4 | 31 | 3 | 2 | 1 | 2 | 1 | 2 | 4 | |
| Background Traffic Growth | 25 | 418 | 16 | 49 | 424 | 46 | 23 | 16 | 22 | 15 | 31 | 55 | 1,140 |
| 1.0% Background Growth | 7 | 111 | 4 | 13 | 113 | 12 | 6 | 4 | 6 | 4 | 8 | 15 | 503 |
| Major Projects Traffic | 0 | 104 | 20 | 0 | 60 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | |
| 1% BGR + Major Projects | 7 | 215 | 24 | 13 | 173 | 12 | 6 | 4 | 6 | 19 | 8 | 15 | |
| Project Traffic | 0 | 0 | 16 | 12 | 0 | 0 | 0 | 3 | 0 | 10 | 2 | 8 | |
| **Total** | **98** | **1760** | **98** | **207** | **1741** | **180** | **93** | **68** | **87** | **83** | **126** | **226** | |
| **Approach Total** | | **1,956** | | | **2,128** | | | **248** | | | **434** | | |

**CRITICAL VOLUME ANALYSIS**

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| No. of Lanes | 1 | 3 | < | 1 | 3 | < | 1 | 1 | < | > | 1 | < |
| Per Lane Volume | 98 | 619 | | 207 | 640 | | 93 | 155 | | 434 | | |
| Right on Red | | | 10 | | | 10 | | | 10 | | | 10 |
| Overlaps Left | | | 434 | | | 93 | | | 98 | | | 207 |
| Adj. Per Lane Volume | 98 | 609 | | 207 | 630 | | 93 | 145 | | 424 | | |
| Through/Right Volume | | 609 | | | 630 | | | 145 | | | 0 | |
| Opposing Left Turns | | 207 | | | 98 | | | 424 | | | 93 | |
| Critical Volume for Approach | | 816 | | | 729 | | | 569 | | | 93 | |
| Critical Volume for Direction | | 816 | | | | | | 569 | | | | |
| **Intersection Critical Volume** | | | | | **1,385** | | | | | | | |
| **STATUS?** | | | | | **NEAR** | | | | | | | |



| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 25500 | 15th St/LA Kirksey | Tamarind Ave | 12/20/2017 | 7:30 AM | 0 | 31 | 261 | 53 | 0 | 31 | 259 | 91 | 0 | 52 | 133 | 36 | 0 | 31 | 58 | 95 | 1131 |
| 25500 | 15th St/LA Kirksey | Tamarind Ave | 12/20/2017 | 4:45 PM | 0 | 25 | 274 | 30 | 0 | 19 | 243 | 83 | 0 | 58 | 64 | 36 | 0 | 27 | 133 | 28 | 1020 |
| 20500 | 20th St | US-1/Broadway | 5/20/2020 | 7:45 AM | 0 | 13 | 516 | 2 | 3 | 5 | 673 | 10 | 0 | 8 | 0 | 6 | 0 | 0 | 0 | 3 | 1239 |
| 20500 | 20th St | US-1/Broadway | 5/20/2020 | 4:45 PM | 1 | 19 | 793 | 4 | 2 | 2 | 670 | 15 | 0 | 17 | 0 | 13 | 0 | 3 | 0 | 6 | 1545 |
| 24600 | 25th St | Australian Ave | 1/31/2019 | 7:30 AM | 1 | 0 | 952 | 253 | 0 | 163 | 885 | 0 | 0 | 0 | 0 | 0 | 0 | 246 | 0 | 114 | 2614 |
| 24600 | 25th St | Australian Ave | 1/31/2019 | 12:45 PM | 0 | 0 | 454 | 151 | 2 | 91 | 363 | 0 | 0 | 0 | 0 | 0 | 0 | 168 | 0 | 91 | 1320 |
| 24600 | 25th St | Australian Ave | 1/31/2019 | 4:45 PM | 0 | 0 | 880 | 240 | 5 | 171 | 776 | 0 | 0 | 0 | 0 | 0 | 0 | 320 | 0 | 144 | 2536 |
| 24600 | 25th St | Australian Ave | 9/7/2016 | 7:30 AM | 3 | 0 | 786 | 297 | 4 | 169 | 786 | 0 | 0 | 0 | 0 | 0 | 0 | 230 | 0 | 148 | 2423 |
| 24600 | 25th St | Australian Ave | 9/7/2016 | 12:45 PM | 0 | 0 | 489 | 216 | 6 | 104 | 490 | 0 | 0 | 1 | 0 | 0 | 0 | 216 | 0 | 137 | 1659 |
| 24600 | 25th St | Australian Ave | 9/7/2016 | 4:45 PM | 0 | 0 | 754 | 253 | 6 | 155 | 886 | 0 | 0 | 0 | 0 | 1 | 0 | 281 | 0 | 181 | 2517 |
| 24670 | 25th St | US-1/Broadway | 2/21/2019 | 7:30 AM | 0 | 6 | 138 | 9 | 0 | 286 | 405 | 177 | 0 | 79 | 74 | 24 | 0 | 2 | 28 | 173 | 1401 |
| 24670 | 25th St | US-1/Broadway | 2/21/2019 | 12:00 PM | 0 | 10 | 148 | 6 | 0 | 180 | 312 | 108 | 0 | 74 | 44 | 19 | 0 | 12 | 64 | 185 | 1162 |
| 24670 | 25th St | US-1/Broadway | 2/21/2019 | 4:30 PM | 0 | 21 | 372 | 11 | 0 | 232 | 352 | 213 | 0 | 81 | 39 | 12 | 0 | 10 | 70 | 313 | 1726 |
| 24670 | 25th St | US-1/Broadway | 9/8/2016 | 7:30 AM | 0 | 14 | 132 | 3 | 0 | 373 | 470 | 166 | 0 | 75 | 66 | 18 | 0 | 3 | 38 | 203 | 1561 |
| 24670 | 25th St | US-1/Broadway | 9/8/2016 | 11:30 AM | 0 | 11 | 143 | 7 | 1 | 170 | 263 | 88 | 0 | 66 | 60 | 22 | 0 | 10 | 36 | 219 | 1096 |
| 24670 | 25th St | US-1/Broadway | 9/8/2016 | 4:30 PM | 0 | 13 | 305 | 6 | 0 | 178 | 282 | 186 | 0 | 66 | 28 | 17 | 0 | 6 | 44 | 373 | 1504 |
| 36800 | 2nd Ave N | Congress Ave | 5/1/2019 | 7:00 AM | 8 | 32 | 1206 | 29 | 18 | 203 | 1332 | 90 | 0 | 99 | 101 | 110 | 0 | 44 | 53 | 153 | 3478 |
| 36800 | 2nd Ave N | Congress Ave | 5/1/2019 | 12:00 PM | 27 | 34 | 1139 | 34 | 37 | 111 | 1165 | 91 | 0 | 73 | 39 | 60 | 0 | 42 | 26 | 135 | 3013 |
| 36800 | 2nd Ave N | Congress Ave | 5/1/2019 | 4:45 PM | 21 | 69 | 1514 | 57 | 25 | 153 | 1537 | 165 | 0 | 85 | 59 | 80 | 0 | 53 | 113 | 199 | 4130 |
| 36925 | 2nd Ave N | US-1 DIXIE HWY | 4/1/2021 | 7:45 AM | 3 | 2 | 365 | 41 | 0 | 43 | 533 | 17 | 0 | 23 | 19 | 8 | 0 | 20 | 4 | 16 | 1094 |
| 36925 | 2nd Ave N | US-1 DIXIE HWY | 4/1/2021 | 11:30 AM | 7 | 21 | 610 | 91 | 0 | 65 | 709 | 28 | 0 | 27 | 32 | 19 | 0 | 45 | 11 | 22 | 1687 |
| 36925 | 2nd Ave N | US-1 DIXIE HWY | 4/1/2021 | 4:45 PM | 1 | 20 | 698 | 132 | 0 | 80 | 849 | 34 | 0 | 32 | 26 | 25 | 0 | 53 | 6 | 30 | 1986 |
| 36925 | 2nd Ave N | US-1 DIXIE HWY | 9/19/2018 | 7:30 AM | 2 | 2 | 449 | 38 | 0 | 38 | 625 | 27 | 0 | 28 | 21 | 7 | 0 | 28 | 1 | 6 | 1272 |
| 36925 | 2nd Ave N | US-1 DIXIE HWY | 9/19/2018 | 1:00 PM | 0 | 3 | 625 | 41 | 0 | 81 | 670 | 22 | 0 | 20 | 27 | 8 | 0 | 49 | 1 | 31 | 1578 |
| 36925 | 2nd Ave N | US-1 DIXIE HWY | 9/19/2018 | 4:45 PM | 0 | 0 | 802 | 126 | 0 | 57 | 836 | 28 | 0 | 24 | 35 | 14 | 0 | 52 | 1 | 21 | 1996 |
| 36950 | 2nd Ave N | US-1 FEDEREAL HWY | 5/3/2018 | 7:30 AM | 0 | 0 | 356 | 7 | 0 | 31 | 341 | 0 | 0 | 47 | 16 | 25 | 0 | 0 | 0 | 0 | 823 |
| 36950 | 2nd Ave N | US-1 FEDEREAL HWY | 5/3/2018 | 4:30 PM | 0 | 0 | 425 | 10 | 0 | 31 | 352 | 0 | 0 | 38 | 29 | 73 | 0 | 0 | 0 | 0 | 958 |
| 23800 | 36th St | Australian Ave | 10/18/2017 | 7:15 AM | 1 | 0 | 869 | 46 | 4 | 144 | 880 | 0 | 0 | 0 | 0 | 0 | 0 | 170 | 0 | 228 | 2342 |
| 23800 | 36th St | Australian Ave | 10/18/2017 | 12:00 PM | 1 | 0 | 526 | 63 | 1 | 147 | 583 | 0 | 0 | 0 | 0 | 0 | 0 | 64 | 0 | 139 | 1524 |
| 23800 | 36th St | Australian Ave | 10/18/2017 | 4:45 PM | 0 | 0 | 968 | 121 | 1 | 235 | 1187 | 0 | 0 | 0 | 0 | 0 | 0 | 147 | 0 | 198 | 2857 |
| 23815 | 36th St | US-1/Broadway | 5/20/2019 | 7:30 AM | 0 | 14 | 539 | 39 | 0 | 113 | 980 | 16 | 0 | 23 | 12 | 19 | 0 | 26 | 35 | 156 | 1972 |
| 23815 | 36th St | US-1/Broadway | 5/20/2019 | 12:15 PM | 0 | 12 | 500 | 9 | 0 | 46 | 566 | 16 | 0 | 24 | 6 | 9 | 0 | 17 | 6 | 87 | 1298 |
| 23815 | 36th St | US-1/Broadway | 5/20/2019 | 4:45 PM | 0 | 24 | 826 | 10 | 0 | 72 | 900 | 37 | 0 | 38 | 10 | 13 | 0 | 24 | 18 | 143 | 2115 |
| 26915 | 3rd St | N Quadrille Bl | 10/23/2019 | 7:05 AM | 0 | 34 | 394 | 33 | 0 | 5 | 172 | 116 | 0 | 109 | 84 | 12 | 0 | 10 | 39 | 2 | 1010 |
| 26915 | 3rd St | N Quadrille Bl | 10/23/2019 | 11:45 AM | 0 | 32 | 345 | 47 | 0 | 3 | 289 | 195 | 0 | 47 | 30 | 21 | 0 | 15 | 54 | 2 | 1080 |
| 26915 | 3rd St | N Quadrille Bl | 10/23/2019 | 4:30 PM | 0 | 25 | 408 | 10 | 0 | 3 | 414 | 486 | 0 | 75 | 25 | 24 | 0 | 18 | 78 | 7 | 1573 |

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9301  CEN.-W OF US1 TO SR7

MOCF: 0.97

| WEEK | DATES | SF | PSCF |
|---|---|---|---|
| 1 | 01/01/2019 - 01/05/2019 | 1.00 | 1.03 |
| 2 | 01/06/2019 - 01/12/2019 | 1.00 | 1.03 |
| 3 | 01/13/2019 - 01/19/2019 | 1.00 | 1.03 |
| 4 | 01/20/2019 - 01/26/2019 | 0.99 | 1.02 |
| * 5 | 01/27/2019 - 02/02/2019 | 0.98 | 1.01 |
| * 6 | 02/03/2019 - 02/09/2019 | 0.97 | 1.00 |
| * 7 | 02/10/2019 - 02/16/2019 | 0.96 | 0.99 |
| * 8 | 02/17/2019 - 02/23/2019 | 0.96 | 0.99 |
| * 9 | 02/24/2019 - 03/02/2019 | 0.96 | 0.99 |
| *10 | 03/03/2019 - 03/09/2019 | 0.96 | 0.99 |
| *11 | 03/10/2019 - 03/16/2019 | 0.96 | 0.99 |
| *12 | 03/17/2019 - 03/23/2019 | 0.96 | 0.99 |
| *13 | 03/24/2019 - 03/30/2019 | 0.96 | 0.99 |
| *14 | 03/31/2019 - 04/06/2019 | 0.97 | 1.00 |
| *15 | 04/07/2019 - 04/13/2019 | 0.97 | 1.00 |
| *16 | 04/14/2019 - 04/20/2019 | 0.97 | 1.00 |
| *17 | 04/21/2019 - 04/27/2019 | 0.98 | 1.01 |
| 18 | 04/28/2019 - 05/04/2019 | 0.99 | 1.02 |
| 19 | 05/05/2019 - 05/11/2019 | 0.99 | 1.02 |
| 20 | 05/12/2019 - 05/18/2019 | 1.00 | 1.03 |
| 21 | 05/19/2019 - 05/25/2019 | 1.01 | 1.04 |
| 22 | 05/26/2019 - 06/01/2019 | 1.02 | 1.05 |
| 23 | 06/02/2019 - 06/08/2019 | 1.02 | 1.05 |
| 24 | 06/09/2019 - 06/15/2019 | 1.03 | 1.06 |
| 25 | 06/16/2019 - 06/22/2019 | 1.04 | 1.07 |
| 26 | 06/23/2019 - 06/29/2019 | 1.04 | 1.07 |
| 27 | 06/30/2019 - 07/06/2019 | 1.05 | 1.08 |
| 28 | 07/07/2019 - 07/13/2019 | 1.05 | 1.08 |
| 29 | 07/14/2019 - 07/20/2019 | 1.06 | 1.09 |
| 30 | 07/21/2019 - 07/27/2019 | 1.05 | 1.08 |
| 31 | 07/28/2019 - 08/03/2019 | 1.04 | 1.07 |
| 32 | 08/04/2019 - 08/10/2019 | 1.03 | 1.06 |
| 33 | 08/11/2019 - 08/17/2019 | 1.03 | 1.06 |
| 34 | 08/18/2019 - 08/24/2019 | 1.03 | 1.06 |
| 35 | 08/25/2019 - 08/31/2019 | 1.04 | 1.07 |
| 36 | 09/01/2019 - 09/07/2019 | 1.05 | 1.08 |
| 37 | 09/08/2019 - 09/14/2019 | 1.05 | 1.08 |
| 38 | 09/15/2019 - 09/21/2019 | 1.06 | 1.09 |
| 39 | 09/22/2019 - 09/28/2019 | 1.05 | 1.08 |
| 40 | 09/29/2019 - 10/05/2019 | 1.03 | 1.06 |
| 41 | 10/06/2019 - 10/12/2019 | 1.02 | 1.05 |
| 42 | 10/13/2019 - 10/19/2019 | 1.00 | 1.03 |
| 43 | 10/20/2019 - 10/26/2019 | 1.00 | 1.03 |
| 44 | 10/27/2019 - 11/02/2019 | 1.00 | 1.03 |
| 45 | 11/03/2019 - 11/09/2019 | 1.00 | 1.03 |
| 46 | 11/10/2019 - 11/16/2019 | 1.00 | 1.03 |
| 47 | 11/17/2019 - 11/23/2019 | 1.00 | 1.03 |
| 48 | 11/24/2019 - 11/30/2019 | 1.00 | 1.03 |
| 49 | 12/01/2019 - 12/07/2019 | 1.00 | 1.03 |
| 50 | 12/08/2019 - 12/14/2019 | 1.00 | 1.03 |
| 51 | 12/15/2019 - 12/21/2019 | 1.00 | 1.03 |
| 52 | 12/22/2019 - 12/28/2019 | 1.00 | 1.03 |
| 53 | 12/29/2019 - 12/31/2019 | 1.00 | 1.03 |

* PEAK SEASON

# APPENDIX D

## TEST 2 ANALYSIS: LINK ANALYSIS

# TABLE 9

## TEST 2 - PROJECT SIGNIFICANCE CALCULATION
## AM PEAK HOUR

**TEST 2 - FIVE YEAR ANALYSIS**
**1 MILE RADIUS OF DEVELOPMENT INFLUENCE**
**TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 18**
**TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 52**

| STATION | ROADWAY | FROM | TO | PROJECT DISTRIBUTION | AM PEAK HOUR DIRECTIONAL PROJECT TRIPS | EXISTING LANES | CLASS | LOS E STANDARD | TOTAL PROJECT IMPACT | PROJECT SIGNIFICANT |
|---|---|---|---|---|---|---|---|---|---|---|
| 4677 | 2ND AVENUE | LAKE WORTH ROAD | CONGRESS AVENUE | 5% | 3 | 2 | I | 880 | 0.34% | NO |
| **4679** | **2ND AVENUE** | **CONGRESS AVENUE** | **SITE** | **60%** | **31** | **2** | **I** | **880** | **3.52%** | **YES** |
| 4679 | 2ND AVENUE | SITE | BOUTWELL ROAD | 40% | 21 | 2 | I | 880 | 2.39% | NO |
| 4647 | LAKE WORTH ROAD | KIRK ROAD | 2ND AVENUE | 23% | 12 | 6D | II | 2830 | 0.42% | NO |
| 4647 | LAKE WORTH ROAD | 2ND AVENUE | CONGRESS AVENUE | 19% | 10 | 6D | II | 2830 | 0.35% | NO |
| 4651 | LAKE WORTH ROAD | CONGRESS AVENUE | BOUTWELL ROAD | 10% | 5 | 4D | II | 1870 | 0.27% | NO |
| N/A | LAKE WORTH ROAD | BOUTWELL ROAD | A STREET | 9% | 5 | 4D | II | 1870 | 0.27% | NO |
| 4604 | CONGRESS AVENUE | 10TH AVENUE N | FRENCH AVENUE | 24% | 12 | 6D | II | 2830 | 0.42% | NO |
| 4620 | CONGRESS AVENUE | FRENCH AVENUE | 2ND AVENUE | 24% | 12 | 6D | II | 2830 | 0.42% | NO |
| 4620 | CONGRESS AVENUE | 2ND AVENUE | LAKE WORTH AVENUE | 30% | 16 | 6D | II | 2830 | 0.57% | NO |
| 4622 | CONGRESS AVENUE | LAKE WORTH AVENUE | 6TH AVENUE S | 10% | 5 | 6D | II | 2830 | 0.18% | NO |
| 4676 | BOUTWELL ROAD | 10TH AVENUE N | 2ND AVENUE NORTH | 30% | 16 | 2 | I | 880 | 1.82% | NO |
| N/A | BOUTWELL ROAD | 2ND AVENUE NORTH | LAKE WORTH ROAD | 10% | 5 | 2 | I | 880 | 0.57% | NO |



SIMMONS&WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982

# TABLE 10

## TEST 2 - PROJECT SIGNIFICANCE CALCULATION
## PM PEAK HOUR

**TEST 2 - FIVE YEAR ANALYSIS**
**1 MILE RADIUS OF DEVELOPMENT INFLUENCE**
**TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 52**
**TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 34**

| STATION | ROADWAY | FROM | TO | PROJECT DISTRIBUTION | PM PEAK HOUR DIRECTIONAL PROJECT TRIPS | EXISTING LANES | CLASS | LOS E STANDARD | TOTAL PROJECT IMPACT | PROJECT SIGNIFICANT |
|---|---|---|---|---|---|---|---|---|---|---|
| 4677 | 2ND AVENUE | LAKE WORTH ROAD | CONGRESS AVENUE | 5% | 3 | 2 | I | 880 | 0.34% | NO |
| **4679** | **2ND AVENUE** | **CONGRESS AVENUE** | **SITE** | **60%** | **31** | **2** | **I** | **880** | **3.52%** | **YES** |
| 4679 | 2ND AVENUE | SITE | BOUTWELL ROAD | 40% | 21 | 2 | I | 880 | 2.39% | NO |
| 4647 | LAKE WORTH ROAD | KIRK ROAD | 2ND AVENUE | 23% | 12 | 6D | II | 2830 | 0.42% | NO |
| 4647 | LAKE WORTH ROAD | 2ND AVENUE | CONGRESS AVENUE | 19% | 10 | 6D | II | 2830 | 0.35% | NO |
| 4651 | LAKE WORTH ROAD | CONGRESS AVENUE | BOUTWELL ROAD | 10% | 5 | 4D | II | 1870 | 0.27% | NO |
| N/A | LAKE WORTH ROAD | BOUTWELL ROAD | A STREET | 9% | 5 | 4D | II | 1870 | 0.27% | NO |
| 4604 | CONGRESS AVENUE | 10TH AVENUE N | FRENCH AVENUE | 24% | 12 | 6D | II | 2830 | 0.42% | NO |
| 4620 | CONGRESS AVENUE | FRENCH AVENUE | 2ND AVENUE | 24% | 12 | 6D | II | 2830 | 0.42% | NO |
| 4620 | CONGRESS AVENUE | 2ND AVENUE | LAKE WORTH AVENUE | 30% | 16 | 6D | II | 2830 | 0.57% | NO |
| 4622 | CONGRESS AVENUE | LAKE WORTH AVENUE | 6TH AVENUE S | 10% | 5 | 6D | II | 2830 | 0.18% | NO |
| 4676 | BOUTWELL ROAD | 10TH AVENUE N | 2ND AVENUE NORTH | 30% | 16 | 2 | I | 880 | 1.82% | NO |
| N/A | BOUTWELL ROAD | 2ND AVENUE NORTH | LAKE WORTH ROAD | 10% | 5 | 2 | I | 880 | 0.57% | NO |



SIMMONS&WHITE
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## TABLE 11
### AM PEAK HOUR - TEST 2

**TEST 2 - FIVE YEAR ANALYSIS**
**1 MILE RADIUS OF DEVELOPMENT INFLUENCE**
**AREA WIDE GROWTH RATE =** **3.48%**
**TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) =** **18**
**TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) =** **52**

| ROADWAY | FROM | TO | DIRECTION | TRAFFIC COUNT YEAR | AM PEAK HOUR TRAFFIC | PROJECT DISTRIBUTION | AM PEAK HOUR PROJECT TRIPS | LINK GROWTH | MAJOR PROJECT | 1.0% GROWTH | TOTAL BACKGROUND TRAFFIC USED | 2026 TOTAL TRAFFIC | ASSURED LANES | CLASS | LOS E | MEETS LOS STD. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2ND AVENUE | CONGRESS AVENUE | SITE | EB | 2020 | 326 | 60% | 11 | 74 | 12 | 20 | 74 | 411 | 2 | I | 880 | **YES** |
| | | | WB | 2020 | 197 | 60% | 31 | 45 | 24 | 12 | 45 | 273 | 2 | I | 880 | **YES** |



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# TABLE 12
## PM PEAK HOUR - TEST 2

**TEST 2 - FIVE YEAR ANALYSIS**
**1 MILE RADIUS OF DEVELOPMENT INFLUENCE**
**AREA WIDE GROWTH RATE =** **3.48%**
**TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) =** **52**
**TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) =** **34**

| ROADWAY | FROM | TO | DIRECTION | TRAFFIC COUNT YEAR | PM PEAK HOUR TRAFFIC | PROJECT DISTRIBUTION | PM PEAK HOUR PROJECT TRIPS | LINK GROWTH | MAJOR PROJECT | 1.0% GROWTH | TOTAL BACKGROUND TRAFFIC USED | 2026 TOTAL TRAFFIC | ASSURED LANES | CLASS | LOS E | MEETS LOS STD. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2ND AVENUE | CONGRESS AVENUE | SITE | EB | 2020 | 320 | 60% | 31 | 73 | 33 | 20 | 73 | 424 | 2 | I | 880 | **YES** |
| | | | WB | 2020 | 391 | 60% | 20 | 89 | 25 | 24 | 89 | 500 | 2 | I | 880 | **YES** |



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ENGINEERING | PLANNING | CONSULTING | SINCE 1982

**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**
Robert S. Weinroth, Mayor
Gregg K. Weiss, Vice Mayor
Maria G. Marino
Dave Kerner
Maria Sachs
Melissa McKinlay
Mack Bernard

**County Administrator**
Verdenia C. Baker

*"An Equal Opportunity Affirmative Action Employer"*

printed on sustainable and recycled paper

May 13, 2022

Anna Lai, P.E., PTOE
Simmons & White, Inc.
2581 Metrocentre Blvd, Suite 3
West Palm Beach, FL 33407

**RE: Residences at Lake Worth**
**Project #: 220317**
**Traffic Performance Standards (TPS) Review**

Dear Ms. Lai:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, revised April 15, 2022, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

| | |
|---|---|
| **Municipality:** | Lake Worth Beach |
| **Location:** | North side of 2nd Avenue N, about ½ miles east of Congress Avenue |
| **PCN:** | 38-43-44-20-01-096-0020, 38-43-44-20-01-097-0010 and 38-43-44-20-01-097-0020 |
| **Access:** | Full access driveway connection onto 2nd Avenue (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 = 195 DUs |
| **New Daily Trips:** | 1,061 |
| **New Peak Hour Trips:** | 70 (18/52) AM; 86 (52/34) PM |
| **Build-out:** | December 31, 2026 |

Based on the review, the Traffic Division has determined that the proposed development **meets** the TPS of Palm Beach County.

The County is strongly encouraging the City to require the Property Owner:

1. To align proposed driveway with the driveway to the south to eliminate conflict between left turning vehicles.
2. To construct eastbound left turn lane at the approach to the driveway.
3. To remove proposed on street parking on 2nd Avenue N.

Please note the receipt of a 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.

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 HAkif@pbcgov.org.

Sincerely,

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:cw
ec:
Erin Fitzhugh Sita, AICP, Assistant Director-Planning, Zoning, & Preservation Community Sustainability Department, City of Lake Worth Beach
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2022\220317 - RESIDENCES AT LAKE WORTH.DOCX;

THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON
DIRECTOR

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

PLANNING AND INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK RD. N., STE 200
RIVIERA BEACH, FL. 33404

PHONE: 561-434-8020 / FAX: 561-357-1193
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

# SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

| | | | | |
|---|---|---|---|---|
| **Application** | **Submittal Date** | 10/03/2022 | | |
| | **SCAD Case No.** | **22082901D – D. O.** | | |
| | **FLU /Rezoning/D.O. No.** | 22-140004 – City of Lake Worth Beach | | |
| | **PCN No. / Address** | 38-43-44-20-01-097-0020; 0010; 096-0020<br>2559 2nd Avenue North | | |
| | **Development Name** | **Residences at Lake Worth** | | |
| | **Owner / Agent Name** | Richman Lake Worth Apartments LLC /Brian Terry | | |
| | **SAC No.** | 202 | | |
| | **Proposed Unit No. & Type** | **195 High-Rise Apartment Units** | | |
| **Impact Review** | | **Highland** Elementary School | **Lake Worth** Middle School | **Lake Worth** High School |
| | **# of New Students Generated** | 3 | 2 | 2 |
| | **Capacity Available** | 48 | 106 | 55 |
| | **Utilization Percentage** | 96% | 93% | 98% |
| **School District Staff's Recommendation** | **Based on the findings and evaluation of the proposed development, there will be no negative impact on the School District of Palm Beach County public school system. Therefore, the School District has no comment on this SCAD application.** | | | |
| **Validation Period** | 1) This determination is valid from **10/11/2022** to **10/10/2023** or the expiration date of the site-specific development order approved during the validation period.<br><br>2) A copy of the approved D.O. must be submitted to the School District Planning Department prior to **10/10/2023** or this determination will expire automatically on **10/10/2023**. | | | |
| **Notice** | School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change. | | | |

Joyce Cai

School District Representative Signature

**October 11, 2022**

Date

**Joyce C. Cai, Senior Planner**

Print Name & Title of School District Representative

**joyce.cai@palmbeachschools.org**

Email Address

CC: Erin Sita, Assistant Director, City of Lake Worth Beach
Joyell Shaw, PIR Manager, School District of Palm Beach County

SIMMONS & WHITE

ENGINEERING | PLANNING | CONSULTING | SINCE 1982

March 25, 2022
Job No. 21-173

# DRAINAGE STATEMENT

Residences at Lake Worth
City of Lake Worth Beach, Florida

## SITE DATA

The subject parcel is located at the City of Lake Worth Beach, Florida and contains approximately 7.40 acres. The site is currently undeveloped with an existing utility tower in the northeast corner of the property. Proposed site development will consist of 195 apartment units, 4100 SF of clubhouse and associated parking. For additional information regarding site location and layout, please refer to the site plan prepared by Insite Studios.

## PROPOSED DRAINAGE

The site is located within the boundaries of the South Florida Water Management District C-51 Basin (Sub-Basin 33), the Lake Worth Drainage District and City of Lake Worth Beach. It is proposed that runoff be directed to the on-site water management areas including a lake and storm chambers by means of paved or on-site grass swales and/or inlets and storm sewer. Legal positive outfall is available through a control structure and into the Lake Worth Drainage District's E-4 Canal.

Drainage design is to address the following:

1. Due consideration for water quality.

2. No runoff to leave the site except through an approved control structure up to the level produced by the 25 year - 3 day rainfall event.

3. Building floor elevations to be set at or above the level produced by the 100 year - 3 day (zero discharge) rainfall event.

4. Allowable discharge to be in accordance with South Florida Water Management District and Lake Worth Drainage District Criteria.

2581 Metrocentre Boulevard West Suite 3 West Palm Beach Florida 33407
T: 561.478.7848 F: 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452

## PROPOSED DRAINAGE (CONTINUED)

5. Roads to be protected from flooding during the 3 year - 24 hour event.

6. Compliance with the South Florida Water Management District C-51 Drainage Basin Criteria with regard to compensating storage via water management areas and storm chambers. Based on preliminary water management calculations, the site plan as presented will meet the South Florida Water Management District C-51 Basin requirements.

Required Permits/Approvals:

1. Lake Worth Drainage District Drainage Permit

2. South Florida Water Management District Environmental Resource Permit

3. City of Lake Worth Beach Engineering

Erik R. Cooper, P.E.
FL Reg. No. 56934

**Erik R. Cooper, P.E., State of Florida, Professional Engineer, License No. 56934**

**This item has been electronically signed and sealed by Erik R. Cooper, P.E., on 04/05/2022.**

**Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.**

sa: x:/docs/trafficdrainage/ds.21173

Return to:

**Nelson Mullins**
**1905 NW Corporate Boulevard, Suite 310**
**Boca Raton, FL 33431**
**(561) 483-7000**
File Number:

Parcel Identification No.
**38-43-44-20-01-096-0020**;
**38-43-44-20-01-097-0010**; and
**38-43-44-20-01-097-0020**

[Space Above This Line For Recording Data]

# Warranty Deed

**This Indenture** made this **7th day of December, 2021** between **Village of Valor LTD, a Florida Limited Partnership** whose post office address is **3175 S. Congress Ave., Suite 310 – Palm Springs, FL 33461** of the County of **Palm Beach**, State of **Florida**, grantor*, and **Richman Lake Worth Apartments, LLC, a Delaware Limited Liability Company** whose post office address is **777 West Putnam Ave., Greenwich, CT 06830** of the County of **Fairfield**, State of **Connecticut**, grantee*,

**Witnesseth** that said grantor, for and in consideration of the sum of 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**, **Florida**, to-wit:

**Parcel 1:**
The West Two acres of Tract 96 of MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, according to the Plat thereof, recorded in Plat Book 5, Page 79 of the Public Records of Palm Beach County, Florida.

Less and Except the South 25.00 feet by Deed to Palm Beach County, recorded in Official Records Book 6431, Page 1748.

**Parcel 2:**
The East 117.68 feet of Lot 97 of MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, according to the Plat thereof, recorded in Plat Book 5, Page 79 of the Public Records of Palm Beach County, Florida. fronting 117.68 feet on North 2nd Avenue and 625 feet deep thereof.

Less and Except the South 25.00 feet of the East 117.00 feet by Deed to Palm Beach County, recorded in Miscellaneous Record Book 29, Page 193.

**Parcel 3:**
A portion of Lot 97 of MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, according to the Plat thereof, recorded in Plat Book 5, Page 79 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGINNING at a point where the North line of Lake Worth Road intersects with the East line of the right of way of the First Lateral Canal West of the Town of Lake Worth, running East a distance of 394.32 feet;
Thence North parallel with the East line of Lot 97 of the Subdivision of MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, a distance of 625 feet to the North line of Lot 97;

Thence West to a point where said North line intersects the East line of the right of way of said First Lateral Canal;

Thence Southwesterly following the right of way of said First Lateral Canal to the POINT OF BEGINNING.

Less and Except the South 25 feet, shown as Parcel No. 3 in the Order of Taking by Palm Beach County, and an additional 10 feet, shown as Parcel 12, recorded in Official Record Book 12863, Page 1606 of the Public Records of Palm Beach County, Florida.

Also known as **2431, 2441 and 2559 2nd Ave N, Lake Worth, FL 33461**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**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:

**Village of Valor LTD**, a Florida Limited Partnership

Witness
Printed Name: MARCIA S. Goodwin

By: Roy J. Foster
Roy J. Foster, Managing Partner
Village of Valor LLC, its General Partner

Witness
Printed Name: NICK GUGGINO

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 7th day of December, 2021 by Roy J. Foster, Managing Partner of Village of Valor, LLC; general partner of Village of Valor LTD, a Florida Limited Partnership who [✓] is personally known or [ ] has produced a driver's license as identification.

[Seal]

Notary Public
Print Name: Casimiro Hampton-Crockett
My Commission Expires: Apr 16, 2023

CASIMIRO HAMPTON-CROCKETT
Notary Public - State of Florida
Commission # GG 288247
My Comm. Expires Apr 16, 2023
Bonded through National Notary Assn.

insite studio
planning + landscape architecture

# Transmittal Letter

To: PBC Dept. of Environmental Resources Management

Date: 04/08/2022

Project Name: Residences at Lake Worth

Attention: PBC ERM

If enclosures are not as noted, please notify our office.

Subject: Residences at Lake Worth – Lake Worth Beach Jurisdiction Project

We Transmit: ☒ herewith ☐ under separate cover via

☐ as requested

For Your : ☐ approval ☐ distribution to parties ☐ information

☐ review & comment ☒ record ☐ use ☐ _____

The Following: ☐ drawings ☐ specifications ☐ change order

☐ shop drawings ☐ product literature ☒ samples

☐ correspondence _____

| Copies | Date | Description |
|---|---|---|
| 1 | 4/08/2022 | Wellfield Affidavit of Notification |
| 1 | 4/08/2022 | Owner/Agent Consent Form |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

# AFFIDAVIT OF NOTIFICATION

Pursuant to the Palm Beach County Unified Land Development Code, Article 14 Chapter B, Wellfield Protection, you shall provide notification to the Palm Beach County Department of Environmental Resources Management for the following activities should you store, handle, use, or produce Regulated Substances that exceed the threshold of 5 gallons, if liquid, or 25 pounds, if solid, within a wellfield zone:

a. Application for nonresidential building permits.
b. Application for residential building permits of 25 units or more.
c. Applications for development subject to review by advisory planning bodies and approval by local governing authority or zoning board of appeals.

A. Project Information:

1. Name of Project Residences at Lake Worth

2. Property Control # N/A

3. Address of Project 2559 2nd Ave N (Street) | Lake Worth (City) | FL (State) | 33461 (ZIP)

B. Owner of Property, Developer or Agent Signing Affidavit (If agent, a letter of authorization to sign for the owner must be attached.)

1. If individual, provide full legal name Brian Terry - Insite Studio, Inc.

Address 8144 Okeechobee Blvd, Suite A (Street) | West Palm Beach (City) | FL (State) | 33411 (ZIP)

Telephone 561.249.0940

Owner of Property (if signed by agent) Richman Lake Worth Apartments LLC

2. If corporation or partnership, provide full name of corporation or partnership and relationship to corporation or partnership.

Name of Corporation or Partnership _____

Address _____

Telephone _____

Relationship to corporation or partnership _____

3. List any Regulated Substances (chemicals, fuels, oils, paints, etc.) that you intend to store, handle, use or produce at this site:

| Type of Substance | Approximate Quantity |
|---|---|
| No regulated substances will be stored, handled, used or produced | _____ gallons _____ pounds |
| on the subject residential property. | _____ gallons _____ pounds |
| _____ | _____ gallons _____ pounds |

I have received a copy of "Palm Beach County Unified Land Development Code, Article 14 Chapter B, Wellfield Protection Prohibitions, Restrictions, and Best Management Practices." I understand that there are restrictions and prohibitions concerning the use, handling and storage of regulated substances pursuant to the Wellfield Protection Ordinance. I also understand that certain facilities are prohibited or subject to restrictions in the various wellfield zones.

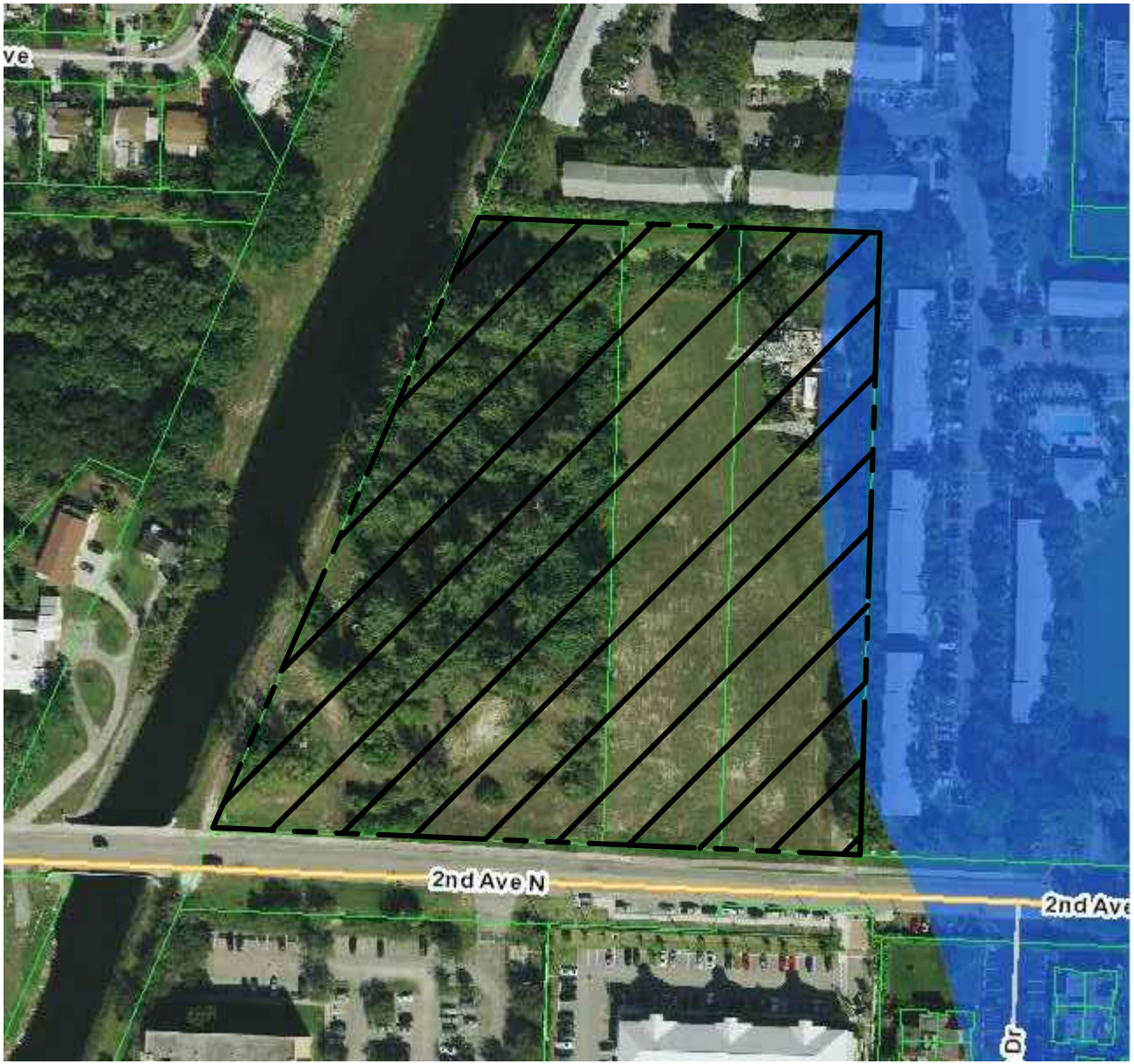
_____
Affiant

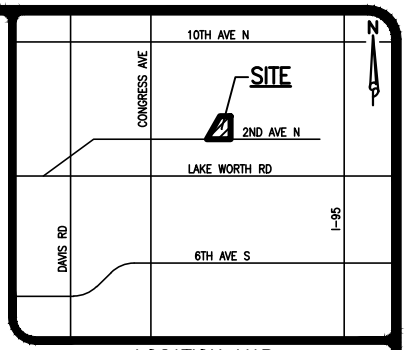
Sworn to and subscribed before me this 24 day of March, 2022.

_____
Notary Public, State of Florida

PAULA MILLER
Notary Public - State of Florida
Commission # HH 064882
My Comm. Expires Nov 29, 2024
Bonded through National Notary Assn.

**Return Completed Original to Department of Environmental Resources Management**
2300 N. Jog Road West Palm Beach, Florida 33411-2743 telephone (561) 233-2400
Copy to Applicant/ Copy to Local Government




**LOCATION MAP**
NOT TO SCALE

**LEGEND**

PROJECT LOCATION

WELLFIELD PROTECTION ZONE 4 AS SHOWN ON THE WELLFIELD PROTECTION ZONES OF INFLUENCE IN PALM BEACH COUNTY, FLORIDA

SIMMONS&WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
Authorization No. 3452
2581 Metrocentre Blvd ● Suite 3 ● West Palm Beach, Florida 33407 ● (561) 478-7848

# RESIDENCES AT LAKE WORTH
SECTION 20, TOWNSHIP 44S., RANGE 43E.
CITY OF LAKE WORTH, FLORIDA
WELLFIELD EXHIBIT

| DESIGN | DRAWN | CHECKED | APPROVED | DATE | JOB NO. | DRAWING NO. | SHEET | OF |
|---|---|---|---|---|---|---|---|---|
| E.V. | B.L. | | | | 21-173 | 21173Z01 | 1 | 1 |

# STAFF REPORT
# REGULAR MEETING

**AGENDA DATE**: February 7, 2023 **DEPARTMENT:** City Manager

**TITLE:**

Selection of final redistricting map

**SUMMARY:**

Pursuant to the City's Professional Services Agreement with FAU, representatives from The John Scott Dailey Florida Institute of Government at Florida Atlantic University (the "Institute") presented the analysis of the City's existing election districts and discussed with the City Commission the details of such analysis, advising that redistricting was strongly recommended.

**BACKGROUND AND JUSTIFICATION:**

Every ten years, after a census, updated population data often results in election districts with unequal populations, which requires the redrawing of districts to maintain compliance with the United States Constitution and the Voting Rights Act. The City of Lake Worth Beach has never done redistricting since its incorporation in 1913. Generally, redistricting redefines election districts based on changes in the population. The Equal Protection Clause of the United States Constitution guarantees the right of "one person, one vote" to municipal residents, such that a municipality must redraw its election districts periodically to maintain equal population.

The City Commission entered into an Agreement with FAU to analyze the City's 2020 Census data and population projections and the City's existing election districts. FAU's report recommending redistricting was presented at the September 12, 2022 work session. Four possible map options were presented at the October 6, 2022 commission meeting as well as at two public meetings, on October 13 and October 15. A fifth map option was presented at the January 3, 2023 commission meeting and at a public meeting on February 4.

At the January 3, 2023 City Commission meeting, consensus was given to proceed with alternative map options 3 and 5 and hold an additional public meeting on Saturday, February 4. The next step is to select a final map and proceed with a redistricting ordinance.

**MOTION:**

Move to accept map option xxx and proceed to a final map option ordinance.

**ATTACHMENTS:**

FAU report – revised to only include map alternatives 3 and 5
Alternative Maps 3 and 5

# Final Consultant Report: Redistricting Alternatives for the City of Lake Worth Beach

December 19, 2022

John Scott Dailey Florida Institute of Government
Florida Atlantic University

Steven Bourassa, Ph.D.
Professor and Chair, Runstad Department of Real Estate, University of Washington;
formerly Professor and Chair, Department of Urban and Regional Planning,
Florida Atlantic University

James Gammack-Clark, M.A., Ph.D. candidate (ABD)
Senior Instructor, Department of Geosciences, Florida Atlantic University

Ronald R. Schultz, Ph.D.
Professor Emeritus, Department of Geosciences, Florida Atlantic University

Michael Stamm Jr. MURP
Adjunct Faculty, Department of Urban and Regional Planning,
Florida Atlantic University

# Introduction

The City of Lake Worth Beach contracted with Florida Atlantic University (FAU) to conduct an analysis of their City Commission election districts. The contract outlines a two-part process: Part A, a population analysis of the current election districts and recommendation for redistricting and Part B, if necessary, the creation of redistricting options for the City. On September 7, 2022 the FAU redistricting team submitted the District Analysis for the City of Lake Worth Beach that provided a population analysis of the existing City Commission Districts, a population projection through 2024 for the Commission Districts and a recommendation to proceed to Part B of the contract. The City Commission at their September 12, 2022 meeting voted to proceed to Part B of the contract, creating map alternatives for the City Commission election districts.

This report transmits redistricting map alternatives (Part B) for dissemination to the City Commission and public as part of the City's redistricting process. The population data used to create the map options is from the 2020 U.S. Census apportionment dataset, adjusted for future growth to the year 2024.

The Final Redistricting Alternatives report summarizes the input obtained during the City Commission meeting held on October 6, public meetings held on October 13, 2022 and October 15, 2022 as well as direction from the November 1, 2022 City Commission meeting. Further, to increase public access to the redistricting process, the City has created a webpage; https://lakeworthbeachfl.gov/redistricting/ to disseminate the redistricting map alternatives, reports and public comments.

# Redistricting Criteria and Data Sources

The City's Charter defines the geographic boundaries of the election districts, but does not clarify the process as to how and when election districts should be evaluated. To conduct the City's redistricting process, the consultant has used the following standards by which rational districts are developed nationwide and which are supported by case law and practice throughout the nation:

1) Reasonable population equality across districts:
    - Districts should have approximately the same number of people when all persons, regardless of age, are counted. Ideal district size is based on the total population divided by the number of districts.

- Redistricting should adhere to Section 2 of the Voting Rights Act of 1965, as amended and interpreted through case law. This criterion requires that minority population clusters be respected in the development of district boundaries. Arbitrary dilution and other discriminatory practices are prohibited.
- Redistricting should adhere to Florida's Fair Districting Amendment.
- Although deviations should be avoided wherever possible, there must be no more than a 10% overall deviation from the ideal size across districts.

2) Geographic contiguity and appropriate compactness:
   - Follow major natural and manmade boundaries to the extent possible in defining boundaries of voting districts.
   - Maintain the integrity of communities of interest based on race, life cycle/age, income, and other community identity characteristics such as subdivisions.
   - Minimize the degree of change in pre-existing patterns of districts, to promote continuity of citizen identification with a district.
   - Maintain district compactness and spatial contiguity. A compact shape for each district will be sought in each redistricting option presented to the city.

The first criterion is of primary importance; the second is significant in guiding decisions in reaching reasonable population balance.

In developing revised Lake Worth Beach City Commission election districts, the spatial units used in composing or building the districts are residential housing subdivisions (communities) and U.S. Census blocks. Subdivisions are typically homogeneous in their housing characteristics and thus serve households with broadly similar interests. Therefore, district borders are typically subdivision boundaries and associated major roadways or other obvious physical features. U.S. Census blocks are typically subunits in subdivisions and are the smallest spatial unit used in tabulating Census data.

## Lake Worth Beach City Charter

This redistricting process was motivated by a change to the City's Charter that was approved March 8, 2022. This change provided for election of City Commissioners by District rather than City-wide (the mayor will continue to be elected City-wide). This Charter amendment led to a concern about possible imbalance in population across the current districts, which presently divide the City into four quadrants without any

consideration for population equity.

The Charter does not provide procedural language pertaining to redistricting or evaluation of election district population. However, Article II (Territorial Boundaries: Election Precincts) Sec. 2 – Election Districts, defines the boundaries of the current districts:

> *The City of Lake Worth is hereby divided into four (4) election districts, as follows:*
> *District 1. All that territory lying west of Dixie Highway and south of Lake Avenue.*
> *District 2. All that territory lying west of Dixie Highway and north of Lake Avenue.*
> *District 3. All that territory lying east of Dixie Highway and north of Lake Avenue.*
> *District 4. All that territory lying east of Dixie Highway and south of Lake Avenue.*

## Current Districts

### *An Evaluation of the Existing Districts:*

Referring to the 2020 Census Blocks, the City of Lake Worth Beach has a population of 42,219, which implies that the ideal district size for each of the four election districts is 10,555 people. District 2 is the largest district with 14,149 people and District 4 is the smallest District with 6,539 people. Based on 2020 data, the election districts have a total deviation of **133.31%** and a spread between the largest and smallest districts of **72.10%**. Based on the 2020 Census Block data, the current districts are well above the 10% deviation (spread) threshold used to evaluate election districts for population equity.

### *An Evaluation of Future Growth:*

To ensure that any recommendations for redistricting reflect the most up-to-date information about population growth, they are based on projections to 2024. City staff identified developments that were not included in the 2020 Census counts but are expected to be constructed and occupied by 2024. The projected population was amended after the submission of the initial Part A report. Following discussions with the City Commission and City staff, February of 2024 was specified as the new planning horizon for this Redistricting project. Consequently, the FAU team reduced the projected new units total from 1,554 to 1,364. The reduction in units resulted in a projected population growth of 3,958 instead of 4,508.

*Table 1 – City of Lake Worth Beach*

*Population Estimates for Approved Developments*

| Subdivision | Units | Population Estimate | Current District | Completion Date |
|---|---|---|---|---|
| The One | 14 | 41 | 4 | 2020 |
| The Mid | 230 | 667 | 2 | 2021 |
| Aviara | 49 | 142 | 3 | 2022 |
| The Bohemian | 200 | 580 | 1 | 2022 |
| 129 South K Street | 4 | 12 | 4 | 2023 |
| 1303/1305 Lucerne Avenue | 4 | 12 | 2 | 2023 |
| 15 North E Street | 2 | 6 | 2 | 2023 |
| 211 Ocean Breeze | 3 | 9 | 4 | 2023 |
| 230 North L Street | 6 | 17 | 3 | 2023 |
| 320 Lake Osborne Drive | 6 | 17 | 1 | 2023 |
| 509 North H Street | 3 | 9 | 2 | 2023 |
| Advantix | 189 | 548 | 2 | 2023 |
| Alora | 12 | 35 | 4 | 2023 |
| Casa Bella | 18 | 52 | 2 | 2023 |
| Deco Green | 125 | 363 | 2 | 2023 |
| Detroit Street Apartments | 81 | 235 | 2 | 2023 |
| Lake Worth Apartments | 24 | 70 | 2 | 2023/2024 |
| Lake Worth Station | 81 | 235 | 2 | 2023/2024 |
| Serendipity | 12 | 35 | 2 | 2023/2024 |
| Solimar | 8 | 23 | 3 | 2023/2024 |
| The Avery | 200 | 580 | 2 | 2023/2024 |
| The Cloisters Phase III | 15 | 44 | 4 | 2023/2024 |
| The Lord's Place | 7 | 21 | 4 | 2023/2024 |
| The Perch | 18 | 52 | 2 | 2023/2024 |
| Village Flats Phase I | 41 | 119 | 2 | 2023/2024 |
| Village Flats Phase II and III | 12 | 35 | 2 | 2023/2024 |
| | **1,364** | **3,959** | | |

Note: The U.S. Census average persons per household (2016-2020) for the City of Lake Worth Beach (2.9) was used to calculate the population estimate, rounded to the nearest whole number.

Population projections were established for each of these projects by multiplying the number of units by the Persons Per Household (PPH) value established by the U.S. Census American Community Survey for the City of Lake Worth Beach (2016-2020): 2.9 (with the result rounded to the nearest whole number).

These results are listed in **Table 1** above. (Note: Population projections were made at the Census Block

level, rather than on a project-by-project basis. Rounding error will thus produce a slight discrepancy in the population column if the reader attempts to multiply the total units per project by the PPH value, rather than summing the projected population for each block, as was done in this case.) In total, 3,958 people will be added to the city's total population count, with the majority (3,018) being allotted to the District 2 population count.

Accounting for this anticipated growth, the 2024 projected population for the City will be 46,177. Dividing by four puts the projected average population for each district at 11,544. The **Existing Districts Map** and **Table 2** show the geographic boundaries and projected population counts for the current districts. The district with the greatest projected population is District 2 with 17,166 residents; the district with the smallest projected population is District 4 with 6,701 residents.

### *Table 2 – Current Commission Districts – City of Lake Worth Beach*
### *2020 Enumeration and 2024 Population Projection*

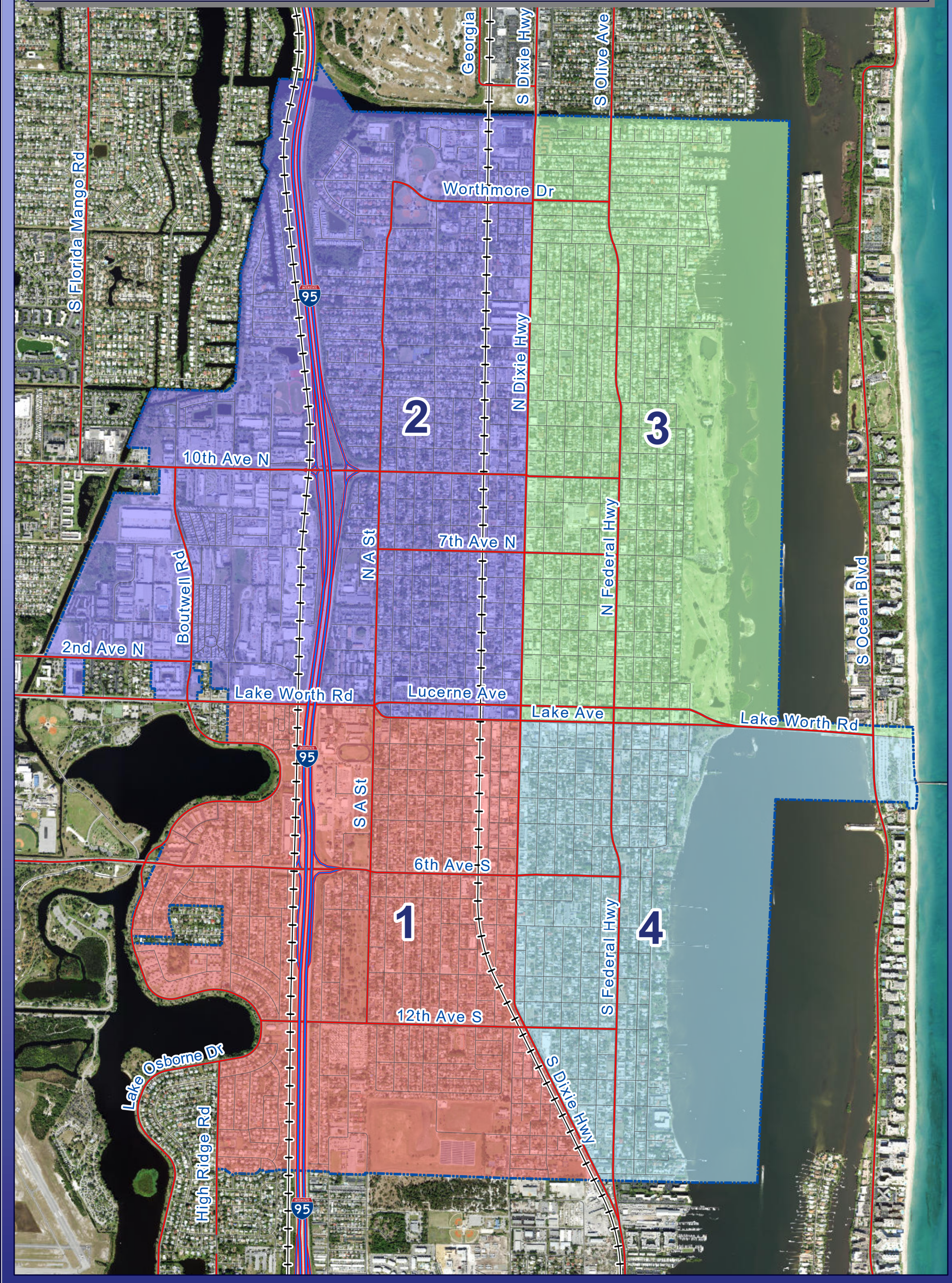
| Current Districts | 2020 Population | % of City | Deviation From Average | 2024 Population Projection | % of City | Deviation From Average |
|---|---|---|---|---|---|---|
| District 1 | 13,996 | 33.15 | 32.60% | 14,593 | 31.60 | 26.41% |
| District 2 | 14,149 | 33.51 | 34.05% | 17,166 | 37.17 | 48.70% |
| District 3 | 7,535 | 17.85 | -28.61% | 7,717 | 16.71 | -33.15% |
| District 4 | 6,539 | 15.49 | -38.05% | 6,701 | 14.51 | -41.95% |
| **Total** | **42,219** | **100** | **133.31%** | **46,177** | **100** | **150.21%** |
| **Average** | **10,555** | **25** | **33.33%** | **11,544** | **25** | **37.55%** |

Under these projections, District 2 will account for the greatest portion of the city's population at 37.17%. This deviates from the theoretical average population of 11,544 by 48.7%. District4, the smallest district, has 14.51% of the population and deviates from the average by -41.95%. This represents a difference of 10,465 people between the two districts, and a spread of **90.65%** (48.7% + 41.95%). The sum deviation of all districts, meanwhile, is **150.21%** and the mean deviation is **37.55%**. As such, the current districts are severely unbalanced and the anticipated growth will exacerbate the situation. While the current district configuration is geographically compact and utilizes easy to understand boundaries consistent with the descriptions in the City Charter, the projected population imbalance exceeds the standard criterion for redistricting: there must be no more than a 10% deviation between districts.

The overall pattern of district boundary changes would need to increase the population of District 3 and District 4. This will, of course, necessitate an adjustment of their geographic boundaries where District 3 and 4 gain territory, while districts 1 and 2 lose territory.

# City of Lake Worth Beach

## Existing Commission Districts




Revision Date: 9/3/2022
Contact: James Gammack-Clark
Filename: Lake_Worth_Beach.aprx
Sources: U.S. Census Bureau
City of Lake Worth Beach
Florida Atlantic University

District 1
District 2
District 3
District 4

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**City of Lake Worth Beach**
7 North Dixie Highway
Lake Worth Beach FL, 33460
Phone (561) 586-1600

# Alternatives

Given the necessity for redistricting, four alternatives were initially developed for review and discussion by the City Commission and the citizens of Lake Worth Beach. All of the map alternatives presented by the FAU team met the standard districting guidelines. Each map represented alternative ways to better balance district populations, while also keeping with the intent of the other identified guidelines.

The high degree of population inequality across districts means that significant changes to district boundaries are required to achieve compliance with redistricting standards. Consequently, all the proposed alternatives involve substantial modifications to current boundaries and impact nearly a quarter of the City's residents.

At the November 1, 2022 meeting, the City Commission, voted to accept map alternatives 2 and 3 for consideration; thus eliminating alternatives 1 and 4. Additionally, direction was provided by the City Commission to both create a fifth map alternative and to evaluate a publically provided map option. Upon evaluation it was discovered that the public proposal did not meet the required population standards as the spread between the largest and smallest districts exceeded 10%. However, the FAU consultant team modified the public submission and created a proposal that complied with population standards. During the various public meetings, hypothetical map configurations were discussed including an option described as a "layer cake" where the city would be split into four east–west bands that would sit one atop the another. However, following discussion, the Commission determined that approach should not be presented. This final consultant report presents a total of four map alternatives for consideration by the City Commission: Alternatives 2, 3, 5 and the Modified Public Proposal.

## Alternative 1

The City Commission voted to remove Alternative 1 from consideration. For further details, refer to the Interim Consultant Report of September 25, 2022.

## Alternative 3

Alternative 3 shifts territory in all the districts to achieve population equity. The impacts of these modifications on the districts' 2024 projected populations and geographic boundaries are reflected in **Table 4,** the **Existing vs. Alternative 3 Comparison Map**, the **Neighborhoods & Alternative 3 Map**, and the **Alternative 3 Map**.

### *Table 4 – Alternative Districts 3 – City of Lake Worth Beach*

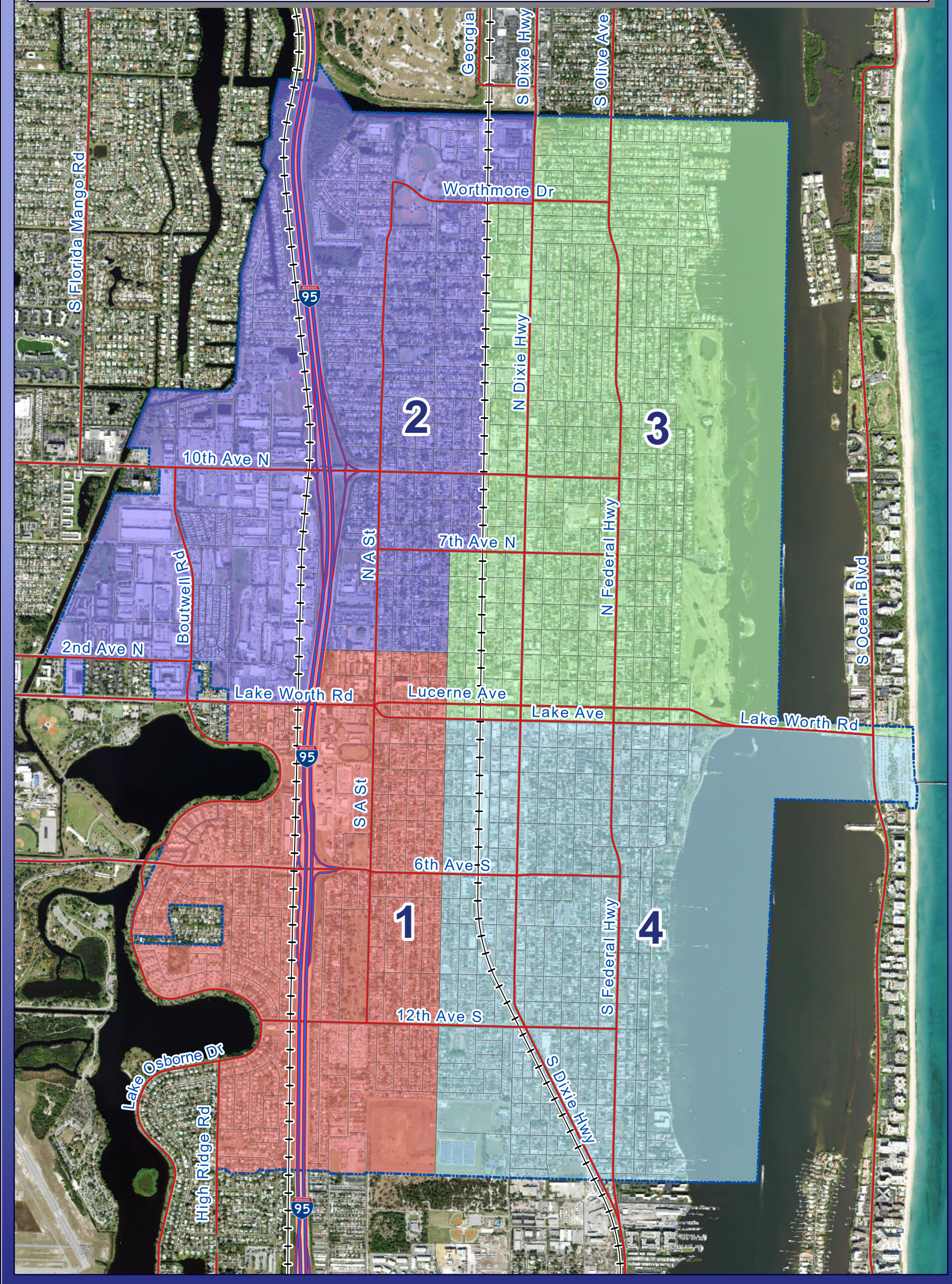
### *2024 Population Projections*

| Alt. 3 | 2020 Population | % of City | Deviation From Average | 2024 Population Projection | % of City | Deviation From Average |
|---|---|---|---|---|---|---|
| District 1 | 11,315 | 26.80 | 7.20% | 11,436 | 24.77 | -0.94% |
| District 2 | 10,121 | 23.97 | -4.11% | 11,606 | 25.13 | 0.53% |
| District 3 | 10,024 | 23.74 | -5.03% | 11,634 | 25.19 | 0.78% |
| District 4 | 10,759 | 25.48 | 1.94% | 11,501 | 24.91 | -0.37% |
| **Total** | **42,219** | **100** | **18.28%** | **46,177** | **100** | **2.62%** |
| **Average** | **10,555** | **25** | **4.57%** | **11,544** | **25** | **0.66%** |

Alternative 3 is a variant of Alternative 2 that creates a more compact and balanced District 1 while leaving District 4 unchanged. District 1's border extends north to 3rd Ave N, while the East-West border remains E Street. As with Alternative 2, this somewhat maintains the city's four quarters alignment, though again without a common intersection. Lake Worth Road remains the North-South border. The population balance between Districts 2 and 3 is improved by sacrificing the straight East-West border found in Alternative 2. It now makes several westerly jogs as it runs from the north to the south: first from Dixie Highway to the FEC railway south of Worthmore Drive, and then again to E Street south of 7th Avenue North. Seven neighborhoods are split in this alternative. The mean deviation of Alternative 3 is **0.66%**, while the spread between the largest and smallest districts is **1.72%** (0.94 + 0.78). Both measures are the lowest among the alternatives presented for consideration.

# City of Lake Worth Beach

## Alternative Districts: Option 3




Revision Date: 9/20/2022
Contact: James Gammack-Clark
Filename: Lake_Worth_Beach.aprx
Sources: U.S. Census Bureau
City of Lake Worth Beach
Florida Atlantic University

District 1
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District 4

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**City of Lake Worth Beach**

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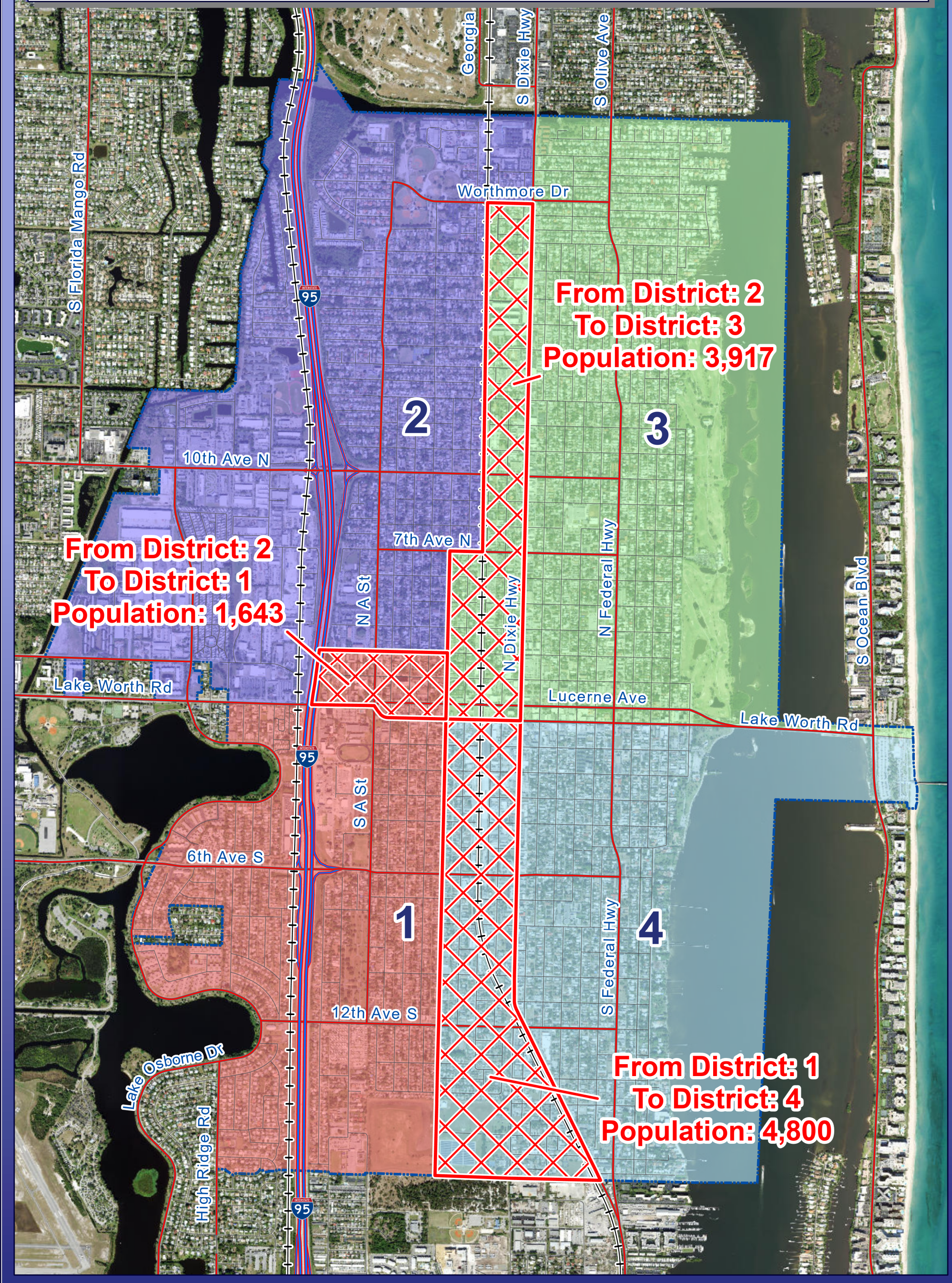
Phone (561) 586-1600

# City of Lake Worth Beach

## Existing vs. Alternative Districts: Option 3

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Contact: James Gammack-Clark
Filename: Lake_Worth_Beach.aprx
Sources: U.S. Census Bureau
City of Lake Worth Beach
Florida Atlantic University

District 1 | District 3 | Changes
District 2 | District 4

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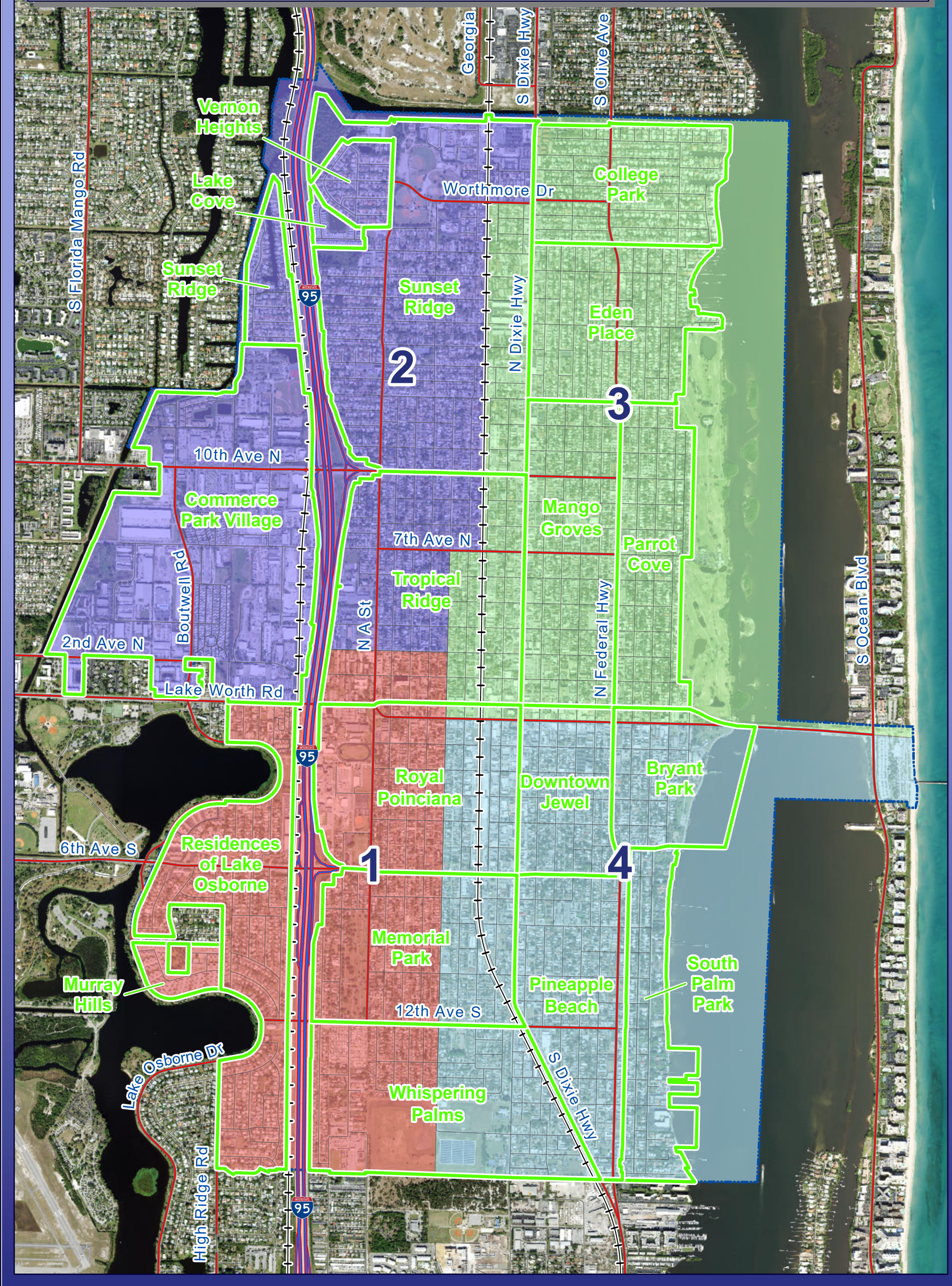
# City of Lake Worth Beach

## Neighborhoods & Alternative Districts: Option 3




Revision Date: 9/20/2022
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Filename: Lake_Worth_Beach.aprx
Sources: U.S. Census Bureau
City of Lake Worth Beach
Florida Atlantic University

District 1
District 2
District 3
District 4
Neighborhoods

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7 North Dixie Highway
Lake Worth Beach FL, 33460
Phone (561) 586-1600

## Alternative 5

Alternative 5 shifts territory in all the districts to achieve population equity. The impacts of these modifications on the districts' 2024 projected populations and geographic boundaries are reflected in **Table 5,** the **Existing vs. Alternative 5 Comparison Map**, the **Neighborhoods & Alternative 5 Map**, and the **Alternative 5 Map**.

### *Table 5 – Alternative Districts 5 – City of Lake Worth Beach*

### *2024 Population Projections*

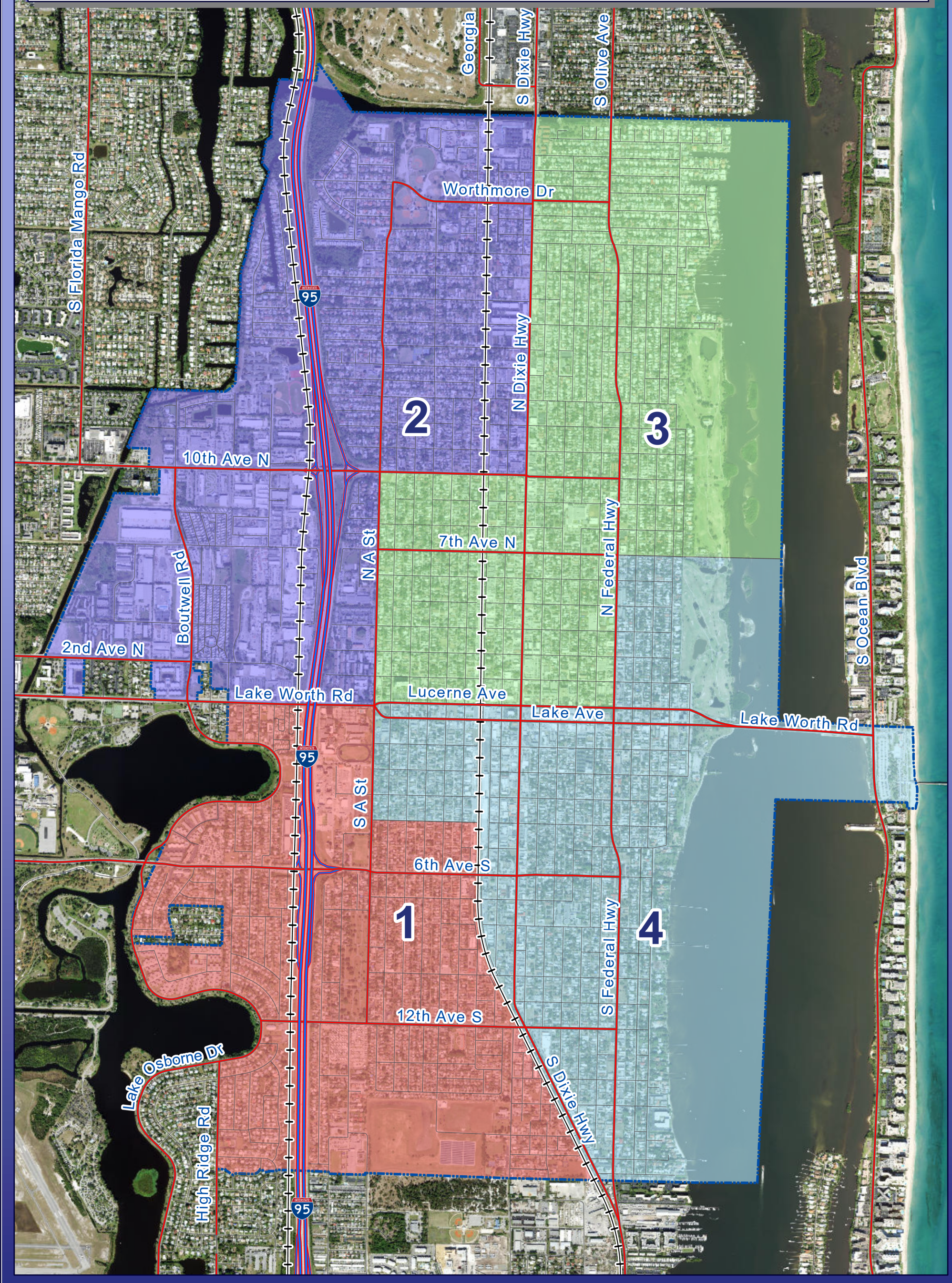
| Alt. 5 | 2020 Population | % of City | Deviation From Average | 2024 Population Projection | % of City | Deviation From Average |
|---|---|---|---|---|---|---|
| District 1 | 11,220 | 26.58 | 6.30% | 11,237 | 24.33 | -2.66% |
| District 2 | 9,249 | 21.91 | -12.37% | 11,764 | 25.48 | 1.90% |
| District 3 | 11,293 | 26.75 | 6.99% | 11,754 | 25.45 | 1.82% |
| District 4 | 10,457 | 24.77 | -0.93% | 11,422 | 24.74 | -1.06% |
| **Total** | **42,219** | **100** | **26.59%** | **46,177** | **100** | **7.44%** |
| **Average** | **10,555** | **25** | **6.65%** | **11,544** | **25** | **1.86%** |

Alternative 5 was created by the FAU team based on input received from both the City Commission and members of the public throughout the redistricting process.

District 1's border follows Lake Worth Road to South A Street, then south to 4th Avenue South, then east to the FEC Railway, and then south and east to the municipal border. District 4's northern boundary follows Lucerne Avenue east to North Federal Highway, and then jogs north to 7th Avenue North, which it then follows and continues east to the municipal boundary. District 3 grows by obtaining the area north of Lucerne Avenue, east of North A Street and south of 10th Avenue North. Alternative 5 maintains the basic quadrant appearance of the existing district boundaries with improved deviations in contrast to alternative 2. The mean deviation of Alternative 5 is **1.86 %**, while the spread between the largest and smallest districts is **4.56%** (1.90 + 2.66).

# City of Lake Worth Beach

## Alternative Districts: Option 5

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District 1
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**City of Lake Worth Beach**

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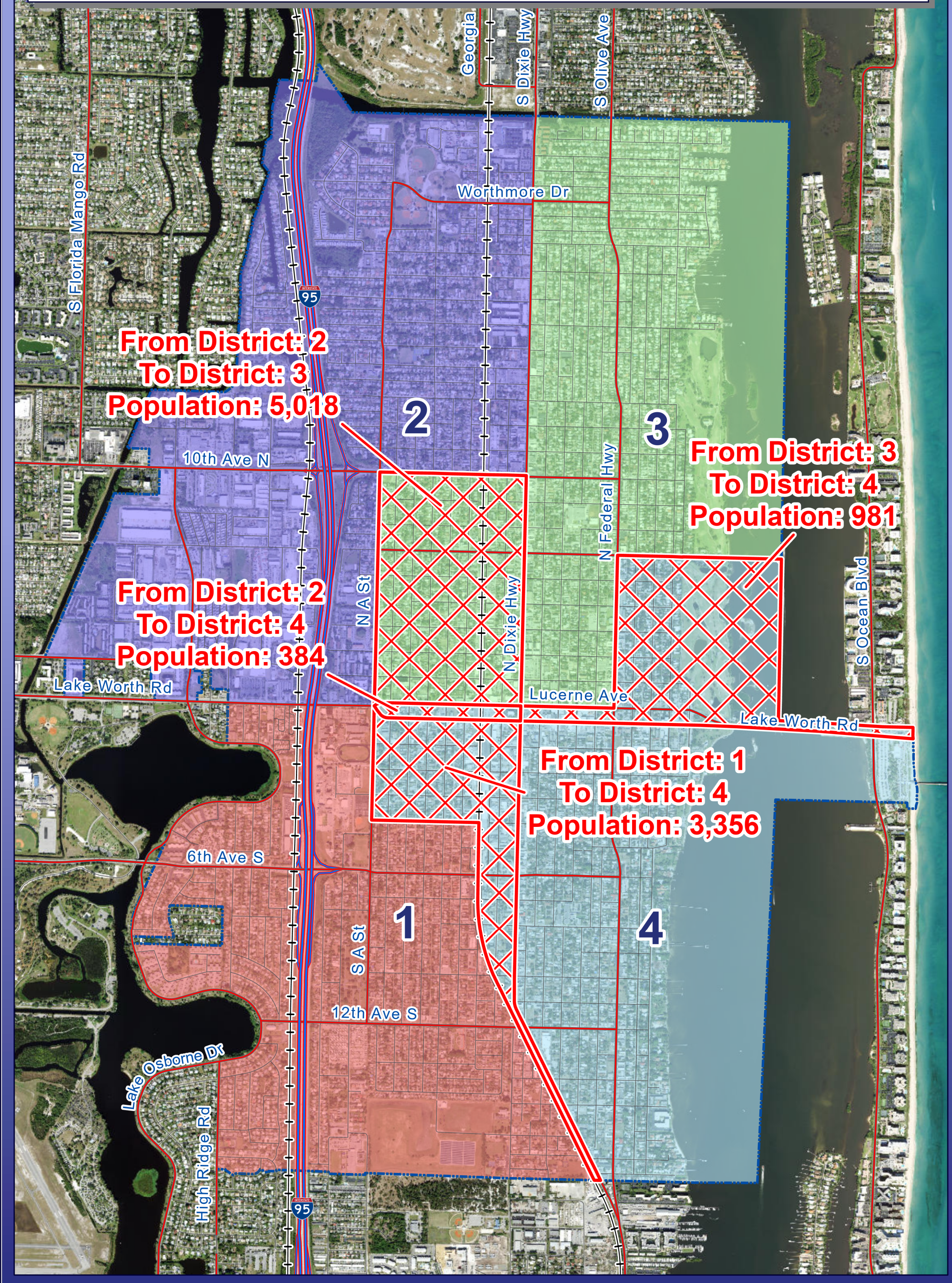
Lake Worth Beach FL, 33460
Phone (561) 586-1600

# City of Lake Worth Beach

## Existing vs. Alternative Districts: Option 5

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Sources: U.S. Census Bureau
City of Lake Worth Beach
Florida Atlantic University

District 1 | District 3 | Changes
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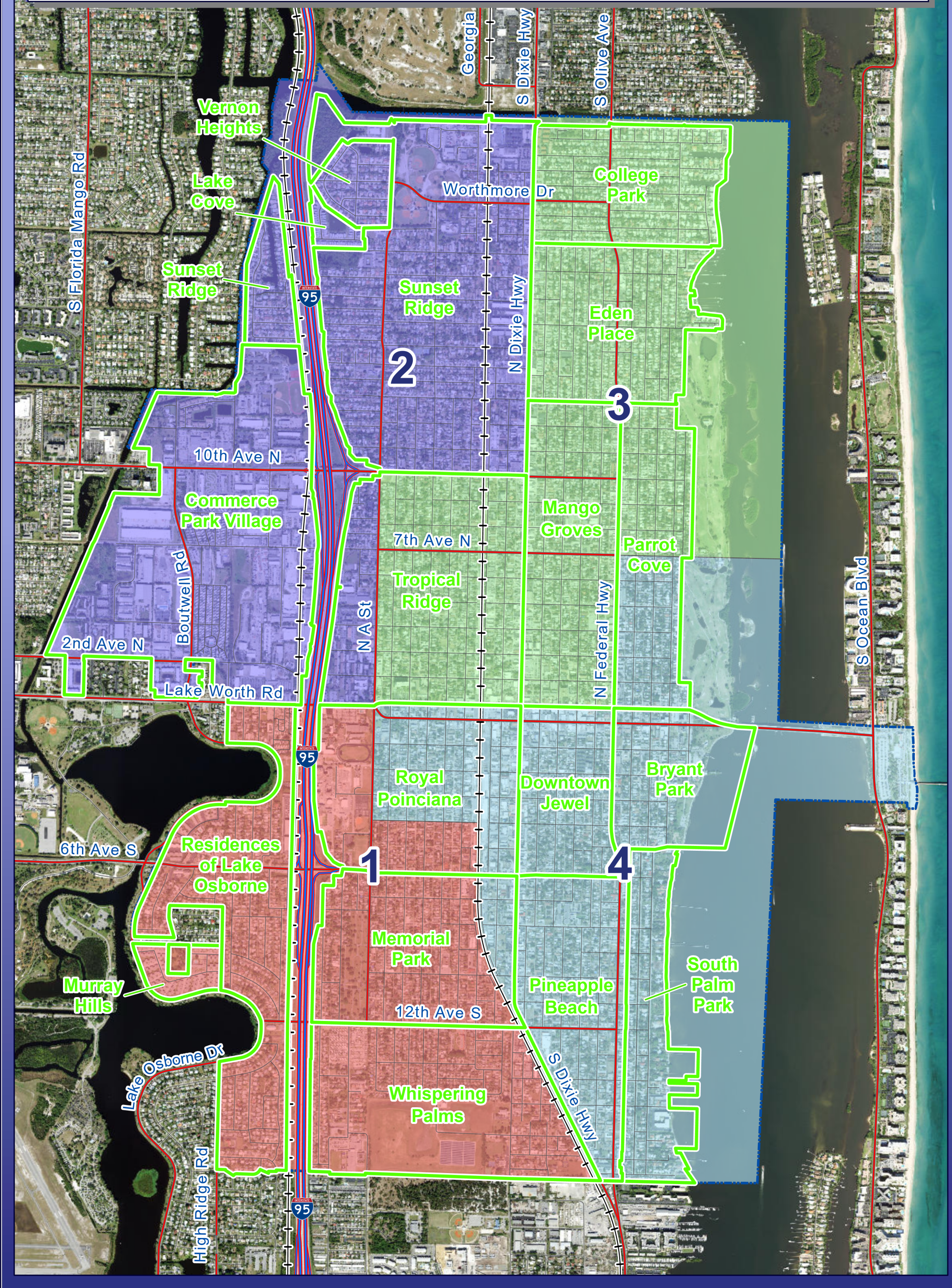
# City of Lake Worth Beach

## Neighborhoods & Alternative Districts: Option 5

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City of Lake Worth Beach
Florida Atlantic University

District 1 · District 2 · District 3 · District 4 · Neighborhoods

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**City of Lake Worth Beach**

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Lake Worth Beach FL, 33460
Phone (561) 586-1600

## Summary of Map Alternatives

All of the redistricting map alternatives achieve population equity by adjusting the geographic boundaries of the existing City Commission election districts, with districts 1 and 2 contracting and districts 3 and 4 expanding. Due to the extreme population deviation that exists between districts in their current configuration, it is unavoidable that a large number of residents will be moved to new election districts. In the case of Alternatives 3 and 5, approximately 10,000 residents are so moved. **Table 7** below compares each of the map options with respect to the population that they affect, the number of neighborhoods that they split, and their population deviation. Each of the alternatives reduces the spread between the largest and smallest districts to acceptable levels (less than 10%). Alternative 3 is the most balanced of the options presented having both the lowest spread and mean deviation. Alternative 5 provides population equity while addressing feedback received from both the public and the Commission during the public participation phase of this redistricting effort. Additionally, Alternative 5 is the only proposal that does not place two existing commissioners in the same election district; in Alternative 3, the Commissioners from districts 1 and 4 are placed into the same district.

*Table 7 – Map Alternatives Summary Table – City of Lake Worth Beach*
*2024 Population Projections*

| Configuration | Impacted Population | Split Neighborhoods | Total Deviation | Mean Deviation | Spread |
|---|---|---|---|---|---|
| Existing Districts | N/A | 3 | 150.21 | 37.55 | 90.65 |
| Alternative 2 | 10,073 | 8 | 11.27 | 2.82 | 8.28 |
| Alternative 3 | 10,360 | 7 | 2.62 | 0.66 | 1.72 |
| Alternative 5 | 9,739 | 4 | 7.44 | 1.86 | 4.56 |
| MPP | 15,067 | 5 | 4.24 | 1.06 | 3.39 |

# Appendix

## The 2020 Census

There are two primary differences that make the 2020 U.S. Census stand out from those that preceded it: a significant delay in its release due to the COVID-19 pandemic, and the implementation of a new 'differential privacy' policy. We will briefly address both of these here for the sake of posterity and context.

The decennial census aims to capture a snapshot in time of the population of the United States of America. Understanding that the population is constantly changing, with births, deaths, and migration patterns continuously adjusting the fabric of the American people, Census Day represents a single moment in time for which the U.S. population is enumerated with the greatest precision possible. This day is always April 1st. By this date, every household in America received an invitation to participate in the 2020 census, with three options to respond: online, by mail, or by phone. 2020 represented the first census to include an online response option. Subsequent to this day is a period of time in which the U.S. Census Bureau follows up with non-responders and begins a quality control process. Traditionally, the Census Bureau would deliver an apportionment count to the U.S. President on December 31st, followed by a distribution of redistricting data to the states exactly one year to the day after Census Day: in this case, April 1, 2021.

However, due to complications caused by the COVID-19 pandemic, the Census Bureau sought statutory relief from Congress that would allow for apportionment counts to be delivered to the President by April 30, 2021, and redistricting data to be delivered to the states no later than September 30, 2021. Additionally, the Census Bureau compressed the typical three-month nonresponse follow up enumeration period to two and half months. Ultimately, redistricting data were released in a 'legacy format' on August 12, 2021. This delay inevitably and unavoidably complicated redistricting efforts for every electoral district in the nation. It also meant that the amount of error in the data, inherent to every census where 100% accuracy is impossible, would likely be greater in the 2020 census. The Census Bureau has since confirmed that the rate of missing information was higher in the 2020 census than in the 2010 census. However, they have also stated that this rate was lower than they initially feared.

The 2020 redistricting data are the first to employ 'differential privacy protection'. This represents the Census Bureau's introduction of 'noise' into the data at the more local geographic scale (Blocks and Block Groups) with the intent to strike a balance between data protection and precision. The effect is that while

the enumeration counts can be trusted at the Census Tract level, we must anticipate a certain degree of 'fuzziness' at the Block level. Specifically, while the aggregate count of population for a Census Tract will be accurate, a certain proportion of people and housing units will have been *deliberately* misallocated by the Census Bureau at the Block level. While this may not be problematic in the realignment of Congressional Districts, for example, it certainly represents a challenge for Municipal Districts, for which the geographic precision of Census Blocks is highly desirable.

Taken together, therefore, the complications related to the COVID-19 pandemic and the implementation of 'differential privacy' introduce a certain amount of additional uncertainty to the primary source of data for this analysis (2020 Census Redistricting Data (PL 94-171)) that is unprecedented. Nevertheless, these data remain the standard upon which municipal redistricting efforts shall be based across the nation.

## District Demographics

The tables below depict the demographics taken from the 2020 U.S. Census for the existing commission districts and the four proposed alternatives. Note that the columns 'White' through 'Other' sum to the City's population total. These categories represent the U.S. Census' definition of race. The 'Other' column, which accounts for a significant portion of the city's population, represents all of those people who identified as belong to two or more races. The last two columns are 'Hispanic or Latino' and 'Not Hispanic or Latino' (the U.S. Census' classification of ethnicity) also sum to the City's population total.

*Current Commission Districts – City of Lake Worth Beach*

*Expanded Demographics, U.S. Census 2020*

| District (Existing) | Total Population | White | Black or African American | American Indian and Alaska Native | Asian | Native Hawaiian and Other Pacific Islander | Other | Hispanic or Latino | Not Hispanic or Latino |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 13,996 | 3,785 (27.04%) | 3,515 (25.11%) | 993 (7.09%) | 89 (0.64%) | 8 (0.06%) | 5,606 (40.05%) | 7,422 (53.03%) | 6,574 (46.97%) |
| 2 | 14,149 | 4,490 (31.73%) | 2,767 (19.56%) | 1,087 (7.68%) | 182 (1.29%) | 14 (0.1%) | 5,609 (39.64%) | 7,740 (54.7%) | 6,409 (45.3%) |
| 3 | 7,535 | 5,056 (67.1%) | 512 (6.79%) | 134 (1.78%) | 77 (1.02%) | 6 (0.08%) | 1,750 (23.22%) | 1,950 (25.88%) | 5,585 (74.12%) |
| 4 | 6,539 | 3,149 (48.16%) | 1,266 (19.36%) | 237 (3.62%) | 69 (1.06%) | 0 (0%) | 1,818 (27.8%) | 2,245 (34.33%) | 4,294 (65.67%) |
| | **42,219** | **16,480 (39.03%)** | **8,060 (19.09%)** | **2,451 (5.81%)** | **417 (0.99%)** | **28 (0.07%)** | **14,783 (35.02%)** | **19,357 (45.85%)** | **22,862 (54.15%)** |

*Alternative 2 – City of Lake Worth Beach*

*Expanded Demographics, U.S. Census 2020*

| District (Alt 2) | Total Population | White | Black or African American | American Indian and Alaska Native | Asian | Native Hawaiian and Other Pacific Islander | Other | Hispanic or Latino | Not Hispanic or Latino |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 11,594 | 3,504 (30.22%) | 2,743 (23.66%) | 670 (5.78%) | 97 (0.84%) | 4 (0.03%) | 4,576 (39.47%) | 5,997 (51.73%) | 5,597 (48.27%) |
| 2 | 10,420 | 3,467 (33.27%) | 1,878 (18.02%) | 899 (8.63%) | 146 (1.4%) | 13 (0.12%) | 4,017 (38.55%) | 5,572 (53.47%) | 4,848 (46.53%) |
| 3 | 9,446 | 5,636 (59.67%) | 786 (8.32%) | 294 (3.11%) | 91 (0.96%) | 7 (0.07%) | 2,632 (27.86%) | 3,179 (33.65%) | 6,267 (66.35%) |
| 4 | 10,759 | 3,873 (36%) | 2,653 (24.66%) | 588 (5.47%) | 83 (0.77%) | 4 (0.04%) | 3,558 (33.07%) | 4,609 (42.84%) | 6,150 (57.16%) |
| | **42,219** | **16,480 (39.03%)** | **8,060 (19.09%)** | **2,451 (5.81%)** | **417 (0.99%)** | **28 (0.07%)** | **14,783 (35.02%)** | **19,357 (45.85%)** | **22,862 (54.15%)** |

*Alternative 3 – City of Lake Worth Beach*

*Expanded Demographics, U.S. Census 2020*

| District (Alt 3) | Total Population | White | Black or African American | American Indian and Alaska Native | Asian | Native Hawaiian and Other Pacific Islander | Other | Hispanic or Latino | Not Hispanic or Latino |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 11,315 | 3,541 (31.29%) | 2,459 (21.73%) | 774 (6.84%) | 101 (0.89%) | 6 (0.05%) | 4,434 (39.19%) | 5,804 (51.29%) | 5,511 (48.71%) |
| 2 | 10,121 | 3,297 (32.58%) | 2,095 (20.7%) | 691 (6.83%) | 147 (1.45%) | 11 (0.11%) | 3,880 (38.34%) | 5,330 (52.66%) | 4,791 (47.34%) |
| 3 | 10,024 | 5,769 (57.55%) | 853 (8.51%) | 398 (3.97%) | 86 (0.86%) | 7 (0.07%) | 2,911 (29.04%) | 3,614 (36.05%) | 6,410 (63.95%) |
| 4 | 10,759 | 3,873 (36%) | 2,653 (24.66%) | 588 (5.47%) | 83 (0.77%) | 4 (0.04%) | 3,558 (33.07%) | 4,609 (42.84%) | 6,150 (57.16%) |
| | **42,219** | **16,480 (39.03%)** | **8,060 (19.09%)** | **2,451 (5.81%)** | **417 (0.99%)** | **28 (0.07%)** | **14,783 (35.02%)** | **19,357 (45.85%)** | **22,862 (54.15%)** |

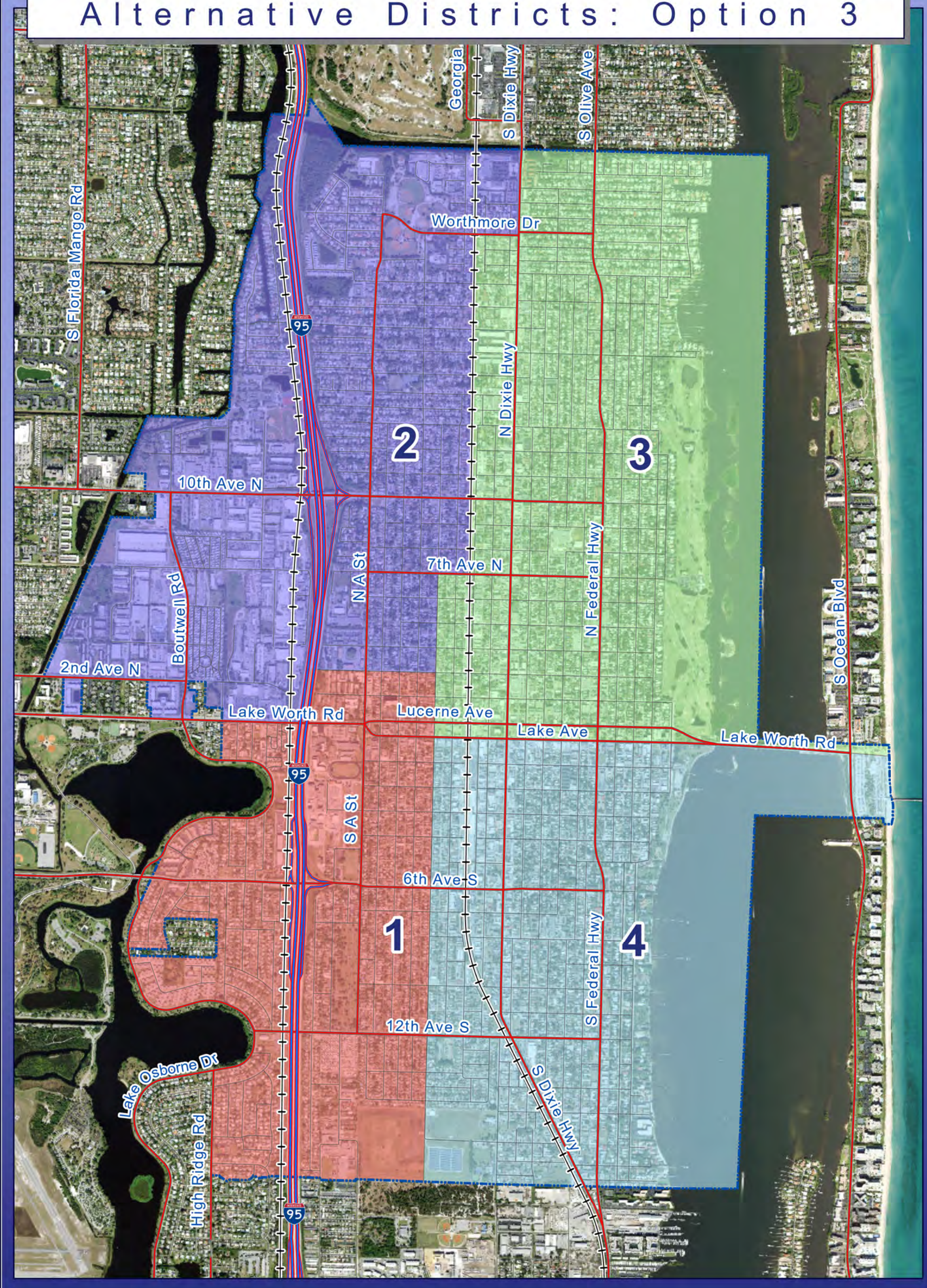
*Alternative 5 – City of Lake Worth Beach*

*Expanded Demographics, U.S. Census 2020*

| District (Alt 5) | Total Population | White | Black or African American | American Indian and Alaska Native | Asian | Native Hawaiian and Other Pacific Islander | Other | Hispanic or Latino | Not Hispanic or Latino |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 11,220 | 3,222 (28.72%) | 3,067 (27.34%) | 586 (5.22%) | 83 (0.74%) | 6 (0.05%) | 4,256 (37.93%) | 5,503 (49.05%) | 5,717 (50.95%) |
| 2 | 9,249 | 3,081 (33.31%) | 2,231 (24.12%) | 233 (2.52%) | 146 (1.58%) | 10 (0.11%) | 3,548 (38.36%) | 4,495 (48.6%) | 4,754 (51.4%) |
| 3 | 11,293 | 5,651 (50.04%) | 969 (8.58%) | 971 (8.6%) | 98 (0.87%) | 10 (0.09%) | 3,594 (31.83%) | 4,961 (43.93%) | 6,332 (56.07%) |
| 4 | 10,457 | 4,526 (43.28%) | 1,793 (17.15%) | 661 (6.32%) | 90 (0.86%) | 2 (0.02%) | 3,385 (32.37%) | 4,398 (42.06%) | 6,059 (57.94%) |
| | **42,219** | **16,480 (39.03%)** | **8,060 (19.09%)** | **2,451 (5.81%)** | **417 (0.99%)** | **28 (0.07%)** | **14,783 (35.02%)** | **19,357 (45.85%)** | **22,862 (54.15%)** |

# City of Lake Worth Beach

## Alternative Districts: Option 3




Revision Date: 9/20/2022
Contact: James Gammack-Clark
Filename: Lake_Worth_Beach.aprx
Sources: U.S. Census Bureau
City of Lake Worth Beach
Florida Atlantic University

District 1
District 2
District 3
District 4

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**City of Lake Worth Beach**
7 North Dixie Highway
Lake Worth Beach FL, 33460
Phone (561) 586-1600

# City of Lake Worth Beach

## Alternative Districts: Option 5

| Alt. 5 | 2020 Population | % of City | Deviation From Average | 2024 Population Projection | % of City | Deviation From Average |
|---|---|---|---|---|---|---|
| District 1 | 11,220 | 26.58 | 6.30% | 11,237 | 24.33 | -2.66% |
| District 2 | 9,249 | 21.91 | -12.37% | 11,764 | 25.48 | 1.90% |
| District 3 | 11,293 | 26.75 | 6.99% | 11,754 | 25.45 | 1.82% |
| District 4 | 10,457 | 24.77 | -0.93% | 11,422 | 24.74 | -1.06% |
| **Total** | **42,219** | **100** | **26.59%** | **46,177** | **100** | **7.44%** |
| **Average** | **10,555** | **25** | **6.65%** | **11,544** | **25** | **1.86%** |

District 1
District 2
District 3
District 4

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**City of Lake Worth Beach**

7 North Dixie Highway
Lake Worth Beach FL, 33460
Phone (561) 586-1600

# STAFF REPORT
# REGULAR MEETING

**AGENDA DATE**: February 7, 2023 **DEPARTMENT:** Public Works

**TITLE:**

Mobile Home Park Solid Waste & Recycling Rate Modification

**SUMMARY:**

The rates currently charged to the City's Mobile Home Parks for solid waste and recycling services are not consistent and require modification to ensure equitability.

**BACKGROUND AND JUSTIFICATION:**

Back in 2018, there was an update to Chapter 12 (Health and Sanitation) in the City's Code of Ordinances. Also that year, there was discussion with the different mobile home parks (MHP's) regarding the type of collection services being received and if they would continue being serviced as residential or be converted to commercial. Under that Code of Ordinances Chapter 12, the MHPs fall under commercial properties as they contain nine or more dwelling units. Historically, however, the parks have been collected as residential with the exception of Orange Grove. In looking statewide, you'll find that MHPs can be billed both ways depending on what the municipality or County they reside in requires. You'll also find some parks have much wider rights-of-way, allowing heavy equipment to maneuver easier. Another factor is whether the governmental entity self-hauls or privatizes their solid waste and recycling operations.

Ultimately, the decision was made to not move forward with the transition to centralized collection (multiple dumpsters located on the property like within Orange Grove) and maintain the residential curbside collection with each unit having their own set of containers, just as a single-family residential property does. While centralized collection would provide for more efficient routes and eliminate the need for heavy equipment to traverse some of the small road rights-of-way within the parks, the City acknowledged the community convenience of door-to-door service for these locations, which consist of a generally more senior customer base. What was not addressed back then, however, was how these MHP properties are billed.

It would appear that incorrect billing of the MHPs in the City has been a long-standing issue and there is a high likelihood that they have never been billed correctly. Staff is currently trying to correct this practice. Residential properties within the City pay $245.15 annually as part of their non-ad valorem taxes, which equates to $20.43 if it were broken down monthly. While being serviced as residential properties, staff is recommending that monthly fees should reflect this collection method and be set at the same $20.43/unit (currently, there are two parks below this amount and two above it). In addition to this residential rate option, based on Commission direction given at the 1/03/23 meeting, staff is also bringing forward two additional commercial rate options.

Staff is currently seeking approval to proceed with this fee modification as part of a future FY2023 budget amendment that will be brought forward for Commission approval at a later date.

**MOTION:**

Move to approve/disapprove setting the Mobile Home Park solid waste and recycling collection monthly rate at $20.43/unit in the FY2023 budget amendment.

**ATTACHMENT(S):**

Fiscal Impact Analysis
MHP Rate Comparison

**FISCAL IMPACT ANALYSIS**

Five Year Summary of Fiscal Impact:

| **Fiscal Years** | **2023** | **2024** | **2025** | **2026** | **2027** |
|---|---|---|---|---|---|
| Inflows | | | | | |
| Current Appropriation | 0 | 0 | 0 | 0 | 0 |
| Program Income | 0 | 0 | 0 | 0 | 0 |
| Grants | 0 | 0 | 0 | 0 | 0 |
| In Kind | 0 | 0 | 0 | 0 | 0 |
| Outflows | | | | | |
| Operating | 0 | 0 | 0 | 0 | 0 |
| Capital | 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 |

| New Appropriation Fiscal Impact: | | |
|---|---|---|
| | Revenue Source | Expenditure |
| Department | Refuse | |
| Division | | |
| GL Description | Refuse Fee – Residential | |
| GL Account Number | 343.40-10 | |
| Project Number | | |
| Requested Funds | | |

| Budget Transfer Impact | | |
|---|---|---|
| | Revenue Source | Expenditure |
| Department | | |
| Division | | |
| GL Description | | |
| GL Account Number | | |
| Project Number | | |
| Requested Funds | | |

| Contract Award - Existing Appropriation | |
|---|---|
| | Expenditure |
| Department | |

| | |
|---|---|
| Division | |
| GL Description | |
| GL Account Number | |
| Project Number | |
| Requested Funds | |

# SOLID WASTE & RECYCLING SERVICES - MOBILE HOME PARKS

| EXISTING MHP RATE STRUCTURE | | | |
|---|---|---|---|
| Location | Units * | Current Monthly Rate | Per Unit Cost Per Month |
| Orange Grove Mobile Home Park | 108 | $3,505.48 | $32.46 |
| Palm Beach Mobile Home Park | 333 | $6,553.60 | $19.68 |
| Holiday II Mobile Home Park | 102 | $1,380.84 | $13.54 |
| Holtz Mobile Home Park | 131 | $2,694.24 | $20.57 |

| PROPOSED MHP RATE STRUCTURE | | | |
|---|---|---|---|
| Location | Units * | Proposed Monthly Cost | Per Unit Cost Per Month |
| Orange Grove Mobile Home Park | 108 | $2,206.44 | $20.43 |
| Palm Beach Mobile Home Park | 333 | $6,803.19 | $20.43 |
| Holiday II Mobile Home Park | 102 | $2,083.86 | $20.43 |
| Holtz Mobile Home Park | 131 | $2,676.33 | $20.43 |

| **RATE COMPARISON: EXISTING MHP RATE VS. PROPOSED RATE STRUCTURE** | | | | | | |
|---|---|---|---|---|---|---|
| Location | Units * | EXISTING MHP RATES (per unit/month) | PROPOSED MHP RATES (per unit/month) | DIFFERENCE PER UNIT (per month) | MONTHLY COST DIFFERENCE ALL UNITS | ANNUAL COST DIFFERENCE |
| Orange Grove Mobile Home Park | 108 | $32.46 | $20.43 | -$12.03 | -$1,299.24 | -$15,590.88 |
| Palm Beach Mobile Home Park | 333 | $19.68 | $20.43 | $0.75 | $249.75 | $2,997.00 |
| Holiday Mobile Home Park | 102 | $13.54 | $20.43 | $6.89 | $702.78 | $8,433.36 |
| Holtz Mobile Home Park | 131 | $20.57 | $20.43 | -$0.14 | -$18.34 | -$220.08 |

**-$4,380.60 ADJUSTED CITY REVENUE**

| **RATE COMPARISON: EXISTING MHP RATE VS. PROPOSED *COMMERCIAL* RATE STRUCTURE** | | | | | | |
|---|---|---|---|---|---|---|
| Location | Units * | EXISTING MHP RATES (per unit/month) | PROPOSED MHP RATES (per unit/month) | DIFFERENCE PER UNIT (per month) | MONTHLY COST DIFFERENCE ALL UNITS | ANNUAL COST DIFFERENCE |
| Orange Grove Mobile Home Park | 108 | $32.46 | $46.13 | $13.67 | $1,476.36 | $17,716.32 |
| Palm Beach Mobile Home Park | 333 | $19.68 | $46.13 | $26.45 | $8,807.85 | $105,694.20 |
| Holiday Mobile Home Park | 102 | $13.54 | $46.13 | $32.59 | $3,324.18 | $39,890.16 |
| Holtz Mobile Home Park | 131 | $20.57 | $46.13 | $25.56 | $3,348.36 | $40,180.32 |

**$203,481.00 ADJUSTED CITY REVENUE**

| **RATE COMPARISON: EXISTING MHP RATE VS. PROPOSED *COMMERCIAL DUMPSTER* RATE STRUCTURE** | | | | | | |
|---|---|---|---|---|---|---|
| Location | Units * | EXISTING MHP RATES (per unit/month) | PROPOSED MHP RATES (per unit/month) | DIFFERENCE PER UNIT (per month) | MONTHLY COST DIFFERENCE ALL UNITS | ANNUAL COST DIFFERENCE |
| Orange Grove Mobile Home Park | 108 | $32.46 | $33.82 | $1.36 | $146.88 | $1,762.56 |
| Palm Beach Mobile Home Park | 333 | $19.68 | $33.72 | $14.04 | $4,675.32 | $56,103.84 |
| Holiday Mobile Home Park | 102 | $13.54 | $33.93 | $20.39 | $2,079.78 | $24,957.36 |
| Holtz Mobile Home Park | 131 | $20.57 | $33.59 | $13.02 | $1,705.62 | $20,467.44 |

**$103,291.20 ADJUSTED CITY REVENUE**

*Unit counts based on 10/14/21 Solid Waste Authority audit