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7 North Dixie Highway
Lake Worth, FL 33460
561.586.1600

AGENDA
CITY OF LAKE WORTH BEACH
REGULAR CITY COMMISSION MEETING
CITY HALL COMMISSION CHAMBER
TUESDAY, JULY 20, 2021 - 6:00 PM

ROLL CALL:

INVOCATION OR MOMENT OF SILENCE: led by Commissioner Christopher McVoy

PLEDGE OF ALLEGIANCE: led by Vice Mayor Herman Robinson

AGENDA - Additions / Deletions / Reordering:

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

A. Presentation to Deborah M. Andrea, former City Clerk, on her retirement
B. Proclamation declaring July 2021 as Parks and Recreation Month
C. Proclamation recognizing Lake Worth Beach Basketball Team Pride for AAU Memorial Day Classic win
D. Presentation by Maui Goodbeer of Streetwaves and Dan Volker of Project Seahorse on youth potential at pool and tourism potential at pier brought forth by Commissioner McVoy

COMMISSION LIAISON REPORTS AND COMMENTS:

PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:

APPROVAL OF MINUTES:

A. Special Meeting - May 11, 2021
B. Regular Meeting - May 18, 2021
C. Work Session - May 18, 2021
D. Special Meeting - May 20, 2021

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

A. Ratification of Resolution No. 36-2021 - IMLS Grant Application
B. Change Order 02-Final to David Mancini & Sons Inc. for Lake Osborne Estates Watermain Improvement Project
C. Agreement with MAXX Environmental, LLC to provide Annual Pipe Lining Services
D. Ratification of appointments and reappointments to the various advisory boards
E. Resolution No. 37-2021 - directing the Preparation of the Preliminary Refuse Assessment Roll for Fiscal Year 2021-2022 and scheduling the final public hearing for September 13, 2021

F. Resolution No. 38-2021 - directing the Preparation of the Preliminary Stormwater Assessment Roll for Fiscal Year 2021-2022 and scheduling the final public hearing for September 13, 2021

G. Resolution No. 39-2021 - establishing the Proposed Tentative Millage Rate for Fiscal Year 2021-2022 and scheduling the first public hearing for September 13, 2021 and the second public hearing for September 22, 2021

H. Resolution No. 40-2021 - establishing the Proposed Tentative Voter Approved Debt Rate for Fiscal Year 2021-2022 and scheduling the first public hearing for September 13, 2021 and the second public hearing for September 22, 2021

I. Settlement of FEMA litigation (backup to be provided at the meeting)

PUBLIC HEARINGS:

A. Ordinance No. 2021-04 – First Reading (continuance) - Quasi-judicial – amending the Official Zoning Map by approving the creation of a Mixed Use Planned Development (Deco Green Apartments) located at 1715 North Dixie Highway

B. Resolution No. 42-2021 - adopting the final assessment roll for non-ad valorem assessments levied for Chronic Nuisance Services and directing that such final assessment roll be certified to the Palm Beach County Tax Collector

UNFINISHED BUSINESS:

A. Resolution No. 43-2021 – abandoning an approximately 10-foot-wide section of public right-of-way (alley) located on the north side of 10th Avenue North between North E Street and North F Street

B. Ordinance No. 2021-07 – Second Reading (possible Quasi-judicial) – amending the Official Zoning Map by approving the creation of a Residential Urban Planned Development (Lake Worth Apartments) on 10th Avenue North between North E Street and North F Street

NEW BUSINESS:

A. Ordinance No. 2021-10 – First Reading – amending Chapter 23 “Land Development Regulations” regarding changes to floodplain management standards for manufactured homes as required by FEMA

B. Ordinance No. 2021-05 – First Reading – amending the Future Land Use Map from the future land use designation of Mixed Use – East (MU-E) to Public Recreation Open Space (PROS) for the property 32 South B Street

C. Ordinance No. 2021-06 – First Reading – amending the City’s Official Zoning Map from the zoning district of Single Family Residential (SFR) to Public Recreation and Open Space (PROS) for the property 32 South B Street

D. Resolution No. 31-2021 – (continuance) an amendment to page 198 of the City’s Historic Preservation Design Guidelines to allow Low-E coatings with a minimum visible light transmittance (VLT) of 60% for glazing in the historic districts

E. Lease Renewal with FDOT for the Sidewalk Café Permits

F. Authorize Drinking Water State Revolving Fund Amendment 3 to Loan Agreement DW501731 for the 2-inch watermain phase 4 project

G. First Amendment to Standard Agreement for Legal Services with Baker, Donelson, Bearman, Caldwell & Berkowitz, PC.

H. Discussion regarding city issued for rent sign policy brought forward by Commissioner Malega

I. Discussion regarding the city manager and utility director residency requirement brought forth by Commissioner Malega

J. Discussion regarding mini roundabouts brought forth by Commissioner Stokes

K. Designation of voting delegate for the business meeting during the 2021 Florida League of Cities' (FLC) 95th annual conference in Orlando, Florida on August 12-14, 2021

CITY ATTORNEY'S REPORT:

CITY MANAGER'S REPORT:

UPCOMING MEETINGS AND WORK SESSIONS:

Tuesday, July 27 – Work Session followed by Electric
Thursday, July 29 - Budget Work Session #3
Monday, August 2 - Work Session
Tuesday, August 3 - Regular

Draft Agenda - August 3, 2021

ADJOURNMENT:

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

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

Presentation information:

Two founders of non-profits with long involvement with youth empowerment, swimming, snorkeling and marine wildlife will present possible ideas for helping Lake Worth Beach. Maui Goodbeer, founder of Streetwaves, has dedicated his life to bringing under-served South Florida youth out to the ocean to learn to swim, surf and sail. Dan Volker, a LWB resident and founder of Project Seahorse, has years of experience with diving, teaching children to snorkel and introducing them to the wonders of underwater life. Together Maui and Dan would like to help link our pool and our potential underwater park.

MINUTES
CITY OF LAKE WORTH BEACH
SPECIAL CITY COMMISSION MEETING
QUASI-JUDICIAL HEARING - DOKA
CITY HALL COMMISSION CHAMBER
TUESDAY, MAY 11, 2021 - 6:00 PM

The meeting was called to order by Mayor Resch on the above date at 6:10 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

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

PLEDGE OF ALLEGIANCE: led by Vice Mayor Herman Robinson.

NEW BUSINESS:

A. Appeal by Alfred Malefatto, Esq. on behalf of Marlin Industrial Park Owners Association of PZB Project # 20-01400035 commonly referred to as "Umdasch/Doka," which included site plan, sustainable bonus and conditional use approvals to allow for the construction of a +/-47,000 square foot distribution facility and repair and maintenance uses within the Industrial Park of Commerce (I-POC) zoning district

Mayor Resch read the title of the case into the record. She stated that the meeting was a quasi-judicial hearing to hear an appeal pursuant to section 23.2-17 of the city's code of ordinances and as had been stated in other cases, because this was an appeal, no new evidence would be taken, but the city, the appellant and the applicant would each have 10 minutes to make a presentation. She announced that thereafter, public comment would be allowed and then the commission would ask questions.

Mayor Resch asked if the commissioners had any ex-parte communications, personal investigations or campaign contributions to disclose.

Commissioner Malega stated that both parties had emailed her and she had thanked them for their input but she had only spoken with Daniel Hiatt on the phone and she had not received any campaign contributions.

Commissioner McVoy said that he might have received a contribution from one party and had spoken with the appellants and the applicants.

Commissioner Stokes stated that she had not received any campaign contributions but did a site visit with Daniel Hiatt and had a zoom meeting with the applicants.

Vice Mayor Robinson said that he had spoken with Dan Hiatt and the team from Doka.

Mayor Resch said that she had not received any campaign contributions but had met with Dan Hiatt at the site and had spoken with him an additional time.

Mayor Resch requested that those giving presentations or answering questions from the commission be sworn-in and before speaking to state their names, the name and address of the property and the property owner on whose behalf they were speaking. Those giving testimony were sworn in by City Clerk Andrea.

Mayor Resch asked city staff to give their 10 minute presentation.

Erin Sita, Community Sustainability Assistant Director, announced that the item was for an appeal of the project referred to as "Umdasch/Doka" located at 2209 7th Avenue North. She gave the background of the request to the Planning & Zoning Board (PZB), stating that the subject property was currently vacant and undeveloped until the 1950s when land was cleared on the southern end and used as a landfill until the late 1970s after which the property became overgrown and remained undeveloped until 2011. She announced that the property had remained undeveloped and the applicant, Lisa Reves of Saul, Ewing, Arnstein and Lehr, applied on behalf of Umdasch Real Estate USA, Ltd. for entitlement approval to develop the subject site with a +/-47,000 square foot distribution facility and repair and maintenance uses. She iterated that the application included a Major Site Plan for the development of an industrial building in excess of 7,500 square feet, a Sustainable Bonus Program Incentive to gain an increase in building height to 31 feet and a Conditional Use Permit to establish "distribution facility" and "repair and maintenance – major" uses greater than 7,500 square feet. She stated that at the January 9, 2021 Planning and Zoning Board meeting, staff presented a summary of the attached staff report, which contained the review of the proposed plans, documentation and materials provided by the applicant for consistency with the applicable standards found in the City of Lake Worth Beach's Land Development Regulations (LDRs), Comprehensive Plan and Strategic Plan and the PZB approved the project by a vote of 7-0 for approval with conditions. She spoke about the quasi-judicial process from Section 23.2-17(b) of the city's code outlining the process for appealing decisions of the PZB and HRPB to the city commission, which required the appealing party to submit a basis of appeal.

Mayor Resch asked the appellant to give its presentation.

Alfred Malefatto, Esq. of Lewis, Longman & Walker, on behalf of Marlin Industrial Park Owners Association (Appellant) announced that he had spoken with Commissioner McVoy. He said that the Appellant was appealing approval of the project because the board's denial of the Appellant's request to continue the hearing did not follow the requirements of the city's code and the Applicant failed to meet its burden to show by competent substantial evidence that the project met all the site qualitative design standards and conditional use requirements of the city's code. He stated that the corporation was not registered to do business in the State of Florida at the time of the PZB hearing and there should have been a right to uphold the continuance. He said that the site was not designed to mitigate adverse impacts of the noise and dust that would be created.

Mayor Resch asked the applicant to give its presentation.

Neil Schiller, Esq., of Government Law Group, Attorney for Umbasch/Doka, requested that the commission uphold the PZB's unanimous decision to approve the application. He showed an aerial map of the site in the Boutwell Park of Commerce, spoke about Umbasch/Doka's history and showed photographs of other projects. He displayed the site plan which indicated a two-story office building, one-story maintenance and warehouse,

outdoor enclosure, open air canopy, dumpster enclosure and lake. He went over the landscape plan, access and buffers with a six foot chain link fence on one side, a six-foot pre-cast concrete wall on the other side and separate egress for cars and trucks and showed renderings of the building. He dispelled why the appeal should be denied including that the appellant had been granted a continuance, that the site circulation and building placement would mitigate adverse impacts to the appellants and 40 conditions had been agreed to, city staff determined that the site was not open to the general public, there would be a maximum of 15 trucks a day with normal business hours and 40 of 40 criteria met conditions of the comp plan. He announced that jobs would be brought to the city and the project would generate $41,666 in ad valorem taxes in 2020 and much more once operating due to personal property taxes.

Mayor Resch asked if there were any public comment cards.

City Clerk Andrea read the comments submitted by the following:

Elise Crohn wrote in opposition to the project.

Mayor Resch disclosed that she had received a video from Ms. Crohn, which would not be considered as it was not part of the previous record.

City Attorney Goddeau iterated that public comment was allowed but could not be used to determine the outcome of the appeal as it was not part of the previous hearing.

Peter Detore wrote in opposition to the project.

Thomas Cleary wrote in opposition to the project.

City Clerk Andrea stated that following would read their own comments on zoom:

Carolyn Zara said that the project was not compatible with the residential neighborhood she lived in nearby.

Christina Morrison requested that the development be denied as it was incompatible with the other businesses in the Park of Commerce.

Mayor Resch asked if the commissioners had questions for staff, the applicant or the appellant and reminded them that clarification could be sought on the issues but they should not ask for new information.

Vice Mayor Robinson asked about the business hours and about the landscaping by the fence.

Mr. Schiller responded that normal business hours were 8 AM to 3 PM Monday through Friday, moving to starting at 7 AM during the warmer months and work would end at noon if there was work on Saturday. He iterated that the intent was to have landscaping incorporated with fencing to make the property attractive.

Commissioner Stokes asked how the created dust would be mitigated to not affect the surrounding area.

Gerard Wright, Branch Manager, answered that the Pompano Beach facility had a lot of dust because it was on raw ground and went everywhere. He said that the only dust created would be enclosed in the warehouse and disposed of and that the ground would be paved.

Mayor Resch inquired if the large garage doors would be open.

Mr. Wright responded that the building had been shifted and the door facing the neighborhood would be closed.

Commissioner McVoy stated that a concrete block building would be necessary to mitigate noise, not an aluminum building, and expressed doubt that the doors would be closed in a building without air conditioning.

Mr. Schiller replied that extremely large fans would be installed to cool the employees and the door on the east would be opened to move the forms out; the building was placed west to be as far from the neighbors as possible.

Commissioner McVoy disagreed with the response.

Commissioner Malega stated that businesses with fans still had their doors open for cooling. She inquired about the usage of the empty space and bringing jobs to LWB and said that according to the city's noise ordinance, work could not begin until 8 AM.

Mr. Wright replied that the empty space would be used for storage, there would be 25+ jobs in that location and they would not begin work until 8 AM to comply with the code.

Commissioner Stokes asked about the run off and what types of chemicals were used.

Mr. Wright stated that no chemicals were applied, only cleaning products were used.

George Balaban, Engineer, explained how the wastewater was treated and said that the runoff would never connect to the canal; the wastewater would not interchange with the sanitary sewer.

Commissioner McVoy said that the building was close to the residences on the canal, but the residents had thought it would be an office and then were disqualified as affected parties due to timelines. He asked how the city was doing with notifications.

Mr. Schiller responded that notices were sent to residents, the project was a public record and he only remembered one person from the neighborhood participating in the hearing.

Commissioner Malega inquired what the administrative use meant on the application.

Mr. Schiller stated that the use issue did not come up at PZB.

Commissioner Malega stated that there needed to be better public notice regarding uses.

Mayor Resch asked how long the company had been in Pompano and if the facility there would close.

Mr. Wright responded that the Pompano facility had been in Pompano for seven years and would close.

Mayor Resch asked if the applicant had any questions for city staff or the appellant.

Commissioner Stokes asked about the administrative use and what light industrial use meant.

Ms. Sita replied that the project was noticed and advertised as a conditional use process, not an administrative one. She said that there was a sufficiency letter sent to the applicants informing them of anything missing from the application.

Mr. Waters explained that higher traffic industrial uses were moved to the Park of Commerce (I-POC) and lower traffic industrial uses were moved to Florida East Coast railway track in 2013. He stated that there were much higher uses that were allowed in the I-POC and could trigger the conditional use process.

Commissioner Malega asked if the traffic at I-POC fell under the traffic performance standards.

Mr. Waters responded that it did not.

Mayor Resch asked if there were any questions for the appellant.

Commissioner Stokes asked about the odor that was mentioned.

Mr. Malefatto answered that there would be odor from the truck fumes and the breaking up of the concrete.

Mayor Resch asked if the appellants had been represented by counsel at the hearing.

Mr. Malefatto stated that there was no counsel and the continuance was just a postponement due to a lack of quorum.

Mayor Resch opined that the appellant had rights and expressed concern that they were unrepresented and had not been granted a continuance thereby being denied due process.

Vice Mayor Robinson said that he had witnessed the PZB hearing and nothing new was learned since that meeting; he would make a motion to uphold the decision.

Mayor Resch closed the public hearing and asked the commissioners to discuss the request.

Action: Motion made by Vice Mayor Robinson to uphold the decision by the Planning & Zoning Board. **Motion died for lack of a second.**

Commissioner Malega said that she was torn about making a decision as she saw the merits of both sides.

Commissioner Stokes stated her frustration that had a continuance been granted, the issue would only have been delayed a month, but now the commission was put in a bad position.

Action: Motion made by Commissioner McVoy and seconded by Commissioner Stokes that based on the lack of due process, the appeal be remanded back to PZB**.**

Vice Mayor Robinson said that the land had been vacant for a very long time and he opined that PZB would reach the same conclusion in six months, which would hold up the project.

Commissioner Stokes asked if the item could be fast tracked when it went back to PZB.

Mr. Waters said that should the issue be remanded. it would be a new application and would not be heard until August by PZB and then it would not come back to the commission for an appeal until November.

Commissioner Malega asked Mr. Malefatto what could be done to make his clients happy.

Commissioner Stokes spoke about continuing the appeal to allow for negotiations. She said that the Lake Worth Waterkeeper did not have any environmental concerns about the project and had not seen any evidence about environmental impacts.

Mr. Malefatto said that he would speak to the developer about making changes that would be acceptable.

City Attorney Goddeau said that it would be within the commission's discretion to continue the appeal to allow for the parties to resolve their issues.

Mayor Resch asked Mr. Malefatto if he would be amenable.

Mr. Malefatto replied that he would have to confer with his clients.

The meeting recessed at 7:52 PM and reconvened at 8:04 PM.

Mayor Resch announced that there had been a request for clarification regarding the construction of the building.

Mr. Wright clarified that the overhanging canopy at the back of the building was structural steel and the actual building was steel column with pre-cast concrete panels.

Mr. Malefatto reported that he spoke with his clients who would be amenable to negotiating, but would not give up their due process.

Commissioner Stokes asked how the issue would be resolved.

City Attorney Goddeau responded that if the appeal were remanded, the application would be a new one going forward and would have to go through the full process. She stated that the matter could be continued to allow for time to reach an agreement.

Mayor Resch opined that inconvenience was not a reason to deny due process.

Commissioner McVoy said that he would amend his motion to speed the process up.

Vice Mayor Robinson stated that noise and dust could be subjective and PZB's decision

should be upheld.

Action: Motion amended by Commissioner Malega and seconded by Commissioner Stokes to continue the appeal for two weeks until May 25, 2021, to see if the parties could come to a meeting of the minds, with the understanding that the commission would vote on the appeal at that time.

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

Discussion ensued regarding a date for the continuance.

Vote on original motion: Voice vote showed: AYES: Mayor Resch, Vice Mayor Robinson and Commissioners Malega, McVoy and Stokes. NAYS: None.

ADJOURNMENT:

Action: Motion made by Commissioner McVoy and seconded by Commissioner Malega to adjourn the meeting at 8:16 PM.

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

_____
Betty Resch, Mayor

ATTEST:

_____
Melissa Ann Coyne, Interim City Clerk

Minutes Approved: July 20, 2021

MINUTES
CITY OF LAKE WORTH BEACH
REGULAR MEETING OF THE CITY COMMISSION
CITY HALL COMMISSION CHAMBER
TUESDAY, MAY 18, 2021 - 6:00 PM

The meeting was called to order by Mayor Resch on the above date at 6:07 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

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

INVOCATION OR MOMENT OF SILENCE: led by Commissioner Kimberly Stokes.

PLEDGE OF ALLEGIANCE: led by Commissioner Sarah Malega.

AGENDA - Additions/Deletions/Reordering:
There were no changes to the agenda.

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

A. Presentation by Denise Sanon, Principal of Barton Elementary School

Ms. Sanon gave an overview of Barton Elementary and stated their Mission and Vision. She discussed the school profile showing the ethnicities of the students and years of experience for the teachers. She announced that the school grade was on an upwards trend, only six points away from a B grade. She spoke about the Instructional Programs which included tutorial programs and book camps and would add Planning for Gifted and Spanish Dual Language in 2023. She said that VPK would have three classrooms in 2022 with hand-on learning and engagement with technology, and that there were many extracurricular activities such as the Garden Club, cheerleading, chorus and Leadership Club. She stated that there were great community outreach programs; they worked with TeamWork USA and For the Children as well as others. She listed the school's strengths, that 80% of students had returned in person and the math data showed the second most growth in the district during the first trimester, the barriers including a transient population and loss of instruction because of the pandemic. She said that focusing on attendance, developing capacity of teachers to differentiate instruction for all students, planning for whole and small group instruction and providing additional learning opportunities for students (tutorial) were some opportunities for growth.

Mayor Resch asked about parental involvement.

Principal Sanon said that there were ample opportunities for the parents who attended in large numbers.

Mayor Resch announced that there would be an educational committee and she asked Principal Sanon to reach out to the commission for any of the school's needs.

B. Presentation regarding the Cottages of Lake Worth Beach by Wes Blackman

Wes Blackman, President of Cottages of Lake Worth, Inc., spoke about the origins of the 501c3 and explained that a cottage was an approximate 1,000 square foot structure built on a small lot of various materials and styles and often contained smaller buildings on the same lot. He relayed that the Cottages of Lake Worth book had been published in 2016 and had been a finalist for coffee table/photography book in 2019. He said that the popular cottage tours would be back in 2022 and that the organization was seeking $2,000 of the $10,000 in funding from the city for a mural designed by Sami Makela.

Commissioner Malega said that she and her wife would donate $500 towards the mural.

Mayor Resch stated that she would donate $500 for the mural.

C. Mayor Resch read the Proclamation declaring May 16-22, 2021 as National Public Works Week and presented it to Jamie Brown, Public Works Director and Felipe Lofaso, Public Works Assistant Director.

D. Mayor Resch read the Proclamation for Ocean Rescue and presented it to Doug Yoakum, Aquatics Manager and Mat Botts, Chief Lifeguard.

E. Mayor Resch asked Commissioner Malega, due to her involvement with Healthier Lake Worth, to read the Proclamation declaring May 2021 as Mental Health Awareness Month and present it to Carmelle Marcelin-Chapman, Project Director, Healthier Lake Worth.

COMMISSION LIAISON REPORTS AND COMMENTS:

Commissioner Stokes: said that she had joined Lois Frankel for her COVID update and reported that there were many initiatives for vaccinations; there would be an informational Town Hall regarding the importance of the vaccine. She stated that she attended the opening of the Ben Carson Reading Room at Barton Elementary and the LWB Education Task Force name has been changed to Voices for LWB Schools and would be up and running soon. She said that she attended the Mango Groves neighborhood meeting where the positive steps to combat crime in the area was discussed.

Commissioner McVoy: reported that he knocked on doors to see if citizens needed help getting vaccinated and some communities were on the edge regarding vaccinations. He said that there was a need for mobile units at odd hours. He expressed gratitude to Ed Liberty, Electric Utility Director, for arranging a tour of Southeast National Marine Renewable Energy Center regarding the ocean current technology and suggested the commission support the initiative.

Commissioner Malega: reported that there was a good turnout for the Pineapple Beach clean-up. She announced that the CRA would be doing their small business spotlight videos and told anyone who was interested to contact the CRA.

Vice Mayor Robinson: said that he did not look forward to City Manager Bornstein's departure and was happy that City Hall was opening up a bit. He requested that the noise complaints be dealt with as they were a quality of life issue. He said that the PBSO contract would be coming up for renewal and expressed hope that it would contain verbiage about body cams. He requested that Joan Oliva, CRA Director, provide a quarterly report to the commission. He

spoke about establishing a vision for the city by having each commissioner list three priorities. He announced that the deadline to submit applications for the Charter Review Committee would be May 21; it would be an important task. He said that flood insurance would be increasing substantially and should be purchased now, Leisure Services had Water Day and the raft race would be held on July 4.

Mayor Resch: thanked City Manager Bornstein for lighting the flag poles and said that things were perking up around the city. She reported attending a ribbon cutting at a Guatemalan store and said that new businesses were good for the city. She stated that she met with Joan Oliva several times to develop a series of public workshops. She announced that she attended the South Florida Fair as a part of the mayoral parade and there were many shout outs for LWB.

Keith Sullivan, Webmaster, showed a video of Water Day.

PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:

Deborah Andrea, City Clerk, read the comment submitted by the following:

Matthew Portilla wrote that the city's refuse department should look hard into shifting to contracted refuse collection or implement a strict risk management program.

Todd Townsend said that many downtown business owners were in favor of a parking garage and spoke about density in the downtown.

Richard Stowe said that Healthier Lake Worth had combined mental health with tree planting.

Lorien DeBruyn expressed concern about traffic patterns on Lake and Lucerne Avenues.

APPROVAL OF MINUTES:

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

A. Work Session - April 27, 2021
B. Regular Meeting - May 4, 2021
C. Work Session - May 6, 2021

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

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

Action: Motion made by Vice Mayor Robinson and seconded by Commissioner Stokes to approve the Consent Agenda.

A. Approval of Settlement with Martin Maldonado for $30,000

B. Approval of Settlement with Dinorah De La Cruz for $30,000

C. Resolution No. 27-2021 – approving submission of the City's application to the Florida Department of State, Department of Cultural Affairs, Specific Cultural Project Grant Program for the proposed BiblioArte! 2023 Festival

D. Bill of Sale by and between JSM Bermuda, LLC. and the City of Lake Worth Beach

E. Bill of Sale by and between Hammon Park on the Ave, LLC. and the City of Lake Worth Beach

F. Proclamation declaring May 2021 as Hepatitis Awareness Month

G. Proclamation declaring May 2021 as Haitian Heritage Month

H. Proclamation declaring May 17-24, 2021 as National Beach Safety Week

I. Agreement with Gresco Supply Inc., for the purchase of two step-down electric power transformers

J. Resolution 24-2021 and License Agreement with the Florida Department of Transportation for Right of Way improvements associated with FDOT Project No. 4471775 SR 805 Dixie, Lake & Lucerne Avenue Signalization & Street Lighting Improvements

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

PUBLIC HEARINGS:
There were no Public Hearings on the agenda.

UNFINISHED BUSINESS:
There were no Unfinished Business items on the agenda.

NEW BUSINESS:

A. Resolution 25-2021 – Amending City Commission's Rules of Procedure

City Attorney Torcivia did not read the resolution.

RESOLUTION NO. 25-2021 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE RULES OF PROCEDURE FOR LAKE WORTH BEACH CITY COMMISSION; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

City Attorney Torcivia spoke about the revisions that had been made to the rules and procedures at the commission's direction.

Action: Motion made by Vice Mayor Robinson and seconded by Commissioner Stokes to approve Resolution No. 25-2021 - amending the City Commission's Rules of Procedure.

Comments/requests summary:

Discussion ensued regarding appointments to the advisory boards.

Commissioner Malega stated that she had spoke with City Attorney Goddeau who was still doing research on the issue.

Mayor Resch asked if there were any public comments. No one from the public commented.

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

B. Resolution No. 26-2021 – Amending the Charter Review Committee membership selection and appointment process

City Attorney Torcivia did not read the resolution.

RESOLUTION NO. 26-2021 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE CHARTER REVIEW COMMITTEE TO PROVIDE FOR COMMISSION SELECTION AND APPROVAL OF ALL APPOINTMENTS TO THE COMMITTEE AND FOR OTHER PURPOSES; AND PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS AND FOR AN EFFECTIVE DATE

Action: Motion made by Vice Mayor Robinson and seconded by Commissioner Stokes to approve Resolution No. 26-2021 - amending the Charter Review Committee membership selection and appointment process.

Comments/requests summary:

1. Vice Mayor Robinson asked if the board members had resigned.

2. Commissioner Malega said that Wes Blackman withdrew his application and reapplied and would be interviewed via Zoom on May 25.

3. Vice Mayor Robinson expressed gratitude to the volunteers for their service to the boards and spoke in opposition to having all board members submit their resignations.

Mayor Resch asked if there were any public comments. No one from the public commented.

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

CITY ATTORNEY'S REPORT:

City Attorney Torcivia did not provide a report.

Commissioner McVoy requested that the city add its name to an amicus brief regarding an issue that was reported in the newspaper.

City Attorney Torcivia said that the issue was not as black and white as it seemed originally and would the city want to sign a brief against Boynton Beach, a sister city.

Mayor Resch iterated that upon reading the facts of the case, the issue was not what it seemed in the paper. She stated that she would not support having the city's name on the brief and would not be comfortable making a decision at 7:30, having just heard about the issue.

Vice Mayor Robinson urged caution against basing actions on articles in the paper.

CITY MANAGER'S REPORT:

City Manager Bornstein did not provide a report.

ADJOURNMENT:

Action: Motion made by Commissioner McVoy and seconded by Commissioner Stokes to adjourn the meeting at 7:28 PM.

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

_____

Betty Resch, Mayor

ATTEST:

_____

Melissa Ann Coyne, Interim City Clerk

Minutes Approved: July 20, 2021

MINUTES
CITY OF LAKE WORTH BEACH
CITY COMMISSION WORK SESSION
CITY HALL COMMISSION CHAMBER
TUESDAY, MAY 18, 2021
IMMEDIATELY FOLLOWING THE REGULAR MEETING

The meeting was called to order by Mayor Resch on the above date at 7:46 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

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

UPDATES / FUTURE ACTION / DIRECTION

A. Lake Worth Development Context - Envision

William Waters, Community Sustainability Director, announced that he would be doing a presentation about the LWB Development Context, marrying Historic, Cultural and Environmental Sensibilities with Economic, Financial and Market Forces to foster an overall sustainable city. He said that a brochure entitled Envision was put together in 2014 to show what the city could be. He said that the intent was to attract the broadest array of residents possible, providing a wide variety of different housing types at varying price points. He spoke about the city's path towards it vision starting with the Citizen Master Plan in 2007 through 2021's Sustainable Bonus Program Review. He displayed the 2040 Future Land Use Map and said that low density areas applicable to single family residential had been expanded, multi-family areas were made smaller, some commercial was condensed, high traffic industrial was moved to the Park of Commerce and the industrial areas on the railroad tracks were made artisanal. He reported that there was a lot of interest in development and investment in the city. He introduced Elizabeth Plater-Zyberk, founder and principal of DPZ Partners and CoDesign of Miami, who would facilitate the rest of the work session.

Ms. Plater-Zybeck said that LWB was in the position to balance preservation with development. She pointed out that the historic districts were desired and supported by the residents and the city had mixed density and sought larger development to raise revenue. She said that it seemed difficult that a city made up of one-story houses and one-story businesses could maintain itself and that the idea of a city as a bedroom community with people working closer to home was desirable with retail as the life-blood of a community. She said that internet purchasing took off during the pandemic, but an advantage of the city was its appeal to localized retail, which would need help in determining how to invite a mix of retailers. She opined that parking might be part of the issues with retail downtown. She stated that the commission had the tools of design, policy and management and that policies had been set up to preserve certain areas as well as encourage development in desired areas. She said that some residents might be disappointed in the developments that had been built and money was spent on the design of large buildings, but it was difficult to

find quality in normal everyday architecture.

Mayor Resch welcomed Ms. Plater-Zyberk and stated that there was an opportunity for the city to design property downtown appropriately for the city. She said that there was one owner for four blocks downtown and asked for insight into the future regarding 100 year old empty retail spaces.

Ms. Plater-Zyberk replied that having one owner had advantages with centralized management such as a mall. She suggested having conversations about the city's vision.

Vice Mayor Robinson asked if a parking structure had been built in Naples.

Ms. Plater-Zyberk answered that the strategy was to add spaces without building a parking structure.

City Manager Bornstein said that he remembered the issues in West Palm Beach and inquired how to balance the uniqueness of the city with needed development.

Ms. Plater-Zyberk said that having four blocks to revitalize was a limited supply that people would want to be part of. She responded that it would be a question of scale; there were specific sites in specific locations to test the options and model options out to allow for discussion.

Commissioner McVoy stated that it was an honor to have Ms. Plater-Zybeck sharing her expertise. He asked if the modeling out should be on the financial or the design side.

Ms. Plater-Zybeck replied that the modeling should be presented simultaneously and every successive building should be more valuable.

Commissioner Stokes inquired about creating a sustainable economy and said that a balance had to be determined regarding density.

Ms. Plater-Zybeck said that there was a fear that once development started, it would never stop, but the city had documents in place to address the issue. She stated that there should be a conversation with the property owner and there was a multiplier to justify how much bigger a new development would have to be than a building it's replacing.

Mayor Resch asked for clarification regarding the modeling.

Commissioner McVoy replied that the architectural design to please the residents and the financial numbers to please the bankers had to be done simultaneously.

Ms. Plater-Zybeck stated that the modeling would cost money; she suggested using college students and having the design done in public as much as possible.

Commissioner Malega said that she was a small business owner and asked if the examples in the Envision brochure were modeling.

Mr. Waters replied that the examples referenced modeling and indicated what the zoning would allow.

Vice Mayor Robinson asked if there was ever enough money from parking fees to pay for minimal transit.

Ms. Plater-Zybeck replied that she could not answer the question. She said that some cities implemented trollies and Coconut Grove had a large golf cart that people could call for rides. She suggested having experts in various areas come to speak to the commission along with the property owner.

Commissioner Stokes said that she was having a problem seeing how current residents were not priced out when new developments came in.

Ms. Plater-Zybeck replied that the envelope could be restricted to make it difficult to tear down buildings and rebuild; the most affordable housing was original housing. She said that there could be a policy put in place to slow things down or maintain the status quo.

City Manager Bornstein asked if there was advice regarding a healthy balance between the different income levels in the city.

Ms. Plater-Zybeck said that cities were constantly changing and there were always surprises. She stated that the city had a lot of single family housing and mused that perhaps there would be a better way to distribute it; where would the transit be where people could walk.

Vice Mayor Robinson asked how much was too much relating to incentives.

Ms. Plater-Zybeck replied that there was a minimum number of units to justify the incentives.

Mayor Resch stated that there was great opportunity in the city.

Mr. Waters iterated that there blocks set up to implement what Ms. Plater-Zybeck had discussed and code set up to address the issues. He said that the city now had a track record of success with the Mid and other developments coming in and it was time to ask more of the developers. He said that the commission could stipulate that a certain number of units in a development had to be dedicated to affordable housing and all of the original developments after the LDRs were written were affordable housing. He reminded the commission that there was very little vacant land left and there could only be a certain number of projects downtown.

Mayor Resch said that it would be imperative to get the L & M Street project right.

Vice Mayor Robinson asked if it would be possible to have cooperative shuttles and there should be a discussion of transportation with any developer receiving incentives.

Mr. Waters replied that the cost would be approximately $250,000 a year per route.

City Manager Bornstein stated that the city had not reached the critical mass necessary. He advised the commission to follow the recently filed case regarding impact fees which could turn into mobility fees and complimented staff for their experience and knowledge base which was ahead of the curve.

Mayor Resch expressed interest in being involved in the process to set up a series for public input regarding upcoming development in the city.

Commissioner Stokes said that the commission should speak with the downtown property owners to relay the types of businesses that were desired.

ADJOURNMENT:
The meeting adjourned at 9:42 PM.

_____
Betty Resch, Mayor

ATTEST:

_____
Melissa Ann Coyne, Interim City Clerk

Minutes Approved: July 20, 2021

MINUTES
CITY OF LAKE WORTH BEACH
SPECIAL CITY COMMISSION MEETING
QUASI-JUDICIAL HEARING - 7-11 APPEAL
CITY HALL COMMISSION CHAMBER
THURSDAY, MAY 20, 2021 - 6:00 PM

The meeting was called to order by Mayor Resch on the above date at 6:10 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

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

PLEDGE OF ALLEGIANCE: led by Commissioner Christopher McVoy.

NEW BUSINESS:

A. Appeal by Thomas J. Baird, Esq. on behalf of 1920 10th Avenue, LLC and by Alfred Malefatto on behalf of Daniel Hiatt and Frederick Schmidt of PZB Project # 20-00500003, which included site plan and conditional use approvals to allow for the construction of a new vehicle fueling/charging station, single-destination retail, and restaurant at 1900 10th Avenue North (7-Eleven)

Mayor Resch read the title of the case into the record. She stated that the meeting was a quasi-judicial hearing to hear an appeal pursuant to section 23.2-17 of the city's code of ordinances and as had been stated in other cases, because this was an appeal, no new evidence would be taken, but the city, the appellant and the applicant would each have 10 minutes to make a presentation. She announced that thereafter, public comment would be allowed and then the commission would ask questions.

Mayor Resch asked if the commissioners had any ex-parte communications, personal investigations or campaign contributions to disclose.

Commissioner McVoy said that he had not received any campaign contributions but he had walked near the site with Mr. Hiatt.

Vice Mayor Robinson said that he had spoken with and walked the site with Mr. Hiatt and had not received any contributions.

Commissioner Stokes stated that she had nothing to disclose.

Mayor Resch said that had spoken with Dan Hiatt and she went to the site quite often.

Mayor Resch requested that those giving presentations or answering questions from the commission be sworn-in and before speaking to state their names, the name and address of the person on whose behalf they were speaking. Those giving testimony were sworn in by City Clerk Andrea.

Mayor Resch asked city staff to give its 10 minute presentation.

Erin Sita, Community Sustainability Assistant Director, announced that the applicant was Gunster, Yoakley & Stewart, P.A. on behalf of 1900 10th Ave, LLC with a request to construct a 7-Eleven retail store with quick-service restaurant and 7 fuel pumps (14 total fueling positions), a Major Site Plan for 4,730 square foot (sq. ft.) retail and restaurant building and 3,520 sq. ft. canopy structure with Conditional Use for a Vehicle Charging & Fueling Station (Vehicular Use), Single-Destination Retail (Retail Use), and Restaurant uses (Commercial Use). She stated that a variance of eight feet from the maximum building setback line to allow for a front setback of 40 feet from 10th Avenue North was not part of this appeal. She said that Thomas J. Baird, Esq. on behalf of Mr. Francisco Gil, manager of 1920 10th Avenue LLC, an affected party, was appealing a final order of the Planning and Zoning Board (PZB) to allow a 7-Eleven at 1900 10th Avenue North. She summarized the prior actions, stating that on July 15, 2020, the PZB voted 4-2 to approve project 20-00500003, including Major Site Plan, Conditional Use, and Variance, with staff recommended conditions and a Board recommended condition requiring the applicant to address school crossing safety and signage with city, Palm Beach County (PBC), and School District staff. She reported that, subsequent to the PZB approval of the project, the project was appealed to the city commission, the variance approval was appealed directly to the circuit court, the city commission heard the appeal at the December 15, 2020 city commission hearing which voted 3-0 to remand the project back to the PZB and again the variance was appealed to circuit court after the affected party, 1920 10th Avenue LLC, filed a writ of certiorari; the appeal was outstanding. She stated that the PZB reheard the application on January 27, 2021 and voted 5-2 to approve the application with conditions and the final order was issued on February 2, 2021. She iterated that the application was appealed again by Thomas J. Baird, Esq. on behalf of 1920 10th Avenue, LLC and a new appeal was filed by Alfred Malefatto on behalf of Daniel Hiatt and Frederick Schmidt. She spoke about the existing conditions and the conditions of approval required by each department and explained that while mixed-use projects were allowed on a single site, there was not a requirement in the comp plan that each site within the category incorporate multiple uses; there was a balance throughout the area.

Mayor Resch asked the first appellant to give its presentation.

Thomas J. Baird, Esq. on behalf of 1920 10th Avenue, LLC gave a presentation stating the reasons the appellant opposed the development. He said that the comp plan designated the property as mixed use west, but that the project was not complimentary to the existing businesses and would not work in synergy with the office uses to reduce traffic, but would direct traffic to Barnett Drive and 10th Avenue North which were already over capacity. He reported that two experts had been presented at the PZB, Dr. William Whiteford, a Planning Professor at UF, Planning Consultant and the Director of Zoning at PBC for many years and Mr. Masoud Atefi, an expert in transportation planning and the Supervisor of the PBC Traffic Engineering Division for 15 years. He iterated that Dr. Whiteford's findings were that the application was not consistent with the comp plan, specifically the land use and traffic, as it was 100% commercial retail, not a mix of two or more uses and the intersection is not a major one. He said that Dr. Whiteford testified that the application did not meet the criteria for a conditional use because the proposed project would increase traffic congestion in the area and adversely affect the viability of commercial redevelopment on the established neighboring commercial properties. He iterated that Mr. Altefi testified that the intersection at Barnett Drive and 10th Avenue North failed because

traffic backed up there and the left turn heading east was unsafe; he showed the three years of crash analysis done by PBC for the intersection and stated that to make the intersection close to safe and allow it to function, a turn lane would have to be added to the property by the developer. He announced the legal consequences: city cannot approve development that was not consistent with its plan's policies, approval of a project that was not consistent with the polices of the comp plan exposed the city to a lawsuit from the businesses which have formed its economic base for many years, PZB's decision was not based on competent substantial evidence and did not comply with the essential requirements of law because it was not consistent with comp plan policies, did not meet the criteria in the zoning code nor the conditional use criteria in the Code.

Mayor Resch asked the second appellant to give its presentation.

Alfred Malefatto, Esq. of Lewis, Longman & Walker, on behalf of Daniel Hiatt and Frederick Schmidt, iterated the city's transportation policy stating that heavy traffic generating land uses shall be carefully considered before permitting along Tenth Avenue North immediately west of I-95 and vehicle charging and fueling stations such as the proposed 7-Eleven were high intensity vehicular uses according to the city's Code. He stated that careful consideration of the introduction of a high intensity vehicular use to a congested area that included a school and related pedestrian activity should conclude that the proposed use at the location was not consistent with the policy. He said that the project was a repetitive use, not a mixed use and was therefore inconsistent with the comp plan's policy to have a mix of uses that was primarily residential.

Mayor Resch asked the applicant to give its presentation.

Brian Seymour, attorney at Gunster, Yoakley & Stewart, P.A., relayed the approvals at issue, a major site plan and conditional use permit for the development of a 4,730 sq. ft. retail/restaurant building and a 3,520 sq. ft. fuel canopy over 7 fuel pumps (14 positions). He went over the approval process timeline beginning in November 2019 and the issues on appeal: the Standard of Review indicated that there was more than enough evidence to support the approval by the PZB, that the application was consistent with policy as there was not a requirement that each site within the mixed use category incorporate multiple uses, the project was consistent with traffic requirement as only 4% of the maximum peak hour trips and was approved by PBC and the project was consistent with mixed use west zoning which included moderate intensity and higher intensity commercial. He stated that he brought a traffic engineer to the hearing while the appellants only brought people who discussed unapproved traffic studies.

Mayor Resch asked if there were any public comment cards.

City Clerk Andrea said that there were no public comment cards.

Mayor Resch asked the commissioners if they had any questions for staff, the applicant, or the appellants, reminding them that only questions for clarification on the issues could be asked, no new information would be allowed.

Commissioner Stokes said that she had questions about the conflicting traffic studies and asked how the trip figure had been determined.

Mr. Baird replied that most of the traffic would come off of I95.

Mr. Seymour introduced Lisa Bernstein, engineer, who said that the revised traffic study was approved by PBC. She stated that there would be some traffic coming from I95, but much would be traffic passing by from vehicles already on the road; the study was done by the Institute of Transportation Engineers.

Mayor Resch asked about the left hand turn heading east.

Ms. Bernstein responded that westbound traffic would stop when the light turned red, there was not much traffic on Barnett and the morning flow would be lower than in the afternoon.

Mr. Baird stated that Ms. Bernstein was providing new testimony.

Mr. Seymour replied that the traffic study was presented at the hearing.

City Attorney Goddeau stated that Ms. Bernstein should be asked for clarification on the record below.

Commissioner McVoy asked if the traffic study contained any assumptions.

Ms. Bernstein answered that the information was based on data provided by PBC and FDOT; she had used her engineering judgment.

Mayor Resch asked if the traffic level was F and asked if there was consideration to add a right turn lane or not having an exit onto Barnett Drive.

Mr. Seymour responded that the level was currently E and would remain so. He stated that a right turn lane did not meet the traffic engineering requirements and there would be a right into the 7-11 and then a right out.

Ms. Sita replied that there would be a mountable curb for a truck, in from Barnett and out to 10th Avenue North.

Ms. Stokes said that there should be discussion about adding a signal at the location.

Mr. Seymour responded that crash data would be considered, but a light was not warranted.

Mayor Resch asked if there had been any changes in what had been presented between the first and second approvals and what would happen if the variance was remanded.

William Waters, Community Sustainability Director, said that the only condition added was to improve the pedestrian safety for the school children.

Mr. Baird answered that there had not been any careful consideration by the PZB.

Mr. Seymour stated that the project could not be done without the specific variance.

Mayor Resch asked staff about the 75%/25% balance in the mixed use west zoning.

Mr. Waters responded that the mixed use land use was changed to area-wide, but because there were so many non-conforming sites, the sentence was added to the LDRs stating that a single site did not have to have a mixture of uses. He explained that use categories were created in 2013 and the project was a three-type use project. He iterated that the goal was for the area to have 75% residential and 25% commercial.

Mayor Resch stated that the biggest concern was the traffic that would be created on Barnett Drive and asked what other uses there could be on the site to produce less or more traffic.

Mr. Waters answered that the overall trip number would be far exceeded by other uses such as residential or offices.

Commissioner McVoy expressed concern about the level of traffic and opined that there were many assumptions. He asked about the traffic flow.

Mr. Waters answered that Dunkin Donuts would not exist at the location as they would not have any business if Commissioner McVoy's assumption were true.

Discussion ensued about the traffic on Barnett Drive.

Mayor Resch reported that the city had little control over 10th Avenue North and nothing could be done until the road was widened. She asked City Attorney Goddeau for guidance.

City Attorney Goddeau replied that the commission would consider if there was substantial and competent evidence presented on the record below to the PZB to allow for the approval of the project. She clarified that the commission could not consider if they approved of the project themselves.

Commissioner Stokes asked if the criteria had been checked.

City Attorney Goddeau stated that the project was a conditional use and the criteria would have to be satisfied from the comp plan and LDRs; staff's analysis was that the criteria had been met.

Mayor Resch if the project was considered a heavy use.

Mr. Waters replied that the project would be considered a medium use.

Discussion ensued regarding the conditional uses.

Mr. Baird addressed the competent and substantial evidence question by Commissioner McVoy and opined that competent and substantial evidence was presented to overturn the project and the commission could do so.

Commissioner Stokes stated that the commission could consider if the PZB was biased and did not consider the evidence.

Mayor Resch stated that the public could comment, but that public comment could not be considered in the decision.

Archie Kleopfer spoke about the traffic backup heading west on 10th Avenue North in the morning.

City Attorney Goddeau stated that Daniel Hiatt was represented by counsel who had spoken on his behalf and could not make a public comment, nor could the other parties.

City Clerk Andrea read the comment submitted by the following:

Jason Sjaardema, a business owner in the area of the subject site, wrote in favor of the development.

Vice Mayor Robinson stated that it would not be an easy decision but the project was approved twice; the commission would decide if PZB exercised careful consideration to move the project forward and was acceptable. He said that many projects were not perfect.

Mayor Resch said that it was not the commission's job to second guess the PZB and its hands were tied in many ways.

Commissioner McVoy disagreed and said that it was the commission's job to look out for the community.

Commissioner Stokes said that no project could be approved on 10th Avenue North because of the traffic.

City Attorney Goddeau said that the decisions regarding the did not necessarily reflect the reality.

Action: Motion made by Vice Mayor Robinson and seconded by Commissioner Stokes to uphold the decision of the PZB.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Robinson and Commissioner Stokes. NAYS: Commissioner McVoy. ABSENT: Commissioner Malega.

ADJOURNMENT:
The meeting adjourned at 7:44 PM.

_____
Betty Resch, Mayor

ATTEST:

_____
Melissa Ann Coyne, Interim City Clerk

Minutes Approved: July 20, 2021

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: July 20, 2021 **DEPARTMENT:** Leisure Services

TITLE:

Ratification of Resolution No. 36-2021 - IMLS Grant Application

SUMMARY:

Ratification of Resolution No. 36-2021 approves the submission of an application for funding assistance in the amount of $31,100 to develop the City's Literacy City Campaign under the American Rescue Plan Fiscal Year 2021 Institute of Museum and Library Services (IMLS) grant program.

BACKGROUND AND JUSTIFICATION:

At the June 15, 2021 Regular City Commission, the City Commission approved the submission of an application for the IMLS grant program funding in the amount of $31,100. The grant funding will assist with the development of the City's Literacy City Campaign. Although not required, the City will provide an in-kind matching cost share in the amount of $31,870. The $31,870 in-kind match is related to staff salaries that are associated with the grant, the value of which has already been captured in the operating budget.

This campaign is aimed at increasing fundamental and cultural literacy among the residents of Lake Worth Beach. Its focus is on both fundamental literacy and cultural literacy among the City's residents who have become increasingly isolated and underserved during the coronavirus pandemic. The Lake Worth Beach Public Library will spearhead the campaign and engage the support of community non-profit partners in order to reach residents, neighborhoods and schools.

Since the deadline for submission of the application was June 28, 2021, the City Commission approved the submission of the application at its meeting of June 15, 2021. Due to the quick application period provided by IMLS, Resolution No. 36-2021 was not presented to the City Commission at the June 15, 2021. The resolution is an internal grant requirement of the City. Accordingly, ratification of Resolution No. 36-2021 is being requested at this time.

MOTION:

Move to approve/disapprove ratification of Resolution No. 36-2021 approving submission of the IMLS application for funding assistance to develop the Literacy City Campaign.

ATTACHMENT(S):

Fiscal Impact Analysis
Resolution 36-2021

FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	**2021**	**2022**	**2023**	**2024**	**2025**
Capital Expenditures	0	0	0	0	0
Operating Expenditures	0	62,970	0	0	0
External Revenues	0	31,100	0	0	0
Program Income	0	0	0	0	0
In-kind Match	0	31,870	0	0	0
Net Fiscal Impact	0	0	0	0	0
No. of Addn'l Full-Time Employee Positions	0	0	0	0	0

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

Account Number	Account Description	Project Number	FY20 Budget	Current Balance	Agenda Expenditure	Balance
180-0000-334-70-00	Library Grants	TBD			31,100	
180-9720-529.34-50	Contractual Services	TBD			28,000	
180-9720-572.52-00	Parks and Recreation/Operating Supplies	TBD			3,870	

RESOLUTION NO. 36-2021 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, APPROVING THE SUBMISSION OF AN APPLICATION FOR FUNDING UNDER THE AMERICAN RESCUE PLAN FISCAL YEAR 2021 INSTITUE OF MUSEUM AND LIBRARY SERVICES (IMLS) GRANT PROGRAM IN THE AMOUNT OF $31,100; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, grant funding under the American Rescue Plan Fiscal Year 2021 Institute of Museums and Library Services (IMLS) is provided to public libraries for the purpose of improving literacy rates for residents of the communities they serve; and

WHEREAS, grant funds made available to eligible grantees under this Program to supplement the operating budgets of eligible public libraries to develop literacy campaigns vital to increasing literacy rates among residents to the community; and

WHEREAS, the City of Lake Worth Beach ("City") will submit an application to IMLS for funding assistance in the amount of $31,100 to develop its Literacy City Campaign to increase fundamental and cultural literacy in the City; and

WHEREAS, although not required, the City will provide a matching cost share in the amount of $31,870 for these grant funds; and

WHEREAS, these grant funds will serve a valid public purpose.

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

SECTION 1: The City Commission of the City of Lake Worth Beach, Florida, hereby approves the submission of an application for funding under the American Rescue Plan Fiscal Year 2021 Institute of Museum and Library Services (IMLS) for $31,100 grant funding to develop the Literacy City Campaign to increase literacy among residents in the City.

SECTION 2: Upon execution of the resolution, one copy shall be forwarded to the Leisure Services Department Director. The fully executed original shall be maintained by the City Clerk as a public record of the City.

SECTION 3: This resolution shall become effective 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 Herman Robinson
Commissioner Sarah Malega
Commissioner Christopher McVoy
Commissioner Kimberly Stokes

The Mayor thereupon declared this resolution duly passed and adopted on the 20th day of July, 2021.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

_____
Deborah M. Andrea, CMC, City Clerk

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: July 20, 2021 **DEPARTMENT:** Water Utilities

TITLE:

Change Order 02-Final to David Mancini & Sons Inc. for Lake Osborne Estates Watermain Improvement Project

SUMMARY:

The final change order with David Mancini and Sons addresses the unused value of work that remained on the contract, reconciles the final pay application and authorizes a contract deduction of $525,824.37. The change order also adjusts the time by adding 27 days to contract.

BACKGROUND AND JUSTIFICATION:

On August 6, 2019, the City awarded David Mancini & Sons Inc. a construction contract agreement for the Lake Osborne Estates Watermain Improvement Project. The project has reached final completion. This project included the replacement of water infrastructure and appurtenances. Throughout the project, the water utility and the contractor identified opportunities for savings in the contract and thus provided for contractual underruns in the unit items totaling $525,824.37. This change order deducts these underrun costs and reconciles the contract project total.

The construction project went beyond the contract time given in the initial agreement. The City requested additional work that was outside of the original scope, referred to as the expansion area, which previously required additional contract time. Furthermore, additional time was needed due to field engineering changes in the expansion area and inclement weather. The utility department feels extending the contract time by 27 days is justified for these additional services and rain delays.

MOTION:

Move to approve/disapprove Change Order 02-final to David Mancini & Sons Inc.

ATTACHMENT(S):

Fiscal Impact Analysis - N/A
Change Order 02-Final

City of Lake Worth Beach FLORIDA

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

CHANGE ORDER

Project Number: WT 1803 **Contractor:** David Mancini & Sons Inc.

Project Name: Lake Osborne Estate Watermain Improvement Project – Ph 1

Change Order Number: 02 - final

Change Order Effective Date: 07/20/2021 **Contractor Phone**: 954-977-3556

Change Order Type: Deductive w/time **Existing Purchase Order Number**: 181019

Description of Change:

1. The project has meet final completion and there is an unused balance of $525,824.37. Much of the savings were realized through careful construction practices that mitigated the total restoration work. This change order reconciles the contract cost by deducting the amount from the project. In addition, the change order requests a time extension for inclement weather during the end of the project as well as for additional time associated with a field design modification.

Attachment: Contractor Pay Application

Price of Original Contract: $ 2,618,649.00 authorized by Commission on 08/06/2019 Agenda Item 9.J.

Current Price of Contract (including Change Orders): $2,968,078.19

Price of Current Change Order: ($525,824.37)

New Contract Price: $2,442,253.82

Basis of Price Change: ___ Unit Price ___ Time & Material ___ Lump Sum

Contract Time Change

___ No Change **_X_** Extended ____ Decreased by _27_ work days

The CONTRACTOR and the OWNER agree that this CHANGE ORDER represents the complete agreement of the parties with respect to these matters as of t date of this CHANGE ORDER. By approving this Change Order, the CONTRACTOR releases any and all claims that it may have against the OWNER under the subject contract including, but not limited to claims for equitable adjustments, which occurred or accrued prior to the effective date of this CHANGE ORDER.

This Change Order may be executed in counterparts and is not effective until approved by either the City Manager or City Commission (as designated on the last page of this Change Order).

Reviewed and Accepted by: David Mancini and Sons, Inc.
(Contractor Name)

Contractor Representative (Signature)	Project Manager Title	6/17/2021 Date

Approved by: Brian Shields 2021.06.17 10:00:01 -04'00'

Water Department Director (Date)

IN WITNESS WHEREOF, the OWNER/CITY has approved this Change Order No. 01 to the Lake Osborne Estates Watermain Improvement Phase 1 Project on October ___, 20_____.

CITY OF LAKE WORTH BEACH, FLORIDA

ATTEST:

By: _____
City Clerk

By: _____
Betty Resch, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

By: _____
Glen J. Torcivia, City Attorney

APPROVED FOR FINANCIAL SUFFICIENCY

By: _____
Bruce T. Miller, Financial Services Director

00680

APPLICATION FOR PAYMENT No. 14 - Final

Project: **Lake Osborne Estates Water Main Improvements Phase I** PO #: 181019

Application is made for payment, as hereinafter shown, in connection with this Agreement:

Total Work to Date - see attached schedule	$	2,442,253.82
Total Material Suitably Stored - see attached schedule	$	-
Gross Amount Due	$	2,442,253.82
Less 0% Retainage	$	-
Amount Due to Date	$	2,442,253.82
Less Previous Applications	$	2,292,485.78
Amount Due This Application	$	149,768.04

Original Contract Price	$	2,618,649.00
Net Change Orders	$	176,395.18
Current Contract Price	$	2,442,253.82
Value of Work Remaining to be Done	$	-

Contractor's Certification:

The undersigned Contractor certifies that (1) all previous progress payments received from Owner on account of Work done under the Agreement referred to above have been applied to discharge in full all obligations of Contractor incurred in connection with Work covered by prior Applications for Payment numbered 1 through 13, inclusive; and (2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all liens, claims, security interests and encumbrances (except such as covered by Bond acceptable to Owner).

Dated: **June 15, 2021**

David Mancini and Sons, Inc - 2601 Wiles Rd, Pompano Beach, FL 33073
Contractor and Mailing Address

LEYDIS COLOMINA POWER
MY COMMISSION # GG 967774
EXPIRES: July 10, 2024
Bonded Thru Notary Public Underwriters

By: _____
Fabio Angarita Project Manager

State of **(Florida)**
County of **(Broward)**

Subscribed and Sworn to (or affirmed) before me on **June 15, 2021** personally appeared **Fabio Angarita** . He/she is personally known to me or has presented (type of identification) as identification. Who being so duly sworn, did depose and say that he/she executed the above Application for Payment and statement on behalf of said Contractor.; and that all of the statements contained therein are true, correct and complete.

_____
Notary Public Signature and Seal

_____
Print Notary Name and Commission No.

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

Date: 06-16-2021 By: _____ Senior Field Rep.
(Name) (Title)

Date: June 16, 2021 CITY OF LAKE WORTH By: _____ Assistant Water Utilities Director
(Name) (Title)

APPLICATION FOR PAYMENT

LAKE OSBORNE ESTATES WATER MAIN IMPROVEMENTS PHASE I
CITY OF LAKE WORTH BEACH - WATER UTILITIES
DAVID MANCINI AND SONS JOB # 19-COLW
CRAIG A SMITH & ASSOCIATES

APPLICATION NO: 14 - FINAL
APPLICATION DATE: 5/20/2021
PERIOD TO: 5/25/2021
PROJECT NO.: CAS 18-1986

A	B	C				D				E	F	G		H	I
						WORK COMPLETED									
Item #	Description summary	Unit	Quantity	Unit Price	Extended Price	PREVIOUS QUANTITY COMPLETED	QUANTITY COMPLETED THIS PERIOD	TOTAL QUANTITY COMPLETED	$ TOTAL COMPLETED (D+E) FROM PREV. APP.	$ AMOUNT COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE 0%
	General														
1	Mobilization and Demobilization (5%)	LS	1.00	130,000.00	130,000.00	1.00		100%	$130,000.00	$0.00		$130,000.00	100.00%	$0.00	$0.00
2	Maintenance of Traffic (4%)	LS	1.00	104,000.00	104,000.00	1.00		100%	$104,000.00	$0.00		$104,000.00	100.00%	$0.00	$0.00
3	Testing (2%)	LS	1.00	52,000.00	52,000.00	1.00		100%	$52,000.00	$0.00		$52,000.00	100.00%	$0.00	$0.00
4	Survey Stake -out & As-Builts (2%)	LS	1.00	45,000.00	45,000.00	1.00		100%	$45,000.00	$0.00		$45,000.00	100.00%	$0.00	$0.00
5	Erosion Control/ SWPPP w/ all permit fees (3%)	LS	1.00	25,000.00	25,000.00	1.00		100%	$25,000.00	$0.00		$25,000.00	100.00%	$0.00	$0.00
				Subtotal	**356,000.00**				**$356,000.00**						
	Water Main														
6	4" C-900 PVC WM (incl. backfill, subgrade and base)	LF	1,122.00	21.00	23,562.00	869.20		869.20	$18,253.20	$0.00		$18,253.20	77.47%	$5,308.80	$0.00
7	6" C-900 PVC WM (incl. backfill, subgrade and base)	LF	3,795.00	20.00	75,900.00	3,373.80		3,373.80	$67,476.00	$0.00		$67,476.00	88.90%	$8,424.00	$0.00
8	8" C-900 PVC WM (incl. backfill, subgrade and base)	LF	9,395.00	28.00	263,060.00	8,947.20		8,947.20	$250,521.60	$0.00		$250,521.60	95.23%	$12,538.40	$0.00
9	6" DIP WM (incl. backfill, subgrade and base)	LF	620.00	32.00	19,840.00	408.20		408.20	$13,062.40	$0.00		$13,062.40	65.84%	$6,777.60	$0.00
10	4" GV	EA	7.00	1,019.00	7,133.00	5.00		5.00	$5,095.00	$0.00		$5,095.00	71.43%	$2,038.00	$0.00
11	6" GV	EA	17.00	1,166.00	19,822.00	19.00		19.00	$22,154.00	$0.00		$22,154.00	111.76%	-$2,332.00	$0.00
12	8" GV	EA	28.00	1,580.00	44,240.00	24.00		24.00	$37,920.00	$0.00		$37,920.00	85.71%	$6,320.00	$0.00
13	DIP Fittings	TN	18.00	5,000.00	90,000.00	11.3150	1.660	12.98	$56,575.00	$8,300.00		$64,875.00	72.08%	$25,125.00	$0.00
14	NEW Fire Hydrant Assembly (W/ 6" gv)	EA	30.00	4,000.00	120,000.00	27.00		27.00	$108,000.00	$0.00		$108,000.00	90.00%	$12,000.00	$0.00
15	Connect to Exist. 4" ACP WM (incl. hymax coupling or equal and trust block)	EA	3.00	2,700.00	8,100.00	3.00		3.00	$8,100.00	$0.00		$8,100.00	100.00%	$0.00	$0.00
16	Connect to Exist. 6" ACP WM (incl. hymax coupling or equal and trust block)	EA	5.00	2,700.00	13,500.00	5.00	2.00	7.00	$13,500.00	$5,400.00		$18,900.00	140.00%	-$5,400.00	$0.00
17	Connect to Exist. 8" ACP WM (incl. hymax coupling or equal and trust block)	EA	1.00	2,900.00	2,900.00	1.00		1.00	$2,900.00	$0.00		$2,900.00	100.00%	$0.00	$0.00
18	Connect to Exist. 12" PVC WM W/ 12" X 8" TS & Valve (w/ riser, valve box and lid)	EA	8.00	7,100.00	56,800.00	6.00		6.00	$42,600.00	$0.00		$42,600.00	75.00%	$14,200.00	$0.00
19	Connect to Exist. 12" PVC WM W/ 12" X 6" TS & Valve (w/ riser, valve box and lid)	EA	7.00	6,400.00	44,800.00	6.00		6.00	$38,400.00	$0.00		$38,400.00	85.71%	$6,400.00	$0.00
20	Connect to Exist. 6" DIP WM W/ 6" X 6" TS & Valve (w/ riser, valve box and lid)	EA	2.00	5,045.00	10,090.00	1.00	1.00	2.00	$5,045.00	$5,045.00		$10,090.00	100.00%	$0.00	$0.00
21	1" PE Short Single Water Service (open cut), inc. Meter Box	EA	50.00	811.00	40,550.00	50.00		50.00	$40,550.00	$0.00		$40,550.00	100.00%	$0.00	$0.00
22	1" PE Short Double Water Service (open cut), inc. Meter Box	EA	30.00	955.00	28,650.00	30.00		30.00	$28,650.00	$0.00		$28,650.00	100.00%	$0.00	$0.00
23	1" PE Long Single Water Service (open cut), inc. Meter Box	EA	2.00	900.00	1,800.00	2.00		2.00	$1,800.00	$0.00		$1,800.00	100.00%	$0.00	$0.00
24	1" PE Long Double Water Service (open cut), inc. Meter Box	EA	3.00	1,100.00	3,300.00	3.00		3.00	$3,300.00	$0.00		$3,300.00	100.00%	$0.00	$0.00
25	1" PE Long Single Water Service (trenchless with 2" casing) inc Meter Box	EA	53.00	965.00	51,145.00	53.00		53.00	$51,145.00	$0.00		$51,145.00	100.00%	$0.00	$0.00
26	1" PE Long Double Water Service (trenchless with 2" casing) inc Meter Box	EA	53.00	1,170.00	62,010.00	53.00		53.00	$62,010.00	$0.00		$62,010.00	100.00%	$0.00	$0.00
27	2" PE Long Single Water Service (trenchless with 4" casing) inc Meter Box	EA	2.00	2,724.00	5,448.00	2.00		2.00	$5,448.00	$0.00		$5,448.00	100.00%	$0.00	$0.00
28	Sample Point (Inc. Bacteriological Sampling)	EA	23.00	375.00	8,625.00	33.00		33.00	$12,375.00	$0.00		$12,375.00	143.48%	-$3,750.00	$0.00
29	Reroute existing house service from rear to front property including relocation of existing meter	EA	245.00	1,165.00	285,425.00	245.00		245.00	$285,425.00	$0.00		$285,425.00	100.00%	$0.00	$0.00
30	Connect to existing meter s at Frontage	EA	10.00	750.00	7,500.00	10.00		10.00	$7,500.00	$0.00		$7,500.00	100.00%	$0.00	$0.00
31	4" WM CAP w/ 2" Blowoff Assembly	EA	5.00	1,060.00	5,300.00	5.00		5.00	$5,300.00	$0.00		$5,300.00	100.00%	$0.00	$0.00
32	6" WM CAP w/ 2" Blowoff Assembly	EA	6.00	1,480.00	8,880.00	6.00		6.00	$8,880.00	$0.00		$8,880.00	100.00%	$0.00	$0.00
				Subtotal	**1,308,380.00**				**$1,201,985.20**						
	Demo														
33	Grout Fill & Abandon-In-Place Existing 3" ACP WM (R/W Areas)	LF	310.00	6.40	1,984.00	-		-	$0.00	$0.00		$0.00	0.00%	$1,984.00	$0.00
34	Grout Fill & Abandon-In-Place Existing 4" ACP WM (R/W Areas)	LF	440.00	5.50	2,420.00	162.00		162.00	$891.00	$0.00		$891.00	36.82%	$1,529.00	$0.00
35	Grout Fill & Abandon-In-Place Existing 6" ACP WM (R/W Areas)	LF	2,000.00	6.00	12,000.00	1,949.00		1,949.00	$11,694.00	$0.00		$11,694.00	97.45%	$306.00	$0.00
36	Grout Fill & Abandon -In-Place Existing 6" DIP WM (R/W Areas)	LF	1,290.00	7.00	9,030.00	-		-	$0.00	$0.00		$0.00	0.00%	$9,030.00	$0.00
37	Grout Fill & Abandon-In-Place Existing 8" ACP WM (R/W Areas)	LF	340.00	11.00	3,740.00	90.00	22.00	112.00	$990.00	$242.00		$1,232.00	32.94%	$2,508.00	$0.00
38	Cut/ Cap Existing 3" ACP WM	EA	3.00	750.00	2,250.00	3.00		3.00	$2,250.00	$0.00		$2,250.00	100.00%	$0.00	$0.00
39	Cut/ Cap Existing 4" ACP WM	EA	12.00	760.00	9,120.00	12.00		12.00	$9,120.00	$0.00		$9,120.00	100.00%	$0.00	$0.00
40	Cut/ Cap Existing 6" ACP WM	EA	38.00	810.00	30,780.00	36.00		36.00	$29,160.00	$0.00		$29,160.00	94.74%	$1,620.00	$0.00
41	Cut/ Cap Existing 8" ACP WM	EA	8.00	912.00	7,296.00	8.00	2.00	10.00	$7,296.00	$1,824.00		$9,120.00	125.00%	-$1,824.00	$0.00
42	Remove Exi sting FH assembly	EA	15.00	500.00	7,500.00	15.00		15.00	$7,500.00	$0.00		$7,500.00	100.00%	$0.00	$0.00
43	Remove / Dispose Existing 3" ACP	LF	200.00	19.00	3,800.00	-		-	$0.00	$0.00		$0.00	0.00%	$3,800.00	$0.00
44	Remove/ Dispose Existing 4" ACP	LF	200.00	20.00	4,000.00	-		-	$0.00	$0.00		$0.00	0.00%	$4,000.00	$0.00
45	Remove/ Dispose Existing 6" ACP	LF	200.00	21.00	4,200.00	-		-	$0.00	$0.00		$0.00	0.00%	$4,200.00	$0.00
46	Remove/ Dispose Existing 8" ACP	LF	200.00	25.00	5,000.00	-		-	$0.00	$0.00		$0.00	0.00%	$5,000.00	$0.00
47	Remove existing wood fence (Lake Osborne Drive)	LF	200.00	9.50	1,900.00	200.00		200.00	$1,900.00	$0.00		$1,900.00	100.00%	$0.00	$0.00
				Subtotal	**105,020.00**				**$70,801.00**						

Item #	Description summary	Unit	Quantity	Unit Price	Extended Price	WORK COMPLETED				$ AMOUNT COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE 0%
						PREVIOUS QUANTITY COMPLETED	QUANTITY COMPLETED THIS PERIOD	TOTAL QUANTITY COMPLETED	$ TOTAL COMPLETED (D+E) FROM PREV. APP.						
	Restoration Items														
48	Asphalt Driveway Restoration	SY	145.00	109.00	15,805.00	-		-	$0.00	$0.00		$0.00	0.00%	$15,805.00	$0.00
49	Concrete Driveway Restoration	SY	1,520.00	54.00	82,080.00	1,351.27		1,351.27	$72,968.58	$0.00		$72,968.58	88.90%	$9,111.42	$0.00
50	Paver Driveway Restoration	SY	25.00	61.00	1,525.00	18.11		18.11	$1,104.71	$0.00		$1,104.71	72.44%	$420.29	$0.00
51	Asphalt Pavement 1.5" Milling	SY	9,600.00	3.30	31,680.00	7,947.00		7,947.00	$26,225.10	$0.00		$26,225.10	82.78%	$5,454.90	$0.00
52	Asphalt Resurface with 1.5" FOOT SP12.5 (incl. WM trenchless)	SY	9,600.00	11.45	109,920.00	7,947.00		7,947.00	$90,993.15	$0.00		$90,993.15	82.78%	$18,926.85	$0.00
53	Asphalt Path Restoration	SY	2,500.00	15.25	38,125.00	2,500.00		2,500.00	$38,125.00	$0.00		$38,125.00	100.00%	$0.00	$0.00
54	Concrete Sidewalk Restoration - 4" thick	SY	1,820.00	43.00	78,260.00	1,834.80		1,834.80	$78,896.40	$0.00		$78,896.40	100.81%	-$636.40	$0.00
55	Concrete Sidewalk Restoration - 6" thick at driveways	SY	580.00	53.00	30,740.00	359.70		359.70	$19,064.10	$0.00		$19,064.10	62.02%	$11,675.90	$0.00
56	ADA HC Ramps	EA	8.00	480.00	3,840.00	-		-	$0.00	$0.00		$0.00	0.00%	$3,840.00	$0.00
57	Detectable warnings	EA	8.00	393.00	3,144.00	-		-	$0.00	$0.00		$0.00	0.00%	$3,144.00	$0.00
58	Concrete Curb Restoration	LF	100.00	30.00	3,000.00	15.00		15.00	$450.00	$0.00		$450.00	15.00%	$2,550.00	$0.00
59	Sod and Swale restoration (incl. grading) per PBC Standards	SY	22,900.00	6.70	153,430.00	13,616.66	1,000.00	14,616.66	$91,231.61	$6,700.00		$97,931.61	63.83%	$55,498.39	$0.00
60	Tree Removal	EA	25.00	1,000.00	25,000.00	2.00		2.00	$2,000.00	$0.00		$2,000.00	8.00%	$23,000.00	$0.00
61	Tree Removal and Replacement	EA	25.00	1,200.00	30,000.00	-		-	$0.00	$0.00		$0.00	0.00%	$30,000.00	$0.00
62	Tree Removal and Relocation	EA	25.00	2,100.00	52,500.00	-		-	$0.00	$0.00		$0.00	0.00%	$52,500.00	$0.00
63	New wood fencing (Lake Osborne Drive)	LF	200.00	28.00	5,600.00	724.00		724.00	$20,272.00	$0.00		$20,272.00	362.00%	-$14,672.00	$0.00
64	Remove and replace existing fencing in R/W	LF	200.00	23.00	4,600.00	121.00		121.00	$2,783.00	$0.00		$2,783.00	60.50%	$1,817.00	$0.00
				Subtotal	**669,249.00**	-		-							
65	Construction Contingency	Allow	1.00	180,000.00	180,000.00	-		-	$0.00	$0.00		$0.00	0.00%	$142,850.82	$0.00
65.1	Two (2) 8" HDD across High Ridge Rd	LS	1.00	37,149.18	37,149.18	1.00		1.00	$37,149.18	$0.00		$37,149.18	100.00%	$0.00	$0.00
	CHANGE ORDER # 1					-		-							
1	**Water Main Expansion Work**								**$481,262.83**						
	General														
1.1	Mobilization and Demobilization (5%)	LS	1.00	15,062.00	15,062.00	1.00		1.00	$15,062.00	$0.00		$15,062.00	100.00%	$0.00	$0.00
1.2	Maintenance of Traffic (4%)	LS	1.00	12,049.00	12,049.00	1.00		1.00	$12,049.00	$0.00		$12,049.00	100.00%	$0.00	$0.00
1.3	Testing (2%)	LS	1.00	6,025.00	6,025.00	1.00		1.00	$6,025.00	$0.00		$6,025.00	100.00%	$0.00	$0.00
1.4	Survey Stake -out & As-Builts (2%)	LS	1.00	6,025.00	6,025.00	1.00		1.00	$6,025.00	$0.00		$6,025.00	100.00%	$0.00	$0.00
1.5	Erosion Control/ SWPPP w/ all permit fees (3%)	LS	1.00	9,037.00	9,037.00	1.00		1.00	$9,037.00	$0.00		$9,037.00	100.00%	$0.00	$0.00
				Subtotal	**48,198.00**				**$48,198.00**						
	Water Main														
1.6	4" C-900 PVC WM (incl. backfill, subgrade and base)	LF	50.00	21.00	1,050.00	-		-	$0.00	$0.00		$0.00	0.00%	$1,050.00	$0.00
1.7	6" C-900 PVC WM (incl. backfill, subgrade and base)	LF	1,364.00	20.00	27,280.00	1,300.00	80.00	1,380.00	$26,000.00	$1,600.00		$27,600.00	101.17%	-$320.00	$0.00
1.8	6" DIP WM (incl. backfill, subgrade and base)	LF	28.00	32.00	896.00	28.00		28.00	$896.00	$0.00		$896.00	100.00%	$0.00	$0.00
1.9	4" GV	EA	2.00	1,019.00	2,038.00	-		-	$0.00	$0.00		$0.00	0.00%	$2,038.00	$0.00
1.10	6" GV	EA	4.00	1,166.00	4,664.00	6.00		6.00	$6,996.00	$0.00		$6,996.00	150.00%	-$2,332.00	$0.00
1.11	DIP Fittings	TN	2.00	5,000.00	10,000.00	1.00		1.00	$5,000.00	$0.00		$5,000.00	50.00%	$5,000.00	$0.00
1.12	NEW Fire Hydrant Assembly (W/ 6" gv)	EA	2.00	4,000.00	8,000.00	2.00		2.00	$8,000.00	$0.00		$8,000.00	100.00%	$0.00	$0.00
1.13	Connect to Exist. 4" CI WM (incl. hymax coupling or equal and trust block)	EA	1.00	2,000.00	2,000.00	-		-	$0.00	$0.00		$0.00	0.00%	$2,000.00	$0.00
1.14	Connect to Exist. 4" ACPI WM (incl. hymax coupling or equal and trust block)	EA	1.00	2,700.00	2,700.00	1.00		1.00	$2,700.00	$0.00		$2,700.00	100.00%	$0.00	$0.00
1.15	Connect to Exist. 6" PVC WM (incl. hymax coupling or equal and trust block)	EA	1.00	2,000.00	2,000.00	2.00		2.00	$4,000.00	$0.00		$4,000.00	200.00%	-$2,000.00	$0.00
1.16	Connect to Exist. 6" ACP WM (incl. hymax coupling or equal and trust block)	EA	1.00	2,700.00	2,700.00	2.00		2.00	$5,400.00	$0.00		$5,400.00	200.00%	-$2,700.00	$0.00
1.17	Connect to Exist. 8" PVC WM (incl. hymax coupling or equal and trust block)	EA	1.00	2,500.00	2,500.00	1.00		1.00	$2,500.00	$0.00		$2,500.00	100.00%	$0.00	$0.00
1.18	1" PE Short Single Water Service (open cut), inc. Meter Box	EA	9.00	811.00	7,299.00	9.00		9.00	$7,299.00	$0.00		$7,299.00	100.00%	$0.00	$0.00
1.19	1" PE Short Double Water Service (open cut), inc. Meter Box	EA	5.00	955.00	4,775.00	5.00		5.00	$4,775.00	$0.00		$4,775.00	100.00%	$0.00	$0.00
1.20	2" PE Long Single Water Service (open cut), inc. Meter Box	EA	1.00	3,000.00	3,000.00	1.00		1.00	$3,000.00	$0.00		$3,000.00	100.00%	$0.00	$0.00
1.21	1" PE Long Single Water Service (trenchless with 2" casing) inc Meter Box	EA	16.00	965.00	15,440.00	16.00		16.00	$15,440.00	$0.00		$15,440.00	100.00%	$0.00	$0.00
1.22	1" PE Long Double Water Service (trenchless with 2" casing) inc Meter Box	EA	3.00	1,170.00	3,510.00	3.00		3.00	$3,510.00	$0.00		$3,510.00	100.00%	$0.00	$0.00
1.23	Sample Point (Inc. Bacteriological Sampling)	EA	5.00	375.00	1,875.00	5.00		5.00	$1,875.00	$0.00		$1,875.00	100.00%	$0.00	$0.00
1.24	Reroute existing house service from rear to front property including relocation of existing meter	EA	37.00	1,165.00	43,105.00	37.00		37.00	$43,105.00	$0.00		$43,105.00	100.00%	$0.00	$0.00
1.25	Connect to existing meter s at Frontage	EA	2.00	750.00	1,500.00	2.00		2.00	$1,500.00	$0.00		$1,500.00	100.00%	$0.00	$0.00
1.26	6" WM CAP w/ 2" Blowoff Assembly	EA	1.00	1,480.00	1,480.00	1.00		1.00	$1,480.00	$0.00		$1,480.00	100.00%	$0.00	$0.00
				Subtotal	**147,812.00**				**$ 143,476.00**						
	Demo														
1.27	Grout Fill & Abandon-In-Place Existing 4" ACP WM (R/W Areas)	LF	50.00	5.50	275.00	55.00		55.00	$302.50	$0.00		$302.50	110.00%	-$27.50	$0.00
1.28	Grout Fill & Abandon-In-Place Existing 6" ACP WM (R/W Areas)	LF	33.00	6.00	198.00	-		-	$0.00	$0.00		$0.00	0.00%	$198.00	$0.00
1.29	Grout Fill & Abandon -In-Place Existing 6" DIP WM (R/W Areas)	LF	473.00	7.00	3,311.00	55.00		55.00	$385.00	$0.00		$385.00	11.63%	$2,926.00	$0.00
1.30	Cut/ Cap Existing 6" ACP WM	EA	6.00	810.00	4,860.00	5.00		5.00	$4,050.00	$0.00		$4,050.00	83.33%	$810.00	$0.00
1.31	Cut/ Cap Existing 6" ACI WM	EA	4.00	810.00	3,240.00	3.00		3.00	$2,430.00	$0.00		$2,430.00	75.00%	$810.00	$0.00
1.32	Remove Exi sting FH assembly	EA	1.00	500.00	500.00	1.00		1.00	$500.00	$0.00		$500.00	100.00%	$0.00	$0.00
				Subtotal	**12,384.00**				**$ 7,667.50**						
	Restoration Items														
1.33	Asphalt Driveway Restoration	SY	20.00	109.00	2,180.00	-		-	$0.00	$0.00		$0.00	0.00%	$2,180.00	$0.00
1.34	Concrete Driveway Restoration	SY	126.00	54.00	6,804.00	147.00		147.00	$7,938.00	$0.00		$7,938.00	116.67%	-$1,134.00	$0.00

Item #	Description summary	Unit	Quantity	Unit Price	Extended Price	WORK COMPLETED				$ AMOUNT COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE 0%
						PREVIOUS QUANTITY COMPLETED	QUANTITY COMPLETED THIS PERIOD	TOTAL QUANTITY COMPLETED	$ TOTAL COMPLETED (D+E) FROM PREV. APP.						
1.35	Paver Driveway Restoration	SY	25.00	61.00	1,525.00	-		-	$0.00	$0.00		$0.00	0.00%	$1,525.00	$0.00
1.36	Asphalt Pavement 1.5" Milling (MINIMUM CHARGE)	LS	1.00	3,500.00	3,500.00	1.00		1.00	$3,500.00	$0.00		$3,500.00	100.00%	$0.00	$0.00
1.37	Asphalt Resurface with 1.5" FOOT SP12.5 (incl. WM trenchless)	SY	709.50	11.45	8,123.78	921.00		921.00	$10,545.45	$0.00		$10,545.45	129.81%	-$2,421.68	$0.00
1.38	Asphalt Path Restoration	SY	38.50	15.25	587.13	59.00		59.00	$899.75	$0.00		$899.75	153.25%	-$312.63	$0.00
1.39	Concrete Sidewalk Restoration - 4" thick	SY	244.20	43.00	10,500.60	128.50		128.50	$5,525.50	$0.00		$5,525.50	52.62%	$4,975.10	$0.00
1.40	Concrete Sidewalk Restoration - 6" thick at driveways	SY	546.70	53.00	28,975.10	-		-	$0.00	$0.00		$0.00	0.00%	$28,975.10	$0.00
1.41	ADA HC Ramps	EA	2.00	480.00	960.00	-		-	$0.00	$0.00		$0.00	0.00%	$960.00	$0.00
1.42	Detectable warnings	EA	2.00	393.00	786.00	-		-	$0.00	$0.00		$0.00	0.00%	$786.00	$0.00
1.43	Concrete Curb Restoration	LF	20.00	30.00	600.00	-		-	$0.00	$0.00		$0.00	0.00%	$600.00	$0.00
1.44	Sod and Swale restoration (incl. grading) per PBC Standards	SY	1,538.90	6.70	10,310.63	1,538.90		1,538.90	$10,310.63	$0.00		$10,310.63	100.00%	$0.00	$0.00
1.45	Remove and replace existing fencing in R/W	LF	50.00	23.00	1,150.00	-		-	$0.00	$0.00		$0.00	0.00%	$1,150.00	$0.00
				Subtotal	**76,002.23**				**$ 38,719.33**						
	Additional Items related to the DOH Sewer Application														
1.46	Additional administrative and labor cost related to the unforeseen requirement by DOH of appliying for "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM FOR CONSTRUCTION" as a requirement to obtain a Plumbing Permit to perform the transfers of the water meters from the back to the front of the properties.	LS	1.00	42,677.96	42,677.96	1.00		1.00	$42,677.96	$0.00		$42,677.96	100.00%	$0.00	$0.00
1.47	Additional Permit Fees by DOH	EA	263.00	85.00	22,355.00	263.00		263.00	$22,355.00	$0.00		$22,355.00	100.00%	$0.00	$0.00
	Reconciliation (Deductive Change Order)	LS	1.00	(525,824.37)	(525,824.37)									-$525,824.37	
				Subtotal	**65,032.96**				**$ 65,032.96**						
	Total Water Main Expansion				**349,429.19**										
TOTALS					**2,968,078.19**				**$2,413,142.82**	**$29,111.00**		**$2,442,253.82**	**82.28%**	**$0.00**	**$0.00**

CRAIG A. SMITH & ASSOCIATES
21045 Commercial Trail • Boca Raton, FL 33486
CONSULTING ENGINEERS • SURVEYORS • UTILITY LOCATORS
www.craigasmith.com

June 16, 2021

Mr. Giles M. Rhoads, P.E.
City of Lake Worth Beach
301 College Street
Lake Worth Beach, FL 33460

RE: CITY OF LAKE WORTH BEACH
LAKE OSBORNE ESTATES WATER MAIN IMPROVEMENTS
PAY APPLICATION NO.14:
CAS PROJECT NO.: 18-1986

Dear Mr. Rhoads:

Enclosed please find one (1) original of Payment Application No. 14 from David Mancini & Sons, Inc. in the amount of **$149,768.04.**

Craig A. Smith & Associates (CAS) have reviewed the amounts requested and have determined that they have been accounted for and completed in substantial accordance with the plans and specifications to the best of our knowledge and belief. As a result, we are forwarding Pay Application No. 14 to you for processing.

Please contact me directly if you require additional information.

Sincerely,

CRAIG A. SMITH & ASSOCIATES

William Tanto Jr.
Senior Field Representative

Attachment

cc File – 18-198

\\cas-file\projects\Cities_Villages_Towns\Lake_Worth\18-1986-1LS-LAKE-WORTH-PHASE-1\05-ConstructionMgt\Documents\Payment Applications\Pay_App_No_14\LTR-1_06_16-21_PA_14.docx

ZERVOS GROUP, INC.
INSURANCE & BONDS

June 15, 2021

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

Re: Contractor: David Mancini & Sons, Inc
Project: Lake Osborne Water Main Improvements Phase I
Bond No. 107027780

Gentleman:

We, as Surety on the captioned bond, do hereby consent to the payment of Payment Requisition **#14 - FINAL** in the amount of **$149,768.04** for the period ending **May 25, 2021.**

Nothing in such consent or acknowledgement shall be construed to waive any obligation that you, as Owner, may have to determine that such amount is properly due.

Sincerely,

Travelers Casualty and Surety Company of America

By: _____
Angelo G. Zervos, Attorney-in-Fact

24724 Farmbrook Road • P.O. Box 2067 • Southfield, Michigan 48037-2067
4443 Lyons Road • Suite D-212 • Coconut Creek, Florida 33073
(248) 355-4411 • Fax (248) 355-2175

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Angelo G. Zervos, Gus E. Zervos, Donald W. Burden, and Michael G. Zervos** of **Southfield, Michigan** their true and lawfulAttorney-in-Fact tosign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in thenature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **3rd** day of **February, 2017.**

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **3rd** day of **February, 2017**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2021**

Marie C. Tetreault
Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 15th day of June , 2021

Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney-in-Fact and the details of the bond to which the power is attached.

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: July 20, 2021 **DEPARTMENT:** Water Utilities

TITLE:

Agreement with MAXX Environmental, LLC to provide Annual Pipe Lining Services

SUMMARY:

The Agreement provides Annual Pipe Lining Services from MAXX Environmental, LLC for the wastewater collection system with projects to be approved by separate Work Order (with an annual total not to exceed amount of $500,000).

BACKGROUND AND JUSTIFICATION:

The City Water Utilities Department has over 2,000 manholes in the wastewater collection system, between the local and the subregional wastewater systems. Many of the manholes are in need of structural repair, rebuild of the flow channel and bench bottom of the manhole in order to continue to function properly. The City of Naples, Florida issued RFP No. 19-024 for Annual Pipe Lining Services, which included manhole rehabilitation line items. The City of Naples entered an agreement with MAXX Environmental, LLC on May 1, 2019 with an expiration of June 30, 2022 with two (2) one (1) year options to renew to provide these services. Maxx Environmental, LLC agreed to extend the terms of the Naples agreement to the City and the City reviewed the unit prices and found them competitive and will result in the best value to the City.

While this Agreement does not guarantee any work will be requested from MAXX Environmental, the City anticipates and has allocated an annual amount not to exceed of $500,000 towards rehabilitating manholes to keep the collection system operating as smoothly as possible. Work requested by the City under this Agreement will be authorized by Work Orders in accordance with the City's Procurement Code & Policy (i.e., work orders which exceed $50,000 will require City Commission approval).

MOTION:

Move to approve/disapprove Agreement with MAXX Environmental, LLC to provide Annual Pipe Lining Services

ATTACHMENT(S):

Fiscal Impact Analysis
Agreement

FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	**2021**	**2022**	**2023**	**2024**	**2025**
Capital Expenditures	$500,000	$500,000	0	0	0
Operating Expenditures	0	0	0	0	0
External Revenues	0	0	0	0	0
Program Income	0	0	0	0	0
In-kind Match	0	0	0	0	0
Net Fiscal Impact	$500,000	$500,000	0	0	0
No. of Addn'l Full-Time Employee Positions	0	0	0	0	0

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

Account Number	Account Description	Project Number	FY21 Budget	Current Balance	Budget Transfer	Agenda Expenditure	Balance
423-7231-535.63-15	Local Sewer	LS1402	450,000	450,000	0	$450,000	0
426-7490-535.63-15	Subregional Sewer	LS1402	50,000	50,000	0	$50,000	0

AGREEMENT FOR ANNUAL PIPE LINING SERVICES
(Utilizing the City of Naples, Florida Agreement)

THIS AGREEMENT FOR ANNUAL PIPE LINING SERVICES ("Agreement" hereafter) is made as of the _____ _____, by and between the **CITY OF LAKE WORTH BEACH,** 7 N. Dixie Highway, Lake Worth Beach, FL 33460, a municipal corporation organized and existing under the laws of the State of Florida, ("CITY" hereafter), and **MAXX Environmental, LLC.,** a Florida Limited Liability Company authorized to do business in the State of Florida, located at 3610 Fiscal Court; Riviera Beach, Florida 33404 ("CONTRACTOR" hereafter).

RECITALS

WHEREAS, the CITY's Water Utilities Department is in need of a company to provide Annual Pipe Lining Services; and,

WHEREAS, the CITY allows procuring services through "piggybacking" under the CITY's Procurement Policy and the CITY Code; and

WHEREAS, on May 1, 2019, the City of Naples, Florida awarded a contract for Annual Pipe Lining Services based on the RFP No.19-024 to the CONTRACTOR (the "Naples Contract") valid until June 30, 2022 with two (2) one (1) year options to renew; and

WHEREAS, the CITY has requested and the CONTRACTOR has agreed to extend the terms and conditions of the City of Naples, Florida contract to the CITY for Annual Pipe Lining Services; and

WHEREAS, the CITY has reviewed the unit prices from the Naples Contract, as provided in **Exhibit "A"**, and determined that the unit prices are competitive and will result in the best value to the CITY; and

WHEREAS, the CITY finds entering this Agreement serves a valid public purpose.

NOW THEREFORE, in consideration of the mutual promises set forth herein, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Recitals. The parties agree that the recitals set forth above are true and correct and are fully incorporated herein by reference.

2. Contract. The Naples Contract is hereby incorporated by reference into and expressly made a part of this Agreement as set forth at length herein. The term of this Agreement shall be consistent with the term of the Naples Contract and valid until June 30, 2022 unless earlier terminated in accordance with the Contract terms. This Agreement may be extended consistent with extensions of the Naples Contract.

3. Not to Exceed Amount. While the CONTRACTOR is not guaranteed that the CITY will utilize this Agreement for any services, if the CITY utilizes this Agreement for services, the not to exceed amount for this Agreement shall be $500,000 each fiscal year.

4. Work Orders. When the CITY identifies a need for the CONTRACTOR's services, the CITY will request a proposal from the CONTRACTOR to provide the services requested at the unit prices set forth in **Exhibit "A"**. The CITY will provide the CONTRACTOR with plans and/or specifications in order for the CONTRACTOR to develop its proposal. The CONTRACTOR's proposal shall be submitted in the format of the sample work order, attached hereto and incorporated herein as **Exhibit "B"** along with a copy of the CONTRACTOR's proposal. Upon receipt of the CONTRACTOR's

proposed work order and proposal, the CITY shall decide in its sole discretion whether to award the work order to the CONTRACTOR. Depending on the lump sum amount of each work order, the work order may be awarded by the City Manager, if within their purchasing authority (currently not to exceed $50,000), or the City Commission. If the work order is approved by the CITY, the CONTRACTOR shall commence the identified services upon the CITY's approval of the work order for the services and issuance of a notice to proceed. The CITY reserves the right to reject any and all proposals submitted by the CONTRACTOR. A CITY-approved work order shall include (by reference) the plans and/or specifications provided by the CITY to the CONTRACTOR.

5. Conflict of Terms and Conditions. Conflicts between documents that make up this Agreement shall be resolved in the following order of precedence:

a. This Agreement (including its exhibits);
b. The Naples Contract; and,
c. The City issued Work Order.

6. Compensation to CONTRACTOR. CONTRACTOR shall submit invoices to the CITY for review and approval by the CITY's representative, indicating that all goods and services have been provided and rendered in conformity with this Agreement and then will be sent to the Finance Department for payment. Invoices will normally be paid within thirty (30) days following the CITY representative's approval. CONTRACTOR waives consequential or incidental damages for claims, disputes or other matters in question arising out of or relating to this Agreement. In order for both parties herein to close their books and records, CONTRACTOR will clearly state "final invoice" on the CONTRACTOR's final/last billing to the CITY. This certifies that all services have been properly performed and all charges have been invoiced to the CITY. Since this account will thereupon be closed, any and other further charges if not properly included in this final invoice are waived by the CONTRACTOR. The CITY will not be liable for any invoice from the CONTRACTOR submitted thirty (30) days after the provision of all services.

7. Miscellaneous Provisions.

A. This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce this Agreement will be held in Palm Beach County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

B. Except for any obligation of the CONTRACTOR to indemnify the CITY, if any legal action or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any provisions of this Agreement, each party shall be liable and responsible for their own attorney's fees incurred in that enforcement action, dispute, breach, default or misrepresentation. FURTHER, TO ENCOURAGE PROMPT AND EQUITABLE RESOLUTION OF ANY LITIGATION, EACH PARTY HEREBY WAIVES ITS RIGHTS TO A TRIAL BY JURY IN ANY LITIGATION RELATED TO THIS AGREEMENT.

C. If any term or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, to remainder of this Agreement, or the application of such terms or provision, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

D. All notices required in this Agreement shall be sent by certified mail, return receipt requested or by nationally recognized overnight courier, and sent to the addresses appearing on the first page of this Agreement.

E. The CITY and the CONTRACTOR agree that this Agreement (and the other documents described herein) sets forth the entire agreement between the parties, and that there are no promises or understandings other than those stated herein. None of the provisions, terms and conditions contained in this Agreement may be added to, modified, superseded or otherwise altered, except by written instrument executed by the parties hereto. Any provision of this Agreement which is of a continuing nature or imposes an obligation which extends beyond the term of this Agreement shall survive its expiration or earlier termination.

F. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and will become effective and binding upon the parties as of the effective date at such time as all the signatories hereto have signed a counterpart of this Agreement. This Agreement may be executed electronically.

G. If any term or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, to remainder of this Agreement, or the application of such terms or provision, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

H. This Agreement shall not be construed more strongly against either party regardless of who was more responsible for its preparation.

I. In accordance with Palm Beach County ordinance number 2011-009, the CONTRACTOR acknowledges that this Agreement may be subject to investigation and/or audit by the Palm Beach County Inspector General. The CONTRACTOR has reviewed Palm Beach County ordinance number 2011-009 and is aware of its rights and/or obligations under such ordinance.

J. PUBLIC RECORDS. The Contractor shall comply with Florida's Public Records Act, Chapter 119, Florida Statutes, and, if determined to be acting on behalf of the City as provided under section 119.011(2), Florida Statutes, specifically agrees to:

1. Keep and maintain public records required by the City to perform the service.

2. Upon request from the City's custodian of public records or designee, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement and following completion of this Agreement if the Contractor does not transfer the records to the City.

4. Upon completion of this Agreement, transfer, at no cost, to the City all public records in possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the

Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records or designee, in a format that is compatible with the information technology systems of the City.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, PLEASE CONTACT THE CUSTODIAN OF PUBLIC RECORDS OR DESIGNEE AT THE CITY OF LAKE WORTH BEACH, ATTN: DEBBIE ANDREA, AT (561) 586-1662, DANDREA@LAKEWORTHBEACHFL.GOV, 7 N. DIXIE HIGHWAY, LAKE WORTH BEACH, FL 33460.

K. SCRUTINIZED COMPANIES.

1. Contractor certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List and are not engaged in the boycott of Israel. Pursuant to section 287.135, Florida Statutes, the City may immediately terminate this Agreement at its sole option if the Contractor or any of its subcontractors are found to have submitted a false certification; or if the Contractor or any of its subcontractors, are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of this Agreement.

2. If this Agreement is for one million dollars or more, the Contractor certifies that it and its subcontractors are also not on the Scrutinized Companies with Activities in Sudan List, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged in business operations in Cuba or Syria as identified in Section 287.135, Florida Statutes. Pursuant to Section 287.135, the City may immediately terminate this Agreement at its sole option if the Contractor, or any of its subcontractors are found to have submitted a false certification; or if the Contractor or any of its subcontractors are placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or are or have been engaged with business operations in Cuba or Syria during the term of this Agreement.

3. The Contractor agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under this Agreement.

4. The Contractor agrees that the certifications in this section shall be effective and relied upon by the City for the term of this Agreement, including any and all renewals.

5. The Contractor agrees that if it or any of its subcontractors' status changes in regards to any certification herein, the Contractor shall immediately notify the City of the same.

6. As provided in Subsection 287.135(8), Florida Statutes, if federal law ceases to authorize the above-stated contracting prohibitions then they shall become inoperative.

L. E-VERIFY.

Pursuant to Section 448.095(2), Florida Statutes, beginning on January 1, 2021, the CONTRACTOR shall:

1. Register with and use the E-Verify system to verify the work authorization status of all newly hired employees and require all subcontractors (providing services or receiving funding under this Agreement) to register with and use the E-Verify system to verify the work authorization status of all the subcontractors' newly hired employees;
2. Secure an affidavit from all subcontractors (providing services or receiving funding under this Agreement) stating that the subcontractor does not employ, contract with, or subcontract with an "unauthorized alien" as defined in Section 448.095(1)(k), Florida Statutes;
3. Maintain copies of all subcontractor affidavits for the duration of this Agreement and provide the same to the CITY upon request;
4. Comply fully, and ensure all of its subcontractors comply fully, with Section 448.095, Florida Statutes;
5. Be aware that a violation of Section 448.09, Florida Statutes (Unauthorized aliens; employment prohibited) shall be grounds for termination of this Agreement; and,
6. Be aware that if the CITY terminates this Agreement under Section 448.095(2)(c), Florida Statutes, CONTRACTOR may not be awarded a contract for at least 1 year after the date on which the Agreement is terminated and will be liable for any additional costs incurred by the CITY as a result of the termination of the Agreement.

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SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the CITY and CONTRACTOR hereto have made and executed this Agreement for Annual Pipe Lining Services as of the day and year first above written.

CITY OF LAKE WORTH BEACH, FLORIDA

By: _____
Betty Resch, Mayor

ATTEST:

By: _____
Deborah M. Andrea, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

By: _____
Glen J. Torcivia, City Attorney

APPROVED FOR FINANCIAL SUFFICIENCY:

By: _____
Bruce T. Miller, Financial Services Director

CONTRACTOR: **MAXX Environmental, LLC.**

By: _____

Print Name: Randy S. Tyo

Title: President

[Corporate Seal]

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING instrument was acknowledged before me by means of • physical presence or • online notarization on this 17 day of JUNE 2021, by RANDY S TYO, as the PRESIDENT [title] of **MAXX Environmental, LLC**, A Florida Limited Liability Company, which is authorized to do business in the State of Florida , who is personally known to me or who has produced _____ as identification, and who did take an oath that he or she is duly authorized to execute the foregoing instrument and bind the CONTRACTOR to the same.

Mary Brooks
Notary Public Signature

Notary Seal:

MARY BROOKS
Notary Public - State of Florida
Commission # GG 324182
My Comm. Expires Apr 16, 2023
Bonded through National Notary Assn.

EXHIBIT A
Unit Price Schedule from Naples Contract

4. Manhole/Lift Station Refurbishment			
a.	Interior Manhole Application (Precast)	SF	$ 15.00
b.	Interior Manhole Application (Brick)	SF	$ 20.00
c.	Interior Lift Station Application (Precast)	SF	$ 23.00
d.	Interior Lift Station Application (Brick)	SF	$ 26.00
e.	Bench/Invert Repair	EA	$ 500.00

EXHIBIT B

SAMPLE WORK ORDER
AGREEMENT FOR ANNUAL PIPE LINING SERVICES

THIS WORK ORDER for Pipe Lining Services ("Work Order" hereafter) is made on the _____, between the **City of Lake Worth Beach**, a Florida municipal corporation located at 7 North Dixie Highway, Lake Worth, Florida 33460 ("City" hereafter) and **MAXX Environmental, LLC.,** a Florida limited liability company ("Contractor" hereafter).

1.0 Project Description:

The City desires the Contractor to provide all goods, services, materials and equipment as identified herein related to the Pipe Lining project generally described as: _____ (the "Project"). The Project is more specifically described in the plans prepared by _____, dated _____, and which are incorporated herein by reference.

2.0 Scope

Under this Work Order, the Contractor will provide the City of Lake Worth with construction services for the Project as specified in the **Contractor's proposal attached hereto and incorporated herein as Exhibit "1".**

3.0 Schedule and Liquidated Damages

Substantial completion of all services and work under this Work Order shall be within ____ **calendar days** from the Effective Date of this Work Order. Final completion of all services and work (and all punch-list items (if any)) under this Work Order shall be within ____ **calendar days** from the Effective Date of this Work Order. The Effective Date of this Work Order is the date following the parties' execution of this Work Order and the City's delivery of a Notice to Proceed to the Contractor via e-mail, facsimile or other form of delivery as documented by the City. Substantial completion occurs when the services and work has progressed to the point where, in the opinion of the City, the work is sufficiently complete in accordance with the Contract Documents and this Work Order, so that the Project can be utilized for the purposes for which it is intended. Final completion occurs when all services and work (including punch-list items) has been completed and the project becomes fully operational and accepted by the City.

Liquidated Damages. The City and Contractor recognize that time is of the essence under this Work Order and the Contract Documents, and that the City will suffer financial loss if the services and work described in this Work Order and the Contract Documents are not completed within the times specified in this Work Order. The City and Contractor recognize, agree and acknowledge that it would be impractical and extremely difficult to ascertain and fix the actual damages that the City would suffer in the event Contractor neglects, refuses, or otherwise fails to complete the services and work within the time specified. Accordingly, instead of requiring any such proof, the City and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay the City ____ hundred dollars ($_____.00) for each day that expires after the time specified in this Work Order.

4.0 Compensation and Direct Purchases

This Work Order is issued for a lump sum, not to exceed amount of $_____ (_____). The attached proposal identifies all costs and expenses included in the lump sum, not to exceed amount.

The following Direct Purchases are to be made under this Work Order by the City: _____ _____ _____.

5.0 Project Manager

The Project Manager for the Contractor is _____, phone:_____; email: _____; and, the Project Manager for the City is _____, phone:_____; email:_____.

6.0 Progress Meetings

The Contractor shall schedule periodic progress review meetings with the City Project Manager as necessary but every 30 days as a minimum.

7.0 Contractor's Representations

In order to induce the City to enter into this Work Order, the Contractor makes the following representations:

7.1 Contractor has familiarized itself with the nature and extent of the Contract Documents including this Work Order, work, site, locality, and all local conditions and laws and regulations that in any manner may affect cost, progress, performance or furnishing of the work.

7.2 Contractor has obtained at his/her own expense and carefully studied, or assumes responsibility for obtaining and carefully studying, soil investigations, explorations, and test reports which pertain to the subsurface conditions at or contiguous to the site or otherwise may affect the cost, progress, performance or furnishing of the work as Contractor considers necessary for the performance or furnishing of the work at the stated work order price within the Work Order stated time and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of the RFP; and no additional examinations, investigations, explorations, tests, reports, studies or similar information or data are or is deemed necessary by Contractor for such purposes.

7.3 Contractor has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, investigations, explorations, tests, reports, studies or similar information or data in respect of said Underground Facilities are or is deemed necessary by the Contractor in order to perform and furnish the work under this Work Order price, within the Work Order time and in accordance with the other terms and conditions of the Contract Documents.

7.4 Contractor has correlated the results of all such observations, examinations, investigations, explorations, tests, reports and studies with the terms and conditions of the Contract Documents.

7.5 Contractor has given the City's Contract Administrator written notice of all conflicts, errors or discrepancies that he or she has discovered in the Contract Documents and the written resolution thereof by City or its designee is acceptable to the Contractor.

8.0 Warranty. The Contractor warrants and guarantees to the City that all services and work provided under this Work Order will be in accordance with this Work Order and the other Contract Documents. The Contractor warrants that (a) all materials and parts supplied under this Work Order shall be free from defects for one (1) year from the final completion of all work (unless a longer manufacturer warranty applies); (b) all services and work performed under this Work Order will be free from defects for one (1) year from the final completion of all work and the project shall be fully operational without unreasonable downtime or failures; and (c) that the services and work will conform to the requirements of the Contract Documents. If, at any time prior to the expiration of the one (1) year warranty period, the City discovers any failure or breach of the Contractor's warranties or the Contractor discovers any failure or breach of the Contractor's warranties, the Contractor will, upon written notice from City or of its own accord, at the Contractor's sole cost and expense, promptly correct such failure or breach (which corrective action must include, without limitation, any necessary removal, disassembly, reinstallation, repair, replacement, reassembly, retesting, and/or re-inspection of any part or portion of the work and any other property damaged or affected by such failure, breach, or corrective action). The Contractor will remedy any such failure or breach so, to the extent possible, to avoid unnecessary disruptions to the operations of City or its systems. In the event the Contractor fails to initiate and diligently pursue corrective action within five (5) days of the Contractor's receipt of the City's notice or the Contractor's discovery of the same, the City may undertake such corrective action at the Contractor's expense.

9.0 Authorization

This Work Order is issued pursuant to the Pipe Lining Services Contract for between the City of Lake Worth Beach and the Contractor, dated _____, 2021 ("Contract" hereafter). If there are any conflicts between the terms and conditions of this Work Order and the Contract, the terms and conditions of the Contract shall prevail.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

Signature Page Follows

IN WITNESS WHEREOF, the parties hereto have made and executed this **Work Order** as of the day and year set forth above.

CITY OF LAKE WORTH BEACH, FLORIDA

By: _____[Do Not Sign – Sample]_____
Betty Resch, Mayor

ATTEST:

_____
Deborah M. Andrea, City Clerk

Approved as to form and legal sufficiency:

_____
Glen J. Torcivia, City Attorney

Contractor: **MAXX Environmental, LLC.,**

By: ____[Do Not Sign – Sample]_____
Name:
Title:

[Corporate Seal]

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by_____, as _____ of **MAXX Environmental, LLC.,**, a Florida company, and who is personally known to me or who has produced the following _____ as identification.

_____
Notary Public

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: July 20, 2021 **DEPARTMENT:** City Commission

TITLE:

Ratification of appointments and reappointments to the various advisory boards

SUMMARY:

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

Electric Utility Advisory Board

Mayor Resch's reappointment of Ramsay Stevens to the Electric Utility Advisory Board for a term ending on July 31, 2022.

Commissioner Stokes' appointment of David Simms to the Electric Utility Advisory Board for a term starting on August 1, 2021 and ending on July 31, 2024.

Construction Board of Adjustment and Appeals

Mayor Resch's appointment of Hector Cabrera to the Construction Board of Adjustment and Appeals for a term starting on August 1, 2021 and ending on July 31, 2025.

Historic Resources Preservation Board

Commissioner Malega's appointment of Ricardo Martin to the Historic Resources Preservation Board to fill an unexpired term ending on July 31, 2022.

Recreation Advisory Board

Commissioner Malega's appointment of Ericka Cooper to the Recreation Advisory Board to fill an unexpired term ending on July 31, 2022.

Planning and Zoning Board

Commissioner Stokes' appointment of Zade Shamsi Basha to the Planning and Zoning Advisory Board for a term starting on August 1, 2021 and ending on July 31, 2024.

MOTION:

Move to approve/disapprove the ratification of the Mayor Resch's reappointment of Ramsay Stevens to the Electric Utility Advisory Board for a term ending on July 31, 2022 and appointment of Hector Cabrera to the Construction Board of Adjustment and Appeals for t term ending on July 31, 2025, Commissioner Malega's appointment of Ricardo Martin to the Historic Resources Preservation Board to fill an unexpired term ending on July 31, 2022, Ericka Cooper to the Recreation Advisory Board for to fill an unexpired term ending on July 31, 2022 and Commissioner Stokes' appointment of David Simms to the Electric Utility Advisory Board for a term ending on July 31, 2024 and Zade Shamsi Basha to the Planning and Zoning Board for a term ending on July 31, 2024.

ATTACHMENT(S):

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

ELECTRIC UTILITY ADVISORY BOARD

One, Two, and Three -Year Terms

MEMBERS	APPOINTED	PHONE	ETHICS TRAINING	TERM EXPIRES
Ramsay Stevens 618 South K Street ramsaystevens@gmail.com (2-year term) - (At-large member) **(Mayor's Appointment)**	04/16/2019	C: 561-373-9501	YES	07/31/2020
Matthew Portilla 1301 Cochran Dr. mattportilla@me.com (3-year term) **(District 1 Appointment)**	08/06/2019	C: 561-267-0692	YES	07/31/2024
Ibrahim Chalhoub 2 Lakeside Palms Ct. ichalhoub@bellsouth.net (3-year term) **(District 2 Appointment)**	10/20/2015	C: 561-762-9178	YES	07/31/2021
Dale Chubbuck 219 3rd Avenue North Steven.chubbuck@gmail.com (3-year term) **(District 3 Appointment)**	11/05/2019	C: 561-543-9654		7/31/2021
Ryan Oblander 1702 North A Street ryanoblander@gmail.com (3-year term) **(District 4 Appointment)**	05/04/2021	C: 954-650-3366		07/31/2024
VACANT (2-year term) - (At-large business owner) **(Commission's Appointment)**				7/31/2022
VACANT (Village of Palm Springs Roger St. Martin) (1-year term) - (At-large utility service area) **(Commission's Appointment)**				07/31/2021

BOARD LIAISON

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

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

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

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

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

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

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

(a) The electric utility advisory board shall consist of five (5) uncompensated volunteer members to be appointed by each member of the city commission. Each member shall be appointed for a two (2) year term. Members may be re-appointed for subsequent terms. Vacancies shall be filled by qualified members for the unexpired term of the member whose post becomes vacant. Appointments shall be made by the city commission on the basis of professional career experience relevant to the electric utility industry or knowledge of the city's electric utility. All members of the electric utility advisory board must be customers of the city's electric utility. All members must also satisfy the requirements of section 2-9 of the city's code regarding the residence requirement of advisory board members; however, at least one (1) member of the board may reside outside the city's municipal boundaries in order to represent the interests of the city's electric utility customers outside the municipal boundaries. The member residing outside the municipal boundaries must be a customer of the city's electric utility or own a business within the municipal boundaries, which business is a customer of the city's electric utility.

(b) Preference for membership shall be to those who are knowledgeable or possess professional expertise in the following areas: engineering, commercial and residential development, accounting and finance, traditional energy generation and distribution, renewable energy generation and/or energy conservation or related fields.

(c) If any member of the electric utility advisory board shall fail to be present at three (3) consecutive regular meetings or at fifty (50) percent of the regular meetings of the board held within any 24-month period, the city clerk shall declare the member's office vacant, and the city commission shall promptly fill such vacancy.

(d) The members of the electric utility advisory board serve at the pleasure of the city commission and the city commission may remove any member(s) of the board from office upon affirmative vote of the city commission after due notice and an opportunity for the member(s) to be heard.

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

(a) At its first meeting, the electric utility advisory board shall appoint a chairperson for a one-year term and annually thereafter. In addition, the members of the board shall elect such officers as may be deemed necessary or desirable to serve at the will of the board.

(b) The meetings of the electric utility advisory board shall be quarterly unless there are no pending policy-decisions for the board's consideration. Alternatively, additional meetings of the electric utility advisory board may be called by the electric utility director or as directed by the city commission at a public meeting.

(c) A minimum of three board members will constitute a quorum for the board. Meetings of the board shall be conducted in accordance with Robert's Rules of Order. Minutes shall be kept of all meetings of the board and all such meetings shall be properly noticed and open to the public.

Section 2-238. - Duties.

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

FINANCIAL DISCLOSURE FORMS ARE NOT REQUIRED.

City of Lake Worth Beach FLORIDA

Received 5/17/21

7 NORTH DIXIE HIGHWAY
LAKE WORTH BEACH, FL 33460

VOLUNTEER ADVISORY BOARD – REAPPOINTMENT APPLICATION

7 North Dixie Highway, Lake Worth Beach, FL 33160 – Phone: 561-586-1730 – Fax: 561-586-1750

SECTION 1

Full Name: Ramsay Stevens

Name of the Advisory Board / Committee you are currently serving on, for which you wish to be considered for reappointment: Electric Utility Advisory Board

Has your information changed since your appointment or last reappointment? YES_____ NO X

If you selected YES, please fill out below. If you selected NO, please go to SECTION 2.

Residence Address: _____

City: _____ State: _____ Zip Code: _____

Business Address: (If applicable) _____

City: _____ State: _____ Zip Code: _____

Mailing Address: (If different from residence / business) _____

_____

City: _____ State: _____ ZIP Code: _____

Home Phone: _____ Business Phone: _____

Cell Phone: _____ Email Address: _____

Proof of residency attached: _____

SECTION 2

By signing this form I acknowledge that the information above is true and correct and that I am required to complete Ethics Training and submit the Ethics Training Certificate of Acknowledgement to the City Clerk's Office at least once a year and that the attendance policy will be in effect as per the ordinance governing the board for which I am seeking reappointment.

Ramsay Stevens
Signature

05/17/2021
Date

Information regarding the duties and responsibilities of any board/committee can be found by visiting our website at www.lakeworthbeachfl.gov. If you need additional information, please contact Silvina Donaldson at sdonaldson@lakeworthbeachfl.gov, 561-586-1730.

This form has been updated on July 2019

VOLUNTEER ADVISORY BOARD APPLICATION

Received 4/30/21

BOARD/S YOU ARE APPLYING TO BE ON	· Electric Utility Advisory Board
NAME	David Simms
RESIDENCE ADDRESS	715 North L. Street Apt. 5 Lake Worth Beach, FL 33460 United States
UPLOAD PROOF OF RESIDENCY	· 20210429_215337.jpg
DO YOU HAVE A DIFFERENT MAILING ADDRESS?	No
PHONE	(561) 541-7874
BUSINESS PHONE	(561) 868-3211
CELL PHONE	(561) 541-7874
EMAIL	dsimm@hotmail.com
ARE YOU A CITIZEN OF THE UNITED STATES?	Yes
ARE YOU A REGISTERED PALM BEACH COUNTY VOTER?	Yes
ARE YOU A REGISTERED LAKE WORTH VOTER?	Yes
HOW LONG HAVE YOU BEEN A RESIDENT OF LAKE WORTH BEACH?	15 years
LIST ALL PROPERTIES OWNED AND/OR BUSINESS INTERESTS IN LAKE WORTH	None
WHAT IS YOUR OCCUPATION?	Learning Specialist
EMPLOYER?	Palm Beach State College
ARE YOU CURRENTLY SERVING ON ANY CITY ADVISORY BOARD?	No
HAVE YOU EVER SERVED ON A CITY OF LAKE WORTH BOARD?	No
DO YOU SERVE ON ANY BOARDS IN FLORIDA, OR ARE YOU AN ELECTED OR APPOINTED STATE, COUNTY, OR MUNICIPAL OFFICE HOLDER, OR PALM BEACH COUNTY EMPLOYEE?	Yes
FLORIDA BOARDS, POSITION, ETC.	Democratic Precinct Committee rep, Precinct 3064
HIGH SCHOOL	Walt Whitman High School
DATE OF GRADUATION	07/28/1978
COLLEGE	University of Maryland, College of Engineering
DATE OF GRADUATION	05/10/1996
WORK EXPERIENCE	Palm Beach State College, Math Learning Specialist, August 2002 - Present Pratt and Whitney, Jupiter, FL, Analytical Engineer, May 1997 - January 2000
INTEREST/ACTIVITIES	Hiking, kayaking, ancestry, and math

COMMUNITY INVOLVEMENT	I attended Mango Groves Neighborhood Association meetings several years ago and participated in the raft race in July 2012.
6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE)	I have always been interested in energy and the environment. I would like to serve on Electric Utility Advisory Board to improve our utility for our community. I have some basic knowledge of energy and electricity from tutoring general physics at my job. I have a Bachelor's degree in aerospace engineering.
CONSENT	✔ I agree to the privacy policy. I understand the responsibilities associated with being a board/committee member, and I have adequate time to serve if appointed. I have read the attached Ordinance No. 2010-29 and Article XIII (Palm Beach County) Code of Ethics and understand the policy on the City of Lake Worth Beach Code of Ethics. Within 30 days after appointment, I understand that I am required to participate in Ethics Training and submit an Acknowledgement of Receipt form to the City Clerk's Office in order to continue to serve on my appointed board. *THIS APPLICATION IS VALID FOR ONE (1) YEAR FROM THE DATE SIGNED ABOVE. *THIS APPLICATION IS NOT VALID WITHOUT APPLICANT'S PROOF OF RESIDENCY.
SIGNATURE	David Simms

CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS
Four-Year Terms

IBRAHIM CHALHOUB	Appointed 03/25/2010	Term Expires 07/31/2021
2 Lakeside Palms Court	561-588-4088 / 561-588-5417	Latest Ethics Training YES
(General Contractor)	ichalhoub@bellsouth.net	**Mayor's Appointment**
BEN ELLIS, JR.	Appointed 07/23/2012	Term Expires 07/31/2020
189 Harvard Drive	561-254-3805 / 561-370-3300	Latest Ethics Training YES
(Engineer)	bellis@ellisgritter.com	**Vice Mayor's Appointment Dist 4**
MARK SZAFARYN	Appointed 02/20/1996	Term Expires 07/31/2021
1103 South "N" Street	561-586-7063 / 561-586-1288	Latest Ethics Training YES
(Plumbing Contractor)	gszafaryn@bellsouth.net	**District 1 Appointment**
VACANT	Appointed	Term Expires 07/31/2024
Address	Phone number	Latest Ethics Training
(Discipline Type)	Email address	**District 2 Appointment**
VACANT	Appointed	Term Expires 07/31/2022
Address	Phone number	Latest Ethics Training
(Discipline Type)	Email address	**District 3 Appointment**
VACANT	Appointed	Term Expires 07/31/2024
Address	Phone number	Latest Ethics Training
(Discipline Type)	Email address	**District 4 Appointment – Vice Mayor**
DAVID BRODIE	Appointed 08/21/2018	Term Expires 07/31/2022
2610 Holy Cross Lane	561-350-8282	Latest Ethics Training YES
(Discipline Type)	dbrodie@yourfloridacounsel.com	**Mayor's Appointment**

Membership: The Board shall consist of seven members who either are residents of, or have a business located in the City. Board members shall be composed of individuals with knowledge and experience in the technical codes to include**,** to the greatest extent possible, an architect, engineer, general contractor, electrical contractor, HVAC contractor, plumbing contractor, and any other contractor licensed category.

A board member shall not act in a case in which he has a personal or financial interest. Three absences of any member from required meetings of the board shall in a 12-month period, at the discretion of the applicable governing body, render any such member subject to immediate removal from office.

The Construction Board of Adjustments and Appeals shall have the power, as further defined in 116.4, to hear appeals of decisions and interpretations of the building official and consider variances of the technical codes.

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

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

Financial Disclosure Forms are required; City residency required. (Ordinance No. 92-11).

Secretary: Therese Howell-Poitier, 561-586-1644

Received 5/17/21

VOLUNTEER ADVISORY BOARD APPLICATION

BOARD/S YOU ARE APPLYING TO BE ON	· Construction Board of Adjustments and Appeals **
NAME	Hector Antonio Cabrera
RESIDENCE ADDRESS	321 Maryland Dr Lake Worth, FL 33460 United States
UPLOAD PROOF OF RESIDENCY	· prof-of-Residence-2021_05_15_11_25_33.pdf
DO YOU HAVE A DIFFERENT MAILING ADDRESS?	No
PHONE	(561) 313-0677
BUSINESS PHONE	(561) 540-4334
CELL PHONE	(561) 313-0677
EMAIL	cabreraconstructioninc@msn.com
ARE YOU A CITIZEN OF THE UNITED STATES?	Yes
ARE YOU A REGISTERED PALM BEACH COUNTY VOTER?	Yes
ARE YOU A REGISTERED LAKE WORTH VOTER?	Yes
HOW LONG HAVE YOU BEEN A RESIDENT OF LAKE WORTH BEACH?	30 years
LIST ALL PROPERTIES OWNED AND/OR BUSINESS INTERESTS IN LAKE WORTH	Cabrera Construcrion Inc and Curb Appeal Realty& Renovation. 321 Maryland Dr, 1211 Crestwood Blvd, 1230 19th Ave North,1229 19th Ave North, 1211 19th Ave North, 528 23rd Ave North 614 North H street, 426 North H street , 617 North E street, 304 North G Street and 226 North G street.
WHAT IS YOUR OCCUPATION?	General Contractar and Real estate
EMPLOYER?	Cabrera Construction Inc
ARE YOU CURRENTLY SERVING ON ANY CITY ADVISORY BOARD?	No
HAVE YOU EVER SERVED ON A CITY OF LAKE WORTH BOARD?	Yes
IF YES, WHEN AND WHICH BOARD(S)?	2005 to 2007 on AD HOC committee
DO YOU SERVE ON ANY BOARDS IN FLORIDA, OR ARE YOU AN ELECTED OR APPOINTED STATE, COUNTY, OR MUNICIPAL OFFICE HOLDER, OR PALM BEACH COUNTY EMPLOYEE?	No
HIGH SCHOOL	Competed in foreign country
DATE OF GRADUATION	10/30/1984
COLLEGE	N/A
WORK EXPERIENCE	New construction, Residental Remodeling, and Real estate
INTEREST/ACTIVITIES	Teaching Bible classes for adults as a catechist
COMMUNITY INVOLVEMENT	For the last 25 years, I have been involved in many ways at Sacred Heart Catholic Church

YES MAYOR

6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE)	To bring in a unique perspective as a general contractor who knows the city well from living and building in Lake Worth for many years.
6. B - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (SECOND PREFERENCE)	My experience and time will be of much value to the Construction Board of Adjustments and Appeals from working in different cities, towns, villages, and counties which can be applied to any scenario.
6. C - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (THIRD PREFERENCE)	My knowledge of building codes and the permit process will be of favor when it comes to any adjustments and appeals.
CONSENT	✔ I agree to the privacy policy. I understand the responsibilities associated with being a board/committee member, and I have adequate time to serve if appointed. I have read the attached Ordinance No. 2010-29 and Article XIII (Palm Beach County) Code of Ethics and understand the policy on the City of Lake Worth Beach Code of Ethics. Within 30 days after appointment, I understand that I am required to participate in Ethics Training and submit an Acknowledgement of Receipt form to the City Clerk's Office in order to continue to serve on my appointed board. *THIS APPLICATION IS VALID FOR ONE (1) YEAR FROM THE DATE SIGNED ABOVE. *THIS APPLICATION IS NOT VALID WITHOUT APPLICANT'S PROOF OF RESIDENCY.
SIGNATURE	Hector Cabrera

HISTORIC RESOURCES PRESERVATION BOARD

Three-Year Terms

MEMBERS	APPOINTED	PHONE	ETHICS TRAINING	TERM EXPIRES
Judith Fox 514 N. Palmway Email: TBD (Citizen at large) **(Mayor's Appointment)**	05/01/118	C: 561-253-4895	YES	07/31/2021
Robert D'Arinzo 531 North Ocean Breeze bobpier@hotmail.com (Real Estate Sales) **(Vice Mayor's Appointment - District 4)**	08/16/16	C: 561-662-8370	YES	07/31/2023
VACANT (due to Judith Just resignation **(District 1 Appointment)**				07/31/2022
William Feldkamp CHAIR 108 Lake Avenue, #205 billfeldkamp@gmail.com (Architecture) **(District 2 Appointment)**	04/04/17	C: 561-248-5769	YES	07/31/2022
Geoffrey Harris 605 N Lakeside Dr. #3 gbharch@gmail.com (Architecture) **(District 3 Appointment)**	10/06/20	C: 720-771-9276		07/31/2023
Stephen Pickett 207 South K Street sdpickett@hotmail.com (Architecture) **(District 4 Appointment – Vice Mayor)**	01/19/21	C: 561-427-8325	by 2/22	07/31/2023
Bernard Guthrie 823 South Palmway bguthrie@pottydoctor.com (Contractor) **(Mayor's Appointment)**	04/3/18	C: 561-719-6696	YES	07/31/2023

Meetings: Second Wednesday of each month at 6:00 PM

The Board's function is to consider historic preservation issues and shall consist of five resident members plus two alternates appointed by the City Commission. Four members constitute a quorum. Initial appointments: one member to serve three years; two members to serve one year; two members for a term of two years; thereafter, all regular terms three years and alternate terms one year.

Ord. No. 2014-02 - Section 23.2-7 establishes that the historic resources preservation board shall consist of seven (7) members. All members of the board shall be residents of or property owners in the city. Members of the historic resources preservation board shall serve without compensation. The seven (7) members shall be appointed by the city commission. All members of the board shall be appointed for a term of three (3) years. If any member of the board shall fail to be present at three (3) consecutive regularly scheduled meetings or at twenty-five (25) percent of the public meetings of the board held within any twelve-month period, the city clerk shall declare the member's office vacant and the city commission shall promptly fill such vacancy. Vacancies in the board membership by resignation, illness or other causes shall be filled by the city commission for the unexpired term of the member involved. Members of the historic resources preservation board may be removed from office by the city commission at its discretion. The board shall select its own chairman and vice-chairman annually at the first meeting in January. The city's preservation planner shall serve as secretary and advisor to the board. The membership of the HRPB shall include, to the extent available, members from the disciplines of architecture, architectural history, planning, archeology or related fields. At least two (2) members of the HRPB shall be experienced in the areas of real estate sales, land development, banking or law. One (1) member shall be from a professional discipline as described above and one (1) member shall be a citizen at large. The city commission shall determine whether or not the existing members of the HRPB meet the requirements of the certified local government program and may appoint up to two (2) additional members to the HRPB, if needed. Whenever a new member is appointed to the HRPB, the city commission shall consider the professional requirements of the new member to ensure that the requirements of the certified local government program are met. When necessary, persons serving on the HRPB shall attend educational meetings to develop a special interest, expertise, experience or knowledge in history, architecture, or related disciplines.

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

Ord. No. 2012-17, effective 04/27/12, changed qualifications to include disciplines of architecture, architectural history, planning, archaeology, or related fields. At least (2) members shall be experienced in the areas of real estate sales, land development, banking or law. One (1) alternate shall be from a professional discipline, and one (1) alternate member shall be a citizen at large.

Ord. No. 2010-16, HRPB was created.

Effective July 2017, Financial Disclosure Forms are required.

Secretary: Sherrie Coale

VOLUNTEER ADVISORY BOARD APPLICATION

Received 4/20/21

BOARD/S YOU ARE APPLYING TO BE ON	· City Tree Board · Community Redevelopment Agency * · Finance Advisory Board · Planning & Zoning Board * **
NAME	Ricardo Martin
RESIDENCE ADDRESS	419 North Lakeside Drive Lake Worth Beach, FL 33460 United States
DO YOU HAVE A DIFFERENT MAILING ADDRESS?	No
PHONE	(305) 975-7906
CELL PHONE	(305) 975-7906
EMAIL	rmartin0211@yahoo.com
ARE YOU A CITIZEN OF THE UNITED STATES?	Yes
ARE YOU A REGISTERED PALM BEACH COUNTY VOTER?	Yes
ARE YOU A REGISTERED LAKE WORTH VOTER?	Yes
HOW LONG HAVE YOU BEEN A RESIDENT OF LAKE WORTH BEACH?	Five years
LIST ALL PROPERTIES OWNED AND/OR BUSINESS INTERESTS IN LAKE WORTH	Own personal residence is located at 419 North Lakeside Drive. I am an active real estate agent and operate remotely from anywhere. Fixed address of RE\MAX Services, where I placed my real estate license, is 5820 N. Federal Highway, Boca Raton, Fl 33487.
WHAT IS YOUR OCCUPATION?	Retired Banker/Realtor
EMPLOYER?	RE\MAX Services of Boca Raton, Marlin Group
BUSINESS ADDRESS: (CRA BOARD ONLY)	419 North Lakeside Drive Lake Worth Beach, FL 33460 United States
ARE YOU CURRENTLY SERVING ON ANY CITY ADVISORY BOARD?	No
HAVE YOU EVER SERVED ON A CITY OF LAKE WORTH BOARD?	Yes
IF YES, WHEN AND WHICH BOARD(S)?	Planning and Zoning
DO YOU SERVE ON ANY BOARDS IN FLORIDA, OR ARE YOU AN ELECTED OR APPOINTED STATE, COUNTY, OR MUNICIPAL OFFICE HOLDER, OR PALM BEACH COUNTY EMPLOYEE?	No
HIGH SCHOOL	Miami Killian Senior High School
DATE OF GRADUATION	06/01/1976
COLLEGE	University of Miami
DATE OF GRADUATION	06/01/1982
RESUME ATTACHMENT	· Resume-Ricardo-Martin-12-20-002.pdf

WORK EXPERIENCE	See attached Resume. University transcripts are available upon request.
INTEREST/ACTIVITIES	Travel. Visiting other countries is my favorite pass time experience. Whenever possible, I try to visit one new country each year. I am an art collector for the past 25 years. I have been a coin collector since I was in elementary school. I am presently enjoying my partial retirement from my banking career. I am pursuing an interest in real estate and placed my real estate license with RE\MAX. I enjoy the freedom that this new career provides.
COMMUNITY INVOLVEMENT	Retired December 2020 from my Corporate Banking career in Miami. Seeking involvement in City related community organizations. At this time, I am a member of the Parrot Cove Neighborhood Association. In the past, when I lived in Bryant Part, I was a Director of the Bryant Park Neighborhood Association.
6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE)	Lived in Lake Worth Beach for over five years and would like to be part of shaping the anticipated new developments. My past banking experience in financing projects and providing construction financing gives me the developer's and lender's viewpoint and need to have a viable project. Also, by living in Lake Worth Beach, I see and hear what the community is seeking and can provide balanced input.
6. B - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (SECOND PREFERENCE)	CRA is presently the economic engine of Lake Worth Beach. It is one of the most creative organizations in town, maneuvering through archaic regulations and controls. It is a Board that can help the town revitalize the East and West downtown areas, and I would be very interested in participating in this Board.
6. C - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (THIRD PREFERENCE)	I am open to other Boards, from Finance Board to Tree Board. I bring my banking expertise to any of the City Boards the Commission considers for me. I have had many operating business customers and understand financial statements and budgets.
CONSENT	✔ I agree to the privacy policy. I understand the responsibilities associated with being a board/committee member, and I have adequate time to serve if appointed. I have read the attached Ordinance No. 2010-29 and Article XIII (Palm Beach County) Code of Ethics and understand the policy on the City of Lake Worth Beach Code of Ethics. Within 30 days after appointment, I understand that I am required to participate in Ethics Training and submit an Acknowledgement of Receipt form to the City Clerk's Office in order to continue to serve on my appointed board. *THIS APPLICATION IS VALID FOR ONE (1) YEAR FROM THE DATE SIGNED ABOVE. *THIS APPLICATION IS NOT VALID WITHOUT APPLICANT'S PROOF OF RESIDENCY.
SIGNATURE	Ricardo Martin

CITY RECREATION BOARD

Three -Year Terms

MEMBERS	APPOINTED	PHONE	ETHICS TRAINING	TERM EXPIRES
VACANT (Antieau's resignation) **(Mayor's Appointment)**				07/31/2021
Deborah Null 1 Eleventh Avenue North Nullset282@aol.com **(Vice Mayor's Appointment - District 4)**	06/06/17	C: 845-853-3397	YES	07/31/2022
VACANT **(District 1 Appointment)**				07/31/2022
Evan Cabrera 321 Maryland Drive Evancabrera13@gmail.com **(District 2 Appointment)**	05/15/18	C: 561-777-0955	YES	07/31/2020
Tiffany Kapner 415 N. Lakeside Drive tekapner@yahoo.com **(District 3 Appointment)**	12/4/18	C: 352-602-6275	YES	07/31/2022
Rachel Lorentzen 320 N. Lakeside Drive lorentzens@aol.com **(District 4 Appointment – Vice Mayor)**	05/21/19	C: 203-561-0709	YES	07/31/2021
Faith Watson – Vice Chair 921 N. Lakeside Dr. F2watson@gmail.com **(Mayor's Appointment)**	5/05/2015	C: 561-306-1398	YES	07/31/2020

ADVISOR

Lauren Bennett, Leisure Services Director W: 561-533-7363

The purpose of the Board is to assist in promoting community awareness and involvement in recreation programs and initiatives and to assist the City in planning for future facility and program needs. The Board shall consult with and advise the City Manager, Recreation Manager, and the City Commission in matters affecting recreation policies, programs, finances and future land or facility capital projects related to the total community recreation program and to its long-range plans.

Ord. No. 2013-24 effective March 29, 2013, the Student board member has been replaced by a resident board member, with a three-year term.

** Ord. No. 2011-02 approved on Feb. 1, 2011 – effective July 31, 2012, two resident members shall serve for one-year term, two resident members for two year terms, and two resident members for three year terms; thereafter all succeeding members shall be appointed for three year terms. The student member shall serve a 1-year term.

Established by Ordinance No. 2005-36, effective 10/28/05, comprised of six resident members appointed by the City Commission and one student member appointed by the Lake Worth Teen Advisory Council.

Ord. No. 2006-26, effective 9/29/06, designated Recreation Manager as staff liaison.

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

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

During Recreation Advisory board meeting held on 6/17/15, members changed the meeting date from every second Wednesday of each month at 6:30 pm to every third Wednesday of each month at 6:15 pm.

Meetings: Third Wednesday of every other month at 6:15 pm as decided during the August 2018 regular board meeting; therefore, board meetings are held on February, April, June, August, October, and December of every year.
During the RAB regular meeting held in August 2018, the members voted and decided to meet every other month for any future board meeting. Meeting will now be held in October, December, February, April, June, August (February, April, June, August, October, December of every year)

VOLUNTEER ADVISORY BOARD APPLICATION

Volunteer Advisory Board Application

Board/s You are Applying to be on *

City Recreation Advisory Board | Community Redevelopment Agency *

Requires that appointee fill out an annual financial disclosure form to be filed with the Supervisor of Elections Office ** Certain skill-set disciplines required

Hold CTRL Key and Click to select multiple

Name *

Ericka
First

Hadden
Last

Residence Address

1413 S H street
Street Address

Address Line 2

Lake Worth
City

Florida
State

33460
ZIP Code

Upload Proof of Residency

Choose File | Proof of Residency.pdf

Max. file size: 512 MB.

Do you have a different mailing address? *

- ○ Yes
- ◉ **No**

Phone

(561) 932-8903

Business Phone

Cell Phone

(561) 932-8903

Email

coopehadd@aol.com

Are you a citizen of the United States? *

- ◉ **Yes**
- ○ No

Are you a registered Palm Beach County voter? *

- ◉ **Yes**
- ○ No

Are you a registered Lake Worth voter? *

- ◉ **Yes**
- ○ No

How Long have you been a resident of Lake Worth Beach? *

45 years

List all properties owned and/or business interests in Lake Worth *

None.

What is your occupation? *

Educator

Employer?

PBCSD

Business Address: (CRA board only) *

Street Address

Address Line 2

City

Florida

State

ZIP Code

Are you currently serving on any City advisory Board? *

○ Yes

◉ **No**

Have you ever served on a City of Lake Worth board? *

◉ **Yes**

○ No

If yes, when and which board(s)? *

Recreation Board

Do you serve on any boards in Florida, or are you an elected or appointed state, county, or municipal office holder, or Palm Beach County employee? *

○ Yes

◉ **No**

High School *

Lake Worth Community High School

Date of Graduation *

05/09/1992

College

Palm Beach State College/Palm Beach Atlantic University/FAU

Date of Graduation

2000/2002/2005/2020

Resume Attachment

Choose File ERICKA COOPER-HADDEN RESUME 2021.gdoc

Accepted file types: pdf, docx, doc, Max. file size: 100 MB.

Attach your resume (optional)

Work Experience

Various. See resume.

Interest/Activities

Real Estate, Education, Recreation, Community Development, Performing Arts, Travel, Personal Development, Writing and Fitness.

Community Involvement

Varies. See Resume

6. A - Why do you desire to serve on this board (first preference)

To be an active resident agent in the improvement and maintenance of the City of Lake Worth Beach with the goal of improving the citizens quality of life.

6. B - Why do you desire to serve on this board (second preference)

To be an active resident agent in the improvement and maintenance of the City of Lake Worth Beach with the goal of improving the citizens quality of life.

6. C - Why do you desire to serve on this board (third preference)

To be an active resident agent in the improvement and maintenance of the City of Lake Worth Beach with the goal of improving the citizens quality of life.

Consent *

☑ I agree to the privacy policy.

I understand the responsibilities associated with being a board/committee member, and I have adequate time to serve if appointed.

I have read the attached Ordinance No. 2010-29 and Article XIII (Palm Beach County) Code of Ethics and understand the policy on the City of Lake Worth Beach Code of Ethics. Within 30 days after appointment, I understand that I am required to participate in Ethics Training and submit an Acknowledgement of Receipt form to the City Clerk's Office in order to continue to serve on my appointed board.

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

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

Signature *

Ericka Hadden

Please type your name as it appears in the beginning of the application.

Submit

Save and Continue Later

City Hall
7 North Dixie Highway
Lake Worth Beach FL, 33460
561-586-1600

Utilities Customer Service
414 Lake Avenue
Lake Worth Beach FL, 33460
Phone: 561-533-7300

PLANNING AND ZONING BOARD

Three -Year Terms

MEMBERS	APPOINTED	PHONE	ETHICS TRAINING	TERM EXPIRES
Laura Starr 2010 Holy Cross lstarr@yourfloridacounsel.com (Professional/law) **(Mayor's Appointment)**	08/06/2019	C: 561-414-5686	YES	07/31/2022
Mark Humm 708 North H Street marknwpb@yahoo.com (Citizen at large) **(Vice Mayor's Appointment – District 4)**	07/02/2013	C: 561-351-3057 W: 561-848-5556	YES	07/31/2023
Greg Rice - CHAIR 511 Lucerne Ave. greg@bugs.com (Professional/real estate) **(District 1 Appointment)**	06/25/2012	W: 561-686-7171 C: 561-602-0193	YES	07/31/2022
Edmond LeBlanc 105 South K Street edmondleblanc@yahoo.com (Architecture) **(District 2 Appointment)**	06/01/21	P: 561-781-1272		07/31/2023
Daniel Tanner 1740 12th Avenue North Drtan464@yahoo.com (Citizen at large) **(District 3 Appointment)**	05/02/17	H: 561-908-1235	YES	07/31/2021
Juan Contin 826 S. Federal Highway Jcon123@hotmail.com (Architecture) **(District 4 Appointment – Vice Mayor)**	10/06/2020	C: 305-778-2082		07/31/2023
Anthony Marotta – VICE CHAIR 327 North Lakeside Dr. anthony@alliedpmg.com (Professional / property management) **(Mayor's Appointment)**	01/28/2014	W: 561-818-1184	YES	07/31/2022

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

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

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

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

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

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

Ord. No. 2012-17, effective April 27, 2012, reduced from seven (7) voting members to five (5) voting and two (2) alternate members.

Ord. No. 2011-10, effective July 15, 2011, deleted the two alternate members and changed advisor to Com. Dev. Department or designee instead of City Planner

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

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

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

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

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

Financial Disclosure Forms are required.

Secretary: Sherrie Coale

VOLUNTEER ADVISORY BOARD APPLICATION

BOARD/S YOU ARE APPLYING TO BE ON	· Planning & Zoning Board * **
NAME	Zade Shamsi-Basha
RESIDENCE ADDRESS	503 North K Street Lake Worth Beach, FL 33460 United States
UPLOAD PROOF OF RESIDENCY	· 04132021.pdf
DO YOU HAVE A DIFFERENT MAILING ADDRESS?	No
PHONE	(205) 306-5229
BUSINESS PHONE	(205) 306-5229
CELL PHONE	(205) 306-5229
EMAIL	zade.shamsibasha@law.ua.edu
ARE YOU A CITIZEN OF THE UNITED STATES?	Yes
ARE YOU A REGISTERED PALM BEACH COUNTY VOTER?	Yes
ARE YOU A REGISTERED LAKE WORTH VOTER?	Yes
HOW LONG HAVE YOU BEEN A RESIDENT OF LAKE WORTH BEACH?	January, 2021
LIST ALL PROPERTIES OWNED AND/OR BUSINESS INTERESTS IN LAKE WORTH	I own a home at 503 North K Street.
WHAT IS YOUR OCCUPATION?	Attorney
EMPLOYER?	Federal Courts
ARE YOU CURRENTLY SERVING ON ANY CITY ADVISORY BOARD?	No
HAVE YOU EVER SERVED ON A CITY OF LAKE WORTH BOARD?	No
DO YOU SERVE ON ANY BOARDS IN FLORIDA, OR ARE YOU AN ELECTED OR APPOINTED STATE, COUNTY, OR MUNICIPAL OFFICE HOLDER, OR PALM BEACH COUNTY EMPLOYEE?	No
HIGH SCHOOL	Homewood High School
DATE OF GRADUATION	05/05/2010
COLLEGE	Birmingham-Southern College
DATE OF GRADUATION	05/06/2014
RESUME ATTACHMENT	· Zade-Shamsi-Bashas-Resume.pdf
WORK EXPERIENCE	4 years as an attorney. Drafted appellate opinions reviewing municipal planning and zoning boards quasi-judicial functions while working at the 15th Judicial Circuit Court of Florida.
INTEREST/ACTIVITIES	Reading, cycling, anything outdoors, bluegrass mandolin.

COMMUNITY INVOLVEMENT	I have applied to serve on the Charter Review Board and was interviewed at the City Commission meeting. I volunteer with local non-profits and grassroots organizations.
6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE)	As an attorney, I have always enjoyed practicing land use law. I have found that planning and zoning are some of the most essential functions of a city. These functions often impact people more directly than any other governmental function. I am also interested in quasi-judicial procedures after having drafted appellate opinions reviewing this type of board.
CONSENT	✔ I agree to the privacy policy. I understand the responsibilities associated with being a board/committee member, and I have adequate time to serve if appointed. I have read the attached Ordinance No. 2010-29 and Article XIII (Palm Beach County) Code of Ethics and understand the policy on the City of Lake Worth Beach Code of Ethics. Within 30 days after appointment, I understand that I am required to participate in Ethics Training and submit an Acknowledgement of Receipt form to the City Clerk's Office in order to continue to serve on my appointed board. *THIS APPLICATION IS VALID FOR ONE (1) YEAR FROM THE DATE SIGNED ABOVE. *THIS APPLICATION IS NOT VALID WITHOUT APPLICANT'S PROOF OF RESIDENCY.
SIGNATURE	Zade Shamsi-Basha

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: July 20, 2021 **DEPARTMENT:** Finance

TITLE:

Resolution No. 37-2021 - directing the Preparation of the Preliminary Refuse Assessment Roll for Fiscal Year 2021-2022 and scheduling the final public hearing for September 13, 2021

SUMMARY:

This resolution directs the preparation of the preliminary Refuse Services, Facilities and Programs assessment roll for FY 2021-2022 with a 0% increase from last fiscal year. This resolution also schedules the final public hearing to adopt the Annual Assessment Resolution for September 13, 2021.

BACKGROUND AND JUSTIFICATION:

The City has been charging the Refuse Services, Facilities and Programs Assessments as non-ad valorem assessments since 2009. The adoption process of each fiscal year's assessments must comply with the City's Assessment Ordinance (Chapter 2, Article XVIII of the City's code) and Chapter 197, Florida Statutes, for the final adoption of the assessments by September 15 of each year.

This resolution directs the preparation of the preliminary Refuse Services, Facilities and Programs assessment roll for FY 2021-2022. Currently, the assessment rate is $245.15 per Equivalent Residential Unit ("ERU"). The proposed assessment rate for FY 2021-2022 will remain $245.15 per ERU. This Resolution also schedules the final public hearing to adopt the Annual Assessment Resolution for September 13, 2021 at 6 P.M. The preliminary Refuse Services, Facilities and Programs assessment roll must be provided to the Property Appraiser's Office by July 24th to be included on the preliminary tax notices.

If this resolution is adopted, the City will provide direct notice to all affected property owners regarding the proposed increase and the public hearing to adopt the annual assessment resolution for Refuse Services, Facilities and Programs. An ad will also be placed in the Palm Beach Post.

MOTION:

Move to approve/disapprove Resolution 37-2021, Directing the Preparation of the Preliminary Refuse Services, Facilities and Programs Assessment Roll for Fiscal Year 2021-2022 and scheduling the final public hearing for September 13, 2021.

ATTACHMENT(S):

Fiscal Impact Analysis – N/A
Resolution No. 37-2021

RESOLUTION NO. 37-2021 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, DIRECTING THE PREPARATION OF A NON-AD VALOREM ASSESSMENT ROLL RELATED TO REFUSE SERVICES, FACILITIES AND PROGRAMS FOR FISCAL YEAR 2021-2022; PROVIDING FOR A PUBLIC HEARING TO CONSIDER ADOPTION OF THE ANNUAL ASSESSMENT RESOLUTION APPROVING SUCH ASSESSMENT ROLL; AND PROVIDING AN EFFECTIVE DATE

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

SECTION 1. AUTHORITY. This Resolution of the City of Lake Worth Beach, Florida (the "City") is adopted pursuant to City Ordinance No. 2009-22 (as may be amended from time to time, and as codified in Chapter 2, Article XVIII of the City Code of Ordinances, the "Assessment Ordinance"), City Resolution No. 41-2009 (as amended and supplemented from time to time, the "Initial Assessment Resolution"), Sections 166.021, 166.041, and 197.3632, Florida Statutes, and other applicable provisions of law. Any capitalized terms not otherwise defined herein shall have the meanings set forth in the Assessment Ordinance and the Initial Assessment Resolution.

SECTION 2. FINDINGS. It is hereby ascertained, determined, and declared as follows:

(A) Pursuant to the Assessment Ordinance, the City adopted the Initial Assessment Resolution approving the Refuse Services, Facilities and Programs (then referred to as Solid Waste Services) Assessment Roll and imposing Assessments to provide for the funding of the Refuse Services, Facilities and Programs for the Fiscal Year Commencing October 1, 2009.

(B) The Assessment Ordinance requires adoption of an Annual Assessment Resolution for each Fiscal Year confirming or amending the Refuse Services, Facilities and Programs Assessment Roll.

(C) The City Commission desires to provide notice required by the Assessment Ordinance of its intent to consider and adopt the Annual Assessment Resolution and approve the Fiscal Year 2021-2022 Refuse Services, Facilities and Programs Assessment Roll.

SECTION 3. FISCAL YEAR 2021-2022 REFUSE SERVICES, FACILITIES, AND PROGRAMS ASSESSMENT ROLL. The City Manager is hereby directed to prepare, or cause to be prepared, a preliminary Refuse Services, Facilities and Programs Assessment Roll for the fiscal year commencing October 1, 2021, in the manner provided in Section 2-154 of the Assessment Ordinance **in the amount of $245.15 per Equivalent Residential Unit ("ERU") (which is the same assessment amount as the current fiscal year).** The preliminary Refuse Services, Facilities and Programs Assessment Roll shall include the amount of the Fiscal Year 2021-2022 Refuse Services, Facilities and

Programs Assessment for each individual Tax Parcel within the City, and shall exclude any Tax Parcel otherwise exempted from payment of the Assessments under the Initial Assessment Resolution. A copy of the Initial Assessment Resolution and the preliminary Refuse Services, Facilities and Programs Assessment Roll shall be maintained on file in the office of the City Clerk and open to public inspection. The foregoing shall not be construed to require that the preliminary Refuse Services, Facilities and Programs Assessment Roll be in printed form if the amount of the Refuse Services, Facilities and Programs Service Assessment for each parcel of property can be determined by the use of a computer terminal or internet access available to the public.

SECTION 4. PUBLIC HEARING. A public hearing shall be held by the City Commission on September 13, 2021 at 6:00 PM at Lake Worth Beach City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida, at which public hearing all such owners of property may appear to be heard as to any and all matters pertinent to the adoption of an Annual Assessment Resolution approving and finalizing the Fiscal Year 2021-2022 Refuse Services, Facilities and Programs Assessment Roll. Due to social distancing requirements, the meeting may be conducted via technological means. The City will provide additional information on how the meeting will be conducted on its website.

SECTION 5. EFFECTIVE DATE. This resolution shall take effect immediately upon its 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 Herman Robinson
Commissioner Sarah Malega
Commissioner Christopher McVoy
Commissioner Kimberly Stokes

The Mayor thereupon declared this resolution duly passed and adopted on the _____ day of _____, 2021.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

_____
Melissa Ann Coyne, Interim City Clerk

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: July 20, 2021 **DEPARTMENT:** Finance

TITLE:

Resolution No. 38-2021 - directing the Preparation of the Preliminary Stormwater Assessment Roll for Fiscal Year 2021-2022 and scheduling the final public hearing for September 13, 2021

SUMMARY:

This resolution directs the preparation of the preliminary stormwater assessment roll for FY 2021-2022 in the amount of $78.25 per residential unit which remains the same as last fiscal year. This resolution also schedules the final public hearing to adopt the Annual Assessment Resolution for September 13, 2021.

BACKGROUND AND JUSTIFICATION:

The City has been charging the Stormwater Assessments as non-ad valorem assessments since 2009.

This resolution directs the preparation of the preliminary stormwater assessment roll for FY 2021-2022 in the amount of $78.25 per residential unit. This resolution also schedules the final public hearing on September 13th, 2021 to adopt the Annual Assessment Resolution. The preliminary stormwater assessment roll must be provided to the Property Appraiser's Office by July 23rd to be included on the preliminary tax notices.

MOTION:

Move to approve/disapprove Resolution 38-2021, directing the Preparation of the Preliminary Stormwater Assessment Roll for Fiscal Year 2021-2022 and scheduling the final public hearing for September 13, 2021.

ATTACHMENT(S):

Fiscal Impact Analysis – not applicable
Resolution 38-2021

RESOLUTION NO. 38-2021 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, DIRECTING THE PREPARATION OF A NON-AD VALOREM ASSESSMENT ROLL RELATED TO STORMWATER MANAGEMENT SERVICES FOR FISCAL YEAR 2021-2022; PROVIDING FOR A PUBLIC HEARING TO CONSIDER ADOPTION OF THE ANNUAL ASSESSMENT RESOLUTION APPROVING SUCH ASSESSMENT ROLL; AND PROVIDING AN EFFECTIVE DATE

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

SECTION 1. AUTHORITY. This Resolution of the City of Lake Worth Beach, Florida (the "City") is adopted pursuant to City Ordinance No. 2009-22 (as may be amended from time to time, and as codified in Chapter 2, Article XVIII of the City Code of Ordinances, the "Assessment Ordinance"), City Resolution No. 40-2009 (as amended and supplemented from time to time, and as particularly supplemented by Resolution No. 45-2009, the "Initial Assessment Resolution"), Sections 166.021, 166.041, and 197.3632, Florida Statutes, and other applicable provisions of law. Any capitalized terms not otherwise defined herein shall have the meanings set forth in the Assessment Ordinance and the Initial Assessment Resolution;

SECTION 2. FINDINGS. It is hereby ascertained, determined, and declared as follows:

(A) Pursuant to the Assessment Ordinance, the City adopted the Initial Assessment Resolution approving the Stormwater Service Assessment Roll and imposing Stormwater Service Assessments to provide for the funding of Stormwater Management Services for the Fiscal Year Commencing October 1, 2009.

(B) The Assessment Ordinance requires adoption of an Annual Assessment Resolution for each Fiscal Year confirming or amending the Stormwater Service Assessment Roll.

(C) The City Commission desires to provide notice required by the Assessment Ordinance of its intent to consider and adopt the Annual Assessment Resolution and approve the Fiscal Year 2021-2022 Stormwater Service Assessment Roll.

SECTION 3. FISCAL YEAR 2021-2022 STORMWATER SERVICE ASSESSMENT ROLL. The City Manager is hereby directed to prepare, or cause to be prepared, a preliminary Stormwater Service Assessment Roll for the fiscal year commencing October 1, 2021, in the manner provided in Section 2-154 of the Assessment Ordinance in the amount of $78.25 per residential unit (which is the same amount as assessed in this current Fiscal Year). The preliminary Stormwater Service Assessment Roll shall include the amount of the Fiscal Year 2021-2022 Stormwater Service Assessment for each individual Tax Parcel within the City, and shall exclude any Tax Parcel otherwise exempted from payment of the Stormwater Service Assessments

under the Initial Assessment Resolution. The City Manager shall apportion the Stormwater Service Assessments in the manner set forth in the Initial Assessment Resolution. A copy of the Initial Assessment Resolution and the preliminary Stormwater Service Assessment Roll shall be maintained on file in the office of the City Clerk and open to public inspection. The foregoing shall not be construed to require that the preliminary Stormwater Service Assessment Roll be in printed form if the amount of the Stormwater Service Assessment for each parcel of property can be determined by the use of a computer terminal or internet access available to the public.

SECTION 4. PUBLIC HEARING. A public hearing shall be held by the City Commission on September 13, 2021 at 6:00 PM at Lake Worth Beach City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida, at which public hearing all such owners of property may appear to be heard as to any and all matters pertinent to the adoption of an Annual Assessment Resolution approving and finalizing the Fiscal Year 2021-2022 Stormwater Service Assessment Roll. Due to social distancing requirements, the public hearing may be conducted via technological means. The City will provide additional information on how the meeting will be conducted on its website.

SECTION 5. EFFECTIVE DATE. This resolution shall take effect immediately upon its 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 Herman Robinson
Commissioner Sarah Malega
Commissioner Christopher McVoy
Commissioner Kimberly Stokes

The Mayor thereupon declared this resolution duly passed and adopted on the _____ day of _____, 2021.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

_____
Melissa Ann Coyne, Interim City Clerk

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: July 20, 2021 **DEPARTMENT:** Finance

TITLE:

Resolution No. 39-2021 - establishing the Proposed Tentative Millage Rate for Fiscal Year 2021-2022 and scheduling the first public hearing for September 13, 2021 and the second public hearing for September 22, 2021

SUMMARY:

Resolution No. 39-2021 will establish the Proposed Tentative Millage Rate of 5.4945 mils, the same rate in the current Fiscal Year budget.

BACKGROUND AND JUSTIFICATION:

Pursuant to §200.065(2)(b), Florida Statutes, the City must advise the Palm Beach County Property Appraiser of the Tentative Operating Millage Rate, as well as the date of the City's first public budget hearing scheduled for September 13, 2021. The Tentative Operating Millage Rate approved at this public hearing establishes the maximum millage rate the City may consider and approve during the budget hearings in September. The Tentative Operating Millage Rate may be lowered by the Commission at the hearings, but it cannot be raised (without additional notice being provided to each taxpayer at a cost of approximately $15,500 for postage).

Based on information from the Palm Beach County Property Appraiser's Office, the FY 2022 Operating Roll Back Millage is 4.3515. This Operating Roll-Back Millage is the millage rate that will generate the same property tax revenue that was generated in FY 2021.

With the inclusion of the County Fire MSTU millage 3.4581, the maximum available Operating Millage cannot exceed 8.9526 mills. This year continues a trend that began in the last four (4) years with an increase in the taxable value of real and personal property of approximately 6.48%. This rate will result in an increase in the actual tax revenues collected.

The budget and property tax rate adoption process is governed by the State Statute known as Truth In Millage (TRIM). In Florida, properties are assessed by the county Property Appraiser and property taxes are collected by the county Tax Collector. All property is assessed at 100% of real value, which is approximately 85% of market value. The State Constitution restricts the annual increase in taxable value of homestead property to 3% or the increase in the CPI, whichever is less.

Property owners are eligible to receive a homestead exemption of $25,000 on the first $25,000 of value of their principal place of residence. In addition, homeowners can receive in whole or in part a second $25,000 homestead exemption on the third $25,000 of value of their principal place of residence. For instance, if a home's value is $50,000 or under, the owner is only entitled to the first exemption. However, for example if the home is worth $67,000 or $75,000, the owner would be eligible to receive the second exemption in the amount of $17,000 or $25,000, respectively.

The City is required to hold two (2) public hearings for adoption of a property tax rate and budget. The first public hearing is advertised by the Property Appraiser mailing to each property owner on a TRIM notice. In addition to notification of this first public hearing, the TRIM notice contains the following information:

- The new and prior year's assessed value;
- The tax bill if the current property tax rate is changed for the new fiscal year;
- The tax bill if the roll-back rate is levied for the new fiscal year; and
- The property tax bill if the proposed budget is adopted.

MOTION:

Motion to approve/disapprove Resolution No. 39-2021 and schedule the first public hearing date for the annual operating budget on September 13, 2021, at 6:00 PM at Lake Worth Beach City Hall and the second public hearing for September 22, 2021.

ATTACHMENT(S):

Fiscal Impact Analysis – N/A
Resolution 39-2021

RESOLUTION NO. 39-2021 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, ADOPTING A TENTATIVE OPERATING MILLAGE RATE OF 5.4945 MILLS FOR FISCAL YEAR 2021-2022; ESTABLISHING THE ROLLED-BACK MILLAGE RATE; ESTABLISHING A DATE AND TIME FOR THE FIRST PUBLIC HEARING ON THE TENTATIVE BUDGET AND PROPOSED MILLAGE RATE; AUTHORIZING THE CITY MANAGER TO SUBMIT THE REQUIRED FORMS TO THE PALM BEACH COUNTY PROPERTY APPRAISER; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to section 200.065, Florida Statutes, the City Commission is required to advise the County Property Appraiser of its tentative millage rate, its rolled-back millage rate, and the date, time and place at which a public hearing will be held to consider the proposed millage rate and the City's tentative budget; and,

WHEREAS, the City Commission has determined that based upon its review of all relevant information that the tentative millage rate, rolled-back millage rate, and date and time for the first public hearing set forth in this resolution is in accordance with the requirements of section 200.065, Florida Statutes, and serves a valid public purpose.

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

SECTION 1. The City Commission hereby adopts a tentative operating millage rate of 5.4945 mills for General Operating Budget purposes for Fiscal Year 2021-2022, which is the same millage rate set last year.

SECTION 2. Based upon information provided by the Palm Beach County Property Appraiser's Office, the City has calculated the FY 2021-2022 Operating Rolled-Back Millage Rate as 4.3515 mills. This Operating Rolled-Back Millage rate is the millage rate that will generate the same property tax revenue that was generated in FY 2020-2021.

SECTION 3. The City Commission hereby establishes Monday, September 13, 2021, at 6:00 p.m. as the date and time of the first public hearing on the tentative budget and proposed millage rate. The public hearing shall be held at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida 33460. Due to social distancing restrictions, the meeting may be conducted via technological means. The City will provide additional information on how the meeting will be conducted on its website.

SECTION 4. The City Manager is hereby authorized and directed to submit forms DR-420 (Certification of Taxable Value), DR-420TIF (Tax Increment Adjustment Worksheet) and DR-420 MM-P (Municipality Maximum Millage Levy Calculation) to the Palm Beach County Property Appraiser's Office.

SECTION 5. This resolution shall become effective upon its 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 Herman Robinson
Commissioner Sarah Malega
Commissioner Christopher McVoy
Commissioner Kimberly Stokes

The Mayor thereupon declared this resolution duly passed and adopted on the _____ day of _____, 2021.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

_____
Melissa Ann Coyne, Interim City Clerk

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: July 20, 2021 **DEPARTMENT:** Finance

TITLE:

Resolution No. 40-2021 - establishing the Proposed Tentative Voter Approved Debt Rate for Fiscal Year 2021-2022 and scheduling the first public hearing for September 13, 2021 and the second public hearing for September 22, 2021

SUMMARY:

Resolution No. 40-2021 will establish the Proposed Tentative FY 2021 Voter Approved Debt Rate of 1.11 mils for the FY 2022 General Obligation Bond Fund Levy.

BACKGROUND AND JUSTIFICATION:

In November 2016, approximately 67% or two-thirds of Voters of the City of Lake Worth approved the issuance of General Obligation Bonds for Road Improvement Projects in an amount not to exceed forty million dollars.

In FY 2018-2019, the City established a Debt Fund to receive the receipts of debt rate and remit the debt service payments. For FY 2021-2022 the debt service receipts will be in the amount of $2,154,338. Pursuant to §200.001, Florida Statutes, the City must advise the Palm Beach County Property Appraiser of the Tentative Voter Approved Debt Rate, as well as the date of the City's first public budget hearing scheduled for September 10, 2020. The Tentative Voter Approved Debt Rate approved at this public hearing establishes the maximum rate the City may consider and approve during the budget hearings in September. The Voter Approved Debt Rate may be lowered by the Commission at the hearings, but it cannot be raised (without additional notice being provided to each taxpayer at a cost of approximately $15,500 for postage).

The Voter Approved Debt Rate adoption process is governed by the State Statute known as Truth In Millage (TRIM). In Florida, properties are assessed by the county Property Appraiser and property taxes are collected by the county Tax Collector. All property is assessed at 100% of real value, which is approximately 85% of market value. The State Constitution restricts the annual increase in taxable value of homestead property to 3% or the increase in the CPI, whichever is less.

Property owners are eligible to receive a homestead exemption of $25,000 on the first $25,000 of value of their principal place of residence. In addition, homeowners can receive in whole or in part a second $25,000 homestead exemption on the third $25,000 of value of their principal place of residence. For instance, if a home's value is $50,000 or under, the owner is only entitled to the first exemption. However, for example if the home is worth $67,000 or $75,000, the owner would be eligible to receive the second exemption in the amount of $17,000 or $25,000, respectively.

The City is required to hold two public hearings for adoption of a Voter Approved Debt Rate. The first public hearing is advertised by the Property Appraiser mailing to each property owner on a TRIM notice. In addition to notification of this first public hearing, the TRIM notice contains the following information:

- The new and prior year's assessed value;
- The tax bill if the current property tax rate is changed for the new year;
- The tax bill if the roll-back rate is levied for the new year; and
- The property tax bill if the proposed budget is adopted

MOTION:

Move to approve/disapprove Resolution No. 40-2021 and schedule the first public hearing for the Voter Approved Debt Rate on September 13, 2021, at 6:00 PM at Lake Worth City Hall and the second public hearing for September 22, 2021.

ATTACHMENT(S):

Fiscal Impact Analysis – NA
Resolution 40-2021

RESOLUTION NO. 40-2021 OF THE CITY OF LAKE WORTH BEACH, FLORIDA ADOPTING A TENTATIVE VOTER APPROVED DEBT RATE OF 1.11 MILLS FOR FISCAL YEAR 2021-2022; ESTABLISHING A DATE AND TIME FOR THE FIRST PUBLIC HEARING ON THE TENTATIVE BUDGET AND PROPOSED DEBT RATE; AUTHORIZING THE CITY MANAGER TO SUBMIT THE REQUIRED FORMS TO THE PALM BEACH COUNTY PROPERTY APPRAISER; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to section 200.001, Florida Statutes, the City Commission is required to advise the Palm Beach County Property Appraiser of its tentative voter approved debt rate, and the date, time and place at which a public hearing will be held to consider the proposed voter approved debt rate.

WHEREAS, the City Commission has determined that based upon its review of all relevant information that the tentative voter approved debt rate and date and time for the first public hearing set forth in this resolution is in accordance with the requirements of section 200.001, Florida Statutes, and serves a valid public purpose.

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

SECTION 1. The City Commission hereby adopts a tentative voter approved debt rate of 1.11 mills for General Obligation Bonds purposes for Fiscal Year 2021-2022.

SECTION 2. The City Commission hereby establishes Thursday, September 13, 2021, at 6:00 p.m. as the date and time of the first public hearing on the tentative voter approved debt rate. The public hearing shall be held at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida 33460. Due to social distancing requirements, the meeting may be conducted via technological means. The City will provide additional information on how the meeting will be conducted on its website.

SECTION 3. The City Manager is hereby authorized and directed to submit forms DR-422 (Certification of Taxable Value), DR-420TIF (Tax Increment Adjustment Worksheet) DR 422 DEBT (Voted Debt Millage) and DR-420 MM-P (Municipality Maximum Millage Levy Calculation) to the Palm Beach County Property Appraiser's Office.

SECTION 4. This resolution shall become effective upon its 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 Herman Robinson
Commissioner Sarah Malega
Commissioner Christopher McVoy
Commissioner Kimberly Stokes

The Mayor thereupon declared this resolution duly passed and adopted on the _____ day of _____, 2021.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

_____
Melissa Ann Coyne, Interim City Clerk

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: July 20, 2021 **DEPARTMENT:** Community Sustainability

TITLE:

Ordinance No. 2021-04 – First Reading (continuance) - Quasi-judicial – amending the Official Zoning Map by approving the creation of a Mixed Use Planned Development (Deco Green Apartments) located at 1715 North Dixie Highway

SUMMARY:

Deco Green is a 127-unit mixed-use multi-family project being proposed by IBI Group on behalf of OAG Investment 5, LLC. The subject site is a vacant 2.29 acre parcel located on the west side of North Dixie Highway, between 17th and 18th Avenues North as depicted in Exhibit A of the ordinance. The subject project is located inside of the CRA's boundaries, and the project is the result of competitive solicitation process sponsored by the CRA.

The Applicant, IBI Group on behalf of OAG Investment 5, LLC C, is requesting approval of the following:

1. Mixed-Use Urban Planned Development to construct a 127-unit multifamily development with +/-7,450 square feet of commercial space.
2. Development of Significant Impact to construct a residential development in excess of 100 units.
3. Major Site Plan for the development of a new multifamily, mixed use development in excess of 7,500 square feet.
4. Conditional Use Permit to establish a mixed-use master plan greater than 7,500 square feet.
5. Sustainable Bonus Incentive Program for additional density, intensity and height.
6. Transfer of Development Rights Incentive Program for a 10% increase in residential density.

If approved, the City's official zoning map also will be amended to reflect the establishment of the mixed-use, urban planned development.

BACKGROUND AND JUSTIFICATION:

On May 5, 2021, the Planning and Zoning Board (PZB) recommended the project be approved by the City Commission with conditions (4-1 vote). At the time, the proposed project had 3 buildings with a large central plaza that was open to the public.

On June 15, 2021, the City Commission voted to continue the first reading on the project for further discussion and identified areas of concern for the applicant to address, including reducing the height of the main building to 6 stories from 7 stories, providing security for the open plaza, reducing the impermeable surface, improving the landscaping, adding more shade trees, eliminating the use of artificial turf, committing to affordable housing, and improving the west elevation of Building 2.

The applicant submitted modifications of the proposed site and landscape plans as well as revised architectural plans, elevations and renderings based on the direction provided by the

City Commission on July 2, 2021. Buildings 1 and 3 remain three floors in height with a green roof, and each contain 6 dwelling units and +/-3,725 square feet of non-residential use area, including commercial and amenity space. Some of the residential amenities including gym, yoga room, and club room as well as back of house functions have been relocated to the first floor of these buildings. Building 4 is a new building added to allow for the reduction in height of the larger building and to provide the ability to secure the common areas of the project. It also serves as a liner of retail along the Dixie Highway frontage. Building 2 is now six floors in height with a roof terrace and contains 103 dwelling units. Of the total 127 units, 71 will be one bedroom, 48 will be two-bedroom, and 8 will be three-bedroom.

In making these changes, the mix of unit types and uses was adjusted and the parking ratio, pervious surface area and landscaping were improved as well as overall access and security of the site. The project will be constructed in one phase. The applicant also is no longer requesting any waivers for the proposed project. In addition, the applicant aggressively has been seeking County developers, who have affordable units available through the County's Affordable Housing Exchange Program, in order to dedicate a portion of the units as affordable.

Staff has attached a memo with preliminary analysis of the proposed modifications to the site plan and building design.

MOTION:

Move to approve/disapprove Ordinance No. 2021-04 on first reading and schedule the second reading and public hearing for August 3, 2021.

ATTACHMENT(S):

Staff Analysis Memo to City Commission of Revised Plans 7-2-21
Ordinance 2021-04
Site Plan Package (New/Revised 7-2-21)
PZB Staff Report
May 5, 2021 PZB Minutes
Site Plan Package (Old / 6-15-21 Meeting)

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

DATE: July 2, 2021

TO: Members of the City Commission

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

MEETING: July 20, 2021

SUBJECT: **Ordinance 2021-04** - Summary of revised plans and renderings associated with the proposed mixed-use development common known as "Deco Green" located at 1715 North Dixie Highway within the Mixed-Use Dixie Highway (MU-DH) zoning district. The plans were revised to address concerns identified by the City Commission at the June 15, 2021 meeting.

On June 15, 2021, the City Commission voted to continue first reading on the project for further discussion and identified areas of concern for the applicant to address, including reducing the height of the main building to 6 stories from 7 stories, providing security of an open plaza, impermeable surface, improving landscaping, adding shade trees, eliminating the use of artificial turf, committing to affordable housing, and improving the west elevation of Building 2. The applicant submitted modifications of the proposed site and landscape plans as well as revised architectural plans, elevations and renderings based on direction by the City Commission on July 2, 2021, which included the reduction in height of the main building from 7 to 6 stories.

SITE PLAN AND ARCHITECTURAL CHANGES:

On July 2, 2021, the applicant sent staff a revised site plan package, which included improvements to the architecture and landscaping of the site as well as updated renderings of the project with the new fourth building at the center of the court yard. The changes are outlined in the site data table below. Staff's conditions of approval are located in Exhibit C of Ordinance 2021-04. Two additional conditions of approval were added to require a minor site plan review process to review the technical components of the applicant's changes and that the LULA Program would review the proposed murals prior to installation.

Development Standard	Base Zoning District	Mixed-Use Urban Planned Development w/ Sustainable Bonus Incentive Program (SBIP) & Transfer of Development Incentive Program (TDIP)	Provided 6/15 (Old Plans)	Provided 7/2 (New Plans)
Lot Size (min) In square feet (sf)	13,000 sf	Greater or equal to 21,780 sf (0.5 acres)	99,914 sf (2.29 acres)	99,914 sf (2.29 acres)
Lot Width (min)	100'	100'	350'	350'
Front (min) (N Dixie Hwy) Setback	20'	20'	Buildings 1 & 3: 12' Building 2: 115.2'	Buildings 1, 3, & 4: 18' Building 2: 117'
Rear (min) Setback	15'	15'	Buildings 1 & 3: 201' 8" Building 2: 45' 9"	Building 1: 180' Building 2: 46.6' Building 3: 206' Building 4: 210'

Development Standard	Base Zoning District	Mixed-Use Urban Planned Development w/ Sustainable Bonus Incentive Program (SBIP) & Transfer of Development Incentive Program (TDIP)	Provided 6/15 (Old Plans)	Provided 7/2 (New Plans)
Side (min) (North and South) Setback	10’	10’	Buildings 1 & 3: 10’ Building 2: 22’ 5”	Building 1 & 3: 11.7’ Building 2: 28’ Building 4: 115’
Maximum Wall Height at Side Setback	30’	45’	Building 1 & 3 Wall Height: 37.5’	Building Height: 37.5’
Impermeable Surface Coverage (maximum)	65%	65%	**67.3%***	64.32%
Structure Coverage (max)	45%	45%	36.7%	41% (40,936 sf)
Living Area (min)	1-bed: 600 sf 2-bed: 750 sf 3-bed: 900 sf	1-bed: 600 sf 2-bed: 750 sf 3-bed: 900 sf	1-bed: 680-900 sf 2-bed: 994-1,235 sf 3-bed: 1,280 sf	1-bed: 745-816 sf 2-bed: 803-1,160 sf 3-bed: 1,323 sf
Density (max)	20 du/acre (45 units)	55 du/acre (127 units)	55 du/acre (127 units)	55 du/acre (127 units)
Building Height (max)	30’	82.5’	Bldgs 1 & 3 – 42’ Bldg 2 – 78’ 10”	Bldg 1, 3 & 4: 37’6” Bldg 2: 78’2”
Floor Area Ratio (FAR) (max)	1.40	2.325	1.92	1.66 (166,514 sf)

**A relaxing or waiving of zoning district requirements was requested with the previous plan. New plan requires no waivers or modifications to the zoning district requirements.*

ORDINANCE NO. 2021-04 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY APPROVING THE CREATION OF A MIXED USE URBAN PLANNED DEVELOPMENT DISTRICT, LOCATED AT 1715 NORTH DIXIE HIGHWAY CONSISTING OF APPROXIMATELY 2.29 ACRES AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A, LOCATED WITHIN THE MIXED USE – DIXIE HIGHWAY (MU-DH) ZONING DISTRICT WITH A FUTURE LAND USE DESIGNATION OF MIXED USE – EAST (MU-E) SUBJECT TO SPECIFIC DEVELOPMENT STANDARDS SET FORTH IN EXHIBIT B AND CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT C; APPROVING A DEVELOPMENT OF SIGNIFICANT IMPACT; APPROVING A CONDITIONAL USE PERMIT; APPROVING DENSITY AND HEIGHT BONUS INCENTIVES THROUGH THE CITY'S SUSTAINABLE BONUS INCENTIVE PROGRAM; APPROVING THE TRANSFER OF DEVELOPMENT RIGHTS TO OBTAIN AN ADDITIONAL 10 UNITS PER ACRE; APPROVING A MAJOR SITE PLAN FOR THE CONSTRUCTION OF A 127-UNIT MIXED USE URBAN PLANNED DEVELOPMENT; PROVIDED FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

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

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

WHEREAS, IBI Group on behalf of Ricard Hernandez of OAG Investment 5 LLC (the applicant) has petitioned the City of Lake Worth Beach (the City) for creation of a Mixed Use Urban Planned Development District to allow for the approval of a 127-unit mixed use development on a site located at 1715 North Dixie Highway (PCN 38-43-44-16-06-014-0010) as further described in Exhibit A (the Property) within the MU-DH Zoning District and the MU-E Future Land Use designation, which, if approved, shall constitute an amendment to the City's official zoning map; and

WHEREAS, the applicant requests use of the City's Sustainable Bonus Incentive Program to allow for additional height and density to be considered in conjunction with the applicant's request for approval for a major site plan for the construction of a residential urban planned development currently known as "Deco Green" that will contain

127 dwelling units and +/-7,450 square feet of commercial space to be constructed on this site;

WHEREAS, the applicant requests use of the City's Transfer Development Rights Program to allow for additional density to be considered in conjunction with the applicant's request for approval for a major site plan for the construction of a mixed use urban planned development currently known as "Deco Green" that will contain 127 dwelling units to be constructed on this site;

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

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

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

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-DH Zoning District with a future land use designation of MU-E, as described more particularly in **Exhibit A**, is hereby approved. This approval includes the approval of the following elements to be known as the Master Development Plan: (a) Residential Urban Planned Development (b) Development of Significant Impact (c) Major Site Plan (d) Sustainable Bonus Incentive Program (e) Conditional Use Permit (f) Transfer of Development Rights; (g) district development standards **(Exhibit B**) (h) conditions of approval (**Exhibit C**); (i) required plans including the site plan, landscape plan, and civil & drainage plans dated 5/12/2021; (j) supplemental supporting documents, as well as all agreements, provisions and/or covenants which shall govern the use, maintenance, and continued protection of the residential urban planned development and any of its common areas or facilities. The applicant is bound to all elements and requirements of the Master Development Plan.

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

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

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

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

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

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

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

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

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

The Mayor thereupon declared this ordinance duly passed on the _____ day of _____, 2021.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

_____
Deborah M. Andrea, CMC, City Clerk

Exhibit A

DEPARTMENT FOR COMMUNITY SUSTAINABILITY, PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
PROPERTY DESCRIPTION FOR **PZB CASE No. 21- 00900001**

The subject site is a vacant 2.29 acre parcel. The site is located at 1715 North Dixie Highway on the west side of North Dixie Highway, between 17th and 18th Avenues North.

Applicant	IBI Group on behalf of Ricard Hernandez of OAG Investment 5 LLC
Owner	Lake Worth Beach Community Redevelopment Agency
General Location	West side of Dixie Highway between 17th & 18th Aves N
Existing PCN Numbers	38-43-44-16-06-014-0010
Existing Land Use	Vacant
Zoning	Mixed Use – Dixie Highway (MU-DH)
Future Land Use Designation	Mixed Use – East (MU-E)

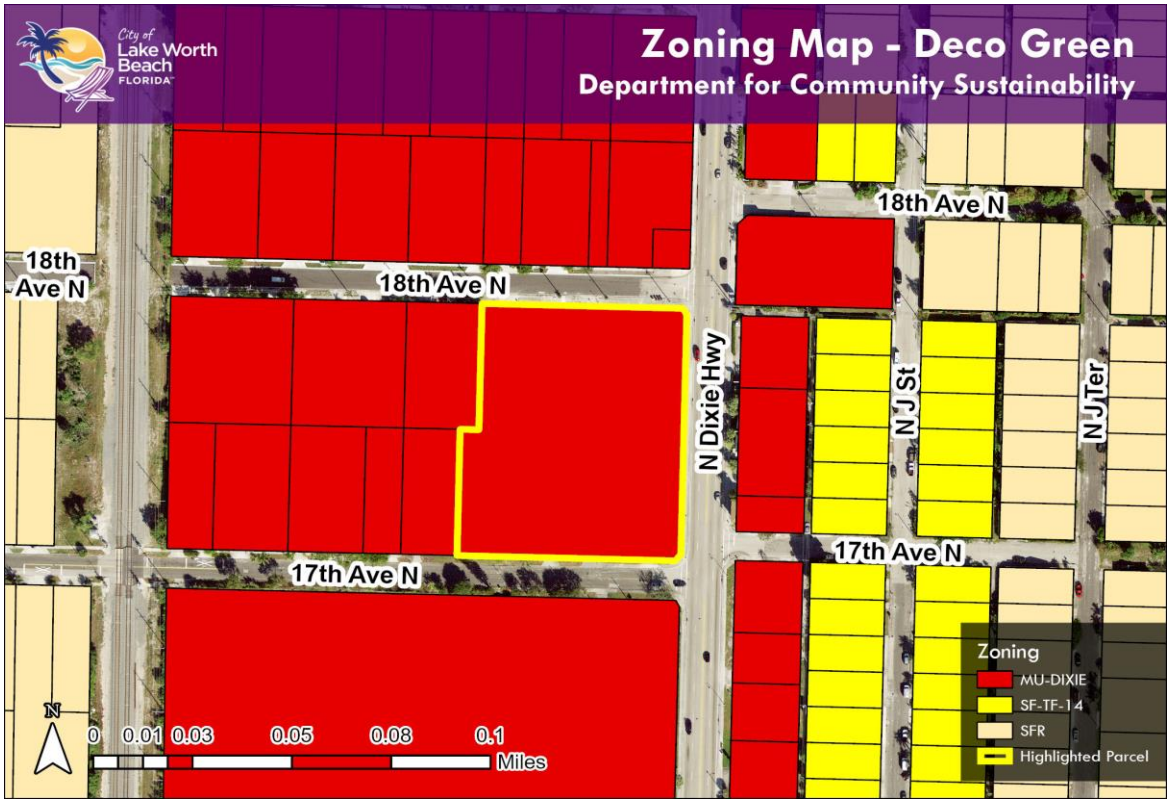

Exhibit B

DEPARTMENT FOR COMMUNITY SUSTAINABILITY, PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
DEVELOPMENT STANDARDS FOR **PZB CASE No. 21-00900001 (Ordinance 2021-04)**

Development Standard	Base Zoning District	Mixed-Use Urban Planned Development w/ Sustainable Bonus Incentive Program (SBIP) & Transfer of Development Incentive Program (TDIP)	Provided
Lot Size (min) In square feet (sf)	13,000 sf	Greater or equal to 21,780 sf (0.5 acres)	99,914 sf (2.29 acres)
Lot Width (min)	100’	100’	350’
Front (min) (N Dixie Hwy) Setback	20’	20’	Buildings 1, 3, & 4: 18’ Building 2: 117’
Rear (min) Setback	15’	15’	Building 1: 180’ Building 2: 46.6’ Building 3: 206’ Building 4: 210’
Side (min) (North and South) Setback	10’	10’	Building 1 & 3: 11.7’ Building 2: 28’ Building 4: 115’
Maximum Wall Height at Side Setback	30’	45’	Building Height: 37.5’
Impermeable Surface Coverage (maximum)	65%	65%	64.32%
Structure Coverage (max)	45%	45%	41% (40,936 sf)
Living Area (min)	1-bed: 600 sf 2-bed: 750 sf 3-bed: 900 sf	1-bed: 600 sf 2-bed: 750 sf 3-bed: 900 sf	1-bed: 745-816 sf 2-bed: 803-1,160 sf 3-bed: 1,323 sf
Density (max)	20 du/acre (45 units)	55 du/acre (127 units)	55 du/acre (127 units)
Building Height (max)	30’	82.5’	Bldg 1, 3 & 4: 37’6” Bldg 2: 78’2”
Floor Area Ratio (FAR) (max)	1.40	2.325	1.66 (166,514 sf)

Exhibit C

DEPARTMENT FOR COMMUNITY SUSTAINABILITY, PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
CONDITIONS OF APPROVAL FOR **PZB CASE No. 21-01400002**

Electric Utilities:

1. Prior to the issuance of a building permit,
    a. Provide the voltage requirements of the three buildings proposed on the site. Building 2 will need to be three-phase since a single-phase transformer cannot handle the load of the building.
    b. Provide the location requested for the padmount transformers and the meter centers for each building. The transformer locations must be accessible to our vehicles, and must have 8-ft minimum clearance in the front of them and 3-ft minimum clearance on the sides and rear, including landscaping. They also must not be under or inside any structure.
    c. Provide the load calculations for all buildings, the electrical riser diagrams for all buildings, and the construction plans showing the water, sewer, drainage, paving, landscaping, and lighting for the project.
2. Before the issuance of a Certificate of Occupancy
    a. A 10-ft-wide utility easement for all of the electric lines, transformers and other equipment will be required to be recorded. The easement is required to provide power to this project.
    b. Install all schedule-40 gray conduit as required by Lake Worth Beach for this project for its primary cable. This conduit must be installed at a 42" minimum depth. Pad specs will be provided to show the proper orientation of conduit at the padmount transformers.
    c. Lighting for the parking areas on the site shall be installed at the property owner/s' or developer/s' expense.
3. Costs associated with the City of Lake Worth Beach's materials and labor for this project shall be reimbursed to the Electric Utility prior to the issuance of a Certificate of Occupancy.

Planning and Zoning:

1. All lighting shall be shielded so as to not trespass upon neighboring residential properties or districts in excess of 12.57 lumens when measured from the property line and shall comply with lighting code regulations in LDR Section 23.4-3. If using LED lighting, a warm light tone is required. Lighting fixtures should comply with dark skies fixture recommendation, including a 2700K and be consistent with the architectural style of the project.
2. All ground level mechanical and electrical equipment shall be screened with shrub hedging or opaque fencing or walls. Chain link or other similar type open fencing shall not be permitted. Additionally, per LDR Section 23.4-21(1), all roof-mounted equipment shall not be visible. Materials used for screening purposes shall be compatible with the architectural style, color, and materials of the principal building from adjacent property or an adjacent street shall be screened from view. The minimum height of such screening shall be equal to the highest point of the systems/equipment.
3. A Minor Site Plan amendment shall be required to review any design modifications that arise from the City Commission at public hearing.

4. A Minor Site Plan amendment is required to establish a Uniform Master Sign Program for individual tenants/businesses in accordance with the City's Land Development Regulations is required.
5. Prior to the issuance of a building permit:
    a. Provide a traffic performance letter from Palm Beach County's Traffic Division. Should the letter recommend any changes or improvements to the site or surrounding area, the applicant shall enter into the applicable site plan amendment process to amend the site plan.
    b. Provide for 4% of required parking as electric vehicle charging infrastructure spaces as per 23.4-10(g) and indicate on the site plan
    c. Notification of intent to acquire Florida Green Building certification or payment in lieu of improvements required for the Sustainable Bonus Program.
    d. Provide landscape screening at the base of all proposed monument signage.
6. Prior to certificate of occupancy, the applicant shall pay $246,720 toward the city's Transfer of Development Rights program.
7. Propose murals shall be reviewed by the CRA's LULA program prior to installation.

Public Works:

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.
2. Prior to performing work in the right of way, the applicant shall apply for and receive issuance of a "Right of Way/Utility Permit" application.
3. Prior to the issuance of a building permit:
    a. the applicant shall contact the Lake Worth Drainage (LWDD) District's Engineering Department and obtain any required permit(s), if necessary, and furnish to the City. Prior to the issuance of a building permit, the applicant shall contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.
    b. the Applicant shall contact and meet with a representative from the Public Works Solid Waste and Recycling Division to confirm dumpster enclosure location, accessibility and demand on property and that it is compatible with the requirements of the Department of Public Works. Solid Waste and Recycling Division contact number is 561-533-7344.
    c. the applicant shall submit an Erosion Control plan and indicate the BMP's and NPDES compliance practices.
    d. the applicant shall furnish to the City a copy of the FDOT right of way permit for permitted work on Dixie Highway.
4. Prior to the issuance of a certificate of occupancy:
    a. All conditions of approval shall have been satisfied under jurisdiction of the Department of Public Works.
    b. All off-site improvements inclusive of sidewalk, curb and gutter, parking, curb cut entry, sodding, landscaping, signage and striping in accordance with the approved site plan shall be constructed. All improvements shall meet the standards and specifications of the Public Works Dept and comply with the Policy and Procedure Manual.
    c. The entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping,

signage, and other improvements shall be restored to the same condition as prior to construction.

d. The site shall be fine graded and all disturbed areas shall be sodded with bahia sod.
e. The site shall broom swept, including all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
f. The right of way shall be restored to a like or better condition. Any damages to pavement, curbing, striping, sidewalks or other areas shall be restored in kind

Utilities Water & Sewer:

1. Prior to the issuance of a building permit:
    a. An FDOT on Access Management shall be provided.
    b. Provide a drainage statement from a registered FL engineer regarding floodplain management provisions for water quality and quantity, as well as meeting the SFWMD drainage basin conditions.
    c. Provide a section detail at each property direction from back of building or curb to property line. Please ensure that these open spaces are meeting the City's policy of containing the 3 year – 1 hour storm event as well as meeting the drainage requirements of the 25 year storm as per the SFWMD drainage basin requirements.
    d. Please show how drainage will be handled between all building structures (specifically NE and SE) in all directions.
    e. Provide an Erosion Control plan and with the BMPs and NPDES compliance practices for the project site.
    f. The drainage as-builts for 17th Ave N were recently completed and the CAD files shall be imported into the proposed plan to ensure the existing drainage infrastructure in 17th Ave N is consistent with the propose plan driveways and on street parking. Contact Giles Rhoads at the water department: 561-586-1640 grhoads@lakeworthbeachfl.gov
    g. Opposing left turn lanes shall be required to be striped in on Dixie Hwy at 17th Ave N pending the final traffic review and approvals by the State and/or County.
    h. Additional detail, including expanded views of the site depicting the cross-driveway access from the MID on 17th Ave to the proposed multi-family residential building on 18th Ave N.
2. Prior to the issuance of a building permit, the following actions shall be completed:
    a. Provide a full drawing set the proposed drainage, Calculations, and any permits or permitting information from SFWMD and LWDD.
    b. Add all structure and conflict information on the plans.
    c. Complete water, sewer and drainage plans showing proposed pipe sizes, materials, structure sizes, utility crossing elevations, hydrants, manholes, as well as all pertinent site elevations.
    d. Proposed watermains shall have a minimum depth of 36 inches.
    e. Show irrigation service line/s up the meter and backflow RPZ device/s.
    f. Show water & sewer services, drainage structures, and stormmains on landscape plan. Confirm minimum spacing between landscape and services per Public Services Detail 23, Typical Tree with Root Barrier.
    g. Fireflow calculations based on a recent hydrant test. Contact Pedro Segovia with Palm Beach County at psegovia@pbcgov.com
    h. Water and Sewer utilities will require a dedicated 15-foot utility easement.
    i. Provide a copy of FDOT permit for any work within or touching Dixie Highway.

j. Signed and sealed Drainage Calculations including statement regarding floodplain management provisions for water quality and quantity shall be provided to the City.
k. Provide geotechnical information for the determination of the hydraulic conductivity of the soil, and groundwater elevation.
l. An Erosion Control plan and with the BMPs and NPDES compliance practices shall be provided for the project site.
m. Engineering plans shall include cross-sections along each property line and with grading showing the design storm (3 yr, 1 hour (2.6")) runoff being maintained on site.
n. Provide existing and proposed site grades.
o. Indicate vertical datum on all plan drawings with grades.
p. All applicable City of Lake Worth details.
q. Capacity fees for water and sewer shall be paid in full in accordance with the current City Ordinance.

3. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
    a. Provide a copy of the recorded easements.
    b. Record a Bill of Sale for the public water and sewer mains.

1 OVERALL - EAST BUILDING ELEVATIONS
SCALE : 1" = 20'-0"

2 OVERALL - WEST BUILDING ELEVATIONS
SCALE : 1" = 20'-0"

3 OVERALL - NORTH BUILDING ELEVATIONS
SCALE : 1" = 20'-0"

4 OVERALL - SOUTH BUILDING ELEVATIONS
SCALE : 1" = 20'-0"

NOTE:
FOR SIGNAGE PLEASE SEE SHT.S, A3.02 & A3.03

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THE MARTIN ARCHITECTURAL GROUP, P.C.
ARCHITECTS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
6810 Lyons Technology Circle, Suite 185. Coconut Creek FL. 33073
P (954) 428-1618 F (954) 428-4416

PA:	James M. Riviello Dominick Ranieri
PM:	A. Garcia
DRAWN BY:	AG & LP
PROJECT NO:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT	01/14/2021
02	P&Z COMMENTS	04/09/2021
03	CITY COMMISSIONERS COMMENTS	07/20/2021

ENTITLEMENT PACKAGE

OVERALL BLDG ELEVATIONS

DECO GREEN, LLC
LAKE WORTH, FLORIDA
AG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/28/2021

A3.01

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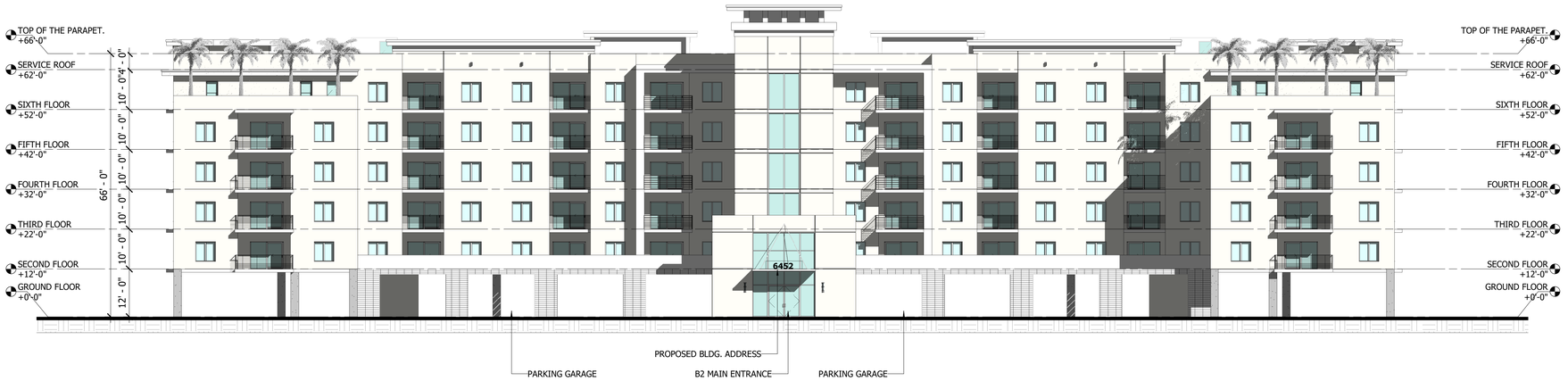

1 BLDG 2 - EAST ELEVATION
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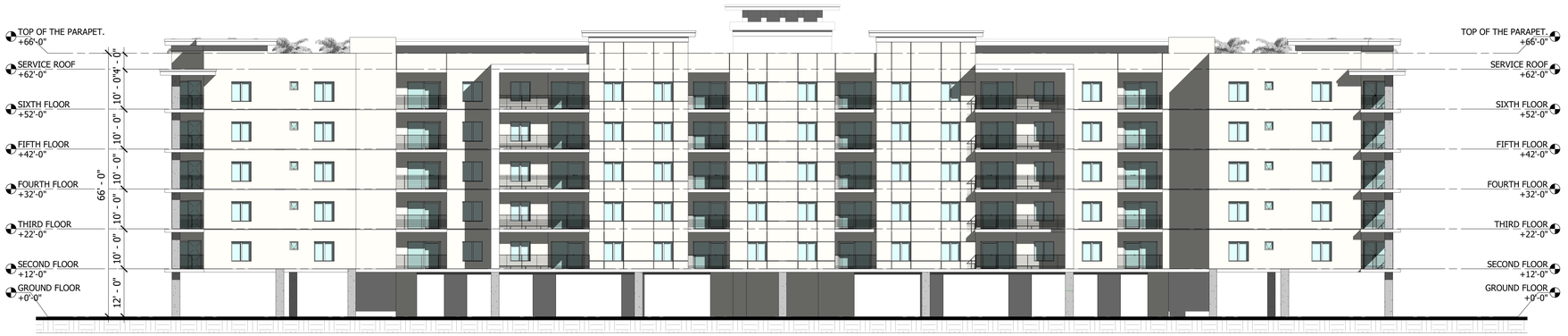

2 BLDG 2 - WEST ELEVATION
SCALE : 1/16" = 1'-0"

NOTE:
- BUILDING 1 AND 3 ARE MIRROR
- BUILDING COLOR WILL BE WHITE W/ ACCENT COLORS.
- THESE ELEVATIONS ARE IN GRAY FOR REPRESENTATION ONLY. REFER TO THE RENDERINGS.

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

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

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P (954) 428-1618 F (954) 428-4416

PA:	James M. Riviello Dominick Ranieri
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03	CITY COMMISSIONERS COMMENTS	07/20/2021

ENTITLEMENT PACKAGE

ENLARGED ELEVATIONS-BLDG2

DECO GREEN, LLC
LAKE WORTH, FLORIDA
AG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/28/21

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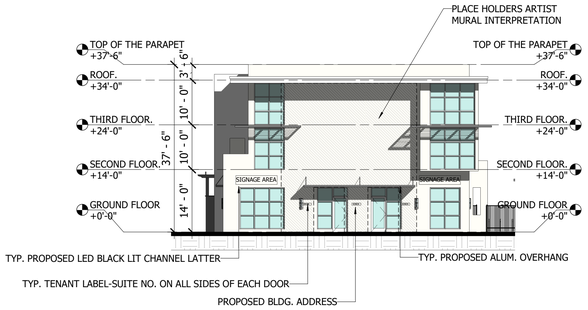

1 BLDG 1&3 - EAST ELEVATION - DIXIE HIGHWAY
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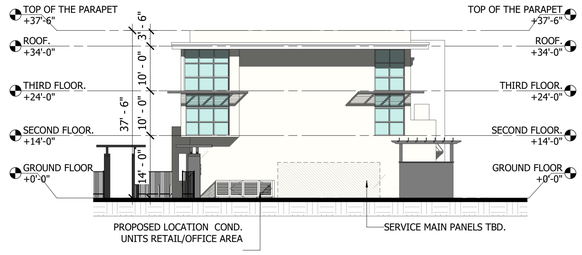

2 BLDG 1&3 - WEST ELEVATION
SCALE : 1/16" = 1'-0"

3 BLDG 1&3 - ELEVATION FACING 17TH AND 18TH ST.
SCALE : 1/16" = 1'-0"

4 BLDG 1&3 -ELEVATION FACING INTERIOR PLAZA
SCALE : 1/16" = 1'-0"

NOTE:
- BUILDING 1 AND 3 ARE MIRROR
- BUILDING COLOR WILL BE WHITE W/ ACCENT COLORS.
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STATE OF FLORIDA
JAMES M. RIVIELLO
AR97342

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Reason: I am the author of this document
Date: 2021.07.01 15:48:44-04'00'

THE MARTIN ARCHITECTURAL GROUP, P.C.
ARCHITECTS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
6810 Lyons Technology Circle, Suite 185. Coconut Creek FL. 33073
P (954) 428-1618 F (954) 428-4416

PA:	James M. Riviello Dominick Ranieri
PM:	A. Garcia
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PROJECT NO:	1943-01

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03	CITY COMMISSIONERS COMMENTS	07/20/2021

ENTITLEMENT PACKAGE

ENLARGED ELEVATIONS BLDG 1&3

DECO GREEN, LLC
LAKE WORTH, FLORIDA
AG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/28/21

A3.03

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1 BLDG 4 - NORTH ELEVATION
SCALE : 1/16" = 1'-0"

2 BLDG 4 - SOUTH ELEVATION
SCALE : 1/16" = 1'-0"

3 BLDG 4 - WEST ELEVATION FACING INTERIOR PLAZA
SCALE : 1/16" = 1'-0"

4 BLDG 4 - EAST ELEVATION - DIXIE HIGHWAY
SCALE : 1/16" = 1'-0"

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JAMES M. RIVIELLO
REGISTERED ARCHITECT
AR97342

Digitally signed by James M Riviello
DN: cn=James M Riviello, o=The Martin Architectural Group PC, ou=01A1D2000005178572967E000008E3, email=jriviello@martinarchitectural.com, c=US
Reason: I am the author of this document
Date: 2021.07.01 15:54:07-04'00'

THE MARTIN ARCHITECTURAL GROUP, P.C.
ARCHITECTS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
6810 Lyons Technology Circle, Suite 185. Coconut Creek FL. 33073
P (954) 428-1618 F (954) 428-4416

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03	CITY COMMISSIONERS COMMENTS	07/20/2021

ENTITLEMENT PACKAGE

ENLARGE ELEVATIONS-BLDG4

DECO GREEN, LLC
LAKE WORTH, FLORIDA

AG INVESTMENT 5 LLC

SCALE:	
DATE:	06/25/21

A3.04

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DECO GREEN

LAKE WORTH BEACH, FL
PALM BEACH COUNTY

1715 N. DIXIE HIGHWAY
PARCEL ID# 38-43-44-16-06-014-0010
SECTION 16 TOWNSHIP 44 RANGE 43

PROJECT TEAM

OWNER
LAKE WORTH BEACH COMMUNITY REDEVELOPMENT AGENCY
1121 LUCERNE AVENUE
LAKE WORTH BEACH, FL 33460
JOAN OLIVA, EXECUTIVE DIRECTOR
PHONE: (561) 493-2550

DEVELOPER
OAG INVESTMENT 5, LLC.
1430 S. DIXIE HIGHWAY
SUITE 110
CORAL GABLES, FL 33416

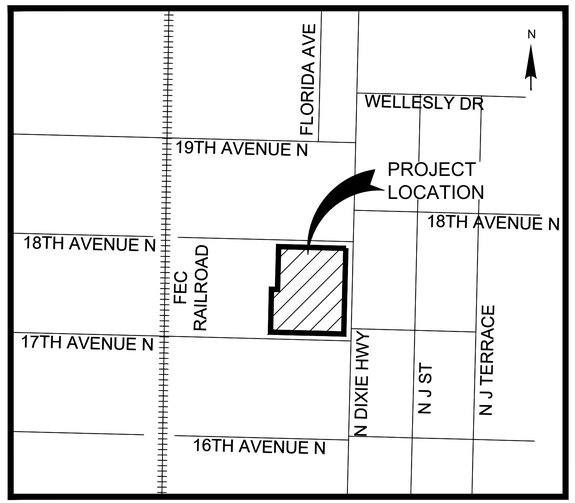
ARCHITECT
THE MARTIN ARCHITECTURAL GROUP, P.C.
6810 LYONS TECHNOLOGY CIRCLE, SUITE 185
COCONUT CREEK, FL 33073
ANNABELLA GARCIA, SENIOR PROJECT MANAGER
PHONE: (954) 428-1618
FAX: (954) 428-4416
EMAIL: AGARCIA@MARTINAIA.COM

CIVIL ENGINEER
IBI GROUP (FLORIDA), INC.
1100 PARK CENTRAL BOULEVARD SOUTH - SUITE 3500
POMPANO BEACH, FLORIDA 33064
PATRICIA F. RAMUDO, P.E., LEED AP
PHONE: (954) 974-2200
FAX: (954) 973-2686
EMAIL: PATRICIA.RAMUDO@IBIGROUP.COM

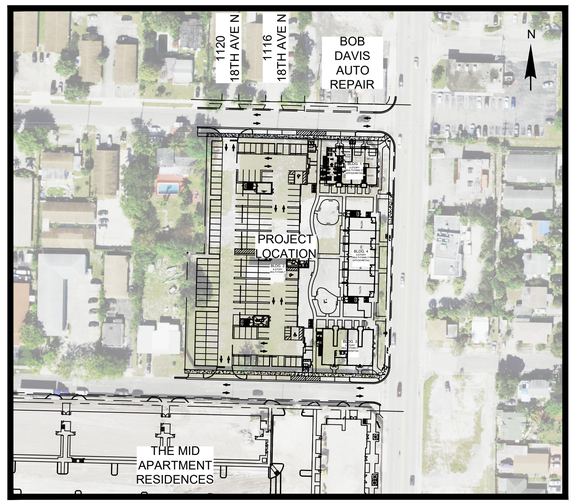
LANDSCAPE ARCHITECT
ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC.
2208 NE 26TH STREET, #1
FORT LAUDERDALE, FL 33305
ANDRES MONTERO, PLA, ASLA
PHONE: (954) 533-8259
EMAIL: AMONTERO@AMLASTUDIO.COM

MEP
FORMICA & ASSOCIATES INC.
980 N. FEDERAL HIGHWAY, SUITE 110
BOCA RATON, FL 33432
JUAN MORENO, LEED AP
PHONE: (561) 368-3611
EMAIL: JUAN.M.MORENO@FORMICAENGINEERING.COM

SURVEYOR
MILLER LAND SURVEYING
1121 LAKE WORTH AVENUE
LAKE WORTH BEACH, FL 33460
MICHAEL MILLER, PLS
PHONE: (561) 586-2669
EMAIL: ORDERS@MILLERSURVEYING.COM



LOCATION MAP
NOT TO SCALE



PROJECT OVERVIEW
NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL 1:
LOTS 1, 2 AND 3, BLOCK "D", LAKE WORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:
THE EAST 110 FEET OF LOT 1, BLOCK "E", LAKE WORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS FROM PARCELS 1 AND 2, THAT PARCEL DESCRIBED IN THE STIPULATED ORDER OF TAKING IN O.R. BOOK 9279, PAGE 1919, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 1, BLOCK E, LAKE WORTH HEIGHTS, AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°55'17" EAST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 165.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°55'17" EAST ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 7.00 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 805 (DIXIE HIGHWAY), SAID POINT BEING ON A LINE 2.50 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY BOUNDARY LINE OF SAID LOT 1; THENCE NORTH 00°00'02" WEST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 9.00 FEET; THENCE SOUTH 37°54'15" WEST, A DISTANCE OF 11.39 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF LOT 1, BLOCK D, LAKE WORTH HEIGHTS, AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°55'10" EAST ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 167.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°55'10" EAST ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 5.00 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 805 (DIXIE HIGHWAY), SAID POINT BEING ON A LINE 2.50 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY BOUNDARY LINE OF SAID LOT 1; THENCE SOUTH 00°00'02" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 9.00 FEET; THENCE NORTH 29°02'10" WEST, A DISTANCE OF 10.31 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
THE WEST 40 FEET OF LOT 1 AND ALL OF LOT 2, BLOCK E, LAKE WORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 4:
LOT 3, AND THE EAST HALF (E ½) OF LOT 4, BLOCK E, LAKE WORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 5:
THE EAST 25 FEET OF THE WEST 65 FEET OF LOT 1, BLOCK E, LAKE WORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOTAL AREA AS DESCRIBED ABOVE = 100,791 SQUARE FEET (2.314 ACRES).

DRAWING INDEX

COVER
SURVEY
SP1.0 SITE PLAN

ARCHITECTURAL

*SEE SHEET A0.01 FOR ARCHITECTURAL SHEET INDEX

CIVIL

C3.0 PAVING, GRADING AND DRAINAGE PLAN
C4.0 WATER & SEWER PLAN

LANDSCAPE

L-00 ILLUSTRATIVE LANDSCAPE SITE PLAN
L-01 SITE LAYOUT PLAN
L-02 PRELIMINARY LANDSCAPE PLAN
L-03 LANDSCAPE DETAILS & GENERAL NOTES

MECHANICAL, ELECTRICAL & PLUMBING

E400 PHOTOMETRIC SITE PLAN

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811 or 1-800-432-4770
SUNSHINE STATE ONE CALL CENTER

ENGINEER'S PROJECT# 127192

IBI GROUP (FLORIDA) INC
1100 Park Central Boulevard South – Suite 3500
Pompano Beach FL 33064 USA
tel 954 974 2200 fax 954 973 2686
ibigroup.com
ENGINEER'S CERT. OF AUTH. #2966 LANDSCAPE LC #26000270

PERMITS REQUIRED

AGENCY	PERMIT TYPE	DATE APPROVED	APPROVAL NO.	EXPIRATION DATE
AGENCY	PERMIT TYPE	00/00/0000	1234567890	00/00/0000

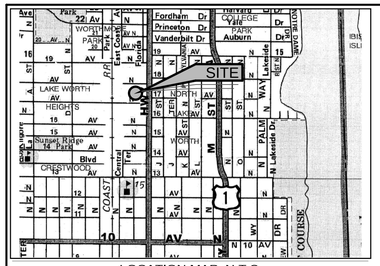
Revision/Submission

No.	Date	Comment	By
1	04/09/2021	REVISED PER DRC COMMENTS	PFR

PATRICIA RAMUDO, PE 35798
Digitally signed by PATRICIA RAMUDO, PE 35798
Date: 2021.07.01 16:44:41 -04'00'

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF PATRICIA F. RAMUDO, FLORIDA P.E. #35798 FOR THE FIRM.

C:\Users\cpence\cppdata\local\temp\AcPublish_12012\127192-COVER.dwg Cover Jul 01, 2021 - 4:00pm cpence



LOCATION MAP N.T.S.

20 0 20 40 60

Scale 1" = 20'

18TH AVENUE NORTH
("TWENTH-EIGHTH AVENUE" - PLAT)
(55' R/W)

CURB CUT
CONC. WALK
P.O.C. LESSOUT (O.R.B. 9279, PG. 1919) "N.W.CORNER LOT 1, BLOCK "D"
(30' PAVED)
P.O.B. LESSOUT (O.R.B. 9279, PG. 1919)
2' CURB
P.I. FOUND NAIL & DISK (0.36'S, 0.09'W)
FOUND P.K. NAIL & DISK (#6838) (0.05'E)
TRAFFIC CONTROL BOX
ELECTRICAL BOX
FOUND 1/2" IRON PIPE (NO ID.)
S88°34'12"E 267.48'
S89°55'10"E (D)
(L1) (L2) (L3)
32.50'
30.00'
2.50'
7.6'
14.54 RIM
15.28 RIM
CHAIN LINK FENCE
15' U.E. 3/19/2020
N01°20'56"E 175.38'
LOT 5 BLOCK D
LOT 4 BLOCK D
LOT 3 BLOCK D
LOT 2 BLOCK D
PARCEL 1
LOT 1 BLOCK D
85.2'
2' CURB
CURB CUT
62.2'
14.79
15.86
15.82
FOUND 1/2" IRON PIPE (NO ID.) (0.32'S, 0.12'W)
N88°34'14"W 25.00'
SET 1/2" IRON ROD & CAP (#6838)
ELEC. PANEL
METAL RAMP
4' WALK
56.3'
TEMPORARY CONSTRUCTION TRAILER
24.0'
FOUND P.K. NAIL & DISK (#6838)
FOUND 1/2" IRON ROD & CAP (#6838)
ASPHALT
CONC.POLES (LIGHT POLES ABANDONED) (TYP.)
PARCEL 2
EAST 110' OF LOT 1 BLOCK E
EAST LINE OF LOT 1, BLOCK "D" AND LOT 1, BLOCK "E" (P.B. 7, PG. 25)
WESTERLY EXISTING RIGHT OF WAY FOR STATE ROAD 805 (DIXIE HIGHWAY) PER (O.R.B. 9279, PG. 1919)
(PAVEMENT VARIES)
(60' R/W)
(P.B. 7, PG. 25)
NORTH DIXIE HIGHWAY (A.K.A. STATE ROAD 805) ("DIXIE HIGHWAY" - PLAT)
N01°20'56"E 350.76'
S01°20'56"W (B.R.)
REMAINDER OF LOT 4 BLOCK E (NOT INCLUDED)
LOT 5 BLOCK E
EAST 1/2 OF LOT 4 BLOCK E
N01°20'56"E 175.39'
PARCEL 4
LOT 3 BLOCK E
PARCEL 3
LOT 2 BLOCK E
LOT 1 BLOCK E
PARCEL 5
4" DIA. TABEBUIA TREE
4" DIA. TABEBUIA TREE CLUSTER (2)
4" DIA. TABEBUIA TREE CLUSTER (3)
ROYAL PALM TREE
24" DIA. BANYAN TREE
6' WALK
FIBER OPTIC BOX
ASPHALT
10.2'
30.00'
32.50'
2.50'
FOUND P.K. NAIL & DISK (#6838)
(L6) (L5) (L4)
FOUND 1/2" IRON ROD & CAP (NO ID.) (0.47'E, 0.21'S)
S88°34'19"E 290.50'
S88°34'19"E 165.50 (M)
S89°55'17"E 165.50 (D)
P.O.C. LESSOUT (O.R.B. 9279, PG. 1919) "S.W.CORNER LOT 1, BLOCK "E"
(28.7' PAVED)
CURB CUT
FOUND P.K. NAIL & DISK (0.12'S, 0.05'E)
FOUND P.K. NAIL (0.35'E, 0.12'S)
FOUND 5/8" IRON ROD & CAP (NO ID.) (0.24'W, 0.13'S)
FOUND SHIP SPIKE & WASHER (0.24'W, 0.13'S)
17TH AVENUE NORTH
("TWENTH-SEVENTH AVENUE" - PLAT)
(55' R/W)
P.O.B. LESSOUT (O.R.B. 9279, PG. 1919) FOUND P.K. NAIL & DISK (#6838)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N29°02'10"W	10.31'
L2	N01°20'56"E	9.00'
L3	N88°34'12"W	2.50'
L4	S88°34'19"E	2.50'
L5	N01°20'56"E	9.00'
L6	S37°54'15"W	11.39'

SURVEY NOTES:

1.) Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.

2.) Elevations shown hereon are based on North Atlantic Vertical Datum of 1988 (NAVD 88).
a) Originating benchmark = Leica Global Positioning System.
b) 00.00 = existing elevation

3.) All bearings and distances shown hereon are plat and measured unless otherwise noted.

4.) This firms "Certificate of Authorization" number is "LB 6838".

CERTIFIED TO: OAG Investment 5 LLC, a Florida limited liability company; Marro Law, P.A.; Old Republic National Title Insurance Company
PROPERTY ADDRESS: 1715 North Dixie Hwy, Lake Worth, FL 33460
FLOOD ZONE: X (FIRM 120213-12099C05936F 10/05/2017)
DESCRIPTION:

Parcel 1:
Lots 1, 2 and 3, Block "D", Lake Worth Heights, according to the Plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

Parcel 2:
The East 110 feet of Lot 1, Block "E", Lake Worth Heights, according to the Plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

LESS from Parcels 1 and 2, that parcel described in the Stipulated Order of Taking in O.R. Book 9279, Page 1919, Public Records of Palm Beach County, Florida, more particularly described as follows:

A portion of Lot 1, Block E, Lake Worth Heights, as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida, lying in Section 16, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 1; thence South 89°55'17" East along the Southerly boundary line of said Lot 1, a distance of 165.50 feet to the POINT OF BEGINNING; thence continue South 89°55'17" East along said Southerly boundary line, a distance of 7.00 feet to a point on the Westerly Existing Right of way line for State Road 805 (Dixie Highway), said point being on a line 2.50 feet Westerly of and parallel with the Easterly boundary line of said Lot 1; thence North 00°00'02" West along said Westerly Existing Right of way line and said parallel line, a distance of 9.00 feet; thence South 37°54'15" West, a distance of 11.39 feet to the POINT OF BEGINNING.

AND

A portion of Lot 1, Block D, Lake Worth Heights, as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida, lying in Section 16, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 1; thence South 89°55'10" East along the Northerly boundary line of said Lot 1, a distance of 167.50 feet to the POINT OF BEGINNING; thence continue South 89°55'10" East along said Northerly boundary line, a distance of 5.00 feet to a point on the Westerly Existing Right of Way line for State Road 805 (Dixie Highway), said point being on a line 2.50 feet Westerly of and parallel with the Easterly boundary line of said Lot 1; thence South 00°00'02" East along said Westerly Existing Right of Way line and said parallel line, a distance of 9.00 feet; thence North 29°02'10" West, a distance of 10.31 feet to the POINT OF BEGINNING.

Parcel 3:
The West 40 feet of Lot 1 and all of Lot 2, Block E, Lake Worth Heights, according to the plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

Parcel 4:
Lot 3, and the East Half (E ½) of Lot 4, Block E, Lake Worth Heights, according to the plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

Parcel 5:
The East 25 feet of the West 65 feet of Lot 1, Block E, Lake Worth Heights, according to the plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

TOTAL AREA AS DESCRIBED ABOVE = 100,791 SQUARE FEET (2.314 ACRES).

REVISIONS:
12/23/2020 ADD EASEMENT

BOUNDARY AND TOPOGRAPHIC SURVEY

This survey is not valid without embossed surveyor's seal and electronic signature and authentication.

Digitally signed by Michael J Miller
Date: 2020.12.23 15:25:10 -05'00'

MICHAEL J. MILLER #4034
Surveyor, Florida Certificate No.

CRD. FILE Y201078-A

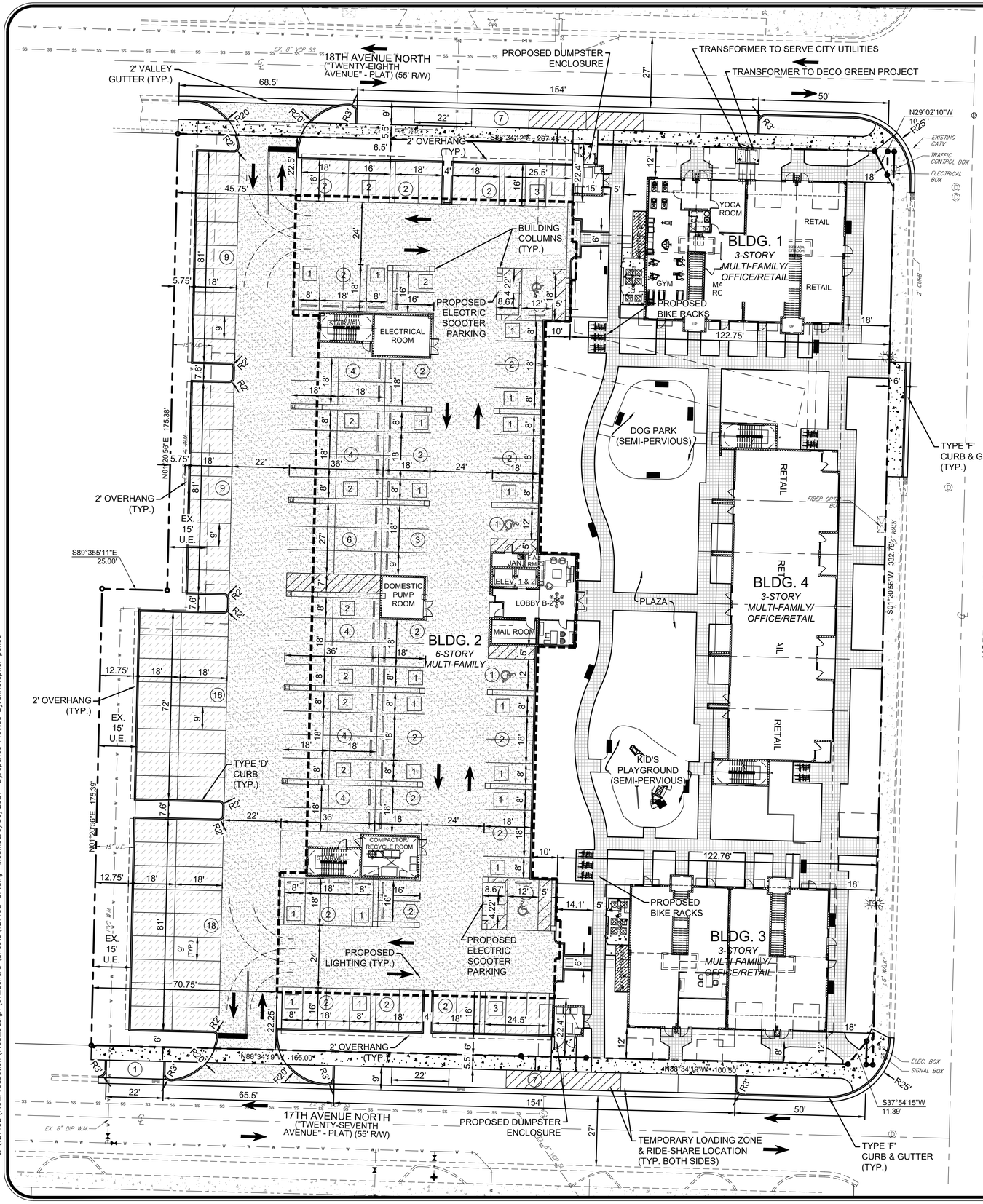
LEGEND:

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

SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	M.M. / B.M.
DATE:	11/16/2020

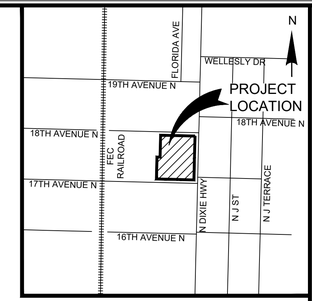
MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

REF:	X-847 A18/68 U18/27 R54/50 K41/7
PREV. JOB NO'S.	Y010390 Y190054 Y180420
JOB NO.	Y201078
	L - 1470 - C

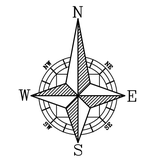


SITE DATA

EXISTING ZONING	MU-DH	MIXED-USE DIXIE HIGHWAY
PROPOSED ZONING	MU-DH	MIXED-USE DIXIE HIGHWAY
EXISTING FUTURE LAND USE	MU-E	MIXED-USE EAST
PROPOSED FUTURE LAND USE	MU-E	MIXED-USE EAST
	REQUIRED	PROVIDED
LOT AREA	13,000 SF (0.298 AC)	100,791sf (2.314 AC)
LOT WIDTH	100'	350.76'
BUILDING HEIGHT (BUILDING 2)	45	62
BUILDING HEIGHT (BUILDINGS 1, 2 & 3)	43.5	34
NUMBER OF STORIES (BUILDING 2)	2	6
NUMBER OF STORIES (BUILDINGS 1, 3 & 4)	2	3
BUILDING SETBACKS		
FRONT	10'	18'
REAR	15'	45.75' & 70.75'
SIDE STREET (17TH AVENUE N)	10'	22'
SIDE STREET (18TH AVENUE N)	10'	22'
RESIDENTIAL DENSITY (55 UNITS PER ACRE)	**127**	**127**
BUILDING AREA (SF)		
BUILDING 2		127076
BUILDING 1		10842
BUILDING 3		10842
BUILDING 4		17754
TOTAL BUILDING AREA		137918
FLOOR AREA RATIO (FAR)	**2.5575**	**1.652**
BUILDING COVERAGE - GROUND FLOOR (SF)	**45%**	**17%**
BUILDING 2		2732
BUILDING 1		4288
BUILDING 3		4288
BUILDING 4		5610
TOTAL BUILDING COVERAGE AREA		16918
LIVING AREA		
1 Bedroom Units	600 SF	Unit A = 816
		Unit Ab = 800
		Unit Ac = 794
		Unit Ad = 745
		Unit Ae = 795
2 Bedroom Units	750 SF	Unit B = 1160
		Unit Bb = 1302
		Unit D = 1310
		Unit E = 947
		Unit F = 830
		Unit G =803
3 Bedroom Units	900 SF	Unit C = 1323
IMPERMEABLE SURFACE (IMPERVIOUS)	**65%**	**64.32%**
BUILDINGS		16.93%
CONCRETE PAVEMENT (PARKING)		35.95%
PERVIOUS CONCRETE PAVEMENT (@ 50%)		5.44%
HARDSCAPE (COURTYARD AND WALKWAYS)		4.53%
SEMI-PERVIOUS SYNTHETIC TURF AREA (Dog Park & Playground) @ 50%		1.00%
MISCELLANEOUS CONCRETE		0.47%
PERMEABLE SURFACE (PERVIOUS)	**35%**	**35.68%**
PERVIOUS CONCRETE PAVEMENT (@ 50%)		5.44%
LANDSCAPE & OPEN-SOD LAWN		24.72%
SEMI-PERVIOUS AREAS (Hardscape, Dog Park & Playground) @ 50%		5.53%
PARKING REQUIREMENTS		
MB-1BR = 71 UNITS @ 1.5 PER UNIT	106	See below.
MF-2BR = 48 UNITS @1.75 PER UNIT	84	See below.
MF-3BR = 8 UNITS @ 2.0 PER UNIT	16	See below.
REGULAR RETAIL = 6896 SF @ 1 PER 500 SF	14	See below.
OFFICE = 1912 SF @ 1 PER 400 SF	5	See below.
GROSS PARKING REQUIRED	225	See below.
REQUIRED PARKING WITH SHARED PARKING CREDIT OF 25%	**169**	**181**
Off-street (on-site) Regular Parking Spaces		115
Off-street (on-site) Compact Parking Spaces @ 25% of Required Parking		43
Off-street (on-site) Handicap Parking Spaces		4
Side-street Parallel Parking Spaces		11
Bonus Parking = Bike Racks = 10 sets of 2 = 20 @ 1 space per 4		5
Bonus Parking = Scooter Parking = 6 scooter spaces @ 1 space per 2		3
Electric Charging Spaces (4%)	7	4 now and 3 future



LOCATION MAP
(N.T.S.)



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGEND

- CONCRETE PARKING AREA
- PERVIOUS CONCRETE PARKING AREA
- CONCRETE
- PERVIOUS PAVERS
- [1] COMPACT PARKING SPACES
- (1) STANDARD PARKING SPACES
- ⟨1⟩ ELECTRIC VEHICLE CHARGING SPACES (COMPACT)

No.	Date	Comment	By
1	07/02/2021	REVISED PER CITY COMMISSION COMMENTS	PFR
2	06/30/2021	REVISED PER DRC COMMENTS	PFR

Revision / Submission

IBI GROUP (FLORIDA) INC
1100 Park Central Boulevard South – Suite 3500
Pompano Beach FL 33064 USA
tel 954 974 2200 fax 954 973 2686
ibigroup.com

LANDSCAPE LC #26000270
ENGINEERS CERT. OF AUTH. #2966

DECO GREEN
LAKE WORTH, FLORIDA

PRELIMINARY SITE PLAN

PATRICIA RAMUDO, PE 35798

Digitally signed by PATRICIA RAMUDO, PE 35798
Date: 2021.07.01 13:02:18 -04'00'

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF PATRICIA F. RAMUDO, FLORIDA P.E. #35798 FOR THE FIRM

DRAWN:	SCALE:
CMP	1" = 20'
DESIGNED:	PROJECT:
PFR	127192
CHECKED:	SHEET:
PFR	SP1.0
DATE:	
07/02/2021	

48 HOURS BEFORE DIGGING
CALL
TOLL FREE
811 or 1-800-432-4770
SUNSHINE STATE ONE CALL CENTER

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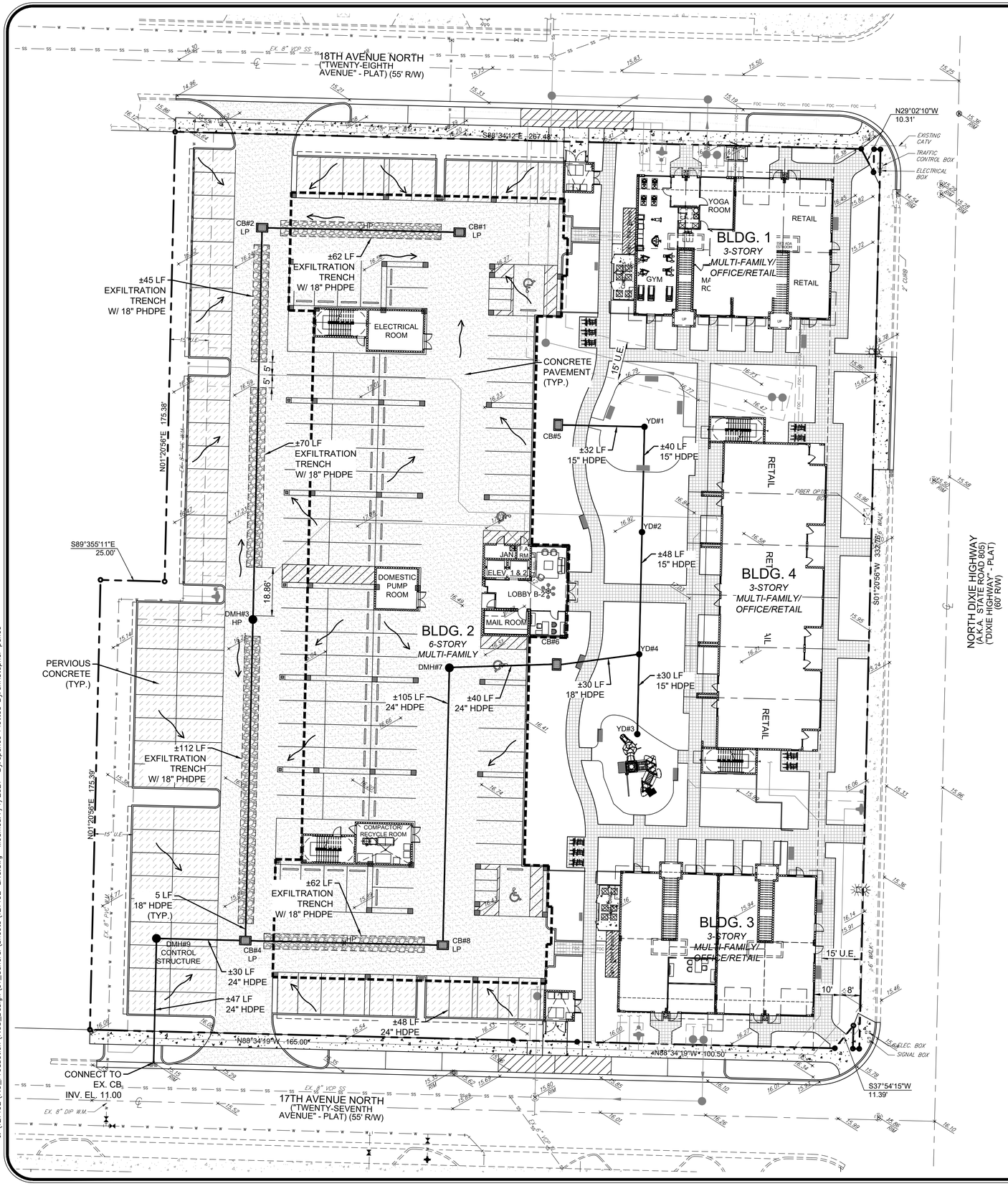
J:\127192\7.0_Production\7.03_Design\01_General\Sheets\127192-SP.dwg Modified:6/30/2021 By:cpence Plotted By:christopher pence



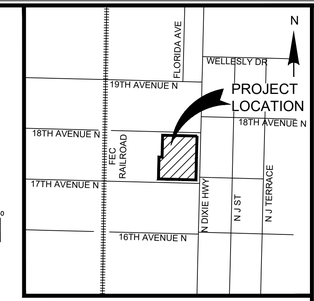
LEGEND

- CONCRETE PARKING AREA
- PERVIOUS CONCRETE PARKING AREA
- CONCRETE
- PERVIOUS PAVERS
- CATCH BASIN
- DRAINAGE MANHOLE
- YARD DRAIN
- DRAINAGE PIPE W/ EXFILTRATION TRENCH

GRAPHIC SCALE

20 0 10 20 40

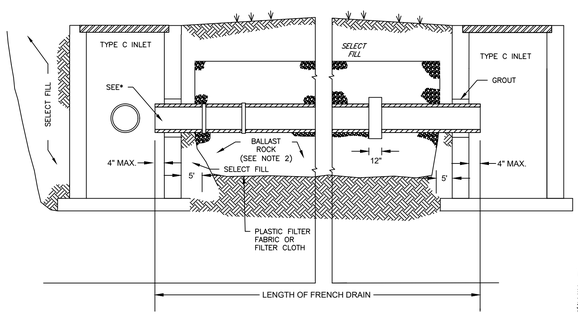
(IN FEET)
1 inch = 20 ft.



LOCATION MAP
(N.T.S.)

PAVING AND DRAINAGE SPECIFICATIONS

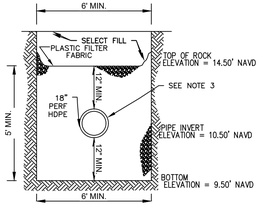
1. ELEVATIONS SHOWN HERON ARE BASED ON THE 1988 NATIONAL AMERICAN VERTICAL DATUM.
2. ALL MUCK/ORGANIC MATERIALS ARE TO BE REMOVED PER PALM BEACH COUNTY ENGINEERING DIVISION.
3. PRIME COAT AND TACK COAT FOR BASE COURSES SHALL CONFORM TO THE REQUIREMENTS OF PALM BEACH COUNTY/FDOT ENGINEERING DIVISION. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD.
4. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
5. ALL LABOR, MATERIALS, AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF POMPANO BEACH AND PALM BEACH COUNTY ENGINEERING DIVISION.
6. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES, THE CITY OF LAKE WORTH BEACH ENGINEERING DEPARTMENT 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED DURING CONSTRUCTION AND SHALL REPAIR SAID DAMAGES AT HIS EXPENSE.
7. SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISED OR UNACCEPTABLE MATERIALS INSTALLED OR ORDERED WITHOUT AN APPROVED SHOP DRAWING.
8. ALL DRAINAGE PIPE IN AND PARALLEL TO THE ROADWAY SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76. (UNLESS OTHERWISE NOTED ON THE PLANS).
9. PVC PIPE SHALL BE NON-PRESSURE PIPE CONFORMING TO ASTM D-3034 SDR 35.
10. RESTORE ALL SIDEWALK, PAVEMENT, CURB, SODDING, SIGNAGE, PAVEMENT MARKINGS, ETC. DAMAGED DURING CONSTRUCTION TO ITS ORIGINAL CONDITION.
11. ANY EXISTING, UNUTILIZED WATER, SEWER OR GAS SERVICES MUST BE CUT AND CAPPED OR SLEEVED IN PLACE AT IT'S RESPECTIVE MAIN.
12. ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
13. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH A TEMPORARY BARRIER WALL AT THE CONTRACTOR'S EXPENSE.
14. THE APPLICANT AT THE EARLIEST CONVENIENT TIME SHALL NOTIFY IN WRITING ALL RIGHT-OF-WAY USERS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
15. LIMEROCK BASE SHALL BE A MINIMUM OF 8" AND COMPACTED IN 4" LIFTS TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-T180. CONSTRUCTION TO CONFORM TO SECTION 200. BASE TO BE PRIMED AFTER COMPACTION.
16. STABILIZED SUBGRADE - MINIMUM 12" THICK AND COMPACTED TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-180. MATERIAL TO HAVE MINIMUM L.B.R OF 40 AND CONFORM TO SECTION 160.
17. ALL CURB CUT RAMPS MUST FACE IN THE DIRECTION OF PEDESTRIAN TRAVEL.
18. FLAGGERS MUST BE PRESENT DURING THE INGRESS AND EGRESS OF CONSTRUCTION VEHICLES TO AND FROM THE PROJECT SITE. WARNING SIGNS MUST BE ERECTED ADVISING MOTORISTS OF TRUCKS ENTERING THE HIGHWAY.
19. BASE AND SUB-GRADE DENSITY TESTS SHALL BE CONDUCTED FOR A MAXIMUM 7000 SQUARE FEET OF FINISHED PAVEMENT OR AS DIRECTED BY ENGINEER OR CITY.
20. LABORATORY PROCTOR COMPACTION TESTS (T-180) SHALL BE PERFORMED ON ALL MATERIAL, SUB-GRADE AND BASE ANY SUBSEQUENT CHANGES IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVE ANALYSIS AND DENSITIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED BY THE CITY
21. ALL REPAIRS TO EXISTING PAVEMENT SHALL RECEIVE SAW-CUT EDGES PRIOR TO RELAYING ASPHALT. UTILITY PIPING OR WIRING LESS THAN FOUR (4) INCHES IN DIAMETER REQUIRES A SCHEDULE 40 PVC CASING PIPE WITH SAND BACKFILLS UNDER PAVED AREAS ONLY
22. ALL CONTROL STRUCTURES SHALL HAVE POLLUTION RETARDANT BAFFLE AT THE DISCHARGE PIPE OPENING.



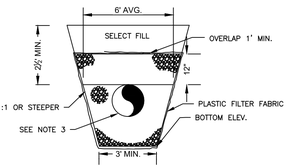
LONGITUDINAL SECTION

NOTES:

1. PLASTIC FILTER FABRIC OR FILTER CLOTH (AT EA. SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED IN PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. IF BALLAST ROCK IS NOT PRE-WASHED, AFTER IT HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
3. INVERT ELEVATION TO BE AS SHOWN IN PLANS.



TRANSVERSE SECTION



ALT. TRANS. SECTION

MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.

EXFILTRATION TRENCH DETAIL

48 HOURS BEFORE DIGGING
CALL
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No.	Date	Comment	By
1	07/02/2021	REVISED PER CITY COMMISSION COMMENTS	PFR
2	08/06/2021	REVISED PER DRC COMMENTS	PFR

Revision / Submission

IBI GROUP (FLORIDA) INC
1100 Park Central Boulevard South – Suite 3500
Pompano Beach FL 33064 USA
tel 954 974 2200 fax 954 973 2686
ibigroup.com
ENGINEER'S CERT. OF AUTH. #2966
LANDSCAPE LC #26000270

DECO GREEN
LAKE WORTH, FLORIDA

PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN

PATRICIA RAMUNDO, PE 85798
Digitally signed by PATRICIA RAMUNDO, PE 85798
Date: 2021.07.01 12:51:41 -04'00'
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF PATRICIA F. RAMUNDO, FLORIDA P.E. #85798 FOR THE FIRM.

DRAWN:	SCALE:
CMP	1" = 20'
DESIGNED:	PROJECT:
PFR	127192
CHECKED:	SHEET:
PFR	C3.0
DATE:	
07/02/2021	

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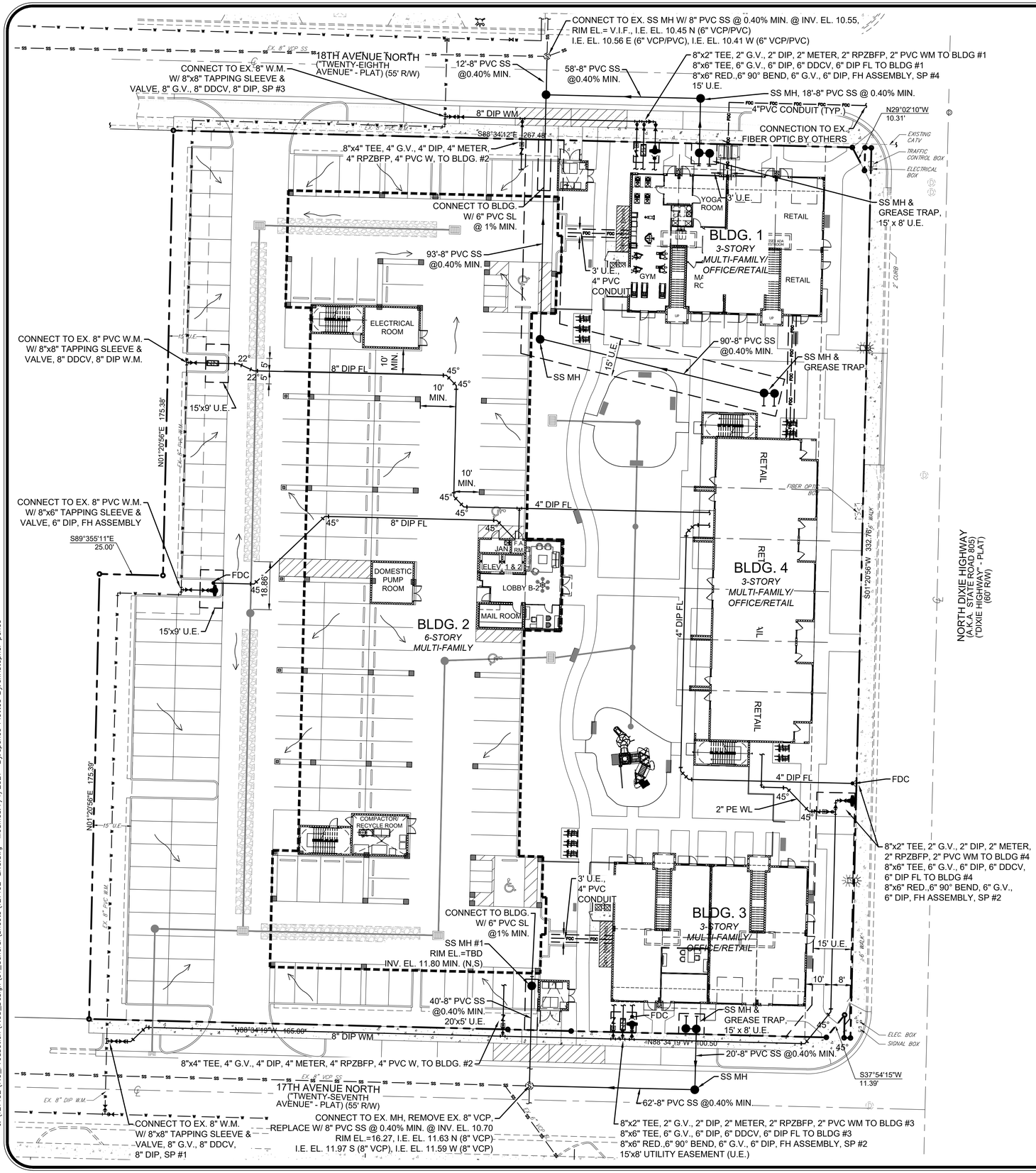


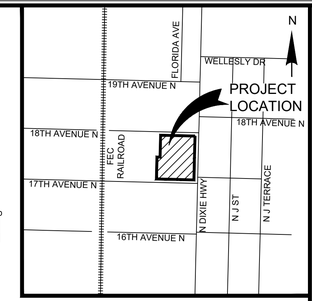
LEGEND

- SANITARY SEWER LATERAL W/ MANHOLE
- 22° BEND FITTING
- 45° BEND FITTING
- TEE FITTING
- 90° BEND FITTING
- REDUCER
- GATE VALVE
- WATER METER
- BACKFLOW PREVENTER
- DOUBLE DETECTOR CHECK VALVE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT ASSEMBLY

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.



LOCATION MAP
(N.T.S.)

SEPARATION OF WATER & SEWER LINES

HORIZONTAL SEPARATION OF PIPELINES		ALTERNATE CONSTRUCTION
MINIMUM SEPARATION	BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED WASTEWATER LINE WHEN POSSIBLE	WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AND UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM JOINTS IN THE OTHER PIPELINE. 1. USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY- OR VACUUM-TYPE PIPELINE; 2. USE OF WELDED, FUSED OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE; OR 3. USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR (4) INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.
THREE FEET, AND PREFERABLY TEN FEET	STORM SEWER, STORMWATER FORCE MAIN OR RECLAIMED WATER MAIN	
THREE FEET, AND PREFERABLY TEN FEET	VACUUM-TYPE SANITARY SEWER	
SIX FEET, AND PREFERABLY TEN FEET	GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR RECLAIMED WATER MAIN NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER	WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE; 1. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E. HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN; AND 2. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E. HAVING A 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.
TEN FEET	"ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM"	

VERTICAL SEPARATION OF PIPELINES	
MINIMUM SEPARATION DISTANCE FROM THE (OUTSIDE TO OUTSIDE)	NEW OR RELOCATED. UNDERGROUND WATER CROSSING ANY EXISTING OR PROPOSED
6 INCHES, PREFERABLY 12 INCHES ABOVE	GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER
12 INCHES BELOW	GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER
12 INCHES ABOVE OR BELOW	PRESSURE-TYPE SANITARY SEWER, WASTEWATER, STORMWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER MAIN
ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS OR RECLAIMED WATER MAINS, AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER, FORCE MAINS OR RECLAIMED WATER MAINS.	

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1		07/02/2021	REVISED PER CITY COMMENTS	PFR
2		08/06/2021	REVISED PER DRC COMMENTS	PFR

IBI GROUP (FLORIDA) INC
1100 Park Central Boulevard South – Suite 3500
Pompano Beach FL 33064 USA
tel 954 974 2200 fax 954 973 2686
ibigroup.com
LANDSCAPE LC #26000270
ENGINEER'S CERT. OF AUTH. #2966

DECO GREEN
LAKE WORTH, FLORIDA

PRELIMINARY WATER & SEWER PLAN

PATRICIA RAMUDO, PE 35798
Digitally signed by PATRICIA RAMUDO, PE 35798
Date: 2021.07.01 12:52:26 -04'00'
STATE OF FLORIDA
NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF PATRICIA F. RAMUDO, FLORIDA P.E. #35798 FOR THE FIRM.

DRAWN:	SCALE:
CMP	1" = 20'
DESIGNED:	PROJECT:
PFR	127192
CHECKED:	SHEET:
PFR	C4.0
DATE:	
07/02/2021	

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LEGEND:

1. Building #1 - 3 Story
   Retail/Office/Gym/Residential
2. Building #2 - 6 Story
   Parking/Residential
3. Building #3 - 3 Story
   Community room/Office/Retail/Residential
4. Building #4 - 3 Story
   Office/Retail/Residential
5. Courtyard
6. Playground
7. Dog Park
8. Bicycle Rack
9. Security Fence
10. Dumpster (Buildings #1, #3 & #4)
11. Parking - Pervious Concrete
12. Transformers
13. Parallel Parking
14. Loading Zone
15. Pergola Over Parking

- LARGE SHADE TREE
- MEDIUM SHADE TREE
- ORNAMENTAL TREE
- LARGE PALM
- SMALL PALM
- SCREENING HEDGE
- SHRUBS & GROUNDCOVERS
- SOD

GRAPHIC SCALE
NORTH 0' 20' 40' 60'

Sunshine State One Call
811
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SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

ANDRES MONTERO
LANDSCAPE ARCHITECTURE

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2208 NE 26 TH STREET #1
FORT LAUDERDALE, FLORIDA 33305 USA
TEL: 954.533.8259
www.amlastudio.com
LC26000598

Rev.	Date:	Description:	By:
1			
2	07/02/21	City Commissioners Comments	AEM/GMP
3			
4			
5			
6			

Sheet Title: ILLUSTRATIVE LANDSCAPE SITE PLAN

Project Name: DECO GREEN
1715 North Dixie Highway,
Lake Worth, FL 33460

Andres E Montero
2021.07.02
00:57:50 -04'00'

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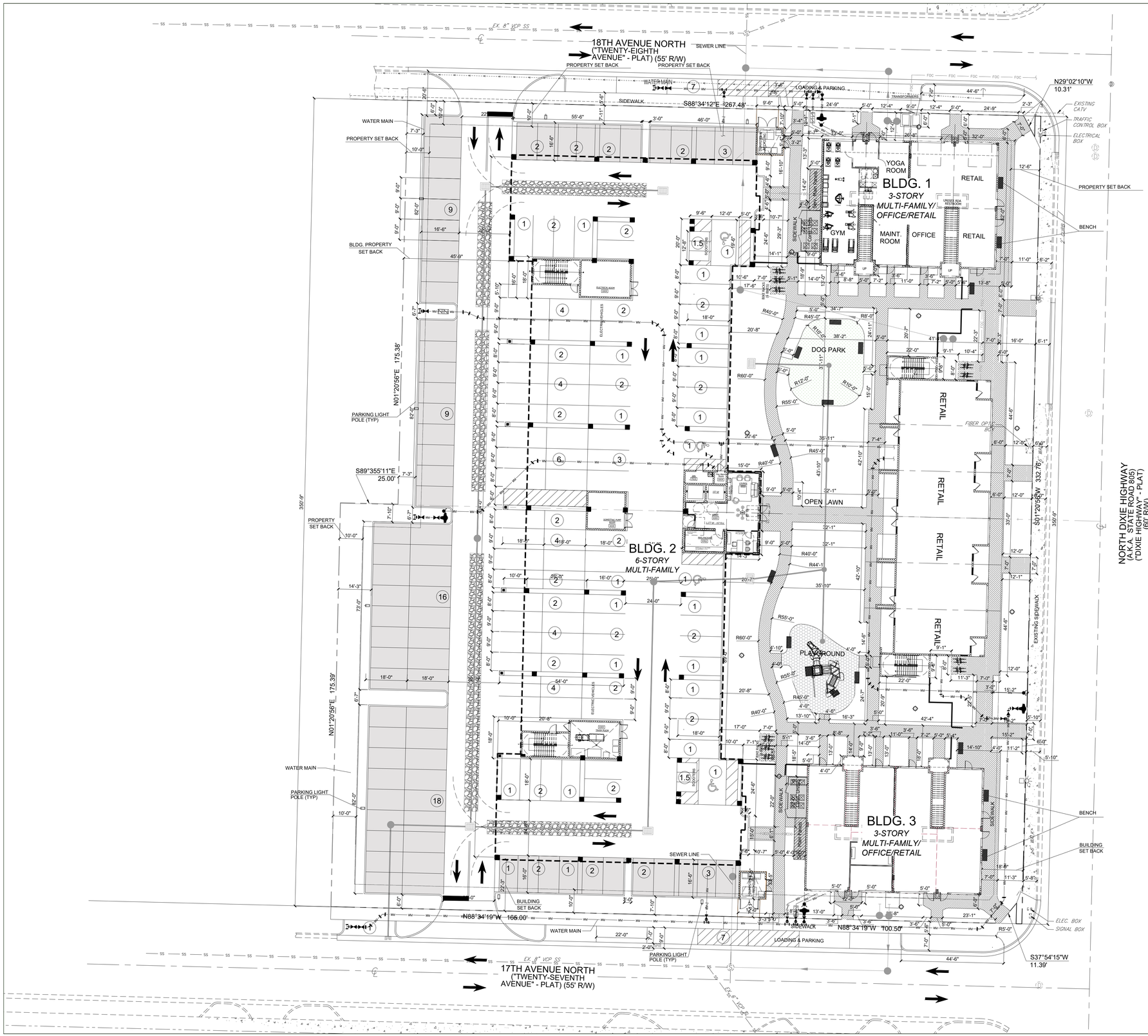
Date:	January 14, 2021
Scale:	1" = 20'
Drawn By:	AEM/GMP
Approved By:	AEM
Project No:	1.20011

Sheet Number: L-00



GRAPHIC SCALE
NORTH 0' 20' 40' 60'

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Date:	January 14, 2021
Scale:	1" = 20'
Drawn By:	AEM/GMP
Approved By:	AEM
Project No:	1.20011

SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

Sheet Number: L-01

Sheet Title: SITE LAYOUT PLAN

Project Name: DECO GREEN
1715 North Dixie Highway, Lake Worth, FL 33460

Andres E Montero
2021.07.02
00:58:42 -04'00'

Rev	Date:	Description:	By:
1	04/09/21	Site Plan Review Comments from 03/18/2021	AEM/GMP
2			
3	07/02/21	City Commissioners Comments	AEM/GMP
4			
5			
6			

ANDRES MONTERO
LANDSCAPE ARCHITECTURE

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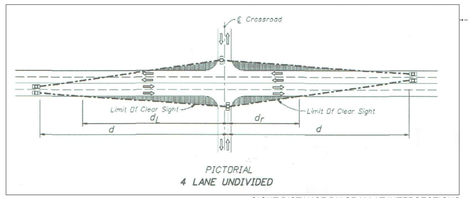


SIGHT DISTANCE DIAGRAM AT INTERSECTIONS

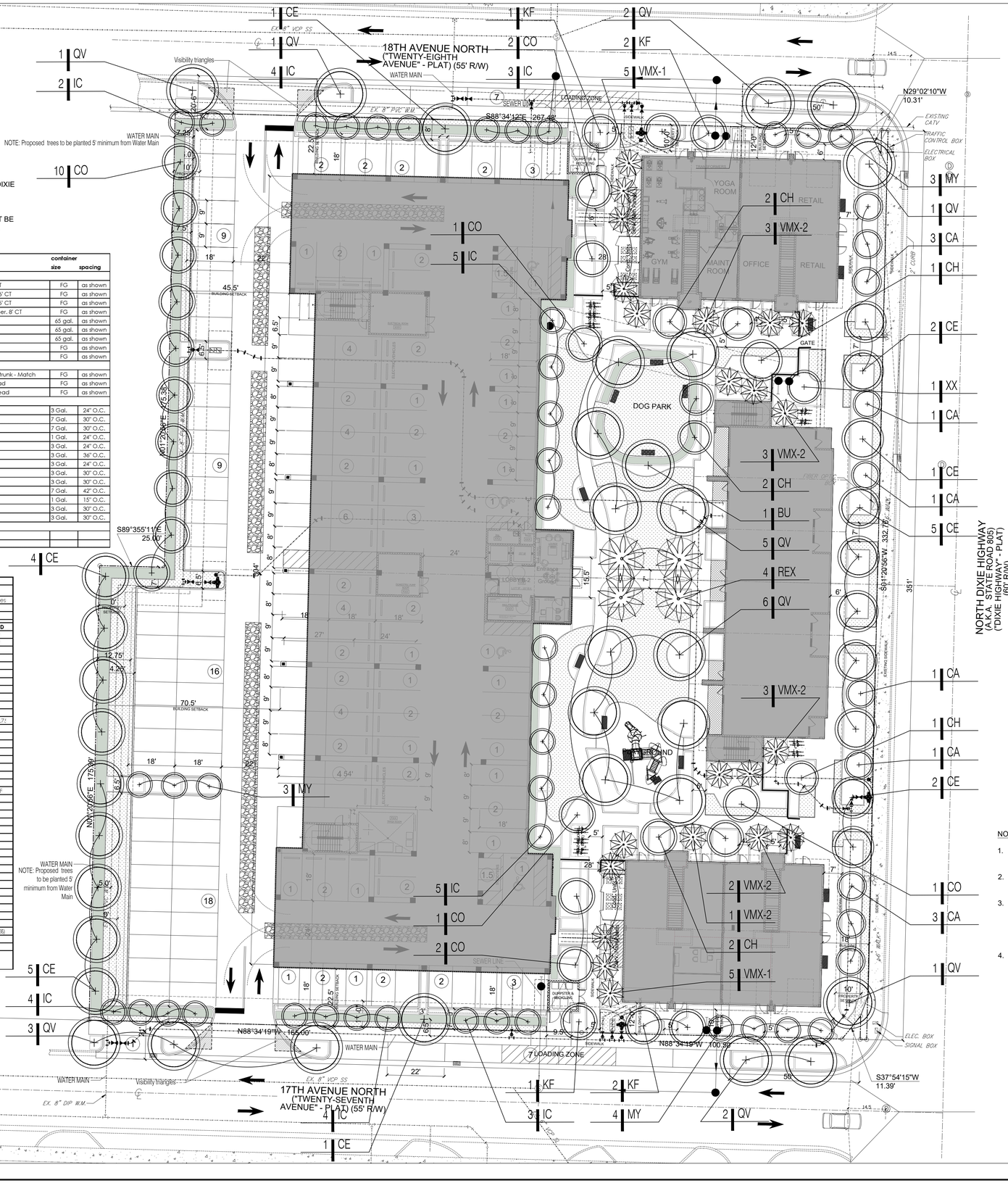
SIGHT DISTANCE NOTES:

1. SIGHT DISTANCES AT INTERSECTIONS OF 17TH AVENUE NORTH AND 18TH AVENUE NORTH WITH DIXIE HIGHWAY ARE BASED ON FDOT DESIGN STANDARDS.
2. MINIMUM DRIVER EYE SETBACK SHALL BE 14.5' FROM THE EDGE OF THE TRAVELED WAY.
3. INTERSECTION SIGHT DISTANCE ARE PROVIDED FOR PASSENGER VEHICLES.
4. LIMITS OF CLEAR SIGHT DEFINE A CORRIDOR THROUGHOUT WHICH A CLEAR SIGHT WINDOW MUST BE PRESERVE BETWEEN 18" BELOW THE SIGHT LINE DATUM AND 5'-0" ABOVE THE SIGHT LINE DATUM.
5. DESIGN SPEED 40 MPH.

QT	code	species	common name	drought tolerance	native	specifications	container size	spacing
	TREES							
1	**BU**	Bursera simaruba	Gumbo Limbo	High	yes	16' ht., - 5"" caliper, 6' CT	FG	as shown
10	**CA**	Caesalpinia granadillo	Bridalveil Tree	Medium	no	14' ht, Std, - 3" caliper, 6' CT	FG	as shown
21	**CE**	Conocarpus erectus	Green Buttonwood	High	yes	16 Ht. Std, - 4" caliper, 6' CT	FG	as shown
8	**CH**	Chrysophyllum oliviforme	Satin Leaf	High	yes	16' ht, x 6' spr, 3.5" caliper, 8' CT	FG	as shown
18	**CO**	Coccoloba diversifolia	Pigeon Plum	High	yes	14' ht, Std, - 3" caliper	65 gal.	as shown
24	**IC**	Ilex cassine	Dahoon Holly	Medium	yes	12' ht, 3" Cal, Std	65 gal.	as shown
6	**KF**	Krugiodendron ferreum	Black Ironwood	High	yes	14' ht, Std, - 3" caliper	65 gal.	as shown
7	**MY**	Myrcianthes fragrans	Simpson's Stopper	High	yes	12' x 5' spr, 2" DBH Std	FG	as shown
22	**QV**	Quercus virginaina	Live Oak	High	yes	16' ht. 4" Caliper, 6' CT	FG	as shown
	PALMS							
4	**REX**	Roystonia regia	Royal Palm	Medium	yes	CT 14'/ Heavy/ Straigh trunk - Match	FG	as shown
10	**VMX-1**	Veitchia montgomeriana	Motgomery Palm	Medium	no	12' O.A./Single- Full head	FG	as shown
12	**VMX-2**	Veitchia montgomeriana	Motgomery Palm	Medium	no	12' O.A./Double- Full head	FG	as shown
	SHRUBS, GROUNDCOVERS & VINES							
140	**CAP**	Capparis cynophallophora	Jamaican Caper	High	yes	18" ht x 18" spr.	3 Gal.	24" O.C.
399	**CHR**	Chrysobalanus Icaco 'Red Tip'	Red Tip Cocoplum	Medium	yes	30" O.A.	7 Gal.	30" O.C.
140	**COS**	Conocarpus erectus 'Sericeus'	Silver Buttonwood	High	yes	30" O.A.	7 Gal.	30" O.C.
152	**DII**	Dietes iridioides	African Iris	Medium	no	18" O.A./ Full Clump	1 Gal.	24" O.C.
186	**FIM**	Ficus microcarpa 'Green Island'	Green Island Ficus	High	naturalized	18" O.A.	3 Gal.	24" O.C.
172	**HAM**	Hamelia nodosa	Dwarf Firebush	Medium	yes	24" ht x 24" spr.	3 Gal.	36" O.C.
533	**ILX**	Ilex vomitoria 'Schillings Dwarf'	Dwarf Yaupon Holly	High	yes	18" ht x 18" spr.	3 Gal.	24" O.C.
62	**MUH**	Muhlenbergia capillaris	Pink Muhly Grass	High	yes	30" O.A./ Full Clump	3 Gal.	30" O.C.
88	**PSL**	Psychotria ligustrifolia	Bahama, Dwarf Wild Coffee	Medium	yes	24" ht x 18" spr.	3 Gal.	30" O.C.
68	**SRX**	Serenoa repens	Saw Palmetto	High	yes	24" O.A./ Full Clump	7 Gal.	42" O.C.
168	**TRA**	Trachelospermum asiaticum	Asiartic Jasmine	High	no	10" O.A. Full	1 Gal.	15" O.C.
51	**TRF**	Tripsacum floridanum	Dwarf Fakahatchee Grass	Medium	yes	24" O.A./ Full Clump	3 Gal.	30" O.C.
315	**ZAP**	Zamia pumila	Coontie	High	yes	24" O.A./ Full Clump	3 Gal.	30" O.C.
	SOD							
8897	**SOD**	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggerd Panels		
1100	**ART**							

LANDSCAPE CALCULATIONS		
ZONING	MU-DH	
SITE AREA	100,791 SF	2.314 Acres
VEHICULAR USE AREA (VUA)	20943	
	REQUIRED	**PROVIDED**
IMPERVIOUS AREA	65%	64.32%
PERVIOUS AREA	35%	35.68%
VUA/PERIMETER BUFFER LANDSCAPE (Fronting 17th Ave. North and 18th Ave. North)		
PERIMETER LANDSCAPE STRIP BETWEEN OFF-STREET PARKING AND R.O.W	5'	6' to 8'
305 LF OF VUA FRONTING R.O.W.	20	24
1 LARGE TREE/ 25 LF		
1 MEDIUM TREE/ 20 LF		
1 SMALL TREE/ 15 LF		
CONTINUOUS 3' HEDGE		Yes
PERIMETER LANDSCAPE BETWEEN OFF-STREET PARKING AND ABUTTING PROPERTIES	5'	5.75' to 12.7'
575 LF OF VUA FRONTING R.O.W.		
1 TREE/ 20 LF	19	19
CONTINUOUS 3' TO 6' HEDGE		Yes
INTERIOR LANDSCAPE FOR PARKING AREAS		
TOTAL VUA LANDSCAPE ISLANDS (SF)		622
1 TREE/ 125 SF	4	3
INTERIOR LANDSCAPE (EXCLUSIVE OF VUA AND BUILDINGS)	25,069 SF	28,500 SF
1 LARGE TREE/ 625 SF	40	26
1 MEDIUM TREE/ 400 SF		16
1 SMALL TREE/ 225 SF		26
TOTAL INTERIOR LANDSCAPE TREES/PALMS		**68**
STREET TREES ALONG DIXIE HIGHWAY		12
STREET TREES ALONG 17TH AVENUE NORTH		5
STREET TREES ALONG 18TH AVENUE NORTH		4
	21	
TOTAL PLANT MATERIAL		
TREES (TREES/PALMS)	**104**	**135**
SHRUBS & GROUNDCOVERS		**2,567**
NATIVE PLANT MATERIAL CALCULATIONS		
SEVENTY-FIVE (75) PERCENT OF REQUIRED TREES SHALL BE NATIVE	75%	90%
SEVENTY-FIVE (75) PERCENT OF REQUIRED SHRUBS SHALL BE NATIVE	75%	80%
NO MORE THAT 50% OF LANDSCAPE AREAS SHALL BE SOD	12456	8,891 (36%)
HEDGE/FENCE PROVIDED TO SCREEN MECH. EQUIPMENT		Yes

NOTE: ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE. IRRIGARION SYSTEM SHALL BE EQUIPED WITH A RAIN SENSOR.



NOTES:

1. THE UNPAVED PORTION OF THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY LINE TO BE LANDSCAPED AND PROVIDED WITH IRRIGATION AND MAINTENANCE.
2. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES/PALMS THAT ARE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND UTILITIES OR UTILITY EASEMENT.
3. ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A FULLY AUTOMATICALLY OPERATED IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL PROVIDE COMPLETE COVERAGE OF ALL PLANT MATERIALS. THIS SYSTEM SHOULD HAVE RAIN SENSOR AND SHOULD AUTOMATICALLY SHUT OFF WHEN RAINING.
4. WITHIN VISIBILITY TRIANGLES, LANDSCAPE SHALL BE MAINTAIN TO PROVIDE CLEAR VISIBILITY WITHOUT OBSTRUCTION FROM AN AREA BETWEEN THIRTY (30) INCHES AND EIGHT (8) FEET ABOVE AVERAGE ELEVATION OF THE INTERSECTION.

LEGEND

- LARGE SHADE TREE
- MEDIUM TREE
- SMALL TREE
- LARGE PALM
- MEDIUM PALM
- SMALL PALM
- HEDGE
- SHRUBS & GROUNDCOVERS

GRAPHIC SCALE
NORTH 0' 20' 40' 60'

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SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

ANDRES MONTERO
LANDSCAPE ARCHITECTURE

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2200 E. 20 TH STREET, #1
FORT LAUDERDALE, FLORIDA 33305 USA.
TEL. 954.533.8259
www.amlastudio.com
LC26000268

Rev	Date:	Description:	By:
1	04/09/21	Site Plan Review Comments from 03/18/2021	AEM/GMP
2			
3	07/02/21	City Commissioners Comments	AEM/GMP
4			
5			
6			

Sheet Title: PRELIMINARY LANDSCAPE PLAN

Project Name: DECO GREEN
1715 North Dixie Highway,
Lake Worth, FL 33460

Andres E Montero
2021.07.02
01:03:25 -04'00'

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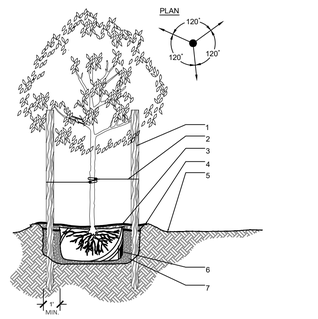
Date:	January 14, 2021
Scale:	1" = 20'
Drawn By:	AEM/GMP
Approved By:	AEM
Project No:	1.20011

Sheet Number: L-02



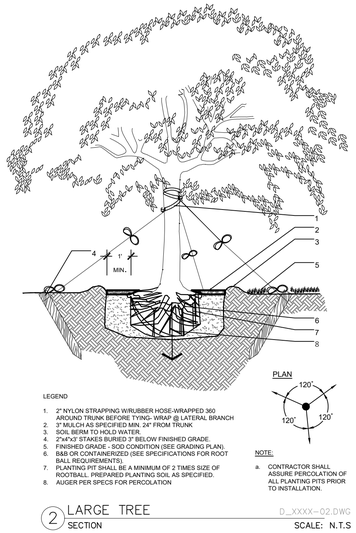
LEGEND

1. THREE 2"x4"x8" STAKES SPACE EVENLY AROUND TREE PAINTED BROWN.
2. #10 GUAGE WIRE.
3. 3" MINIMUM OF MULCH AS SPECIFIED.
4. SOIL BERM TO HOLD WATER.
5. FINISHED GRADE (SEE GRADING PLAN).
6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED.

NOTE:

a. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
b. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY L.A.
c. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE

1 SMALL TREE — SECTION — D_XXXX-01.DWG — SCALE: N.T.S



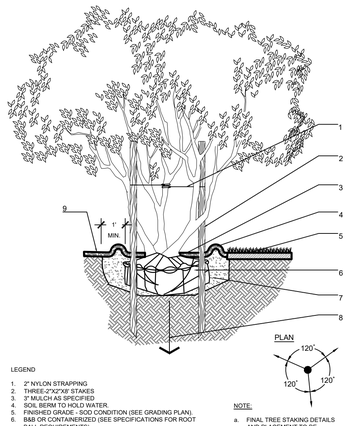
LEGEND

1. 2" NYLON STRAPPING W/RUBBER HOSE-WRAPPED 360 AROUND TRUNK BEFORE TYING- WRAP @ LATERAL BRANCH
2. 3" MULCH AS SPECIFIED MIN. 24" FROM TRUNK
3. SOIL BERM TO HOLD WATER.
4. 2"x4"x3' STAKES BURIED 3' BELOW FINISHED GRADE.
5. FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN).
6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED.
8. AUGER PER SPECS FOR PERCOLATION

NOTE:

a. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

2 LARGE TREE — SECTION — D_XXXX-02.DWG — SCALE: N.T.S



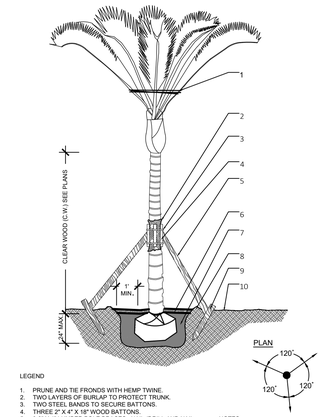
LEGEND

1. 2" NYLON STRAPPING
2. THREE-2"X2"X8' STAKES
3. 3" MULCH AS SPECIFIED
4. SOIL BERM TO HOLD WATER.
5. FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN).
6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED
8. AUGER PER SPECS FOR PERCOLATION
9. MULCH CONTINUES - SHRUB BED CONDITION

NOTE:

a. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE L.A.
b. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

3 MULTI-TRUNK TREE — SECTION — D_XXXX-03.DWG — SCALE: N.T.S



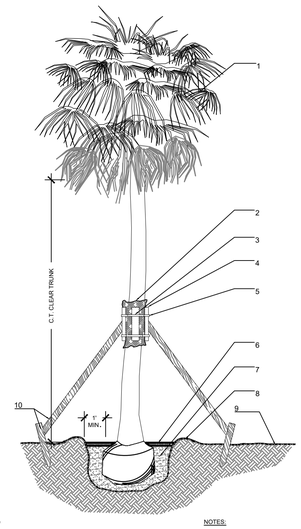
LEGEND

1. PRUNE AND TIE FRONDS WITH HEMP TWINE.
2. TWO LAYERS OF BURLAP TO PROTECT TRUNK.
3. TWO STEEL BANDS TO SECURE BATTONS.
4. THREE 2" X 4" X 18" WOOD BATTONS.
5. 3-2" X 4" LUMBER POLE BRACES. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTONS & 2" X4" STAKES. FLAG AT MIDPOINT.
6. 3" MIN. MULCH- SEE SPECIFICATIONS.
7. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED. PALMS SHALL BE PLANTED WITH THE TOP OF ROOTBALL AT FINISHED GRADE.
8. BERM SOIL TO HOLD WATER.
9. 2" X 4" X 3' WOOD STAKES.
10. FINISH GRADE

NOTES:

a. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT
b. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

4 SMALL PALM — SECTION — D_XXXX_07.DWG — SCALE: N.T.S



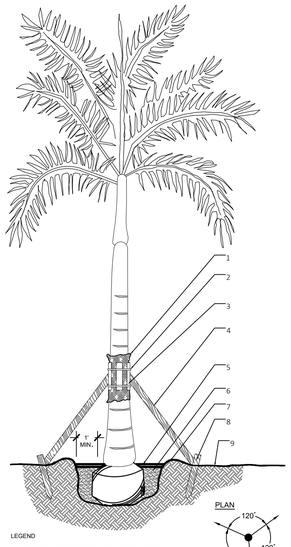
LEGEND

1. PRUNE AND TIE FRONDS WITH HEMP TWINE. (WASHINGTONIA PALMS REMOVE PER SPECS, HURRICANE CUT SABAL PALM).
2. TWO LAYERS OF BURLAP TO PROTECT TRUNK.
3. TWO STEEL BANDS TO SECURE BATTONS.
4. SIX 2" X 4" X 16" WOOD BATTONS PAINTED BROWN.
5. 3-2" X 4" LUMBER POLE BRACE @ 120. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTONS AND 2" X 4" STAKES. FLAG AT MIDPOINT.
6. 3" MULCH AS SPECIFIED MIN.24" FROM TRUNK.
7. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED.
8. BERM SOIL TO HOLD WATER FINISH GRADE.
9. FINISH GRADE
10. 2" X 4" WOOD STAKES.

NOTES:

1. SABAL PALMS W/ BOOTS REMOVED
2. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.
3. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY L.A.
4. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

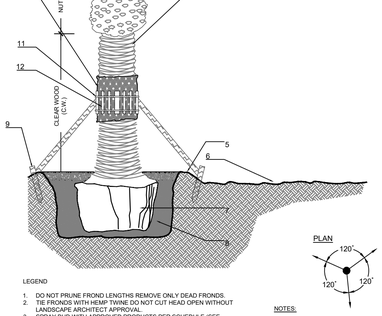
5 SABAL PALM — SECTION — D_XXX_14.DWG — SCALE: N.T.S



LEGEND

1. TWO LAYERS OF BURLAP TO PROTECT TRUNK.
2. TWO STEEL BANDS TO SECURE BATTONS.
3. THREE 2" X 4" X 18" WOOD BATTONS.
4. 3-2" X 4" LUMBER POLE BRACES. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTONS & 2" X4" STAKES. FLAG AT MIDPOINT.
5. 3" MIN. MULCH- SEE SPECIFICATIONS.
6. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED. PALMS SHALL BE PLANTED WITH THE TOP OF ROOTBALL AT FINISHED GRADE.
7. BERM SOIL TO HOLD WATER.
8. 2" X 4" X 3' WOOD STAKES.
9. FINISH GRADE

6 ROYAL PALM — SECTION — D_XXXX_6.DWG — SCALE: N.T.S.



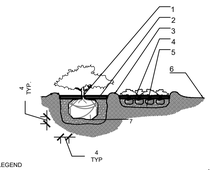
LEGEND

1. DO NOT PRUNE FROND LENGTHS REMOVE ONLY DEAD FRONDS.
2. TIE FRONDS WITH HEMP TWINE DO NOT CUT HEAD OPEN WITHOUT LANDSCAPE ARCHITECT APPROVAL.
3. SPRAY BUD WITH APPROVED PRODUCTS PER SCHEDULE (SEE SPECIFICATIONS).
4. TRUNKS TO BE FREE OF DAMAGE (IE. CHAIN MARKS, BURNS, GOUGES, ETC.) AND HAVE UNIFORM TAPER.
5. SOIL BERM TO HOLD WATER.
6. FINISHED GRADE.
7. ROOTBALL SIZE, SEE SPECS. FOR MINIMUM DIMENSIONS PER PALM HEIGHTS.
8. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED.
9. 2" X 4" X 30" WOOD STAKES.
10. FIVE LAYERS OF BURLAP TO PROTECT TRUNK.
11. TWO STEEL BANDS TO SECURE BATTONS.
12. 4" X 4" WOOD BRACES. NAIL TO BATTONS AND FLAG AT MIDPOINT USE 3 @120 FOR ROX-1, 4 @90 FOR ROX-2 AND ROX-3.

NOTES:

a. CONTRACTOR TO ASSURE DRAINAGE/PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
b. CONTRACTOR TO STAKE LOCATION OF PALMS FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.
c. STAKE PALMS (8+ C.W.) PER STAKING DETAIL.

7 DATE PALM — SECTION — C_7.DWG — SCALE: N.T.S.



LEGEND

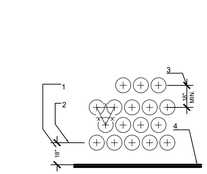
1. PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
2. 3" MINIMUM OF MULCH
3. SOIL BERM TO HOLD WATER
4. MINIMUN DEPTH OF 12" PLANTING SOIL FOR GROUNDCOVER BED
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED.

NOTE: WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL & PLANT MATERIAL, UNLESS NOTED OTHERWISE.

NOTE:

CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.

8 SHRUBS AND GROUNCOVERS — SECTION — D_XXXX_8.DWG — SCALE: N.T.S.



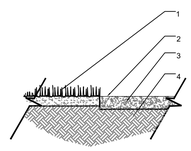
LEGEND

1. SETBACK FOR SHRUBS PLANTED 24" O.C. OR GREATER
2. SETBACK FOR GROUNDCOVER AND ANNUALS.
3. PROVIDE MIN. 18" SPACING BETWEEN DIFFERENT PLANT TYPES.
4. CURB OR EDGE OF PAVEMENT.

NOTE:

ALL SHRUBS AND GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING "X".

9 TYPICAL PLANT SPACING — SECTION — D_XXXX_9.DWG — SCALE: N.T.S.



LEGEND

1. SOD (PROVIDE CLEAN, SMOOTH EDGE BETWEEN SOD AND MULCHED AREAS).
2. 3" MULCH (SEE SPECIFICATIONS).
3. COMPLETELY REMOVE EXISTING SOD AS REQUIRED PRIOR TO PLACING MULCH.
4. PLANTING SOIL (FINE RAKED AND FREE OF WEEDS AND OTHER DELETERIOUS MATERIALS, SEE SPECIFICATIONS.)

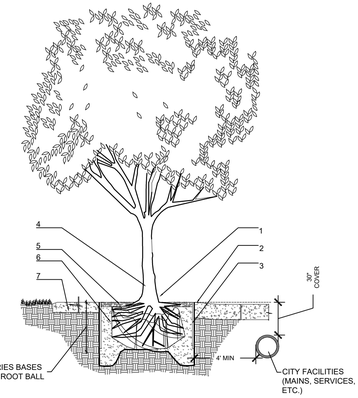
NOTE:

ALL MULCH SHALL BE FREE OF FIRE ANTS AND DEBRIS .

10 MULCH — SECTION — D_XXXX_10.DWG — SCALE: N.T.S.

NOTES

1. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY FACILITIES.
2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
3. ROOT BARRIERS SHALL BE MINIMUN 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.



LEGEND

1. SET ROOT-TRUNK COLLAR FLUSH 1" ABOVE FINISHED GRADE.
2. SIDEWALK OR PAVERS
3. 18" ROOT BARRIER. EXTEND A MINIMUM 6' IN BOTH DIRECTION FROM THE CENTERLINE OF THE TREES.
4. CENTER TREE IN PLANTER OPENING.
5. MULCH.
6. BACKFILL WITH TOPSOIL OR AMENDED TOPSOIL.
7. CONCRETE SIDEWALK.

11 ROOT BARRIER INSTALLATION — SECTION — d-2011-Root barrier.dwg — SCALE: N.T.S

General Notes:

1. All plants noted for removal shall be removed and properly disposed off-site at Landscape Contractor's expense unless otherwise noted. Any and all the trees/palms to be removed shall require proper permitting and documentation of size, specie and condition.
2. Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and most avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
3. All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
4. In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.
5. Plants shall meet size, container, and spacing specifications. Plant size shall take precedence over container size. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
6. The plant list is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant list, the plan shall take precedence over the plant list.
7. All planting beds shall be excavated to a minimum depth of twelve (12") inches and backfilled with a suitable soil. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean and friable condition. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
8. All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches to thirty six (36) inches depending on code requirements.
9. All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
10. All plant beds shall receive a minimum 2" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs.
11. All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
12. All tree and shrub locations shall be approved by Landscape Architect prior to planting.
13. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
14. The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
15. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications unless otherwise noted.
16. Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
17. All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
18. There shall be no additions, deletions or substitutions without written approval of the Landscape Architect.
19. The Landscape Contractor shall guarantee, in writing, plant survivability. All landscape including shrubs and groundcovers shall be guaranteed for one year after final landscape inspection.
20. All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
21. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
22. Existing sod shall be removed as necessary to accommodate new plantings
23. All existing trees on site shall be protected from damage during construction. See existing tree protection fence detail.
24. Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to original conditions by the Landscape Contractor.
25. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
26. All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs or VUA.
27. All trees installed within the right-of-way, less than 15 from a road right-of-way, sidewalks or public infrastructure shall utilize a root barrier system.

Sunshine State One Call

811

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SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

ANDRES MONTERO
LANDSCAPE ARCHITECTURE

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2200 EAST 20 TH STREET, #1
FORT LAUDERDALE, FLORIDA 33305 USA.
TEL. 954 533 8259
www.amlastudio.com
LC26000598

Rev:	Date:	Description:	By:
1	04/09/21	Site Plan Review Comments from 03/18/2021	AEM/GMP
2			
3	07/02/21	City Commissioners Comments	AEM/GMP
4			
5			
6			

Sheet Title: LANDSCAPE DETAILS & GENERAL NOTES

Project Name: DECO GREEN
1715 North Dixie Highway,
Lake Worth, FL 33460

LA 0666973
STATE OF FLORIDA

Andres E Montero
2021.07.02
00:56:05 -04'00'

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Date:	January 14, 2021
Scale:	N.T.S.
Drawn By:	AEM/GMP
Approved By:	AEM
Project No:	1.20011

Sheet Number: L-03

GENERAL NOTES

1. ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL CURRENT APPLICABLE CODES, ORDINANCES, STANDARDS, OR RESTRICTIONS, WHETHER INDICATED ON THE PLANS OR NOT.
2. ALL PLANS SUBMITTED FOR SPECIFIC PERMITS SHALL MEET THE CITY'S CODES REQUIREMENTS.
3. CONTRACTOR TO VERIFY THAT ALL REQUIRED APPROVALS PERTAINING TO THE PROJECT HAVE BEEN SATISFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION. SUBCONTRACTORS TO SUBMIT SHOP DRAWINGS TO ARCHITECT'S/ENGINEER'S FOR APPROVAL.
4. THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY WITH ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING FOR EQUIPMENT CONDUITS, ETC.
5. THE SUBCONTRACTORS SHALL INCLUDE IN THEIR BID ALL WORK NECESSARY TO ASSURE THE PROJECTS COMPLIANCE WITH THE MOST STRINGENT REQUIREMENTS OF THE APPLICABLE CODES.
6. PRIOR TO SUBMISSION OF ANY BIDS THE SUBCONTRACTORS SHALL VISIT THE SITE AND VERIFY THE ARCHITECT'S DIMENSIONS, DETAILS, AND INFORMATION PERTAINING TO THE PROJECT. IF ANY DISCREPANCIES OR CONFLICT ARE PRESENT, THE SUBCONTRACTORS SHALL NOTIFY THE OWNER IMMEDIATELY. ANY DISCREPANCY, OR CONFLICT NOT BROUGHT TO THE ATTENTION OF ARCHITECT AND OWNER PRIOR TO THE FINAL BID SUBMISSION SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTORS AT NO ADDITIONAL COST TO THE OWNER.
7. THE SUBCONTRACTORS SHALL REFER TO THE APPROPRIATE SHOP DRAWINGS FOR INFORMATION RELATIVE TO THE BUILDING STRUCTURE, COLUMNS, FLOOR AND ROOF FRAMING.
8. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL WORK WITH SUB CONTRACTORS, SUPPLIERS, VENDORS, AND SPECIALTY CONTRACTORS.
9. ALL SUBCONTRACTORS SHALL CARRY PUBLIC LIABILITY, PROPERTY, AND WORKMEN'S COMPENSATION INSURANCE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND DISTRIBUTING ALL CURRENT DRAWINGS TO ALL SUBCONTRACTORS AND VENDORS DURING THE EXECUTION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ON SITE IN A CONVENIENT LOCATION, A COMPLETE SET OF THE SIGNED AND SEALED PERMIT AND SUPPLEMENTAL DOCUMENTS, INCLUDING ALL THE LATEST REVISIONS, ADDENDUM, SHOP DRAWINGS AND SUPPLEMENTAL INFORMATION AS MAY BE REQUIRED FOR PROPER EXECUTION OF THE PROJECT.
11. EACH CONTRACTOR SHALL PROTECT THE WORK OF OTHER SUBCONTRACTORS. ANY CONFLICTS ARE TO BE RESOLVED BETWEEN THE SUBCONTRACTORS INVOLVED AND ANY WORK DAMAGED SHALL BE REPLACED BY THE SUBCONTRACTOR CAUSING THE DAMAGE. THE CONTRACTOR AND THE OWNER SHALL BE NOTIFIED OF SUCH CONFLICT.
12. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE THE DRAWINGS. (NOTIFY THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH ANY WORK, OF ANY VARIATIONS IN THE CONSTRUCTION DOCUMENTS AND OR SPECIFICATIONS).
13. APPLY AND/OR INSTALL ALL PRODUCTS AND MATERIALS ACCORDING TO MANUFACTURER'S PUBLISHED INSTRUCTIONS, OR IF NO INSTRUCTIONS EXIST, INSTALL PER STANDARD INDUSTRY PRACTICE.
14. ALL DIMENSIONS ARE TO ROUGH FRAMING.
15. ALL WINDOWS AND EXTERIOR DOORS SHALL BE IMPACT RESISTANCE & SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE APPLICABLE CODES.
16. ALL WINDOW AND DOOR SIZES ARE NOMINAL. VERIFY MANUFACTURER'S ACTUAL AND ROUGH OPENING DIMENSIONS PRIOR TO WINDOW PLACEMENT. WINDOW SUPPLIER TO VERIFY ALL EGRESS WINDOW LOCATIONS TO SATISFY APPLICABLE CODES AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
17. ALL INTERIOR WALLS SHALL BE METAL STUDS AT 16" O.C. MAX. UNLESS NOTED OTHERWISE.
18. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
19. ALL EXTERIOR DECK LUMBER SHALL BE PRESSURE TREATED.
20. ALL UTILITIES SHALL BE AVAILABLE AND WILL BE COORDINATED WITH ALL REQUIRED UTILITIES.
21. ALL MECHANICAL EQUIPMENT ON THE GROUND LEVEL SHALL BE SCREENED.
22. ALL DWELLING UNITS ARE ACCESSIBLE AS REQUIRED BY THE FAIR HOUSING ACCESSIBILITY GUIDELINES,
23. 2020 FLORIDA BUILDING AND ACCESSIBILITY CODES.
24. PEDESTRIAN WALKWAYS TO BE PROVIDED TO ALL BUILDING ENTRANCES.
25. ONLY CITY APPROVED LANDSCAPING AND FENCES SHALL BE ALLOWED WITHIN THE LANDSCAPE BUFFER.
26. ALL RECREATIONAL AREAS TO BE FULLY ACCESSIBLE AS REQUIRED BY A.D.A.

ARCHITECTURAL ABBREVIATIONS INDEX

ABV	ABOVE	EPX	EPOXY	MIN	MINIMUM	SD	SQUARE FOOTAGE
ACT	ACTUAL	EQ	EQUAL	MIR	MIRROR	SEP/ SEPARAT'N	SEPARATION
A.F.F.	ABOVE FINISH FLOOR	EQUIP	EQUIPMENT	MRB	MOISTURE RESISTANT BOARD	SF	SQUARE FOOTAGE
ALUM	ALUMINUM	EXT	EXTERIOR	MNGR'S	MANAGER'S	SHT	SHEET
APP	APPROVED	F.E.	FIRE EXTINGUISHER	MTD	MOUNTED	SIM	SIMILAR
ASSM/ ASSMB	ASSEMBLY	FLR	FLOOR	MTL	METAL	SPECS	SPECIFICATIONS
BD	BOARD	FDN/FND	FOUNDATION	N/A	NOT APPLICABLE	SQ	SQUARE
BLDG	BUILDING	FT	FEET/FOOT	NO.	NUMBER	STL	STEEL
BLOCK'G	BLOCKING	GALV	GALVINIZED	NON COMB	NON COMBUSTIBLE	STOR	STORAGE
BLVD	BOULEVARD	G.C.	GENERAL CONTRACTOR	O.C.	ON CENTER	STRUCT	STRUCTURAL
B.O.	BOTTOM OF	GEN	GENERAL	OCCU	OCCUPANCY	SUSP	SUSPENDED
BS	BEAM SOFFIT	G.S.F.	GROSS SQUARE FOOTAGE	O.H.	OVER HEAD	T.B.	TOWEL BAR
CIRC	CIRCULAR	GWB	GYPSUM WALL BOARD	OPG'G/OPG/ OPEN'G	OPENING	TELE	TELEPHONE
℄	CENTER LINE	GYP BD	GYPSUM BOARD	O.S.B.	ORIENTED STRAND BOARD	TERM	TERMINATION
CLG	CEILING	H.C.	HANDICAP	PARK'G	PARKING	T & G	TONGUE & GROOVE
CLOS	CLOSET	H'DWE	HARDWARE	PKG	PACKAGE	THK	THICK
CLR	CLEAR	HGT	HEIGHT	PL	PLATE	T.O.	TOP OF
C.M.U.	CONCRETE MASONRY UNIT	HORIZ	HORIZONTAL	PLYWD	PLYWOOD	TYP	TYPICAL
CONC	CONCRETE	HR	HOUR	P.R.	POWDER ROOM	U.L.	UNDERWRITERS LABORATORIES
CONST	CONSTRUCTION	HVAC	HEATING, VENTILATION, AIR CONDITIONING	P.T.	PRESSURE TREATED	U.S.G.	UNITED STATES GYPSUM
CORR	CORRIDOR	H.W.C.	HANDICAP WATER COOLER	PTD	PAINTED	U.N.O.	UNLESS NOTED OTHERWISE
CPT	CARPET	H.W.H.	HOT WATER HEATER	P.V.C.	POLY VINYL CHLORIDE	VAN	VANITY
C.T.	CERAMIC TILE	IN	INCH	RAD	RADIUS	V.B.	VAPOR BARRIER
D	DRYER	INFO	INFORMATION	RATD	RATED	VERT	VERTICAL
DIA	DIAMETER	INUL	INSULATION	RCP	REFLECTED CEILING PLAN	VEST	VESTIBULE
DN	DOWN	INT	INTERIOR	REF	REFRIGERATOR	V.T.	VINYL TILE
DR	DOOR	JT	JOINT	REQ/REQ'D	REQUIRED	W	WASHER
D.S.	DOWN SPOUT	LAUN/ LDRY	LAUNDRY	REQT'S	REQUITEMENTS	W/	WITH
DW	DISH WASHER	lb	POUND	RM	ROOM	W/O	WITH OUT
DWGS	DRAWINGS	LIN/L	LINEN	RND	ROUND	W.C.	WATER CLOSET
EA	EACH	MANF/ MANUF	MANUFACTURER	R & S	ROD & SHELF	WD	WOOD
ELEC	ELECTRIC	MAT'L	MATERIAL	RUN.	RUNNING	W.I.C.	WALK IN CLOSET
ELEV	ELEVATOR	MAX	MAXIMUM	S.A. BLKTS	SOUND ATTENUATION BLANKETS	WIND	WINDOW
		M.C.	MEDICINE CABINET				
		MECH	MECHANICAL				

ARCHITECTURAL SYMBOLS INDEX

BRICK
CONCRETE MASONRY UNIT
CAST IN PLACE OR PRE-CAST CONCRETE
LIGHT WEIGHT CONCRETE
CAST STONE
EARTH: UNDISTURBED
EARTH: BACKFILL
BATT OR BLOWN INSULATION
RIGID INSULATION
METAL, ALUMINUM, ECT.

STEEL
PLASTER CEMENT, SAND, GROUT
ROCK OR STONE
CRUSHED STONE, GRAVEL OR POROUS FILL
CUT STONE, BLUESTONE, FLAGSTONE OR SLATE
STONE: ROUGH-CUT OR RUBBLE
WOOD: FINISH
WOOD: ROUGH
WOOD BLOCKING
PLYWOOD: LARGE SCALE

PLYWOOD: SMALL SCALE
METAL: SMALL SCALE STRUCTURAL, FLASHING
GYPSUM WALL BOARD
STUCCO REINFORCED
RESILIANT FLOORING
CARPET AND PAD
CERAMIC TILE: LARGE SCALE
CERAMIC TILE: PROFILE
GLASS: LARGE SCALE
GLASS: SMALL SCALE

DOOR SYMBOL
WINDOW SYMBOL
REVISION NUMBER
ELEVATION NO.
INTERIOR ELEVATION
SHEET NO.
CHANGE OF FLOOR FINISH
DATUM ELEVATION
MATCH LINE
(TB) TEST BORING
(WP) WORK POINT
(DP) DATUM POINT
(CP) CONTROL POINT
WALL PARTITION TYPE

SECTION NUMBER
SHEET NUMBER
BUILDING SECTION
SECTION NUMBER
SHEET NUMBER
DETAIL
SECTION NUMBER
SHEET NO.
DETAIL ENLARGEMENT

CODE SUMMARY

CITY OF PORT SAINT LUCIE, FLORIDA

I. APPLICABLE BUILDING CODES

FLORIDA BUILDING CODE 2020 7TH EDITION
FLORIDA ACCESSIBILITY 2020 7TH EDITION CODE
FLORIDA BUILDING CODE - PLUMBING 2020 7TH EDITION CODE
FLORIDA BUILDING CODE - MECHANICAL 2020 7TH EDITION CODE
FLORIDA FIRE PREVENTION CODE 2020 7TH EDITION
NFPA LIFE SAFETY CODE 2020 7TH EDITION
NATIONAL ELECTRICAL CODE 2020 7TH EDITION

SITE DATA

EXISTING ZONING	MU-DH	MIXED-USE DIXIE HIGHWAY
PROPOSED ZONING	MU-DH	MIXED-USE DIXIE HIGHWAY
EXISTING FUTURE LAND USE	MU-E	MIXED-USE EAST
PROPOSED FUTURE LAND USE	MU-E	MIXED-USE EAST

SHEET INDEX

SHT. No.	DESCRIPTION	PERMIT 01/14/2021	CCC 07/30/21	CURRENT DATE
ARCHITECTURAL				
A0.01	GENERAL INFORMATION	●	●	
A0.02	SURVEY	●		
A2.00	MASTER PLAN / GROUND FLOOR	●	●	
A2.01	SECOND FLOOR PLAN BLDG'S 1, 2, 3 & 4	●	●	
A2.02	THIRD FLOOR BLDG'S 1, 2, 3 & 4	●	●	
A2.03	FOURTH FLOOR BLDG 2, ROOF PLAN FOR BLDG'S 1, 3 & 4	●	●	
A2.04	FIFTH FLOOR BLDG 2, ROOF PLAN BLDG'S 1, 3 & 4	●	●	
A2.05	SIXTH FLOOR BLDG 2	●	●	
A2.06	ROOF PLAN BLDG 2	●	●	
A2.07	UNITS	●		
A2.08	UNITS	●	●	
A2.09	UNITS	●	●	
A2.10	UNITS	●	●	
A2.11	UNITS	●	●	
A2.12	UNITS	●	●	
A2.13	UNITS		●	
A2.14	UNITS		●	
A2.15	AMENITIES IN GENERAL		●	
A2.16	AMENITIES CONT.		●	
A3.01	ELEVATIONS	●	●	
A3.02	ELEVATIONS	●	●	
A3.03	ELEVATIONS	●	●	
A3.04	ELEVATIONS		●	
A9.01	PERSPECTIVES	●	●	
A9.02	PERSPECTIVES	●	●	
A9.03	PERSPECTIVES	●	●	
A9.04	PERSPECTIVES	●	●	
STRUCTURAL	NOT required for this application			
S1.01				
S1.02				
S2.01				
S2.02				
S3.01				
S4.01				
S4.02				
S4.03				
S5.01				
S5.02				
S5.03				
S5.04				
S5.05				
MECHANICAL, ELECTRICAL, & PLUMBING	NOT required for this application			
FP-1				
E1.0				
E2.0				
E3.0				
E4.0				
E5.0				
E6.0				
E7.0				
M1.0				
M1.1				
M1.2				
M2.0				
P1.0				
P1.1				
P2.0				
P2.1				

KEY SITE PLAN

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ARCHITECTS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
6810 Lyons Technology Circle, Suite 185, Coconut Creek FL. 33073
P (954) 428-1618 F (954) 428-4416

P.A.:	James M. Riviello Dominick Ranieri
P.M.:	A. Garcia
DRAWN BY:	AG & LP
PROJECT NO.:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21
03	CITY COMMISSIONERS COMMENTS	07/02/21

ENTITLEMENT PACKAGE

GENERAL INFORMATION

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE: AS NOTED
DATE: 01/14/2021

3

A0.01

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01	ENTITLEMENT PACKAGE	01/14/21
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ENTITLEMENT PACKAGE

PROPERTY SURVEY

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/14/2021

A0.02

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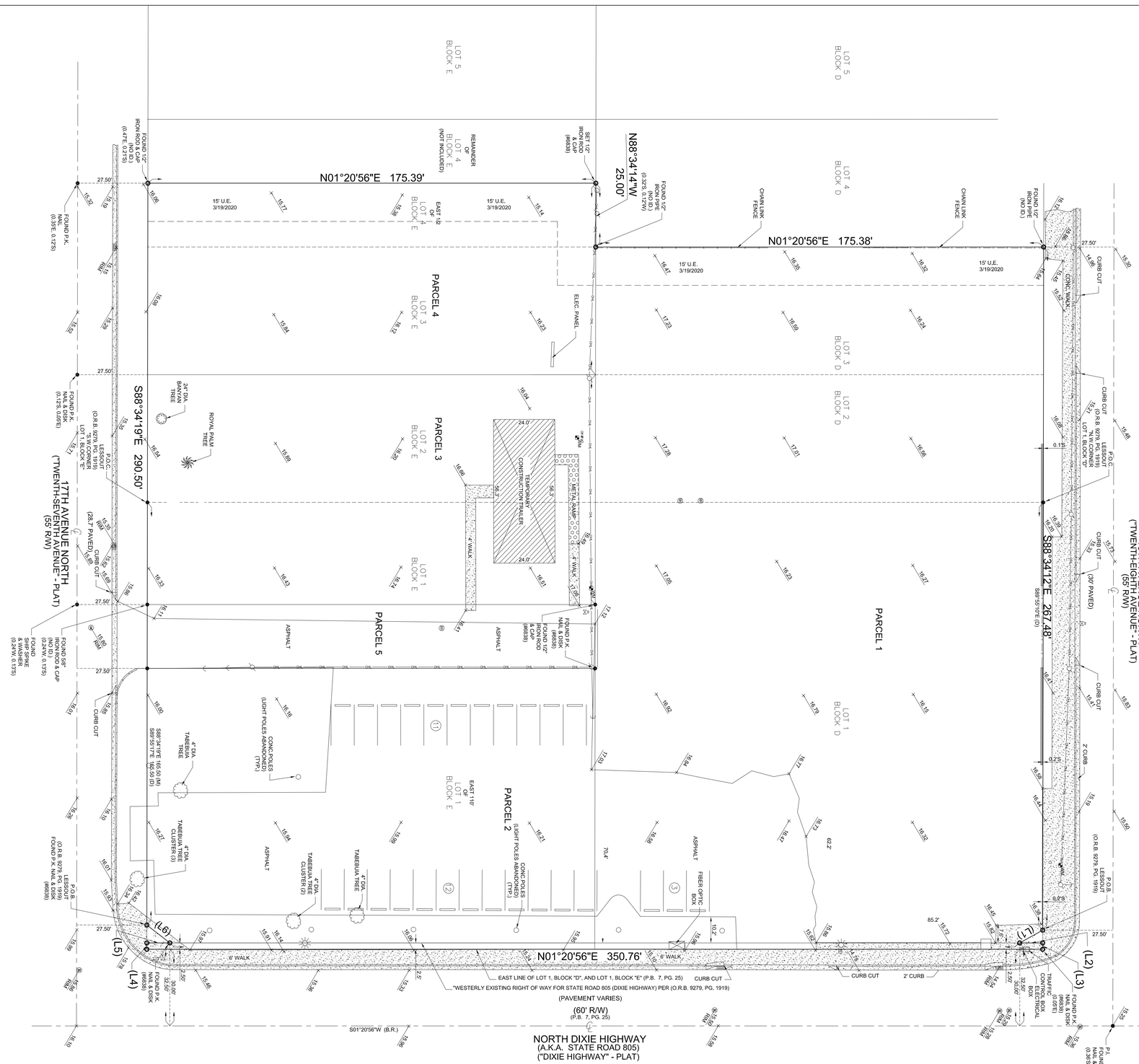


1 PROPERTY SURVEY
(XREF) Y201078 SCALE: 1" =20'-0"

CERTIFIED TO: Lake Worth Community Redevelopment Agency; Goren, Cheroff, Doody & Ezrol, P.A.; Old Republic National Title Insurance Company
PROPERTY ADDRESS: 1715 North Dixie Highway, Lake Worth, FL 33460
FLOOD ZONE: X (FIRM 120213-12099C0593F 10/05/2017)
DESCRIPTION:
Parcel 1: Lots 1, 2 and 3, Block "D", Lake Worth Heights, according to the Plat thereof as recorded In Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

Parcel 2: The East 110 feet of Lot 1, Block "E", Lake Worth Heights, according to the Plat thereof as recorded In Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

LESS from parcels 1 and 2, that parcel described in the Stipulated Order of Taking in O.R. Book 9279, Page 1919, Public Records of Palm Beach County, Florida, more particularly described as follows:

A portion of Lot 1, Block E, Lake Worth Heights, as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida, lying In Section 16, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 1; thence South 89°55'17" East along the Southerly boundary line of said Lot 1, a distance of 165.50 feet to the POINT OF BEGINNING; thence continue South 89°55'17" East along said Southerly boundary line, a distance of 7.00 feet to a point on the Westerly Existing Right of way line for State Road 805 (Dixie Highway), said point being on a line 2.50 feet Westerly of and parallel with the, Easterly boundary line of said Lot 1; thence North 00°00'02" West along said Westerly Existing Right of way line and said parallel line, a distance of 9.00 feet; thence South 37°54'15" West a distance of 11.39 feet to the POINT OF BEGINNING.

AND a portion of Lot 1, Block D, Lake Worth Heights, as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida, lying In Section 16, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 1; thence South 89°55'10" East along the Northerly boundary line of said Lot 1, a distance of 167.50 feet to the POINT OF BEGINNING; thence continue South 89°55'10" East along said Northerly boundary line, a distance of 5.00 feet to a point on the Westerly Existing Right of Way line for State Road 805 (Dixie Highway), said point being on a line 2.50 feet Westerly of and parallel with the Easterly boundary line of said Lot 1; thence South 00°00'02" East along said Westerly Existing Right of Way line and said parallel line, a distance of 9.00 feet; thence North 29°02'10" West, a distance of 10.31 feet to the POINT OF THE BEGINNING.

TOTAL AREA OF THE ABOVE DESCRIBED PROPERTY = 66,591 SQUARE FEET OR 1.529 ACRES
PARCEL 3 (1106 17TH AVE. N.): The West 40 feet of Lot 1 and all of Lot 2, Block E, LAKE WORTH HEIGHTS, according to the Plat thereof on file In the Office of the Clerk of the Circuit Court In and for Palm Beach County, Florida, recorded in Plat Book 7, Page 25.
Containing 13,153 square feet (0,302 acres)

PARCEL 4 (1110 17TH AVE. N.): Lot 3, and the East Half (E 1/2) of Lot 4, Block E, Lake Worth Heights, according to the plat thereof on File in the Office of the Clerk of Circuit Court in and for Palm Beach County, Florida, recorded In Plat Book 7, Page 25.
Containing 15,784 square feet (0,362 acres)

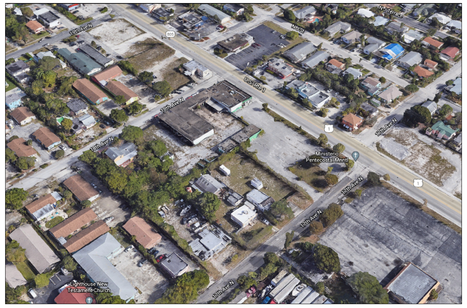
TOTAL AREA OF PARCELS 1-4: 95,528 (2.193 ACRES)

NORTH

SURVEY NOTES
1.) Lands shown hereon were not abstracted by this office for easements, right of ways, or other instruments of record.
2.) No underground improvements located.
3.) All bearings and distances shown hereon are plat and measured unless otherwise noted.
4.) This firm's "Certificate of Authorization" number is "L.B.#6838.

LEGEND:

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



1 AERIAL PHOTO

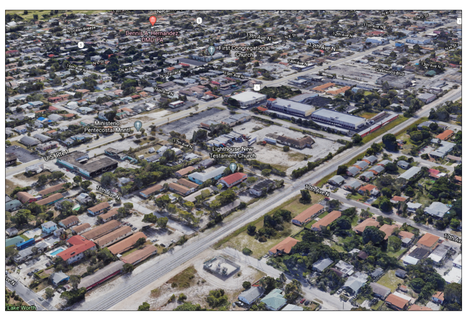
(XREF) AERIAL PHOTO 1 SCALE: NTS

2 AERIAL PHOTO

(XREF) AERIAL PHOTO 2 SCALE: NTS

3 AERIAL PHOTO

(XREF) AERIAL PHOTO 3 SCALE: NTS



4 AERIAL PHOTO

(XREF) AERIAL PHOTO 4 SCALE: NTS

5 MASTER PLAN / GROUND FLOOR

(XREF) BLDG2-GROUND FLR SCALE: 1" =20'-0"

NOTE:
THIS DRAWING IS FOR GENERAL BUILDING ORIENTATION ONLY. SEE CIVIL DRAWINGS FOR ANY AND ALL SITE WORK. THIS INCLUDES BUT IS NOT LIMITED TO ROAD AND WALKWAYS, DIMENSIONS, DISTANCES BETWEEN BUILDINGS, SANITARY, WATER, GAS AND ELECTRICAL.

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P (954) 428-1618 F (954) 428-4416

P.A.:	James M. Riviello Dominick Ranieri
P.M.:	A. Garcia
DRAWN BY:	AG & LP
PROJECT NO.:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21
03	CITY COMMISSIONERS COMMENTS	07/02/21

ENTITLEMENT PACKAGE

MASTER PLAN/GROUND FLR

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/14/2021

3

A2.00

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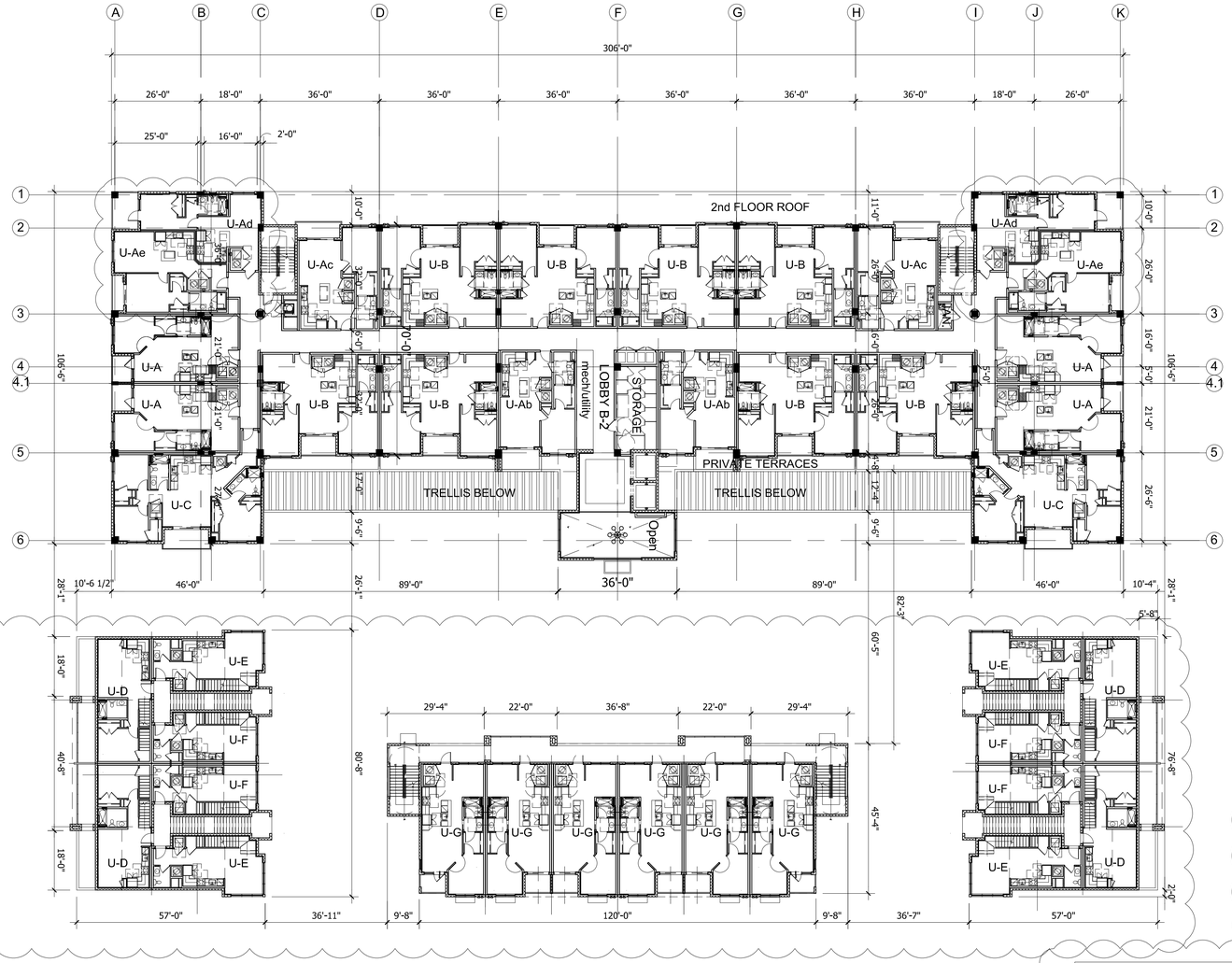

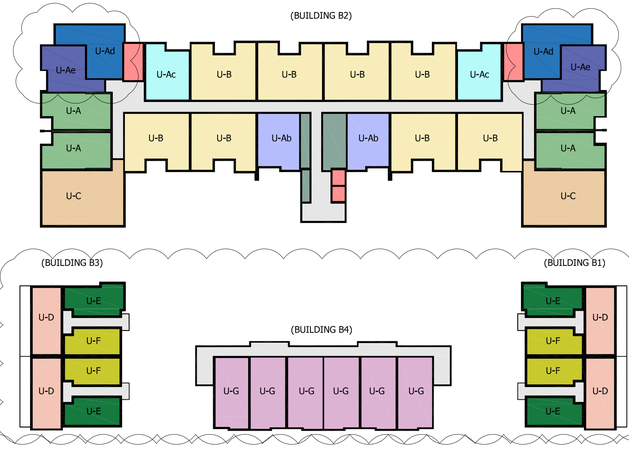

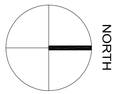

UNIT MATRIX (BUILDING B2) — 103 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	FOURTH FLR	FIFTH FLR	SIXTH FLR	UNIT TYPE #	UNIT AREA TOTAL
A	1 BED/1 BATH	766 S.F	50 G.S.F	816 G.S.F	0	4	4	4	4	3	19	15,504 G.S.F
Ab	1 BED/1 BATH	733 S.F	67 G.S.F	800 G.S.F	0	2	2	2	2	2	10	8,000 G.S.F
Ac	1 BED/1 BATH	743 S.F	51 G.S.F	794 G.S.F	0	2	2	2	2	2	10	7,940 G.S.F
Ad	1 BED/1 BATH	705 S.F	40 G.S.F	745 G.S.F	0	2	2	2	0	0	6	4,470 G.S.F
Ae	1 BED/1 BATH	705 S.F	90 G.S.F	795 G.S.F	0	2	2	2	0	0	6	4,770 G.S.F
B	2 BED/2 BATH	1,097 S.F	63 G.S.F	1,160 G.S.F	0	8	8	8	8	8	40	46,400 G.S.F
Bb	2 BED/2 BATH	1,172 S.F	130 G.S.F	1,302 G.S.F	0	0	0	0	2	2	4	5,208 G.S.F
C	3 BED/2 BATH	1,241 S.F	82 G.S.F	1,323 G.S.F	0	2	2	2	2	0	8	10,584 G.S.F
				TOTAL UNIT/FLOOR	0	22	22	22	20	17	103	102,876 G.S.F

UNIT MATRIX (BUILDING B1 & B3) — 12 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	UNIT TYPE #	UNIT AREA TOTAL
D	2 BED/2 BATH	1,093 S.F	217 G.S.F	1,310 G.S.F	0	4	0	4	5,240 G.S.F
E	1 BED/1.5 BATH	947 S.F	N/A	947 G.S.F	0	4	0	4	3,788 G.S.F
F	1 BED/1.5 BATH	830 S.F	N/A	830 G.S.F	0	4	0	4	3,320 G.S.F
				TOTAL UNIT/FLOOR	0	12	0	12	12,348 G.S.F

UNIT MATRIX (BUILDING B4) — 12 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	UNIT TYPE #	UNIT AREA TOTAL
G	1 BED/DEN	760 S.F	43 S.F	803 G.S.F	0	6	6	12	9,636 G.S.F
				TOTAL UNIT/FLOOR	0	6	6	12	9,636 G.S.F

GRAND TOTAL B1, B2, B3 & B4 — 127 U

1 SECOND FLOOR BLDGS 1, 2, 3 & 4
(XREF) BLDG2-2ND FLR SCALE: 1" =20'-0"

THE MARTIN ARCHITECTURAL GROUP, P.C.
ARCHITECTS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
6810 Lyons Technology Circle, Suite 185, Coconut Creek FL. 33073
P (954) 428-1618 F (954) 428-4416

P.A.:	James M. Riviello Dominick Ranieri
P.M.:	A. Garcia
DRAWN BY:	AG & LP
PROJECT NO.:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21
03	CITY COMMISSIONERS COMMENTS	07/02/21

ENTITLEMENT PACKAGE

SECOND FLR BLDGS 1,2,3 & 4

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE: AS NOTED
DATE: 01/14/2021

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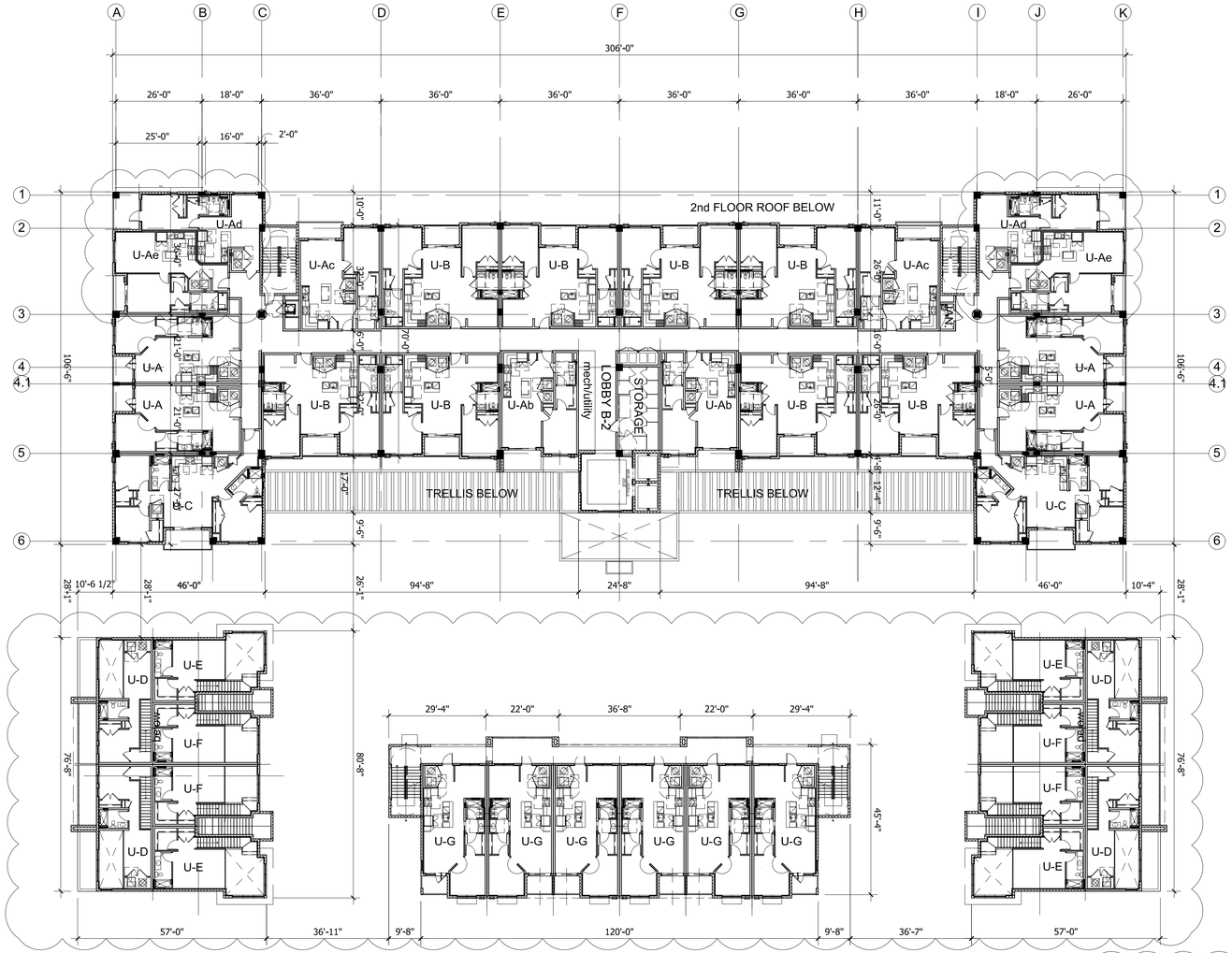

1 THIRD FLOOR BLDGS 1, 2, 3 & 4

(XREF) BLDG2-3RD FLR SCALE: 1" =20'-0"

UNIT MATRIX (BUILDING B2) — 103 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	FOURTH FLR	FIFTH FLR	SIXTH FLR	UNIT TYPE #	UNIT AREA TOTAL
A	1 BED/1 BATH	766 S.F	50 G.S.F	816 G.S.F	0	4	4	4	4	3	19	15,504 G.S.F
Ab	1 BED/1 BATH	733 S.F	67 G.S.F	800 G.S.F	0	2	2	2	2	2	10	8,000 G.S.F
Ac	1 BED/1 BATH	743 S.F	51 G.S.F	794 G.S.F	0	2	2	2	2	2	10	7,940 G.S.F
Ad	1 BED/1 BATH	705 S.F	40 G.S.F	745 G.S.F	0	2	2	2	0	0	6	4,470 G.S.F
Ae	1 BED/1 BATH	705 S.F	90 G.S.F	795 G.S.F	0	2	2	2	0	0	6	4,770 G.S.F
B	2 BED/2 BATH	1,097 S.F	63 G.S.F	1,160 G.S.F	0	8	8	8	8	8	40	46,400 G.S.F
Bb	2 BED/2 BATH	1,172 S.F	130 G.S.F	1,302 G.S.F	0	0	0	0	2	2	4	5,208 G.S.F
C	3 BED/2 BATH	1,241 S.F	82 G.S.F	1,323 G.S.F	0	2	2	2	2	0	8	10,584 G.S.F
			TOTAL UNIT/FLOOR		0	22	22	22	20	17	103	102,876 G.S.F

UNIT MATRIX (BUILDING B1 & B3) — 12 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR				UNIT TYPE #	UNIT AREA TOTAL
D	2 BED/2 BATH	1,093 S.F	217 G.S.F	1,310 G.S.F	0	4	0				4	5,240 G.S.F
E	1 BED/1.5 BATH	947 S.F	N/A	947 G.S.F	0	4	0				4	3,788 G.S.F
F	1 BED/1.5 BATH	830 S.F	N/A	830 G.S.F	0	4	0				4	3,320 G.S.F
			TOTAL UNIT/FLOOR		0	12	0				12	12,348 G.S.F

UNIT MATRIX (BUILDING B4) — 12 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR				UNIT TYPE #	UNIT AREA TOTAL
G	1 BED/DEN	760 S.F	43 S.F	803 G.S.F	0	6	6				12	9,636 G.S.F
			TOTAL UNIT/FLOOR		0	6	6				12	9,636 G.S.F

GRAND TOTAL B1, B2, B3 & B4 — 127 U

THE MARTIN ARCHITECTURAL GROUP, P.C.
ARCHITECTS AND LAND PLANNERS
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P (954) 428-1618 F (954) 428-4416

P.A.:	James M. Riviello Dominick Ranieri
P.M.:	A. Garcia
DRAWN BY:	AG & LP
PROJECT NO.:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21
03	CITY COMMISSIONERS COMMENTS	07/02/21

ENTITLEMENT PACKAGE

THIRD FLR BLDGS 1,2,3 & 4

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE: AS NOTED
DATE: 01/14/2021

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A2.02

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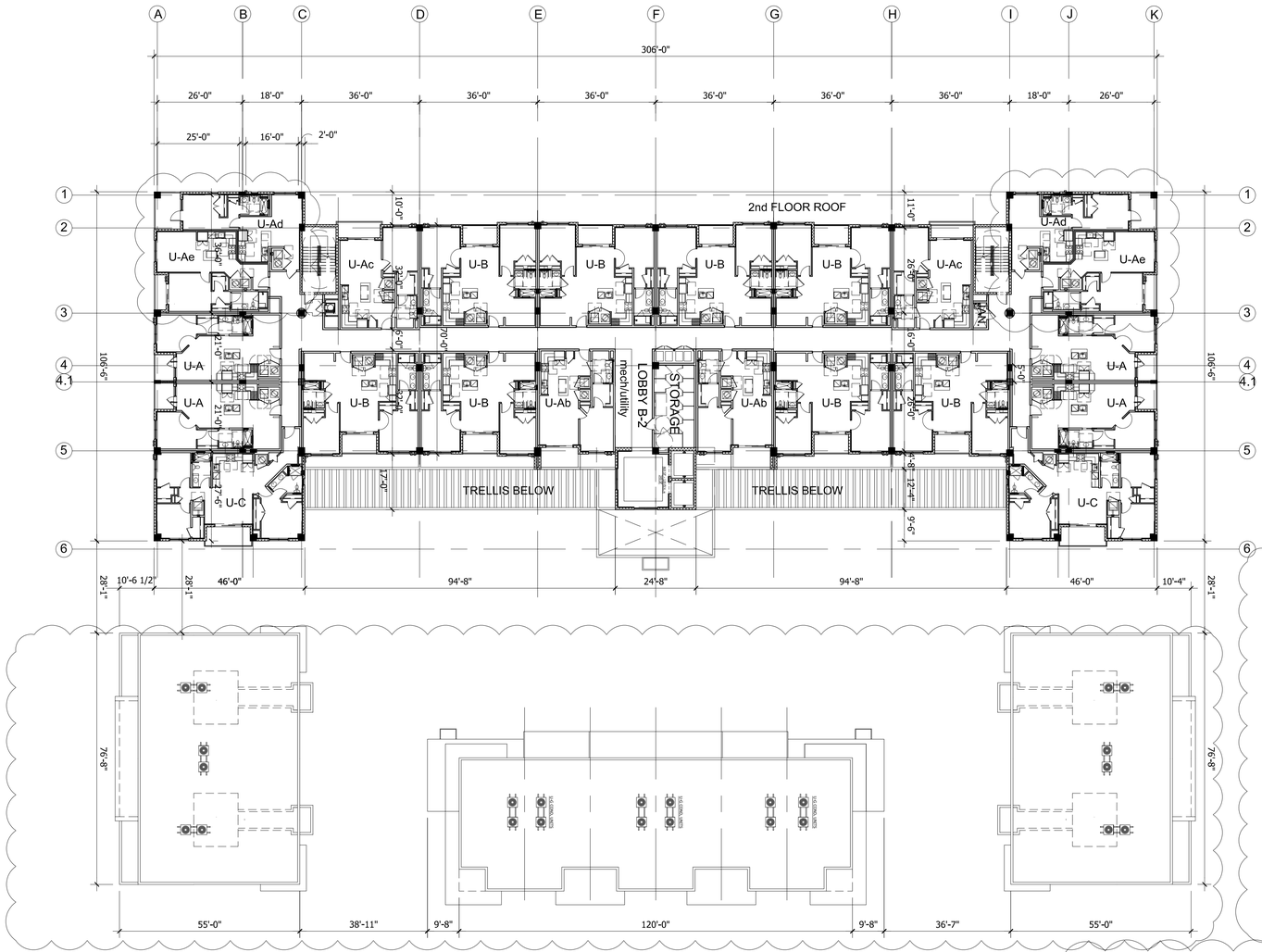

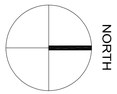

1 FOURTH FLOOR BLDGS 2, ROOF PLAN FOR BLDG'S 1,3 & 4

(XREF) BLDG2-4TH FLR SCALE: 1" =20'-0"

UNIT MATRIX (BUILDING B2) — 103 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	FOURTH FLR	FIFTH FLR	SIXTH FLR	UNIT TYPE #	UNIT AREA TOTAL
A	1 BED/1 BATH	766 S.F	50 G.S.F	816 G.S.F	0	4	4	4	4	3	19	15,504 G.S.F
Ab	1 BED/1 BATH	733 S.F	67 G.S.F	800 G.S.F	0	2	2	2	2	2	10	8,000 G.S.F
Ac	1 BED/1 BATH	743 S.F	51 G.S.F	794 G.S.F	0	2	2	2	2	2	10	7,940 G.S.F
Ad	1 BED/1 BATH	705 S.F	40 G.S.F	745 G.S.F	0	2	2	2	0	0	6	4,470 G.S.F
Ae	1 BED/1 BATH	705 S.F	90 G.S.F	795 G.S.F	0	2	2	2	0	0	6	4,770 G.S.F
B	2 BED/2 BATH	1,097 S.F	63 G.S.F	1,160 G.S.F	0	8	8	8	8	8	40	46,400 G.S.F
Bb	2 BED/2 BATH	1,172 S.F	130 G.S.F	1,302 G.S.F	0	0	0	0	2	2	4	5,208 G.S.F
C	3 BED/2 BATH	1,241 S.F	82 G.S.F	1,323 G.S.F	0	2	2	2	2	0	8	10,584 G.S.F
			TOTAL UNIT/FLOOR		0	22	22	22	20	17	103	102,876 G.S.F

UNIT MATRIX (BUILDING B1 & B3) — 12 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR				UNIT TYPE #	UNIT AREA TOTAL
D	2 BED/2 BATH	1,093 S.F	217 G.S.F	1,310 G.S.F	0	4	0				4	5,240 G.S.F
E	1 BED/1.5 BATH	947 S.F	N/A	947 G.S.F	0	4	0				4	3,788 G.S.F
F	1 BED/1.5 BATH	830 S.F	N/A	830 G.S.F	0	4	0				4	3,320 G.S.F
			TOTAL UNIT/FLOOR		0	12	0				12	12,348 G.S.F

UNIT MATRIX (BUILDING B4) — 12 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR				UNIT TYPE #	UNIT AREA TOTAL
G	1 BED/DEN	760 S.F	43 S.F	803 G.S.F	0	6	6				12	9,636 G.S.F
			TOTAL UNIT/FLOOR		0	6	6				12	9,636 G.S.F

GRAND TOTAL B1, B2, B3 & B4 — 127 U

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P (954) 428-1618 F (954) 428-4416

P.A.:	James M. Riviello Dominick Ranieri
P.M.:	A. Garcia
DRAWN BY:	AG & LP
PROJECT NO.:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21
03	CITY COMMISSIONERS COMMENTS	07/02/21

ENTITLEMENT PACKAGE

FOURTH FLOOR BLDGS 2, ROOF PLAN FOR BLDG'S 1,3 & 4

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/14/2021

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A2.03

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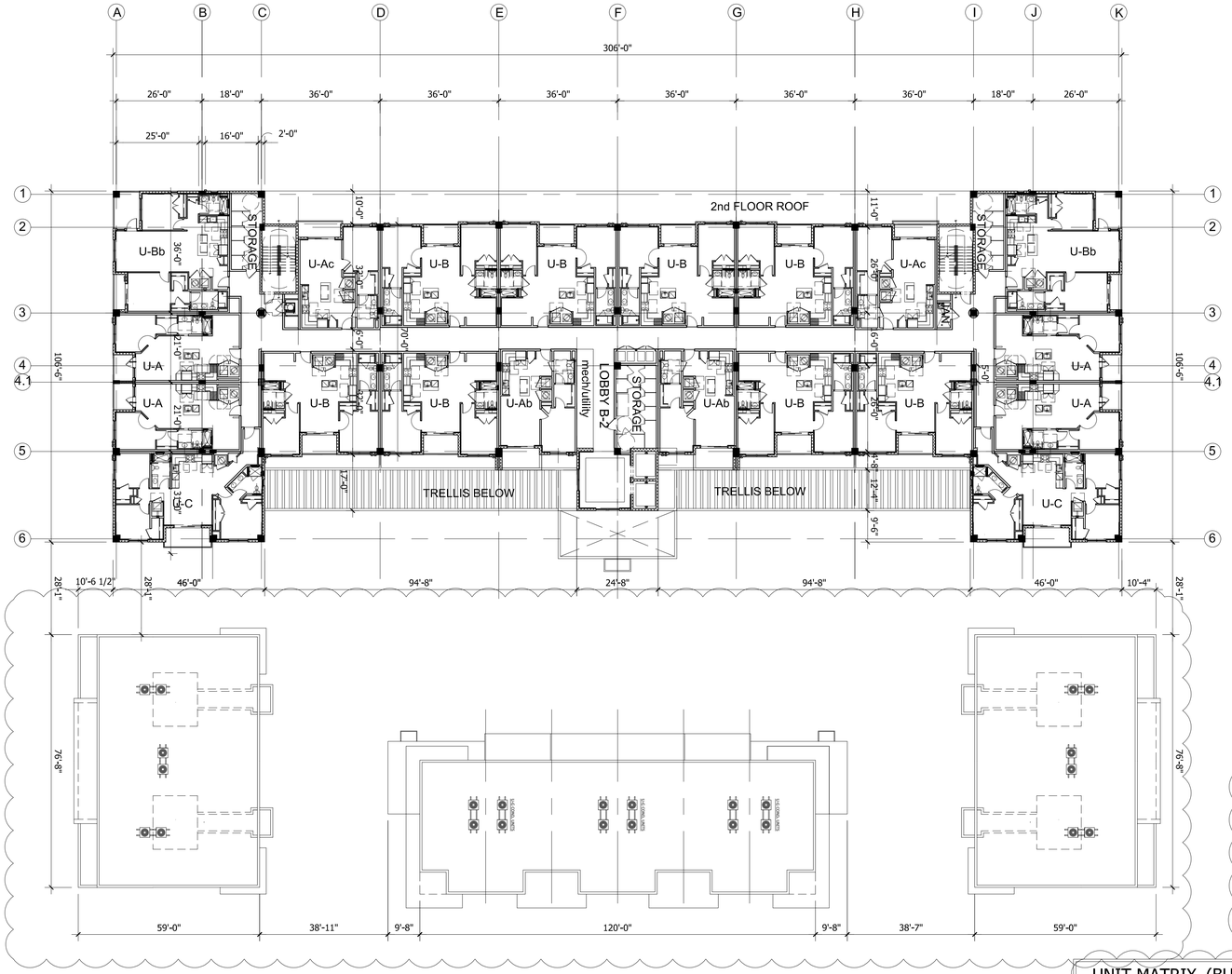

1 FIFTH FLOOR BLDGS 2, ROOF PLAN BLDG'S 1,3 & 4
(XREF) BLDG2-4TH FLR SCALE: 1" =20'-0"

UNIT MATRIX (BUILDING B2) — 103 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	FOURTH FLR	FIFTH FLR	SIXTH FLR	UNIT TYPE #	UNIT AREA TOTAL
A	1 BED/1 BATH	766 S.F	50 G.S.F	816 G.S.F	0	4	4	4	4	3	19	15,504 G.S.F
Ab	1 BED/1 BATH	733 S.F	67 G.S.F	800 G.S.F	0	2	2	2	2	2	10	8,000 G.S.F
Ac	1 BED/1 BATH	743 S.F	51 G.S.F	794 G.S.F	0	2	2	2	2	2	10	7,940 G.S.F
Ad	1 BED/1 BATH	705 S.F	40 G.S.F	745 G.S.F	0	2	2	2	0	0	6	4,470 G.S.F
Ae	1 BED/1 BATH	705 S.F	90 G.S.F	795 G.S.F	0	2	2	2	0	0	6	4,770 G.S.F
B	2 BED/2 BATH	1,097 S.F	63 G.S.F	1,160 G.S.F	0	8	8	8	8	8	40	46,400 G.S.F
Bb	2 BED/2 BATH	1,172 S.F	130 G.S.F	1,302 G.S.F	0	0	0	0	2	2	4	5,208 G.S.F
C	3 BED/2 BATH	1,241 S.F	82 G.S.F	1,323 G.S.F	0	2	2	2	2	0	8	10,584 G.S.F
			TOTAL UNIT/FLOOR		0	22	22	22	20	17	103	102,876 G.S.F

UNIT MATRIX (BUILDING B1 & B3) — 12 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	UNIT TYPE #	UNIT AREA TOTAL
D	2 BED/2 BATH	1,093 S.F	217 G.S.F	1,310 G.S.F	0	4	0	4	5,240 G.S.F
E	1 BED/1.5 BATH	947 S.F	N/A	947 G.S.F	0	4	0	4	3,788 G.S.F
F	1 BED/1.5 BATH	830 S.F	N/A	830 G.S.F	0	4	0	4	3,320 G.S.F
			TOTAL UNIT/FLOOR		0	12	0	12	12,348 G.S.F

UNIT MATRIX (BUILDING B4) — 12 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	UNIT TYPE #	UNIT AREA TOTAL
G	1 BED/DEN	760 S.F	43 S.F	803 G.S.F	0	6	6	12	9,636 G.S.F
			TOTAL UNIT/FLOOR		0	6	6	12	9,636 G.S.F

GRAND TOTAL B1, B2, B3 & B4 — 127 U

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P.M.:	A. Garcia
DRAWN BY:	AG & LP
PROJECT NO.:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21
03	CITY COMMISSIONERS COMMENTS	07/02/21

ENTITLEMENT PACKAGE

FIFTH FLOOR BLDGS 2, ROOF PLAN
BLDG'S 1, 3 & 4

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/14/2021

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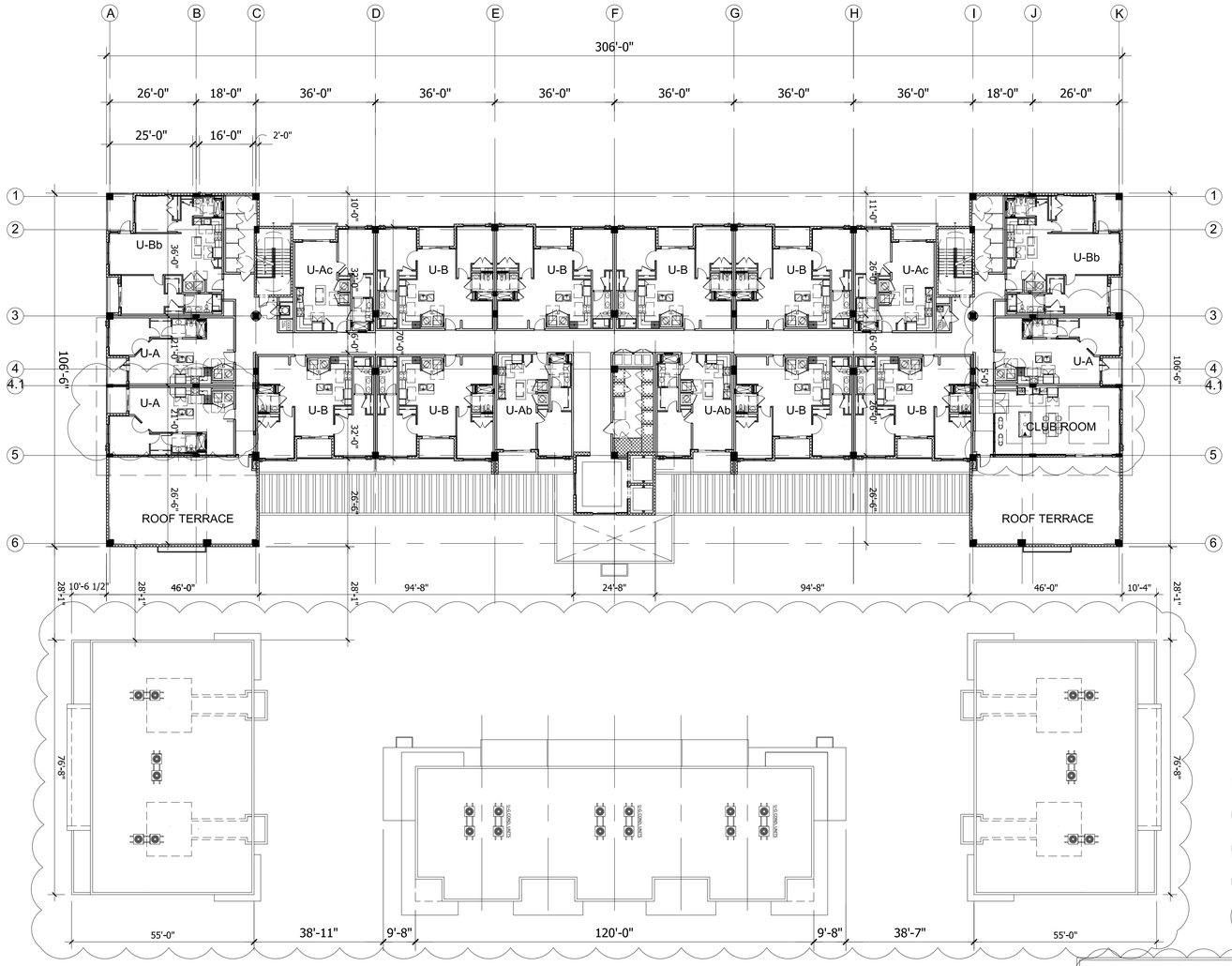
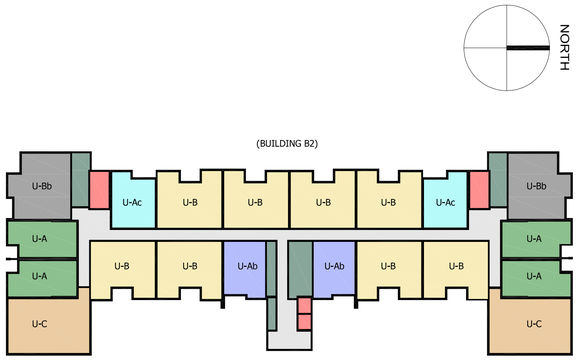
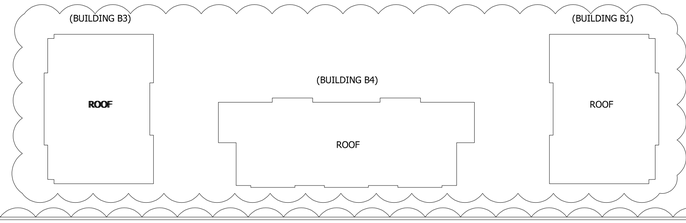


1 SIXTH FLOOR BLDGS 2 (LAST HABITABLE FLOOR)
(XREF) BLDG2-6TH FLR SCALE: 1" =20'-0"





UNIT MATRIX (BUILDING B2) — 103 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	FOURTH FLR	FIFTH FLR	SIXTH FLR	UNIT TYPE #	UNIT AREA TOTAL
A	1 BED/1 BATH	766 S.F	50 G.S.F	816 G.S.F	0	4	4	4	4	3	19	15,504 G.S.F
Ab	1 BED/1 BATH	733 S.F	67 G.S.F	800 G.S.F	0	2	2	2	2	2	10	8,000 G.S.F
Ac	1 BED/1 BATH	743 S.F	51 G.S.F	794 G.S.F	0	2	2	2	2	2	10	7,940 G.S.F
Ad	1 BED/1 BATH	705 S.F	40 G.S.F	745 G.S.F	0	2	2	2	0	0	6	4,470 G.S.F
Ae	1 BED/1 BATH	705 S.F	90 G.S.F	795 G.S.F	0	2	2	2	0	0	6	4,770 G.S.F
B	2 BED/2 BATH	1,097 S.F	63 G.S.F	1,160 G.S.F	0	8	8	8	8	8	40	46,400 G.S.F
Bb	2 BED/2 BATH	1,172 S.F	130 G.S.F	1,302 G.S.F	0	0	0	0	2	2	4	5,208 G.S.F
C	3 BED/2 BATH	1,241 S.F	82 G.S.F	1,323 G.S.F	0	2	2	2	2	0	8	10,584 G.S.F
				TOTAL UNIT/FLOOR	0	22	22	22	20	17	103	102,876 G.S.F

UNIT MATRIX (BUILDING B1 & B3) — 12 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	UNIT TYPE #	UNIT AREA TOTAL
D	2 BED/2 BATH	1,093 S.F	217 G.S.F	1,310 G.S.F	0	4	0	4	5,240 G.S.F
E	1 BED/1.5 BATH	947 S.F	N/A	947 G.S.F	0	4	0	4	3,788 G.S.F
F	1 BED/1.5 BATH	830 S.F	N/A	830 G.S.F	0	4	0	4	3,320 G.S.F
			TOTAL UNIT/FLOOR		0	12	0	12	12,348 G.S.F

UNIT MATRIX (BUILDING B4) — 12 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	UNIT TYPE #	UNIT AREA TOTAL
G	1 BED/DEN	760 S.F	43 S.F	803 G.S.F	0	6	6	12	9,636 G.S.F
			TOTAL UNIT/FLOOR		0	6	6	12	9,636 G.S.F

GRAND TOTAL B1, B2, B3 & B4 — 127 U

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PROJECT NO.:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21
03	CITY COMMISSIONERS COMMENTS	07/02/21

ENTITLEMENT PACKAGE

SIXTH FLOOR BLDGS 2

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/14/2021

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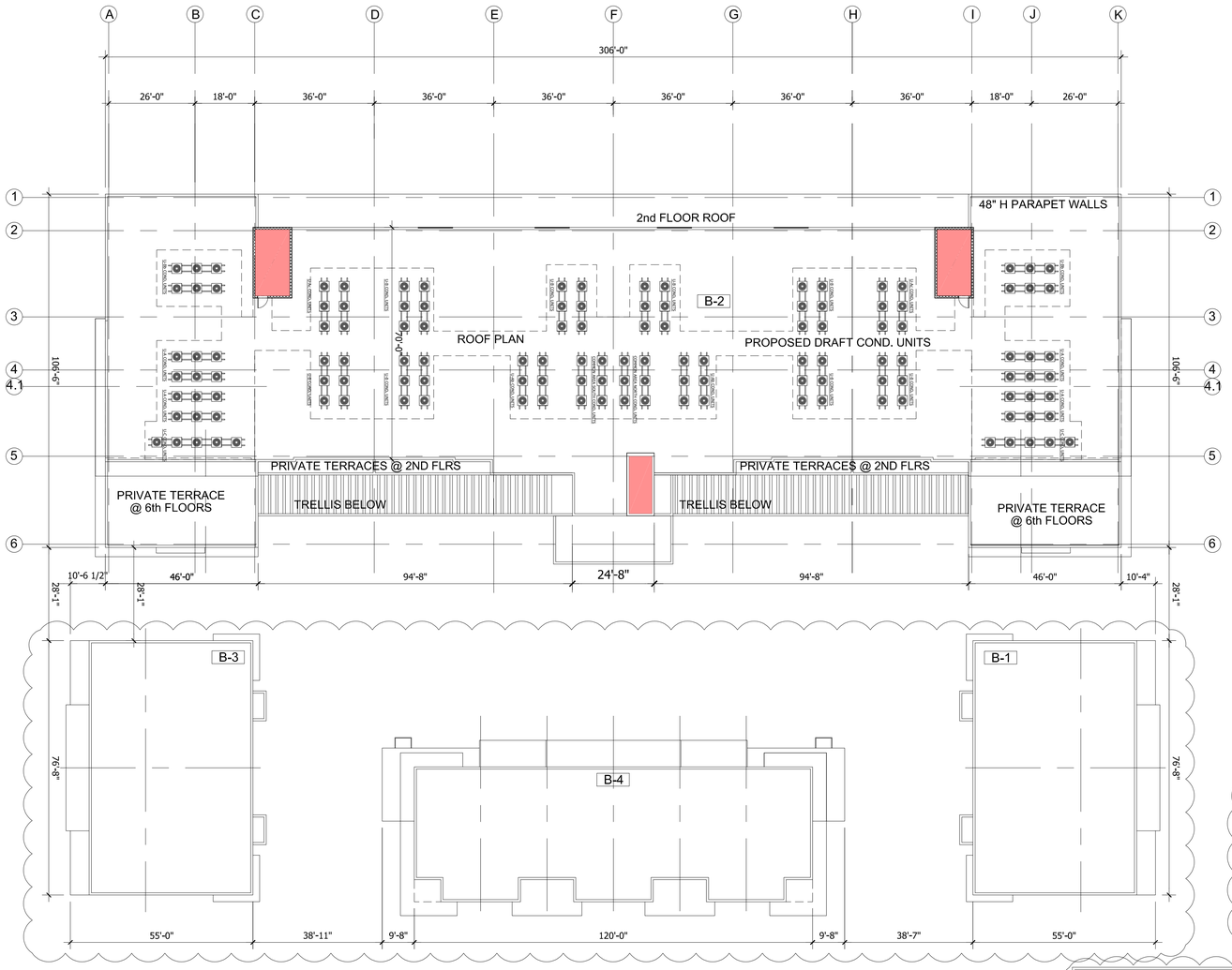

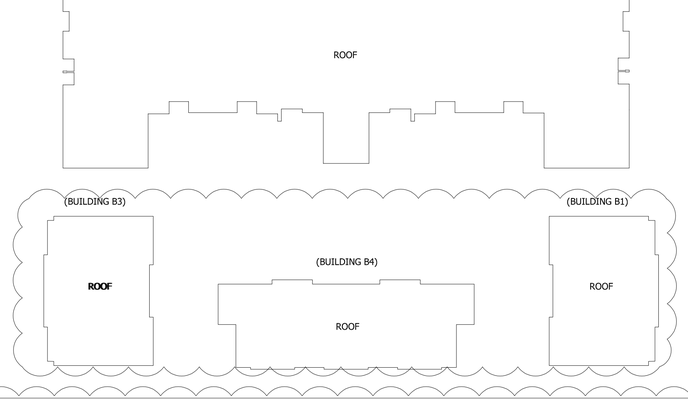

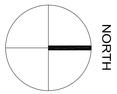

UNIT MATRIX (BUILDING B2) — 103 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	FOURTH FLR	FIFTH FLR	SIXTH FLR	UNIT TYPE #	UNIT AREA TOTAL
A	1 BED/1 BATH	766 S.F	50 G.S.F	816 G.S.F	0	4	4	4	4	3	19	15,504 G.S.F
Ab	1 BED/1 BATH	733 S.F	67 G.S.F	800 G.S.F	0	2	2	2	2	2	10	8,000 G.S.F
Ac	1 BED/1 BATH	743 S.F	51 G.S.F	794 G.S.F	0	2	2	2	2	2	10	7,940 G.S.F
Ad	1 BED/1 BATH	705 S.F	40 G.S.F	745 G.S.F	0	2	2	2	0	0	6	4,470 G.S.F
Ae	1 BED/1 BATH	705 S.F	90 G.S.F	795 G.S.F	0	2	2	2	0	0	6	4,770 G.S.F
B	2 BED/2 BATH	1,097 S.F	63 G.S.F	1,160 G.S.F	0	8	8	8	8	8	40	46,400 G.S.F
Bb	2 BED/2 BATH	1,172 S.F	130 G.S.F	1,302 G.S.F	0	0	0	0	2	2	4	5,208 G.S.F
C	3 BED/2 BATH	1,241 S.F	82 G.S.F	1,323 G.S.F	0	2	2	2	2	0	8	10,584 G.S.F
			TOTAL UNIT/FLOOR		0	22	22	22	20	17	103	102,876 G.S.F

UNIT MATRIX (BUILDING B1 & B3) — 12 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	UNIT TYPE #	UNIT AREA TOTAL
D	2 BED/2 BATH	1,093 S.F	217 G.S.F	1,310 G.S.F	0	4	0	4	5,240 G.S.F
E	1 BED/1.5 BATH	947 S.F	N/A	947 G.S.F	0	4	0	4	3,788 G.S.F
F	1 BED/1.5 BATH	830 S.F	N/A	830 G.S.F	0	4	0	4	3,320 G.S.F
			TOTAL UNIT/FLOOR		0	12	0	12	12,348 G.S.F

UNIT MATRIX (BUILDING B4) — 12 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	UNIT TYPE #	UNIT AREA TOTAL
G	1 BED/DEN	760 S.F	43 S.F	803 G.S.F	0	6	6	12	9,636 G.S.F
			TOTAL UNIT/FLOOR		0	6	6	12	9,636 G.S.F

GRAND TOTAL B1, B2, B3 & B4 — 127 U

1 ROOF PLAN BLDG 2 (SERVICE FLOOR ONLY)
(XREF) BLDG2-ROOF PLN SCALE: 1" =20'-0"

THE MARTIN ARCHITECTURAL GROUP, P.C.
ARCHITECTS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
6810 Lyons Technology Circle, Suite 185, Coconut Creek FL. 33073
P (954) 428-1618 F (954) 428-4416

P.A.:	James M. Riviello Dominick Ranieri
P.M.:	A. Garcia
DRAWN BY:	AG & LP
PROJECT NO.:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21
03	CITY COMMISSIONERS COMMENTS	07/02/21

ENTITLEMENT PACKAGE

ROOF PLAN BLDG 2

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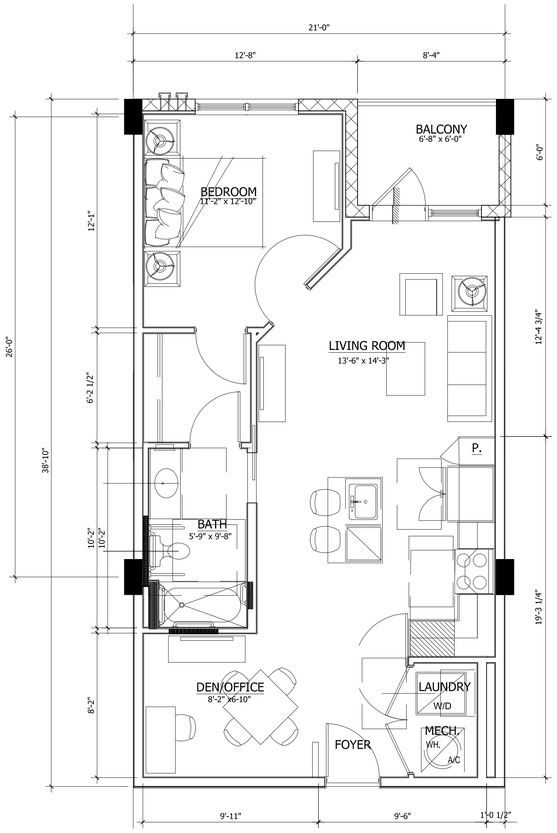
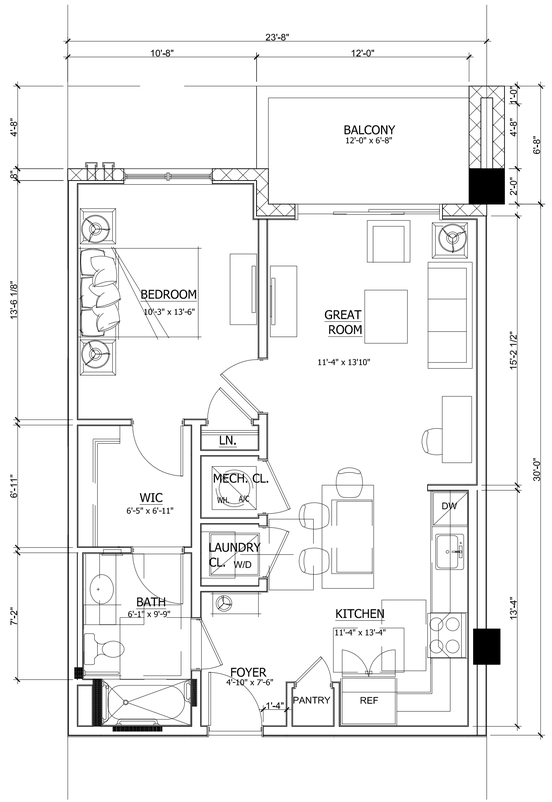


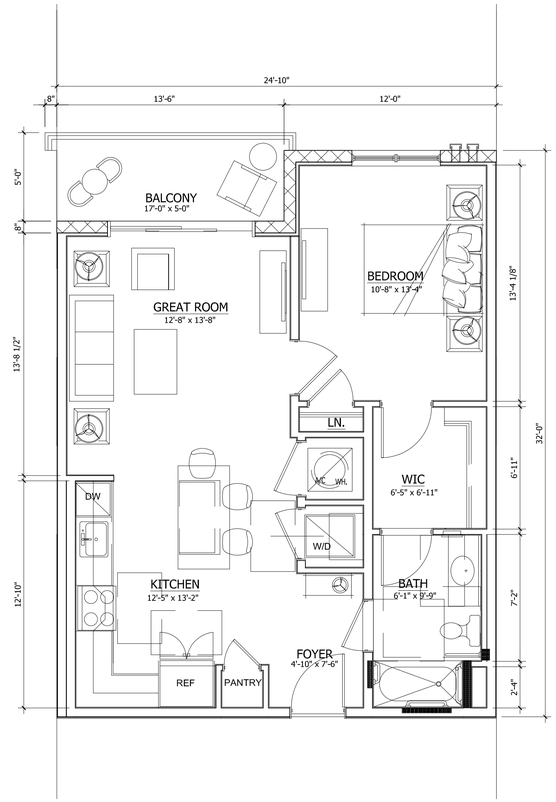
1 UNIT A (1BED/1BATH)

(XREF) U-A SCALE: 1" =1/4"



2 UNIT Ab (1BED/1BATH)

(XREF) U-Ab SCALE: 1" =1/4"



3 UNIT Ac (1BED/1BATH)

(XREF) U-Ac SCALE: 1" =1/4"

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6810 Lyons Technology Circle, Suite 185, Coconut Creek FL. 33073
P (954) 428-1618 F (954) 428-4416

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P.M.:	A. Garcia
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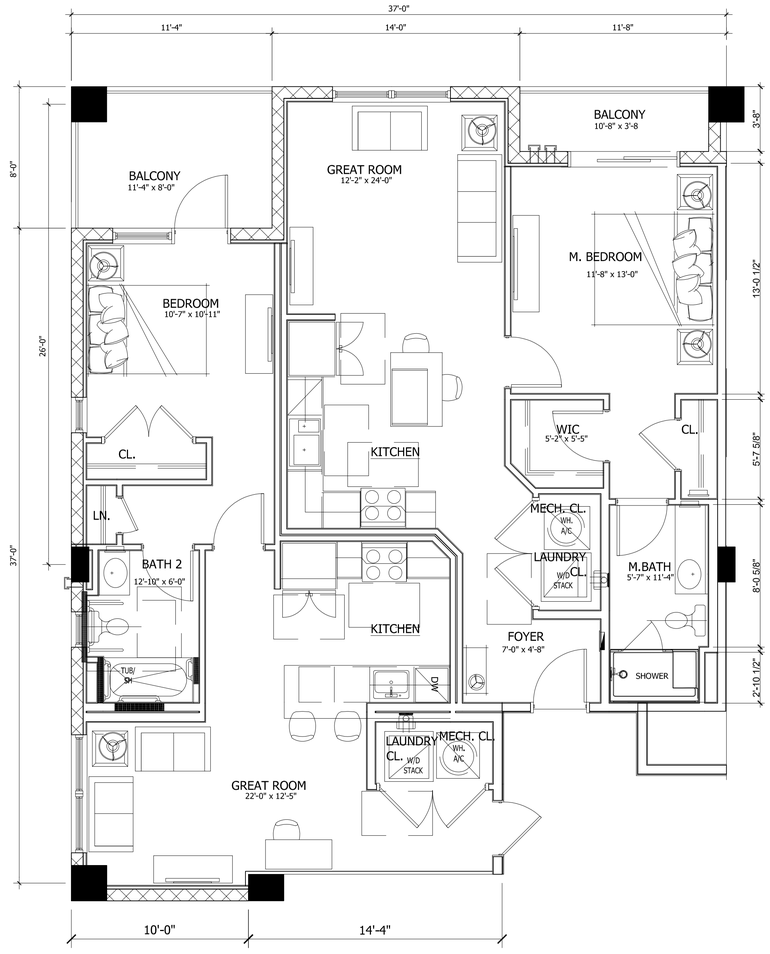

1 UNIT Ad/ Ae (1BED/1BATH)

(XREF) U-A SCALE: 1" =1/4"

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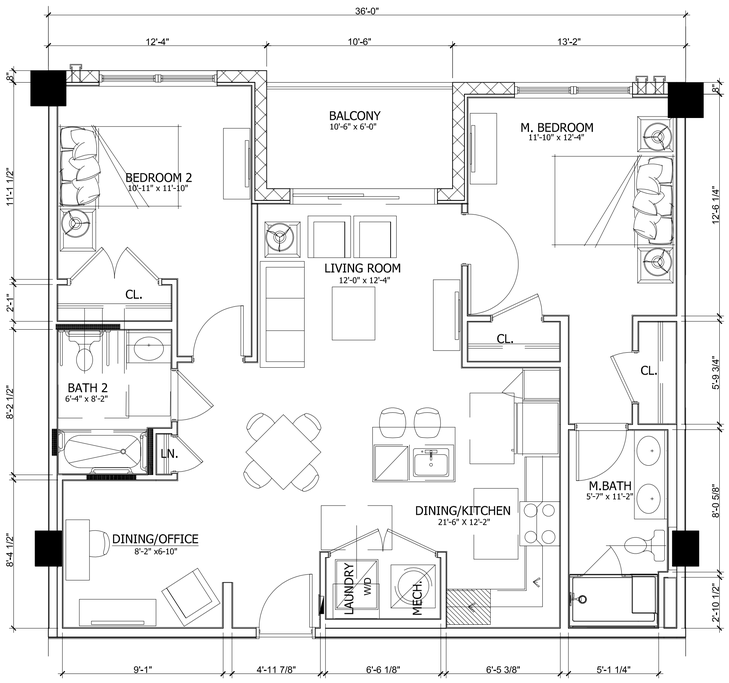
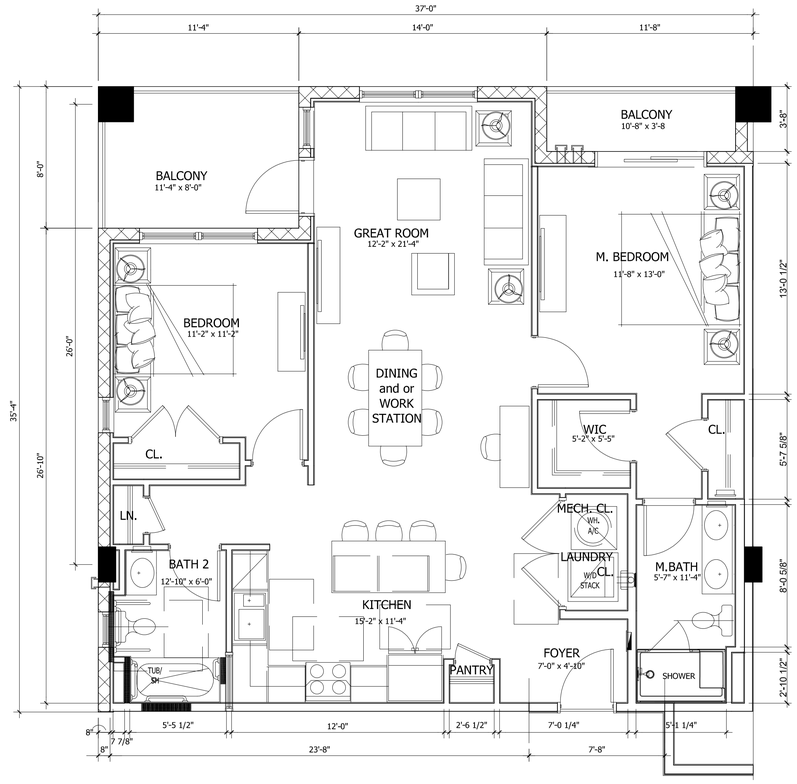


1 UNIT B (2BED/2BATH)

(XREF) U-B SCALE: 1" =1/4"



2 UNIT Ba (2BED/2BATH) (5TH & 6TH FLOORS ONLY)

(XREF) U-Ba(corner) SCALE: 1" =1/4"

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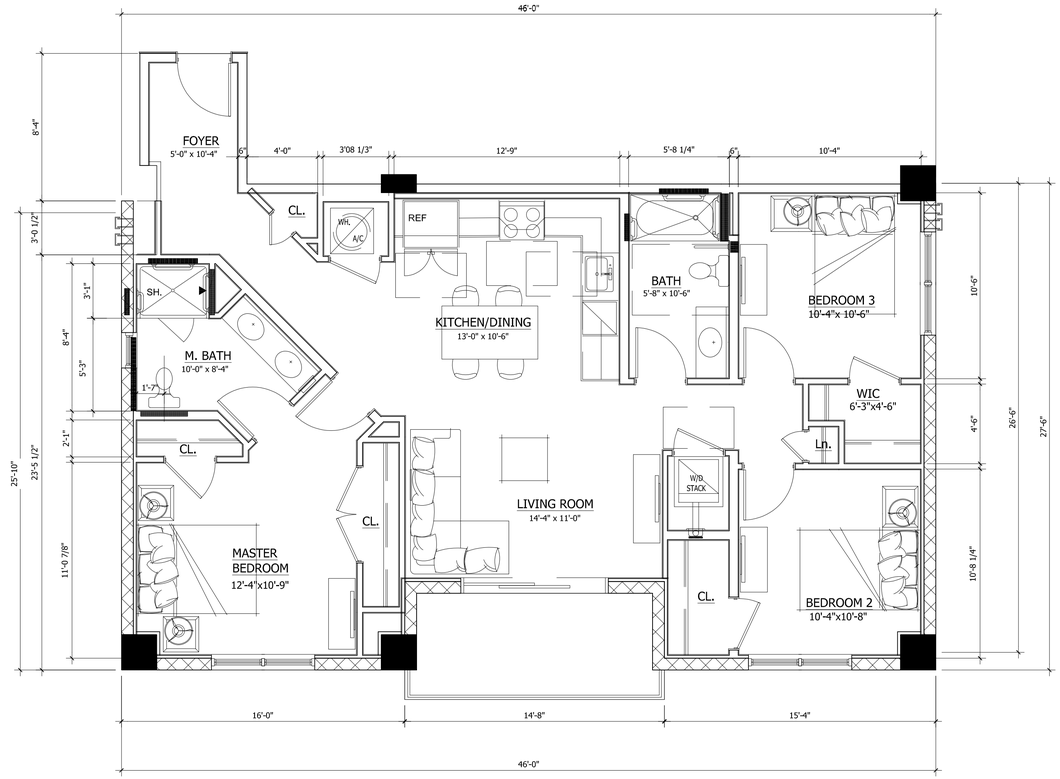

1 UNIT C (3BED/2BATH)

(XREF) U-C SCALE: 1" =1/4"

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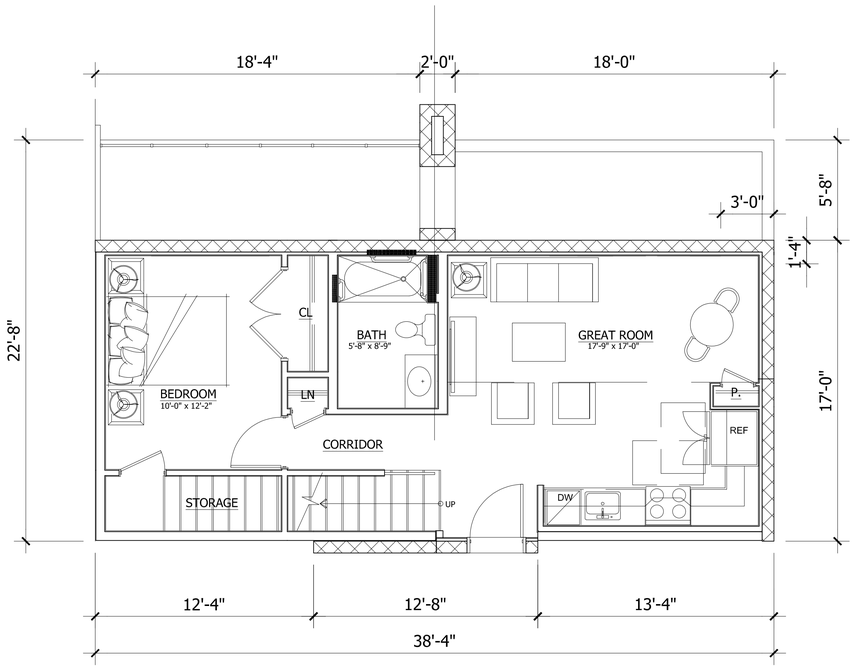
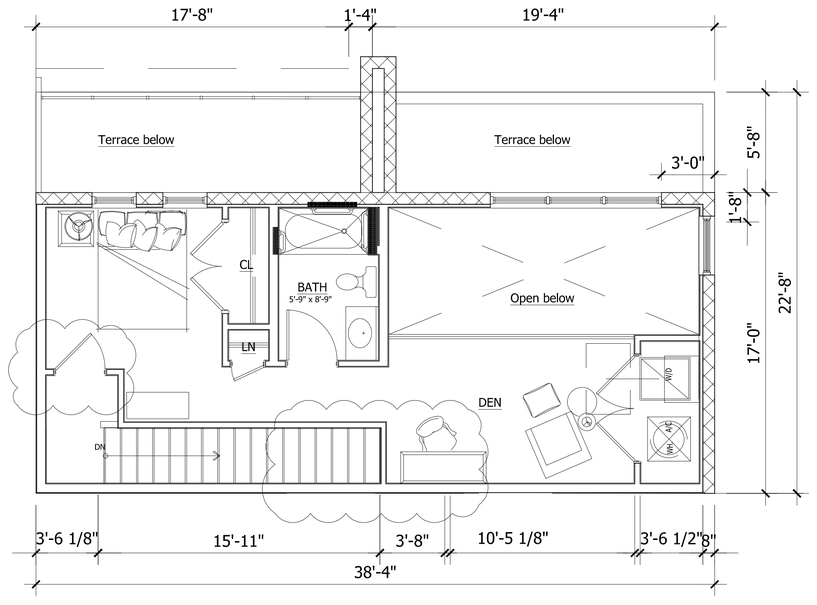


1 UNIT D2 (2BED/2BATH)
(XREF) U-D2 SCALE: 1" =1/4"



2 UNIT D3 (2BED/2BATH)
(XREF) U-D3 SCALE: 1" =1/4"

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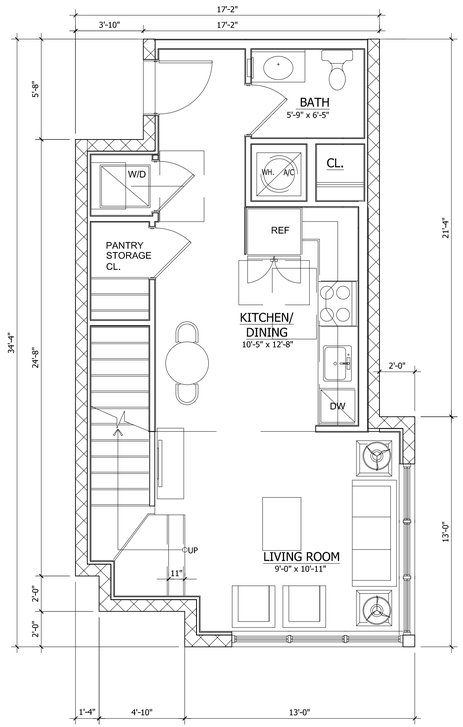
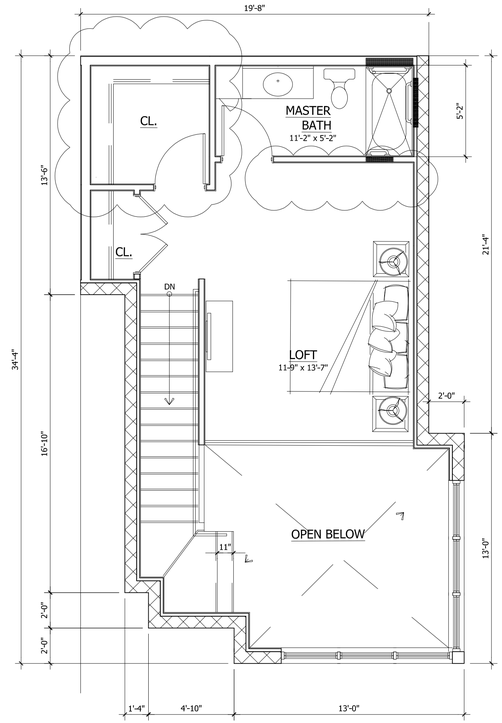


1 UNIT E2 (1BED/1.5BATH)

(XREF) U-E2 SCALE: 1" =1/4"



2 UNIT E3 (1BED/1.5BATH)

(XREF) U-E3 SCALE: 1" =1/4"

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A PROFESSIONAL CORPORATION
6810 Lyons Technology Circle, Suite 185, Coconut Creek FL. 33073
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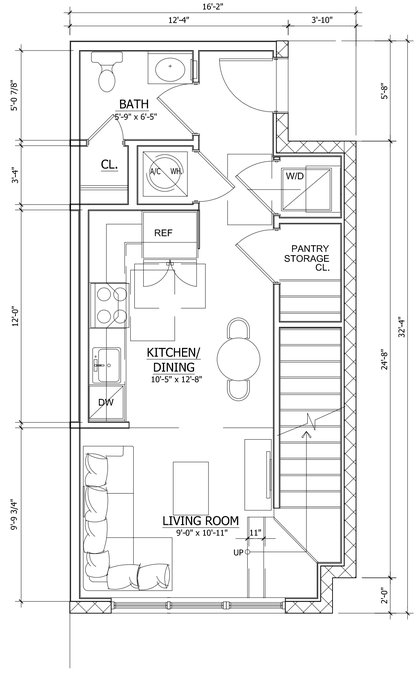

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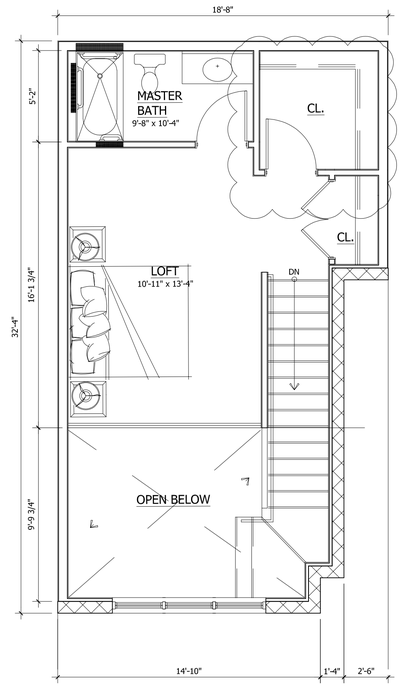
(XREF) U-F2 SCALE: 1" =1/4"



2 UNIT F3 (1BED/1.5BATH)

(XREF) U-F3 SCALE: 1" =1/4"

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A PROFESSIONAL CORPORATION
6810 Lyons Technology Circle, Suite 185, Coconut Creek FL. 33073
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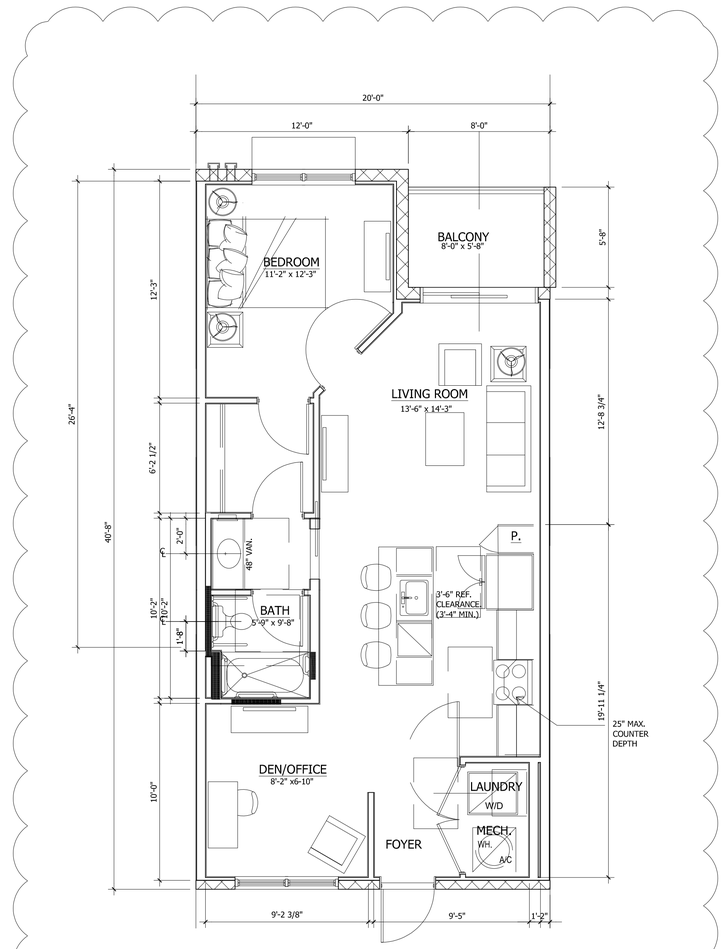

1 UNIT G (1BED/DEN)

(XREF) U-F2 SCALE: 1" =1/4"

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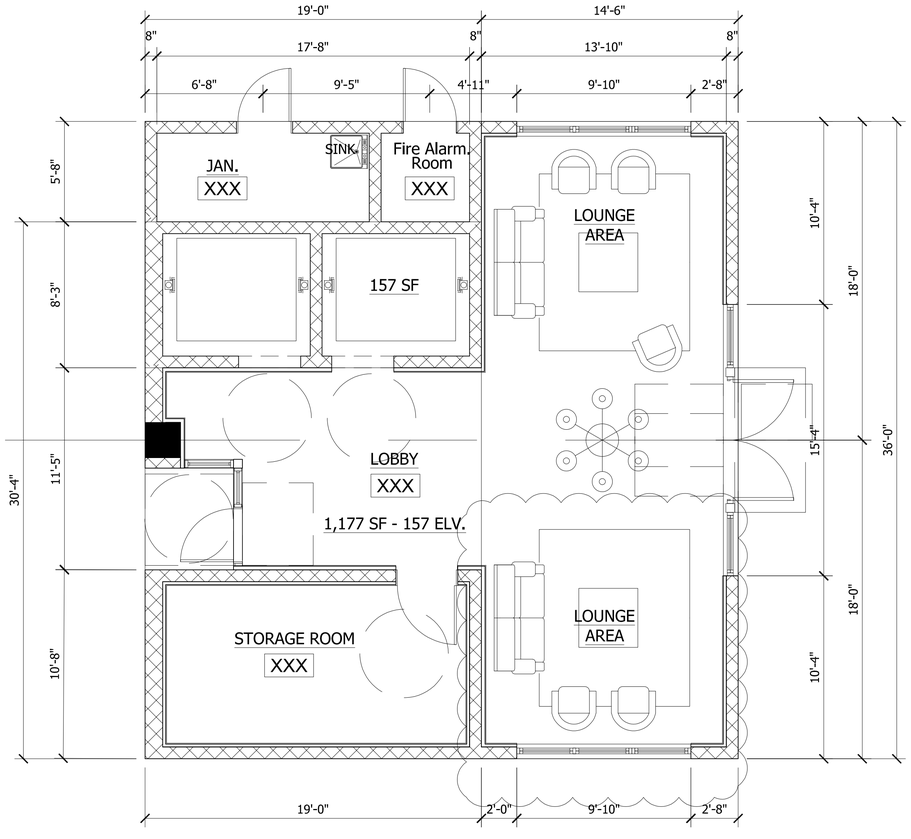
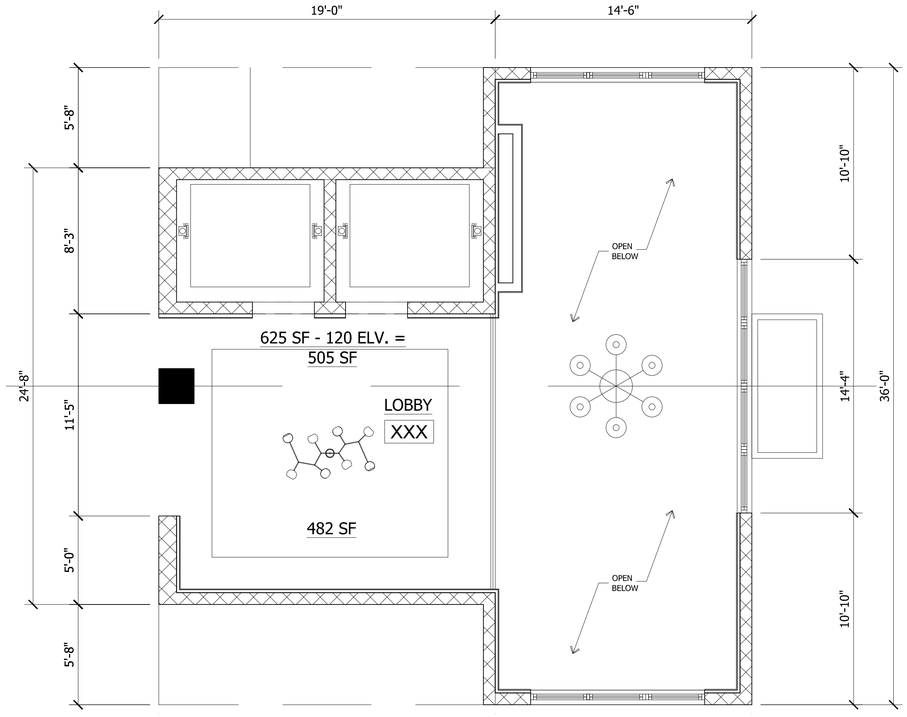


1 LOBBY AT GROUND FLOOR

LOBBY SCALE: 1" =1/4"



2 LOBBY AT 2ND FLOOR

LOBBY SCALE: 1" =1/4"

THE MARTIN ARCHITECTURAL GROUP, P.C.
ARCHITECTS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
6810 Lyons Technology Circle, Suite 185, Coconut Creek FL. 33073
P (954) 428-1618 F (954) 428-4416

P.A.:	James M. Riviello Dominick Ranieri
P.M.:	A. Garcia
DRAWN BY:	AG & LP
PROJECT NO.:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21
03	CITY COMMISSIONERS COMMENTS	07/02/21

ENTITLEMENT PACKAGE

AMENITIES IN GENERAL

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/14/2021

3

A2.15

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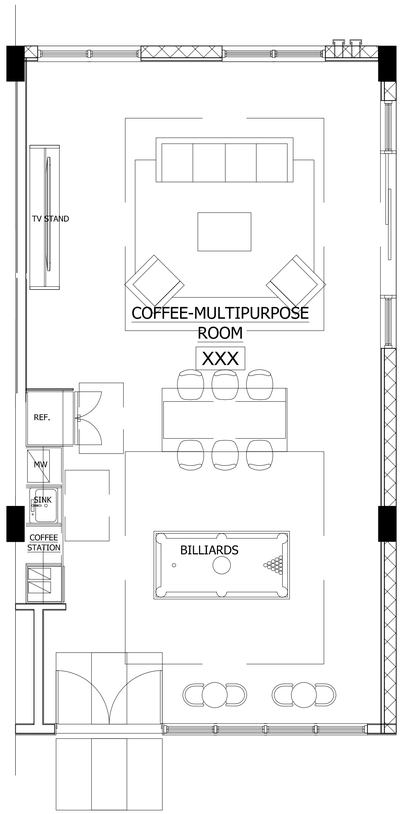
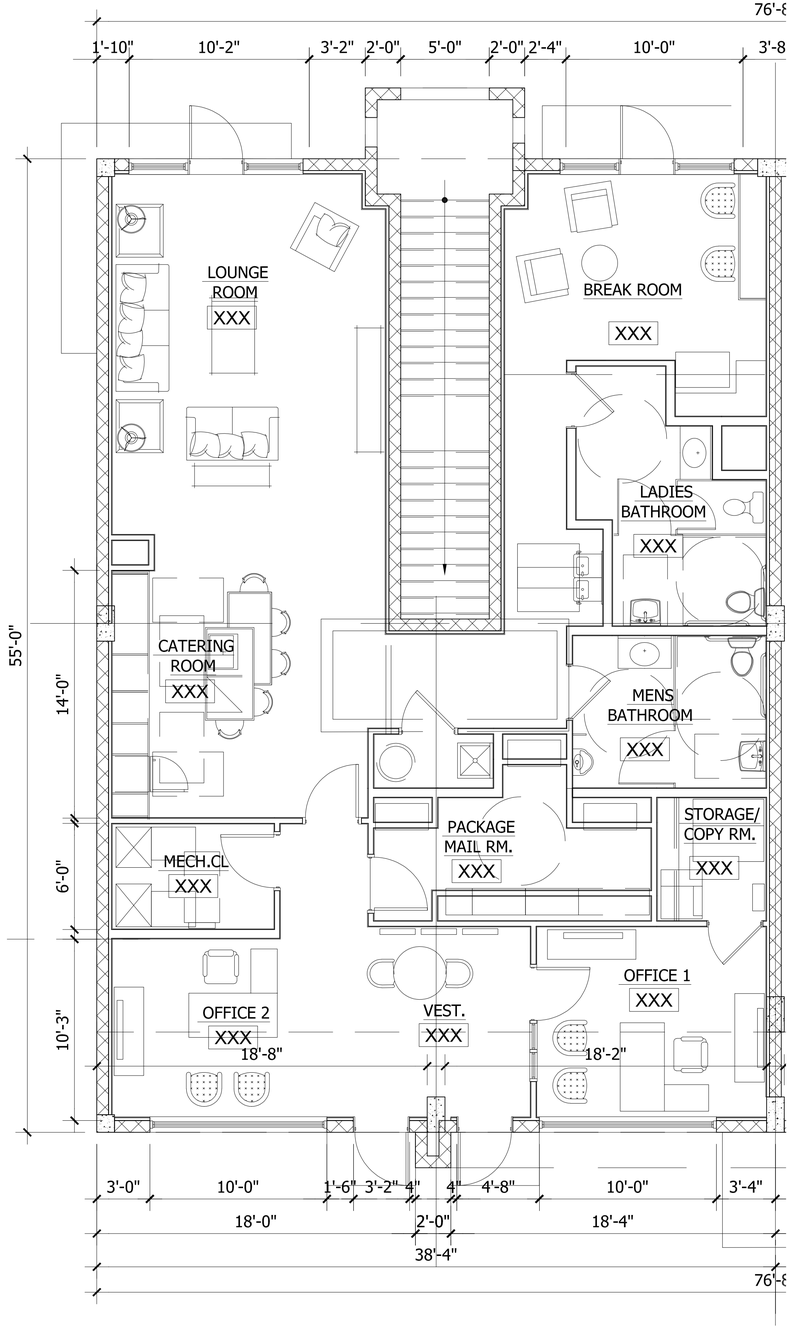


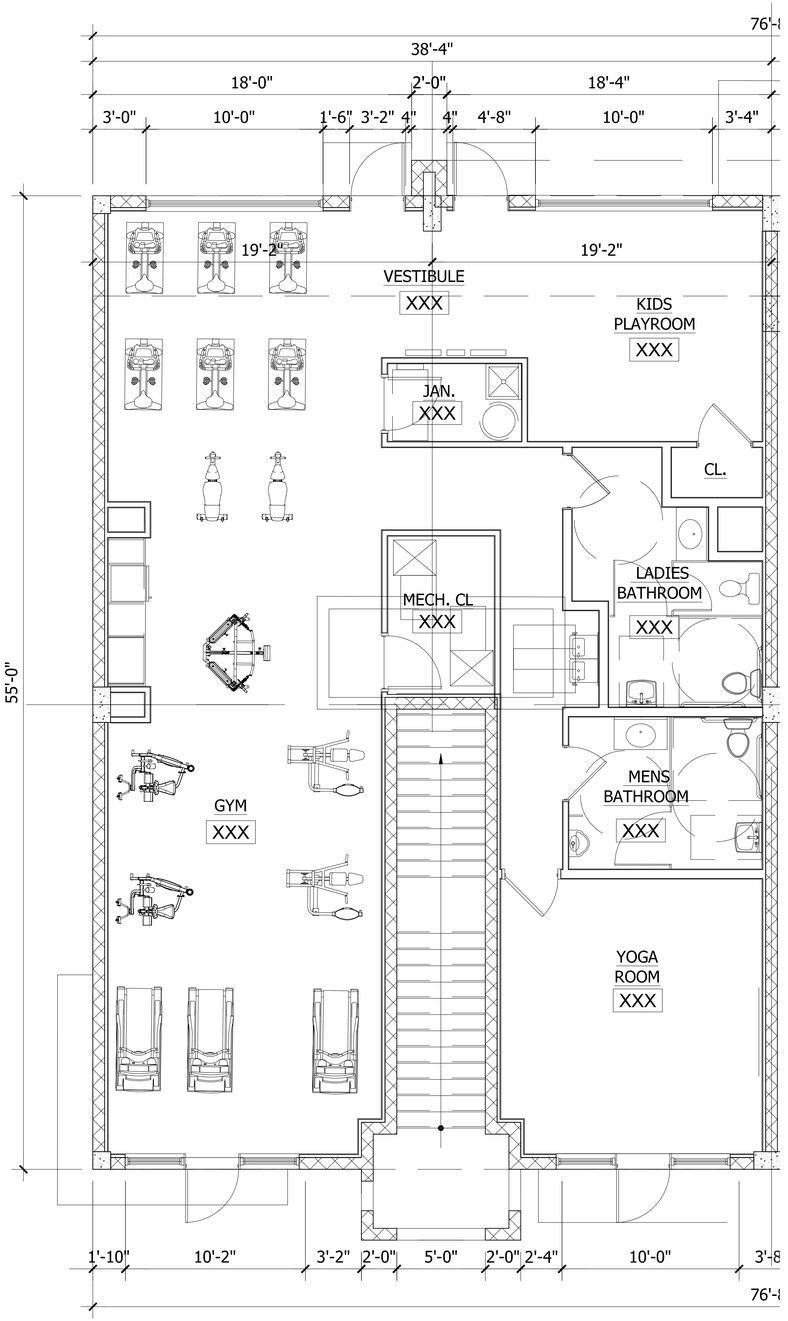
1 AMENITY BLDG 2 - CLUB ROOM No. 2

(XREF) AMENITY NORTH SCALE: 1" =1/4"



2 AMENITY BLDG 3 - CLUB ROOM & LEASING OFFICE

AMENITY SOUTH SCALE: 1" =1/4"



3 AMENITY BLDG 1 - GYM & LADS ROOM

AMENITY SOUTH SCALE: 1" =1/4"

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ARCHITECTS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
6810 Lyons Technology Circle, Suite 185, Coconut Creek FL. 33073
P (954) 428-1618 F (954) 428-4416

P.A.:	James M. Riviello Dominick Ranieri
P.M.:	A. Garcia
DRAWN BY:	AG & LP
PROJECT NO.:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21
03	CITY COMMISSIONERS COMMENTS	07/02/21

ENTITLEMENT PACKAGE

AMENITIES CONT.

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE: AS NOTED
DATE: 01/14/2021

3

A2.16

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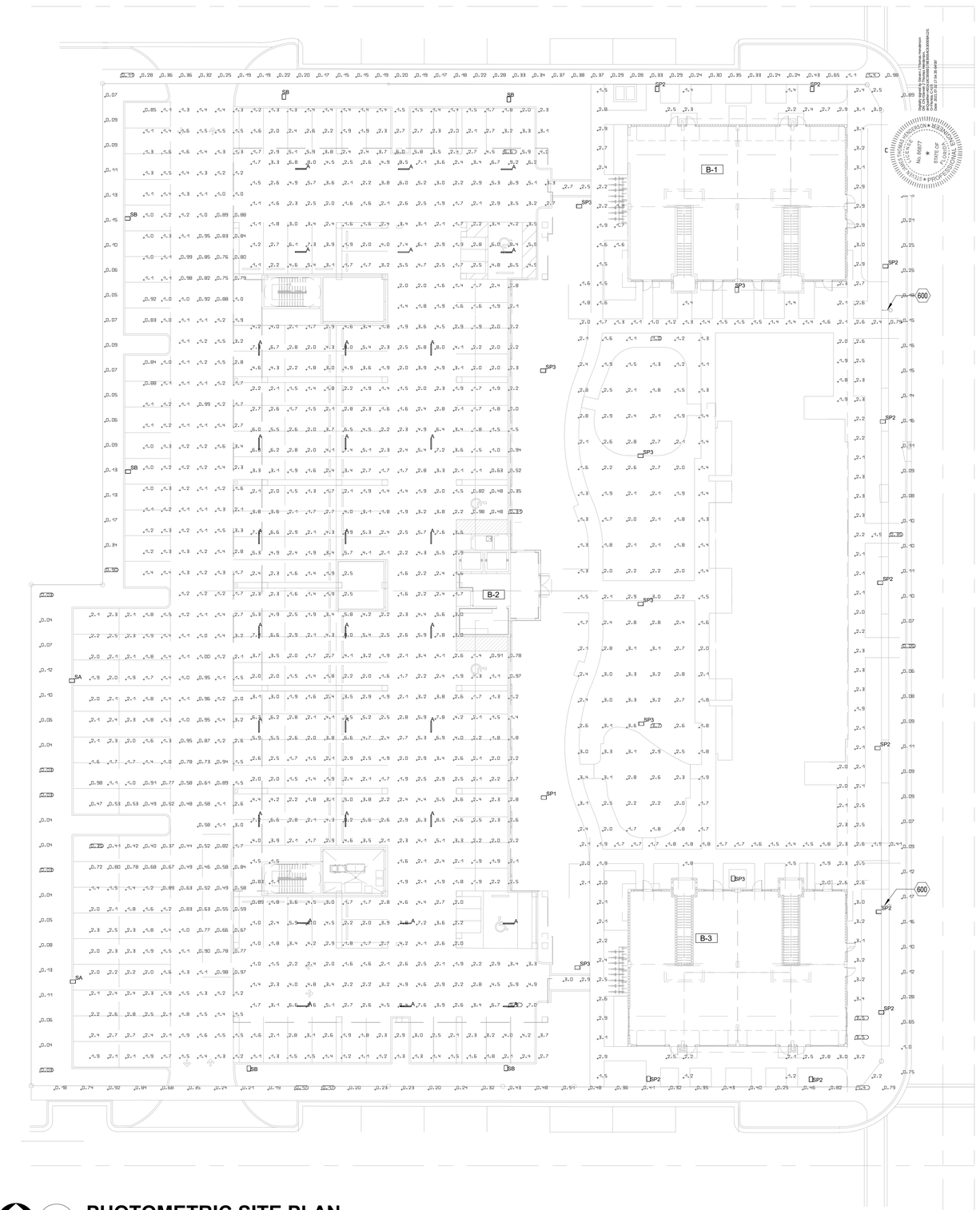
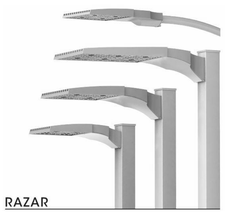


1 E400 **PHOTOMETRIC SITE PLAN**
1" = 20'-0"

2 E400 A TYPE LUMINAIRE
NOT TO SCALE



3 E400 SA & SB TYPES LUMINAIRE
NOT TO SCALE

4 E400 SP1, SP2 & SP3 TYPES LUMINAIRE
NOT TO SCALE

5 E400 EXISTING POLE AND FIXTURE
NOT TO SCALE

SITE LIGHTING NOTES:

1. THE SITE LIGHTING SHOWN HAS BEEN DESIGNED WITH A COMPUTERIZED POINT BY POINT PHOTOMETRIC LAYOUT.
2. SITE LIGHTING SHALL BE INSTALLED AS SPECIFIED ON THIS DRAWING. NO FIXTURE SUBSTITUTION WILL BE ACCEPTED BY THIS OFFICE. THIS WILL BE ENABLE LIGHTING CERTIFICATION LETTER TO BE DONE BY OUR OFFICE.
3. IF ANY SITE LIGHTING SUBSTITUTION IS MADE, CERTIFICATION LETTER & TEST FOR LIGHTING SHALL BE SIGNED & SEALED BY AN INDEPENDENT PROFESSIONAL ENGINEER.
4. THE POLE MANUFATURER SHALL SUPPLY ANY REQ'D CERTIFICATION FOR THE RECOMMENDED BURIAL DEPTH TO COMPLY WITH FLORIDA BUILDING CODE REQUIEREMENTS.
5. SOIL SHALL BE TESTED AND IF REQUIRED A CONCRETE FOOTING SHALL BE DONE FOR THE POLE.

KEYNOTES

600 EXISTING ROADWAY STREET LIGHT POLE TO REMAIN. REFER TO THE IMAGE 5 ON THIS SHEET FOR FURTHER INFORMATION.

Luminaire list (Site 1)						
Index	Manufacturer	Item number	Luminous flux	Light loss factor	Connected load	Quantity
A	Apogee Translite	CG36-4-35-S-XX-XX	3809 lm	0.79	37.5 W	30
SP3	U.S. ARCHITECTURAL LIGHTING	RZR-PTY-PLED-VSQ-M-40LED-525mA-NW	9876 lm	0.56	64.7 W	8
SP2	U.S. ARCHITECTURAL LIGHTING	RZR-PTY-PLED-II-40LED-350mA-NW-HS	4837 lm	0.56	42.7 W	11
SB	U.S. ARCHITECTURAL LIGHTING	RZR-M-PLED-III-M-24LED-700mA-NW-HS	5276 lm	0.56	55.9 W	6
SP1	U.S. ARCHITECTURAL LIGHTING	RZR-PTY-PLED-VSQ-W-80LED-700mA-NW	23646 lm	0.56	173.6 W	1
SA	U.S. ARCHITECTURAL LIGHTING	RZR-M-PLED-IV-48LED-700mA-NW-HS	10620 lm	0.56	105.1 W	2

#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	Workplane (COVERED PARKING)	Perpendicular illuminance (Adaptive)	0.29 fc	9.83 fc	3.15 fc	10.69	33.38
2	Workplane (OPEN PARKING)	Perpendicular illuminance (Adaptive)	0.28 fc	8.15 fc	1.64 fc	5.87	29.24
3	Workplane (KIDS PLAYGROUND)	Perpendicular illuminance (Adaptive)	0.99 fc	4.15 fc	2.18 fc	2.20	4.19
4	Workplane (BUILDING PERIMETER)	Perpendicular illuminance (Adaptive)	0.13 fc	3.55 fc	2.15 fc	16.66	27.50
5	Workplane (PROPERTY LINE TOP)	Perpendicular illuminance (Adaptive)	0.065 fc	1.44 fc	0.34 fc	5.19	22.12
6	Workplane (PROPERTY LINE RIGHT)	Perpendicular illuminance (Adaptive)	0.032 fc	1.22 fc	0.25 fc	7.88	38.71
7	Workplane (PROPERTY LINE BOTTOM)	Perpendicular illuminance (Adaptive)	0.025 fc	1.56 fc	0.44 fc	17.95	63.71
8	Workplane (PROPERTY LINE LEFT)	Perpendicular illuminance (Adaptive)	0.021 fc	1.25 fc	0.16 fc	7.42	59.69

PERMIT SET 07/02/2021

GENERAL DISCLAIMER:
ANY DESIGN CHANGES, TO THE SYSTEM COVERED BY THESE PLANS WITHOUT PRIOR APPROVAL OF THE ENGINEER WHO PREPARED THESE PLANS, WILL NULL AND VOID THESE PLANS AND THE REVISED INSTALLATION. IN ADDITION, ALL EXPENSES ASSOCIATED WITH RETURNING THE SYSTEM TO ITS ORIGINAL DESIGN WILL BE THE RESPONSIBILITY OF THE COMPANY WHICH APPROVED THESE CHANGES. FINAL BID TO INCLUDE PERMIT COMMENTS.

FORMICA & ASSOCIATES Inc.
Consulting Engineers
980 N. Federal Highway
Suite 110
Boca Raton, FL 33432
TEL: (561) 368-3611
License No. CA 8818
www.formicaengineering.com

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ARCHITECTS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
6810 Lyons Technology Circle, Suite 185 Coconut Creek FL. 33073
P (954) 428-1618 F (954) 428-4416

P.M.: FWG
DRAWN BY: JVS
PROJECT NO.: 221001

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21

ENTITLEMENT PACKAGE

PHOTOMETRIC SITE PLAN

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE: AS NOTED
DATE: 07/02/2021

E400

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

DATE: April 28, 2021

TO: Members of the Planning and Zoning Board

FROM: Andrew Meyer, Senior Community Planner

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

MEETING: May 5, 2021

SUBJECT: **PZB Project Number 21-00900001:** A request by Patricia Ramudo, PE of IBI Group on behalf of Ricardo Hernandez of OAG Investment 5 LLC for consideration of a Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development Rights Incentive Program to allow for the construction of a 127-unit mixed use development commonly known as "Deco Green" at 1715 North Dixie Highway within the Mixed-Use Dixie Highway (MU-DH) zoning district. The subject property's PCN is 38-43-44-16-06-014-0010.

PROJECT DESCRIPTION:

The Applicant, Patricia Ramudo, PE of IBI Group on behalf of Ricard Hernandez of OAG Investment 5 LLC, is requesting approval of the following:

1. **Mixed-Use Urban Planned Development** to construct a 127-unit multifamily development with +/-7,450 square feet of commercial space.
2. **Development of Significant Impact** to construct a residential development in excess of 100 units.
3. **Major Site Plan** for the development of a new multifamily development in excess of 7,500 square feet.
4. **Conditional Use Permit** to establish a mixed-use master plan greater than 7,500 square feet.
5. **Sustainable Bonus Incentive Program** for an additional density, intensity and height.
6. **Transfer of Development Rights Incentive Program** for a 10% increase in residential density.

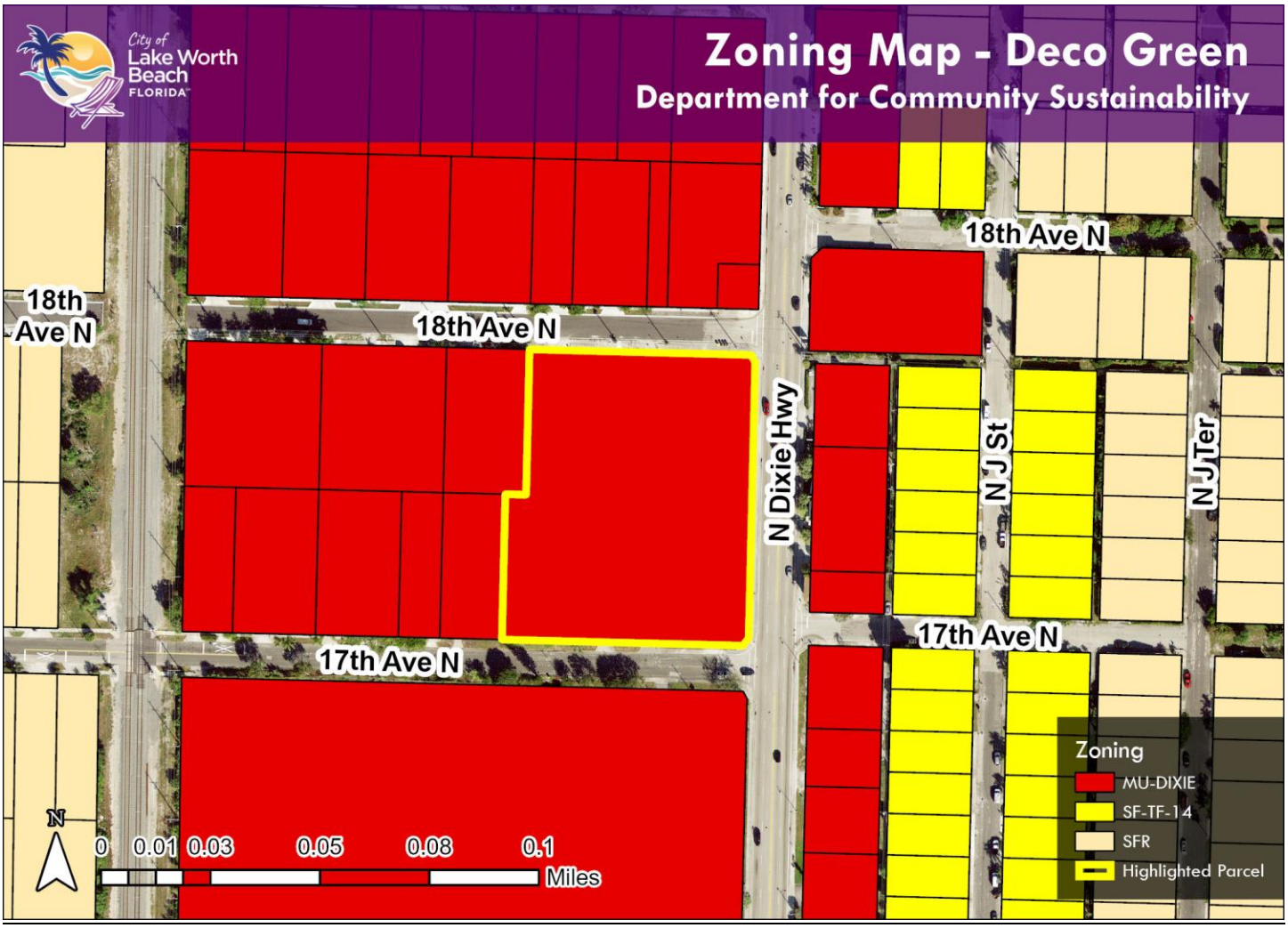
The 2.29-acre subject site is currently vacant, and is located on the west side of North Dixie Highway, between 17th and 18th Avenues North. The site previously contained a mixture of residential and commercial buildings; however, by April 2019 these structures were demolished. The proposed project will be comprised of 3 buildings. Buildings 1 and 3 are three floors in height with a roof terrace, and each contain +/-3,725 square feet of commercial space and 6 dwelling units. Building 2 is seven floors in height with a roof terrace and contains 115 dwelling units.

Staff Recommendation:
Staff has reviewed the documentation and materials provided by the applicant for consistency with applicable guidelines and standards found in the City of Lake Worth Beach Zoning Code and Comprehensive Plan. The proposed development meets the criteria of the Comprehensive Plan and LDRs. Therefore, staff recommends that the Board approve the Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development Incentive Program with conditions of approval to the City Commission.

PROPERTY DESCRIPTION:

Applicant	Patricia Ramudo, PE of IBI Group
Owner	Lake Worth Beach Community Redevelopment Agency
General Location	West side of Dixie Highway between 17th & 18th Aves N
Existing PCN Numbers	38-43-44-16-06-014-0010
Existing Land Use	Vacant
Zoning	Mixed Use – Dixie Highway (MU-DH)
Future Land Use Designation	Mixed Use – East (MU-E)

LOCATION MAP:



BACKGROUND:

The project site is located on the west side of Dixie Highway between 17th & 18th Avenues North. Based on Palm Beach Property Appraiser's records and City records, the site previously contained a mixture of residential buildings along 17th and 18th Avenues North, and a few commercial buildings along North Dixie Highway; however, these structures were demolished and by April 2019, the entire site was vacant with no currently existing structures and no active business licenses issued. Additionally, a search performed on April 15, 2021 indicated that there are no open code compliance violations at the site.

ANALYSIS:

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Mixed-Use East (MU-E). Per Policy 1.1.1.5, the MU-E FLU is established to provide for a mixture of residential, office, service and commercial retail uses within specific areas east of I-95, near or adjacent to the central commercial core and major thoroughfares of the City. The proposed development provides multi-family dwelling units and commercial space along one of the major thoroughfares of the city. Therefore, the proposal is consistent with the intent of the MU-E FLU. Furthermore, Objective 1.2.2 states that the City shall facilitate a compact, sustainable urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services, and to reduce dependence on the automobile. This can be accomplished by concentrating more intensive growth within the City's mixed-use development areas. The proposed development is a mixed use urban planned development that utilizes the City's Sustainable Bonus Incentive and Transfer of Development Rights Program, which grants the development additional height, density, and floor area ratio over what is permitted by right. Thus, this project is consistent with Objective 1.2.2. Additionally, this application is requesting to obtain and additional 10 units per acre through the City's Transfer Development Rights program which is consistent with Policy 1.2.4.4(3)(b). An analysis of the Transfer Development Rights bonus is outlined on page 16.

The City's Strategic Plan focuses on fostering safer neighborhoods, encouraging community pride, building a vibrant and diverse economy, planning for the future, and enhancing the natural, historic, and cultural environment of the City. Pillars II.A, II.B, and II.E of the Strategic Plan state that the City shall diversify housing options, continue crime reduction and prevention in achieving a safe, livable and friendly community, and deliver sustainable indoor-outdoor leisure opportunities. The Applicant is providing a landscaped plaza which includes a playground and dog park. In addition, Pillars I.A and I.B of the City's Strategic Plan represent a commitment to economic development, of which this project brings. Therefore, the project inclusive of Phases 1 and 2 is consistent with Pillars I.A, I.B, II.A, II.B, and II.E of the City's Strategic Plan. Pillars II.C, II.D, and II.F are not applicable to this project.

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

Consistency with the City's Land Development Regulations

Per Section 23.3-25, planned developments are intended to encourage innovative land planning and development techniques through incentives to create more desirable and attractive development within the City. The Department of Community Sustainability is tasked to review planned development applications in accordance with the City's LDRs, to assess compliance with the findings for granting planned developments (analyzed in the following sections) and to provide a recommendation for whether the application should be approved, approved with conditions, or denied. The subject planned development is requesting to waive or relax base zoning district requirements in four (4) areas of the LDRs, which are analyzed by topic area in this section of the report, including the following:

- LDR Section 23.3-17(d), the front façade for the third story and above must have a front setback of 8 to 12 feet in addition to the minimum setback.
- LDR Section 23.3-17(d), the maximum wall height at side setbacks for properties west of Dixie Highway is 45 feet.
- LDR Section 23.3-17(d), the maximum allowed impermeable surface area on the lot is 65%.

- LDR Section 23.5-1, signage; the subject planned development has an associated sign plan that would govern signage in the development.

Mixed Use – Dixie Highway (MU-DH): Per LDR Section 23.3-17(a), the MU-DH zoning district is intended to provide for the establishment and expansion of a broad range of office and commercial uses, including higher density residential uses. The proposed development provides higher-density residential uses as well as office and commercial uses, and is consistent with the intent of the MU-E district.

The table and topic area analysis below evaluate the proposed site features and the project's compliance with the Code, including requests to waive or relax base zoning district requirements as permitted in planned developments and factoring in the Sustainable Bonus incentives, Planned Development incentives, Transfer of Development Rights incentives, and the Comprehensive Plan maximums:

Development Standard		Base Zoning District	Mixed-Use Urban Planned Development w/ Sustainable Bonus Incentive Program (SBIP) & Transfer of Development Incentive Program (TDIP)	Provided
Lot Size (min) In square feet (sf)		13,000 sf	Greater or equal to 21,780 sf (0.5 acres)	99,914 sf (2.29 acres)
Lot Width (min)		100'	100'	350'
Setbacks	Front (min) (N Dixie Hwy)	10'	10'	*Buildings 1 & 3: 12'* Building 2: 115.2'
	Rear (min)	15'	15'	Buildings 1 & 3: 201' 8" Building 2: 45' 9"
	Side (min) (North and South)	10' (Maximum Wall Height at Setback: 45')	10' (Maximum Wall Height at Setback: 45')	Buildings 1 & 3: 10' Building 2: 22' 5"* Building 2 Wall Height: 76'*
Impermeable Surface Coverage (maximum)		65%	65%	**67.3%***
Structure Coverage (max)		45%	45%	36.7%
Living Area (min)		1-bed: 600 sf 2-bed: 750 sf 3-bed: 900 sf	1-bed: 600 sf 2-bed: 750 sf 3-bed: 900 sf	1-bed: 680-900 sf 2-bed: 994-1,235 sf 3-bed: 1,280 sf
Parking		171	171	Off-Street: 119 Off-Street Compact: 43 On-Street: 11 12 Bike Spaces: 3 6 Motorcycle Spaces: 3 Total: 179
Density (max)		20 du/acre (45 units)	55 du/acre (127 units)	55 du/acre (127 units)
Building Height (max)		30'	82.5'	Bldgs 1 & 3 – 42' Bldg 2 – 78' 10"
Floor Area Ratio (FAR) (max)		1.40	2.325	1.92

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

Density: The base zoning district allows a maximum density of 20 units per acre. Based on Policy 1.2.3.4(3) of the City's Comprehensive Plan, mixed-use urban planned developments west of Dixie Highway, which include at least three use

categories, one being residential, and a minimum project size of two acres may obtain a 50% bonus on density, intensity and height over the base outlined in Table 1 of the City's Comprehensive Plan. Table 1 of the City's Comprehensive Plan allows a density of 30 units an acre. Therefore, 30 units per acre plus 50% equals a density of 45 units per acre. Furthermore, as per Section 23.3-25(g), developments which incorporate transferred development rights from city-owned properties with a future land use designation of Public can obtain an increase in overall density of 10 units per acre. 45 units per acre plus 10 units per acre equals a final density of 55 units per acre (127 units). The proposed residential planned development proposes a density of 55 units per acre (127 units), which does not exceed the maximum density allowed on this property.

Height: The base zoning district allows a maximum building height of 30 feet & 2 stories. Per LDR Section 23.3-17(d)(2)(B), blocks west of Dixie Highway adjacent to a residential zoning district may obtain an additional 5 feet in height & 1 story under the City's Sustainable Bonus Incentive Program. Additionally, Section 23.3-25(b)(2)(C) states that mixed-use urban planned developments west of Dixie Highway, which include at least three use categories, one being residential, and a minimum project size of two acres may obtain a 50% bonus on density, intensity and height over the base outlined in Table 1 of the City's Comprehensive Plan. Table 1 of the City's Comprehensive Plan allows a height of 45 feet & 4 stories. Therefore, 45 feet & 4 stories plus 50% equals a height of 67.5 feet & 6 stories. Furthermore, as per Section 23.3-25(g), developments which incorporate transferred development rights (TDRs) can obtain an increase in overall increase in height of 15 feet & 1 story, for a total height of 82.5 feet & 7 stories. The height proposed for this project to the top of the parapet is 78.83 feet which is less than the maximum allowed building height for this property. An architectural feature in area less than 10% of the total area is allowed to exceed building height by 10 feet, or 88.83 feet. The architectural feature proposed reaches a height of 84.33 feet, and complies with this regulation.

Floor Area Ratio (FAR): The base zoning district allows a maximum FAR of 1.40 under the City's Sustainable Bonus Incentive Program per LDR Section 23.3-17(d)(7)(D). Additionally, Section 23.3-25(b)(2)(C) states that mixed-use urban planned developments west of Dixie Highway, which include at least three use categories, one being residential, and a minimum project size of two acres may obtain a 50% bonus on density, intensity and height over the base outlined in Table 1 of the City's Comprehensive Plan. Table 1 of the City's Comprehensive Plan allows for a FAR of 1.55. Therefore, 1.55 plus 50% equals a maximum allowed FAR of 2.325. The project proposes a total FAR of 1.92 which is less than the maximum allowed FAR for this property.

Impermeable Surface Coverage: The project proposes an impermeable surface total of 67.3%, which exceeds the City's maximum impermeable surface allowance of 65% by 2.3%. Planned Developments allow for the relaxation of certain code regulations to promote innovative design and development solutions. The project proposes an open plaza with areas for seating as well as a dog park and playground. Further, the applicant states that semi-pervious pavers are used for parking located outside the building footprint, and that the exfiltration system will provide above the minimum water quality treatment required by the South Florida Water Management District (SFWMD). The site plan proposes approximately 62,563 square feet of impervious surface area and 10,588 square feet of semi-pervious surface area. Per LDR Section 23.1-12, two square feet of semi-pervious surface shall be equivalent to one square foot of impervious surface for the purpose of calculating development regulations. Therefore, of the 10,588 square feet of semi-pervious surface area, 5,294 square feet counts towards impermeable surface coverage resulting in a total impermeable surface area of 67,857 square feet (67.3%).

Major Thoroughfare Design Guidelines / Urban Design: The project is consistent with the City's Major Thoroughfare Design Guidelines. The project places the most active uses on the site closest to the Major Thoroughfares, and places parking and vehicular areas toward the rear of the site, promoting walkability within and beyond the site. Further review on site design can be found on Page 8 of the staff report under "Qualitative Development Standards".

Setbacks: The proposed project is consistent with all setbacks in the base zoning district as proposed except for the front setback for the third story and higher, and the maximum wall height at the side setback. Per LDR Section 23.3-17(d), the front façade for the third story and above must have a front setback of 8 to 12 feet in addition to the minimum setback.

While, the project proposes a total 12-foot setback, the applicant states the request is justified as the third floor has been designed to be flush with the first and second floors based on the architectural style of the building and as shown in the RFP conceptual design. Per LDR Section 23.3-17(d), the maximum wall height at side setbacks for properties west of Dixie Highway is 45 feet, while the proposed wall height is 76 feet. The applicant states that the additional height and stories are required to compensate for the lot configuration and community space provided in the center of the property, which includes an event lawn, dog park, and playground. Furthermore, the project will provide public art located at the center of the property and a low monument logo wall along North Dixie Highway, flanked on either side by low concrete benches that are suitable for sitting. *The Planning & Zoning Board staff report originally indicated that the project encroached on the front setback by 8 feet, however this was a written error. The front required setback for this project is 10 feet, and the applicant has provided a front setback of 12 feet, therefore meeting this section of the Land Development Regulations. The italicized text in this section was revised on 5/21/21.*

Drainage: The City's engineer has reviewed the preliminary civil plans. Standard staff conditions of approval have been recommended, including the standard requirement to provide detailed engineering plans and data at building permit, to ensure the subject planned development meets the City's design storm (3 yr, 1 hour (2.6")) runoff that is required to be maintained on site. These conditions also include evidence of the design is in compliance with the guideline design of SFWMD drainage basin the project is associated with. This shall be provided prior to the issuance of a building permit. These conditions of approval are listed on pages 16-19 of the staff report.

Landscaping: The development proposal has been reviewed for landscaping and complies with the City's landscape regulations in LDR Section 23.6-1. The site provides perimeter landscaping and as well as landscaping internal to the site. Staff has conditioned that all ground-level mechanical equipment be properly screened with landscaping and all monument signs be landscaped at the base of the sign.

Lighting: The Applicant has submitted a photometric plan which does not generate light or glare which encroaches onto any adjacent property in excess of that allowed in Section 23.4-3. Nonetheless, staff has conditioned the project to provide lighting fixtures which shall be compatible with the architectural style of the building and be shielded so as to not trespass upon neighboring residential properties or districts in excess of 12.57 lumens when measured from the property line. Further, all lighting shall comply with lighting code regulations in LDR Section 23.4-3. If using LED lighting, a warm light tone not to exceed 3000 K is required and all fixtures shall be dark skies compliant.

Signage: This application is proposing one monument sign at the center of the site facing North Dixie Highway indicating the project name, as well as additional signage for the commercial units within Building 1 and 3. The proposed signage will exceed the 100 square feet permitted under code, however planned developments are allowed to provide a master sign program to establish signage conditions and regulations appropriate and specific to the site. The project has been conditioned to apply for a Minor Site Plan amendment to finalize a master sign program for individual businesses prior to building permit.

Mixed-Use Urban Planned Development:

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

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

The applicant is requesting to relax or waive sections of the LDRs as part of the mixed use urban planned development, which are outlined under the "Consistency with the City's LDR Requirements" analysis section above and includes requests related to setbacks, wall heights, signage, and maximum impermeable surface. The proposed project is a mixed-use urban

planned development for the construction of 127 multi-family units. The criteria below list the requirements of all mixed-use urban planned developments.

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

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

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

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

Staff Analysis: This mixed-use urban planned development will be situated on a lot of 2.29 acres, which is over the required minimum area. **Meets Criterion.**

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

Staff Analysis: The project will contain a mixture of multi-family residential, retail, and office. Per the City's Use Table, LDR Section 23.3-6, multi-family and select office and retail uses are permitted by right in the MU-DH zoning district. **Meets Criterion.**

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

Staff Analysis: The project generally complies with the base minimum required setbacks of the base zoning district, MU-DH, however the project does not comply with the required setback for 3rd floors and above. The project has requested to reduce the setback required in this section of the code, justifying that it is providing open space in excess of what is required. **Meets Criterion**.

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

Staff Analysis: The proposed project has not requested to waive or reduce any of the requirements associated with parking, and exceeds the minimum parking requirements. Furthermore, Section 23.4-10 permits up to 25% of required parking to be in the form of alternative parking, including compact and motorcycle spaces, as well as bicycle racks. The project provides these parking alternatives, and does not exceed 25% of the required parking at the site.

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

Staff Analysis: Landscape screening and buffering are provided along the perimeter of the site to meet the landscape buffering requirements. The project proposes a 10-to-15-foot landscape buffer along the west property lines, which includes hedging, trees, and shrubs, and continues landscape treatment around the perimeter subject site along North Dixie Highway and 17th and 18th Avenues North. A central plaza which includes an event lawn, dog park, and playground also includes numerous canopy trees and landscaping. **Meets Criterion.**

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

Staff Analysis: The applicant has provided a photometric plan of the site which indicates that the planned development will have approximately 0.1 - 0.3 foot candles at the boundary of the development, which is less than the 1 foot candle maximum allowed by this section. Furthermore, the property proposes fixtures which point downward. The project will be conditioned to use shielded fixtures which are architecturally appropriate and have a warm color temperature in alignment with Dark Sky guidelines. **Meets Criterion.**

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

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

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

Staff Analysis: The project has applied for the Sustainable Bonus Incentive Program and has provided features and amenities which meet the intent and standards of the Sustainable Bonus Incentive Program. **Meets Criterion.**

Development of Significant Impact (DSI):
A development of significant impact (DSI) is a commercial, office, or industrial development of 100,000 or more gross square feet of enclosed building area, including renovations of existing structures when a change to a more intensive use is anticipated, or a residential development of 100 or more dwelling units, including renovations of existing structures when a change to a more intensive use is anticipated. The project proposed qualifies as a DSI because it exceeds 100 dwelling units.

Per LDR Section 23.2-35, a proposed DSI and any amendments to an approved DSI shall be reviewed and approved in accordance with the procedures and requirements for a Conditional Use Permit except that the City Commission shall be the decision maker and not the Planning and Zoning Board or the Historic Resources Preservation Board. The Conditional Use Permit criteria is outlined in the conditional use analysis within this report starting on page 12.

Master Development Plan (Major Site Plan):
A master site plan is required in conjunction with a residential planned development. The review criteria below is intended to promote safety and minimize negative impacts of development on its neighbors by establishing qualitative requirements for the arrangements of buildings, structures, parking areas, landscaping and other site improvements.

Section 23.2-31(c): Qualitative Development Standards

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

Staff Analysis: The applicant states that the site is designed harmoniously and is consistent with the Major Thoroughfare Design Guidelines by providing for vibrant, diverse, safe, inviting, and sustainable features. The proposal locates the multi-family building and parking toward the rear of the site away from Dixie Highway, and locates the mixed-use buildings closer to Dixie Highway, focusing activity along the Major Thoroughfare. The proposed event lawn and plaza are located toward the center of the site, insulating the space from adjacent roadways and properties. **Meets Criterion.**

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

Staff Analysis: The proposal is a redevelopment of the site which was developed prior, therefore the disturbance of the natural conditions had already taken place. The proposal incorporates landscaping and features which improve upon the conditions that had existed prior. **Meets Criterion.**

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

Staff Analysis: Landscape screening and buffering are provided along the perimeter of the site to meet the landscape buffering requirements. The project proposes a 7.25 ft to 15 ft landscape buffer along the west property lines, which includes hedging, trees, sod, and shrubs, and continues landscape treatment around the perimeter subject site along North Dixie Highway and 17th and 18th Avenues North. A central plaza which includes an event lawn, dog park, and playground also includes numerous canopy trees and landscaping. **Meets Criterion**

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

Staff Analysis: The proposed development locates the main residential building toward the rear of the site to promote privacy for its residents. In addition, the buildings will implement impact windows and insulation to dampen noise leak, and landscaping will promote visual privacy as well. **Meets Criterion.**

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

Staff Analysis: Emergency access is provided to all buildings through means of the perimeter streets and interior private drive-aisles. All buildings will have access to fire hydrants and the interior drive-aisle can accommodate ambulances. All three buildings will be outfitted with a fire sprinkler system. **Meets Criterion.**

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

Staff Analysis: The site has vehicular access to both 17th and 18th Avenues North, which are public streets. Furthermore, internal pedestrian circulation systems bring pedestrians from all surrounding public streets to all points of access to all three buildings. **Meets Criterion.**

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

Staff Analysis: The vehicular access is located towards the rear of the site so that all pedestrian traffic has direct access to the rest of the site and Dixie Highway with no interaction with vehicular circulation. Furthermore, the plaza is designed to allow for multiple pedestrian paths to and from the public rights-of-way to enhance pedestrian comfort. **Meets Criterion.**

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

Staff Analysis: As stated, vehicular access to the site is provided off of 17th and 18th Avenues North in order to promote pedestrian circulation and connectivity, as well as isolate traffic movements from nearby intersections. **Meets Criterion.**

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

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

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

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

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

Staff Analysis: Landscape buffers are provided along the west of the property to screen the parking area from the properties to the west. Additionally, landscape buffers are proposed around the perimeter of the property to provide screening for the parking areas and buildings on the site. **Meets Criterion.**

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

Staff Analysis: The site plan proposes the refuse area within an enclosed space among the parking area underneath Building 2. Solid waste and recyclables will be collected in this room, and then wheeled out to a collection point within the parking lot by the facility when the truck is scheduled for pickup. The refuse is located completely within an enclosed area and is located, designed and screened to minimize the impact of noise, glare, and odor on adjacent property. **Meets Criterion.**

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

Staff Analysis: The proposed project will revitalize the vacant site, constructing 127 multi-family units with commercial and retail space, and further add to the City's tax base. **Meets Criterion.**

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

Staff Analysis: The subject site is within the MU-DH zoning district and surrounded by MU-DH zoned properties on all sides. The project proposes a development that is consistent with the MU-DH zoning district and the development incentives in the City's Comprehensive Plan. **Meets Criterion.**

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

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

Section 23.2-31(l): Community Appearance Criteria

1. The plan for the proposed structure or project is in conformity with good taste, good design, and in general contributes to the image of the city as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality.

Staff Analysis: The applicant states that the architectural elevations are inspired by the Bauhaus Movement and Art Deco architectural styles. Staff has reviewed the application and determined that the proposal complies with the Major Thoroughfare Design Guidelines and is in conformity with good taste, good design, and contributes to the image of the City. **Meets Criterion.**

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

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

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

Staff Analysis: The proposal is consistent with the City's Comprehensive Plan and Strategic Plan, the City's LDRs and Major Thoroughfare Design Guidelines. The proposal is also similar in nature to other structures in the general area. **Meets Criterion.**

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

Staff Analysis: The project's compliance with the community appearance and conditional use criteria is detailed below. **Meets Criterion.**

Conditional Use Permit:
Conditional uses are those uses that are generally compatible with the other uses permitted in a district, but that require individual review of their location, design, structure, configuration, density and intensity of use, and may require the imposition of conditions pertinent thereto in order to ensure the appropriateness and compatibility of the use at a

particular location and to prevent or minimize potential adverse impacts to the surrounding area. The project proposal includes a conditional use request to establish a residential master plan greater than 7,500 square feet.

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

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

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

Staff Analysis: The site contains a zoning designation of MU-DH. Based on the intent of the MU-DH zoning district, uses most likely to occur in the district are office and commercial uses, including higher density residential use. The proposed mixed-use development is consistent with the intent of the MU-DH district. Therefore, the proposed residential planned development is compatible and harmonious with the existing and anticipated surrounding uses. **Meets Criterion.**

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

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

Direction	Future Land Use	Zoning District	Current Use
North (across 18th Ave N)	MU-E	MU-DH	Multi-Family, Minor Auto Repair
South (across 17th Ave N)	MU-E	MU-DH	Multi-Family, Live/Work
East (across N Dixie Hwy)	MU-E	MU-DH	Caterer, Laundry Establishment, Restaurant
West (adjacent)	MU-E	MU-DH	Single-Family Residential

Per the Palm Beach County Property Appraiser and City Business License Records, the site is surrounded by a mixture of commercial and residential uses. To the north of the site, across 18th Avenue North, are multi-family properties and Bob Davis Minor Auto Repair, and to the east, across North Dixie Highway, is White Apron Catering, Coconut Palm Dry Cleaners and Laundry, and Farmer Girl Restaurant. To the south of the site, across 17th Avenue North, is the recently constructed multi-family mixed-use urban planned development known as "The Mid". To the west, adjacent to the property, are single-family residences. The proposed multi-family residential and retail and commercial uses have been found to be consistent with the surrounding commercial and residential uses. **Meets Criterion.**

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

Staff Analysis: The approval of this conditional use will bring more residents and businesses to the City and contribute to the City's tax base. Therefore, the development is not anticipated to result in less public benefit than a use permitted by right. **Meets Criterion.**

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

Staff Analysis: Based on the table on page four, the project proposes a density, height, and floor area ratio (FAR) that is less than the maximum development potential the code allows on this lot. Therefore, the project is not anticipated to be a more intensive development than what the Comprehensive Plan anticipates. **Meets Criterion.**

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

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

Staff Analysis: Residential development is reviewed as a conditional use only if it is greater than 7,500 sf. Based on the data and analysis provided in the applicant's traffic study and justification statement, the proposed project and conditional use request would result in lower levels of traffic compared to the site fully developed through permitted by right uses. Multi-family residential with three or more floors has a lower trip generation rate than multi-family residential with 2 floors or single family residential permitted by right use. In addition, the land may be subdivided and smaller yet cumulatively more intense development could occur separately, which in total would create a higher level of traffic than the proposed development. Subdividing would allow for an increase of driveways which would reduce the capacity of the adjacent roadways. Further, the applicant's traffic engineer has indicated that a combination of land uses allows for internal capture between the uses which may not otherwise occur. The Traffic Impact Statement prepared by Simmons & White, Inc. concludes the proposed project meets all Level of Service requirements and the requirements of the Palm Beach County Traffic Performance Standards. The Applicant's Traffic Study can be viewed in Attachment C. **Meets Criterion.**

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

Staff Analysis: The Traffic Impact Statement included with the application concludes that the project meets all Level of Service requirements. In addition, the project has been conditioned to provide a Traffic Letter from Palm Beach County's Traffic Engineering indicating that the project complies with the Palm Beach County Traffic Performance Standards, and should the letter detail any improvements or modifications required at the site, then the applicant shall amend the site accordingly. The site's driveway access points are consistent with the development patterns of commercial properties along the west side of Dixie Highway within the City. The residential component of the planned development is a conditional use because of its size. Subdivision of the property and/or the development of the property with multiple non-residential uses less than 7,500 sf would not mitigate the reliance of future development on 17th Ave N and 18th Ave N for to access Dixie Highway. Therefore, the traffic generated from the proposed development is not anticipated to generate a significant amount of through traffic on local streets than would result from a development permitted by right. **Meets Criterion.**

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

Staff Analysis: Staff does not anticipate the proposed 127-unit mixed-use development to produce significant air pollution emissions that are greater than that of a development permitted by right. The proposed residential and commercial uses do not pose a pollution hazard to the nearby properties. **Meets Criterion.**

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

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

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

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

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

Staff Analysis: The proposed development is not anticipated to place a demand on municipal police or fire protection service beyond the capacity of those services. The project was designed with Crime Prevention through Environmental Design (CPTED) principles, such as promoting visibility throughout the site. **Meets Criterion.**

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

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

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

The requested use is for a 127-unit multi-family residential project. The use is not anticipated to cause unreasonable noise during the hours listed above. Therefore, the multi-family residential project is anticipated to generate noise levels that are compliant with Section 15.24. **Meets Criterion.**

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

Staff Analysis: The Applicant has submitted a photometric plan which does not generate light or glare which encroaches onto any adjacent property in excess of that allowed in Section 23.4-3. Nonetheless, staff has conditioned the project to provide lighting fixtures which shall be compatible with the architectural style of the building and be shielded so as to not trespass upon neighboring residential properties or districts in excess of 12.57 lumens when measured from the property line. Further, all lighting shall comply with lighting code regulations in LDR Section 23.4-3. If using LED lighting, a warm light tone is required and all fixtures shall be dark skies compliant. **Meets Criterion as Conditioned.**

Sustainable Bonus Incentive Program

The proposal includes a Sustainable Bonus Incentive Program to obtain additional height and additional density from the base zoning district, MU-DH. Section 23.3-25(b)(2)(C) states that mixed-use urban planned developments west of Dixie Highway, which include at least three use categories including residential, and a minimum project size of two acres may obtain a 50% bonus on density, intensity and height over the base outlined in Table 1 of the City's Comprehensive Plan. The site plan provides for 7 floors. Section 23.3-17(d)(2) allows for 2 floors under the base zoning district. Table 1 of the

Comprehensive Plan allows for a total of 4 floors which may be utilized under a Planned Development, which this project is at a bonus cost of 5 dollars per square foot. The project also meets the threshold for a 50% increase in density, intensity, and height, which allows the project to go to 6 floors. Floor 7 is granted through the transfer of development rights program instead of the sustainable bonus incentive program and is detailed on Page 16. Any increase in height above the allowances under Table 1 in the Comprehensive Plan are at a bonus cost of 10 dollars per square foot. The total Sustainable Bonus value is calculated as $751,560, which has been broken down in the following table:

Buildings 1 & 3 Total	**Area**	**Value per square foot**	**Bonus Value Required**
Floor 3	4,548 square feet	$5	$22,740
SBIP Subtotal	**4,548 square feet**	**$5**	**$22,740**
Building 2 Total	**Area**	**Value per square foot**	**Bonus Value Required**
Floor 3	25,052 square feet	$5	$125,260
Floor 4	25,052 square feet	$5	$125,260
Floor 5	25,052 square feet	$10	$250,520
Floor 6	25,052 square feet	$10	$250,520
Floor 7 (TDR, not part of SBIP)	*24,672 square feet*	*$10*	*$246,720 TDR Value*
SBIP Subtotal (excluding Floor 7)	**100,208 square feet**	**$5-$10**	**$751,560**
Bldg 1-3 Total (excluding Floor 7)	**104,756 square feet**	**$5-$10**	**$774,300**

The applicant is providing $864,000 in on-site and off-site improvements. Staff has reviewed the proposed features and amenities and find them to be generally consistent with the purpose of the Sustainable Bonus Incentive Program. However, individual high efficiency fixtures are not eligible and may only be considered as part of a certification program like Florida Green Building. Therefore, the sustainable bonus has been conditioned to require Florida Green Building certification, which is equivalent to 50% of the value or sustainable bonus, or to require a payment in lieu of the certification. A breakdown of these improvements can be viewed below:

Incentive	**On-Site or Off-Site**	**Bonus Value Required**
Enhanced Landscaping	On-site	$50,000
Dog Park and Playground	On-site	$100,000
High-Efficiency Water Fixtures *	On-site	$75,000
Fundamental Commissioning*	On-site	$30,000
Minimum Energy Performance*	On-site	$35,000
High-Efficiency HVAC*	On-site	$330,000
Public Art – Murals & Plaza Sculpture	On-site	$144,000
Utility Undergrounding (TBD)	Off-Site	$100,000
TOTAL INCENTIVES PROVIDED		**$864,000**

*Improvement value removed and a Florida Green Building certification, or fee in lieu improvement shall be required.

Transfer of Development Rights (TDR)
Section 23.3-25(g) establishes the city's Transfer of Development Rights program. Projects which utilize the Transfer of Development Rights program may obtain one additional story of no more than fifteen feet in height, an increase in overall density of ten units per acre, and an increase in overall floor area ratio (FAR) of ten percent. The rights are valued at a cost of $10 per square foot, and are payed to the city in exchange for development rights on city-owned properties with a future land use designation of Public. The total development rights cost for the 7th floor is $246,720. Below is the criteria projects must meet to qualify for the program.

1. Projects incorporating transfer development rights must be a mixed use urban planned development, planned development, mixed use planned development or residential planned development.

Staff Analysis: The proposed project is a mixed-use urban planned development. **Meets Criterion.**

2. Projects must have incorporated all of the density, height and intensity bonuses available under the sustainable bonus program prior to being eligible for the transfer development rights program.

Staff Analysis: The proposed project has incorporated all of the density, height, and intensity bonuses available under the sustainable bonus program, and the receipt of the development rights will result in development beyond the sustainable bonuses as permitted by code. **Meets Criterion.**

Public Support/Opposition:

Staff has not received any letters of support or opposition.

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

Electric Utilities:

1. Prior to the issuance of a building permit,
    a. Provide the voltage requirements of the three buildings proposed on the site. Building 2 will need to be three-phase since a single-phase transformer cannot handle the load of the building.
    b. Provide the location requested for the padmount transformers and the meter centers for each building. The transformer locations must be accessible to our vehicles, and must have 8-ft minimum clearance in the front of them and 3-ft minimum clearance on the sides and rear, including landscaping. They also must not be under or inside any structure.
    c. Provide the load calculations for all buildings, the electrical riser diagrams for all buildings, and the construction plans showing the water, sewer, drainage, paving, landscaping, and lighting for the project.
2. Before the issuance of a Certificate of Occupancy
    a. A 10-ft-wide utility easement for all of the electric lines, transformers and other equipment will be required to be recorded. The easement is required to provide power to this project.
    b. Install all schedule-40 gray conduit as required by Lake Worth Beach for this project for its primary cable. This conduit must be installed at a 42" minimum depth. Pad specs will be provided to show the proper orientation of conduit at the padmount transformers.
    c. Lighting for the parking areas on the site shall be installed at the property owner/s' or developer/s' expense.

3. Costs associated with the City of Lake Worth Beach's materials and labor for this project shall be reimbursed to the Electric Utility prior to the issuance of a Certificate of Occupancy.

Planning and Zoning:

1. All lighting shall be shielded so as to not trespass upon neighboring residential properties or districts in excess of 12.57 lumens when measured from the property line and shall comply with lighting code regulations in LDR Section 23.4-3. If using LED lighting, a warm light tone is required. Lighting fixtures should comply with dark skies fixture recommendation, including a 2700K and be consistent with the architectural style of the project.
2. All ground level mechanical and electrical equipment shall be screened with shrub hedging or opaque fencing or walls. Chain link or other similar type open fencing shall not be permitted. Additionally, per LDR Section 23.4-21(1), all roof-mounted equipment shall not be visible. Materials used for screening purposes shall be compatible with the architectural style, color, and materials of the principal building from adjacent property or an adjacent street shall be screened from view. The minimum height of such screening shall be equal to the highest point of the systems/equipment.
3. A Minor Site Plan amendment to establish a Uniform Master Sign Program for individual tenants/businesses in accordance with the City's Land Development Regulations is required.
4. Prior to the issuance of a building permit:
    a. Provide a traffic performance letter from Palm Beach County's Traffic Division. Should the letter recommend any changes or improvements to the site or surrounding area, the applicant shall enter into the applicable site plan amendment process to amend the site plan.
    b. Provide for 4% of required parking as electric vehicle charging infrastructure spaces as per 23.4-10(g) and indicate on the site plan
    c. Notification of intent to acquire Florida Green Building certification or payment in lieu of improvements required for the Sustainable Bonus Program.
    d. Provide landscape screening at the base of all proposed monument signage.
5. Prior to certificate of occupancy, the applicant shall pay $246,720 toward the city's Transfer of Development Rights program.

Public Works:

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.
2. Prior to performing work in the right of way, the applicant shall apply for and receive issuance of a "Right of Way/Utility Permit" application.
3. Prior to the issuance of a building permit:
    a. the applicant shall contact the Lake Worth Drainage (LWDD) District's Engineering Department and obtain any required permit(s), if necessary, and furnish to the City. Prior to the issuance of a building permit, the applicant shall contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.
    b. the Applicant shall contact and meet with a representative from the Public Works Solid Waste and Recycling Division to confirm dumpster enclosure location, accessibility and demand on property and that it is compatible with the requirements of the Department of Public Works. Solid Waste and Recycling Division contact number is 561-533-7344.
    c. the applicant shall submit an Erosion Control plan and indicate the BMP's and NPDES compliance practices.
    d. the applicant shall furnish to the City a copy of the FDOT right of way permit for permitted work on Dixie Highway.
4. Prior to the issuance of a certificate of occupancy:
    a. All conditions of approval shall have been satisfied under jurisdiction of the Department of Public Works.

b. All off-site improvements inclusive of sidewalk, curb and gutter, parking, curb cut entry, sodding, landscaping, signage and striping in accordance with the approved site plan shall be constructed. All improvements shall meet the standards and specifications of the Public Works Dept and comply with the Policy and Procedure Manual.
c. The entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements shall be restored to the same condition as prior to construction.
d. The site shall be fine graded and all disturbed areas shall be sodded with bahia sod.
e. The site shall broom swept, including all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
f. The right of way shall be restored to a like or better condition. Any damages to pavement, curbing, striping, sidewalks or other areas shall be restored in kind

Utilities Water & Sewer:

1. Twenty days prior to first site plan approval reading at the City Commission, the development shall provide data to demonstrate that on-site containment of stormwater based on the three-year, one-hour design storm event or 2.6 inches of precipitation, over the entire site area and shall include the geotech data required to support the drainage calculations.
2. Prior to the issuance of a building permit:
    a. An FDOT on Access Management shall be provided.
    b. Provide a drainage statement from a registered FL engineer regarding floodplain management provisions for water quality and quantity, as well as meeting the SFWMD drainage basin conditions.
    c. Provide a section detail at each property direction from back of building or curb to property line. Please ensure that these open spaces are meeting the City's policy of containing the 3 year – 1 hour storm event as well as meeting the drainage requirements of the 25 year storm as per the SFWMD drainage basin requirements.
    d. Please show how drainage will be handled between all building structures (specifically NE and SE) in all directions.
    e. Provide an Erosion Control plan and with the BMPs and NPDES compliance practices for the project site.
    f. The drainage as-builts for 17th Ave N were recently completed and the CAD files shall be imported into the proposed plan to ensure the existing drainage infrastructure in 17th Ave N is consistent with the propose plan driveways and on street parking. Contact Giles Rhoads at the water department: 561-586-1640 grhoads@lakeworthbeachfl.gov
    g. Opposing left turn lanes shall be required to be striped in on Dixie Hwy at 17th Ave N pending the final traffic review and approvals by the State and/or County.
    h. Additional detail, including expanded views of the site depicting the cross-driveway access from the MID on 17th Ave to the proposed multi-family residential building on 18th Ave N.
3. Prior to the issuance of a building permit, the following actions shall be completed:
        i. At time of engineering submittal provide a full drawing set the proposed drainage, Calculations, and any permits or permitting information from SFWMD and LWDD.
        ii. Add all structure and conflict information on the plans.
        iii. Complete water, sewer and drainage plans showing proposed pipe sizes, materials, structure sizes, utility crossing elevations, hydrants, manholes, as well as all pertinent site elevations.
        iv. Proposed watermains shall have a minimum depth of 36 inches.
        v. Show irrigation service line/s up the meter and backflow RPZ device/s.
        vi. Show water & sewer services, drainage structures, and stormmains on landscape plan. Confirm minimum spacing between landscape and services per Public Services Detail 23, Typical Tree with Root Barrier.
        vii. Fireflow calculations based on a recent hydrant test. Contact Pedro Segovia with Palm Beach County at psegovia@pbcgov.com

viii. Water and Sewer utilities will require a dedicated 15-foot utility easement.
ix. Provide a copy of FDOT permit for any work within or touching Dixie Highway.
x. Signed and sealed Drainage Calculations including statement regarding floodplain management provisions for water quality and quantity shall be provided to the City.
xi. Provide geotechnical information for the determination of the hydraulic conductivity of the soil, and groundwater elevation.
xii. An Erosion Control plan and with the BMPs and NPDES compliance practices shall be provided for the project site.
xiii. Engineering plans shall include cross-sections along each property line and with grading showing the design storm (3 yr, 1 hour (2.6")) runoff being maintained on site.
xiv. Provide existing and proposed site grades.
xv. Indicate vertical datum on all plan drawings with grades.
xvi. All applicable City of Lake Worth details.
xvii. Capacity fees for water and sewer shall be paid in full in accordance with the current City Ordinance.

b. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
   i. Provide a copy of the recorded easements.
   ii. Record a Bill of Sale for the public water and sewer mains.

Board Actions:
I MOVE TO RECOMMEND APPROVAL OF PZB PROJECT NUMBER 21-00900001 with staff recommended **conditions** for a Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development Incentive Program to construct a 127-unit mixed use development at the subject site. The project meets the applicable criteria based on the data and analysis in the staff report.

I MOVE TO RECOMMEND DENIAL OF PZB PROJECT NUMBER 21-00900001 for a Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development Incentive Program to construct a 127-unit mixed use development at the subject site. The project does not meet the applicable criteria for the following reasons [Board member please state reasons.]

Consequent Action:
The Planning & Zoning Board will be making a recommendation to the City Commission on the Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development Incentive Program.

ATTACHMENTS:
A. Site Plan Package
B. Supplemental Supporting Documents

Planning Zoning Historic Preservation Division
1900 2nd Avenue North
Lake Worth Beach, FL 33461
561.586.1687

MINUTES
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, MAY 05, 2021 -- 6:01 PM

ROLL CALL and RECORDING OF ABSENCES: Present were: Anthony Marotta, Vice-Chair (remote); Mark Humm; Laura Starr, Juan Contin, Robert Lepa (joining at 6:06 pm). Absent: Daniel Tanner, Greg Rice, Chairman. Also present were: Alexis Rosenberg, Senior Community Planner; Andrew Meyer, Senior Community Planner; Erin Sita, Assistant Director for Community Sustainability; Susan Garrett, Board Attorney; William Waters, Director for Community Sustainability; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE: Led by Juan Contin.

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

A. April 7, 2021 Regular Meeting Minutes

Motion: M. Humm moved to approve the minutes as presented; J. Contin 2nd.

Vote: Ayes all, unanimous.

CASES:

SWEARING IN OF STAFF AND APPLICANTS: Board Secretary administered oath to those wishing to give testimony.

PROOF OF PUBLICATION- Provided in the meeting packet.

1) L38406-Deco Green
   L38409-Lake Worth Apts.
   L38408-1831 N. Palmway
   L38407-Boutwell Rd Apts.

WITHDRAWLS / POSTPONEMENTS: None

CONSENT: None

PUBLIC HEARINGS:

BOARD DISCLOSURE: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. PZB # 21-01500003 - A Request by Wes Blackman, AICP of CWB Associates on behalf of David and Jennifer Hamel for consideration of a Variance to the minimum required side setback for a residential shed at 1831 North Palmway within the Single-Family Residential (SFR) zoning district.

Staff: A. Rosenberg provides case findings and analysis. A variance for a reduction in the required side setback. The variance requested is five (5) feet. The applicant applied for a building permit to replace an existing shed and was disapproved due to failure to meet the ten (10) foot setback. The new shed is proposed to be 240 square feet (twice the size of the existing shed) and would encroach on the pool deck if required to meet the setback. Approval of the variance request would allow the shed to remain off the pool deck. As the current, deteriorated shed (accessory structure) exists as a non-conforming structure, a new shed should not continue or perpetuate the non-conforming setback, rather it should meet current code. Regarding the variance criteria, there are no special circumstances or peculiarities regarding the lot. The 100-foot lot is comprised of 2 fifty-foot lots which could be split in the future (in which case the shed placement would then meet the five (5) foot setback). Staff does not consider the double lot to be a special circumstance. Staff does not recommend approval.

Agent for the Applicant: Wes Blackman, CWB Associates – The original garage was demolished. The northern side of the home has always been the main point of entry as evidenced by the porte-cochere. Regarding the variance criteria: disagrees with staff assessment that a double lot is not a special lot as the immediate area is lacking in double-lots. It may be correct to say that within the City, but not in the immediate vicinity. In the general area those with smaller lots have five (5) foot side setbacks. Several years ago, circa 2018, the standard lot width increased to 50-foot in width. States the lot cannot be split due to location of the house on the lot.

Board: J. Contin- That staff states 3 of the 4 criteria are not being met is significant. L. Starr- what building code does a shed have to meet? **Staff response:** It will go through building review at time of permit. The Florida Building code is applicable in this case with wind load calculations. Do the neighbors have anything to say? **Staff response:** The letters of support will be read. Is there running water? **Applicant Response:** No power, no water, there will be windows to mimic the house as will the roofline.

Property Owner: D. Hamel points out the immediate neighbors who have supported the shed placement. It is not visible, obscured by a six (6) foot privacy fence, mature coconut palms and the porte-cochere. The roofline of the porte-cochere will block the view. It is an 8 x 25 foot shed plus the roof; it is an engineered, site built shed, not a fabricated store bought shed. He is a residential contractor since 1991 and third generation carpenter.

Board: A. Marotta does not see the placement of a new shed on a double wide lot as being more injurious to the neighbors as opposed to being a single lot. J. Contin – It's not a habitable structure, it is just an expansion of the size. R. Lepa- As the proposed shed has doubled in size, where will the water runoff go? **Applicant response:** gutters could be installed.

Public Comment: Board Secretary read into the record the five comments from property owners within 400 feet of the subject parcel including:

John & Jennifer Rachell - 1828 N Ocean Breeze – no issues with the approval.

Gretchen & Brian Gong – 123 Wellesley Drive – support the proposal.

Loren B. Coleman – 136 Wellesley Drive – support the proposal.

Eleanore Schenck – 1831 N. Palmway – support the proposal.

Sharon Callaro – 1820 N. Palmway – no issue with the approval

The following comments from owners outside the 400-foot radius were read into the record:

Brian Luongo – 1327 N. Palmway – supports the proposal

Joe Towslee – 213 Vanderbilt Dr. – no issues with the approval

Erin Allen – 208 S. Lakeside – supports the proposal.

Motion: B. Lepa moves to approve PZB 21-0150003 with staff recommended conditions, the variance application criteria based on the data and analysis in the staff report. L. Starr 2nd.

Vote: Roll call vote - ayes all, unanimous.

B. PZB # 21-00900001 - A request by Patricia Ramudo, PE of IBI Group on behalf of Ricardo Hernandez of OAG Investment 5 LLC for consideration of a Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development Incentive Program to allow for the construction of a 126-unit mixed use development commonly known as "Deco Green" at 1715 North Dixie Highway within the Mixed-Use Dixie Highway (MU-DH) zoning district. The subject property's PCN is 38-43-44-16-06-014-0010.

Staff: A. Meyer present case findings and analysis. The proposal includes a 127-unit multi-family development. The site will be comprised of three buildings with heights up to seven floors with ground level parking with rooftop terraces, commercial activity on the lower level, a plaza, a dog park. The Sustainable Bonus and Transfer of Development rights allow for added density and height. As a Planned Development the relaxation of certain code regulations, such as impermeable surface coverage, are allowed in order to promote innovative design and development solutions. Parking surfaces located outside the building footprint will be semi-pervious pavers and exfiltration (as per SFWMD) will provide above the minimum water quality treatment required. As it is found to be in compliance with the City Comprehensive Plan, Strategic Plan, Major Thoroughfare Design Guidelines and Land Development Regulations, approval by the Board is recommended.

Agents for the Applicant: Patricia Ramudo, PE of IBI Group and Ricardo Hernandez-CEO of OAG Investment 5 LLC.

Andres Montero-Landscape Architect - there is a big outdoor space with open lawn/space. The public, communal space is bordered by extensive landscaping with a dog park, playground and seating areas, bike racks and outdoor lighting, mural. The public and private amenities are designed to encourage residents and the public to enjoy the outdoors. The landscape material was carefully selected to help soften the view of the structures from the street and surrounding properties. Provides for revitalization of the area with commercial/office/retail space, open space, playground, art throughout the property, residential units, and dog park.

Annabella Garcia- architect for Deco Green- Pedestrian friendly access was a primary consideration, was inspired by the Art Deco Bauhaus movement and that the City of Lake Worth Beach is where tranquility meets creativity. The plaza is a very important part of the design. The ground floor retail is exposed to the plaza rather than Dixie highway. The two smaller buildings will incorporate 1 & 2 bedroom townhome lofts. Two murals will also be on those structures facing Dixie Hwy. Building number 2 will have the residential amenities (loungeroom, small business center, exercise room) as well as three (3) bedroom corner units. The ground floor is the parking. The mailroom and elevator will be secure areas within the lobby.

Reinaldo Padron - The tenant mix may include yoga studio, art galleria, pet store, deli, bakery, ice cream shop, juice bar and a coffee shop. It is designed to honor the artists who have defined Lake Worth Beach. The investment is valued at 31 million. Discussion of public benefits.

Patricia Ramudo - Utilizing the Sustainable Bonus Incentive Program the total on and off site incentive provided is $864K.

Board: A. Marotta inquires if this project and the SBIP is now subject to the moratorium? **Response:** No, this project was under review at the time of the zoning in progress was instituted. R. Lepa has questions about the semi-pervious pavers. **Response:** It is a sustainable feature and is not added to the SBIP credit. It is pervious concrete and will be used on the parking surfaces to the north, south and west perimeter parking. Beneath the building footprint of Building 2, it must be concrete. It is more expensive but aids in the drainage. There is some tandem parking for residents with multiple cars. M. Humm asks if there are other similar projects this company has completed. **Applicant response**, Ricardo Hernandez, yes in Orlando and in Miami. The building in Orlando is similar without the Plaza. M. Humm queries if they are planning to sell after approval or would they own and operate? Where would the extra parking be for non-residents? **Response:** Some is dedicated to the retail operations, people are encouraged to walk, use bikes, scooters in addition to the on-street parking. What is the anticipated rent? **Response:** It will be market rate. 1 bedroom@ $1,500 2- bedrooms $1,800 and 3 bedrooms $2,000 and adjusted for inflation when opening. Will there be property management by a third party? **Response:** Avanti, one of the partners will be taking that role, it is in-house. Live on-site? **Response:** The property manager and leasing agent will be on site usually from 9-5. The property manager and leasing agent should be local. J. Contin asks about the impact fees and the distribution between the county and city. Relationship of parking to unit mix? At night the retail will be vacant during the day the parking can be for the public. A bus station stop is provided as the intent is to have young families with young children. What TDR rights were utilized? **Staff Response:** They are being bought from the City at $10.00 per foot. It allowed them to go 7 floors and added 10 % density. L. Starr- Is the CRA the property owner? **Response:** Went through an RFP, signed a contract for purchase and development agreement. Once the project is approved they will have 2 years to deliver the building. The cost of the property was 2.49 million. Are they paying the City anything? SBIP are paid by developer to the project. **Staff:** Total cost of the TDR is $246,720 required to be paid to the city into an infrastructure trust fund. It can be requested to be waived but it seems the city is not open to waiving at this time. The City does not charge impact fees, only the county. The City requires water/sewer capacity fees. L. Starr- how many commercial tenants? Up to 16, are there assigned spaces? Yes, the tandem parking spots will be assigned to the 3-bedroom units. Prefer families to be in the 3-bedroom units as opposed to students as there are family amenities on site. The on-street parking cannot be restricted, it is open to the public. L. Starr asks about signage. **Response:** The majority of the signage will be on the retail spaces, and it can be restricted by the yet to be submitted sign program. M. Humm-will there be wayfinding signage? Yes, no signage on Bldgs 1 and 3. L Starr- will there be any sandwich board signs? **Staff:** They are prohibited by code. A. Marotta- there are eight (8) parking spaces over what is required by code, and there could be more density by right. Would Board be approving the murals? **Staff:** LULA would find the artist(s) and supervise the installation but they could come back before the Board is so desired.

L. Starr- asks for explanation of what items the commission is concerned about and would be disallowed after the SBIP zoning in progress proceeds. W. Waters explains half of the funds would be deposited into a trust fund, similar to the TDR fund. On site and passive amenities such as dog parks, tot lots unless built off-site would not count toward the Sustainable Bonus

credit. J. Contin – Will there be security measures in and around the plaza? beyond PBSO, in place such as cameras? **Response:** A consultant has not yet been brought on board. With the orientation of the retail spaces toward the plaza there will be many eyes on the scene. **Staff:** The sheriff's office will assist with CPTED. M. Humm asks if shade trees around the plaza would not be better than palms? Andres Montero states they will look at that suggestion. The seating areas are surrounded by canopy trees. Annabella Garcia states the area with the palms is where events will be held. L. Starr- where is the refuse area located? **Response:** On the west side of Buildings 3 & 1, for Building #2 on the SW side at the parking level. Are there palms on the rooftop terraces? The 7th floor is not all units, it is terraces, floors 4 and higher afford a view of the intracoastal and ocean; Buildings 1&3 also have rooftop terraces.

Public Comment: Nelson Moscoso is concerned with the height of 6 floors.

Motion: B. Lepa moves to recommend approval of PZB 21-00900001 to the City Commission with staff recommended Conditions of Approval, with an added condition the west parking spots having permeable concrete. The project meets the criteria based upon the data and analysis found in the staff report M. Humm 2nd.

J. Contin would like the motion amended to read "127 not 126" units.

Motion amended by B. Lepa and 2nd by M. Humm to include the correction of the number of units to 127, not 126.

Vote: Roll call votes 4/1 L. Starr dissenting. Motion carries.

C. PZB # 21-01400002 - A request by WGI, an engineering and land development firm, on behalf of MA Investment Boca, LLC for consideration of a Residential Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Transfer of Development Rights, and Sustainable Bonus Incentive Program to allow the construction of 200-unit multi-family development at 3300 Boutwell Road, within the Mixed Use – West (MU-W) zoning district

Staff: A. Rosenberg presents case findings and analysis. The project will consist of two (2) five-story buildings including a clubhouse and mailroom with 200 multifamily units.

Agent for the Applicant: Yoan Machado displays a powerpoint presentation with additional detail. Mentions the previous approval, still vested, was one building but now the mass has been separated in two buildings. It was also lacking in aesthetics, greenspace and amenities with 2 access points on Boutwell Road. That approval did not avail itself to the sustainable bonus incentive program (SBIP) There will be a bus shelter provided on-site as well as a ride share drop-off area. Request for a side setback reduction for the northern boundary from 20 feet to 11 feet.

Board: M. Humm asks what the financial benefit will be to the City? **Response:** Yoan Machado-600K in real estate taxes. They will be market rate with approximately $1250.00 for 1 bedroom and $1750.00 for 2 bedrooms, there are no 3-bedroom units. J. Contin commends the waste disposal portion of the site plan stating if trash pickup can happen here, it can happen anywhere; inquires about the traffic study, Yoan Machado states as the previous approval (200 units) and trips are vested, along with the unit mix (121 units) will create a less than 1% impact on Boutwell Road. Juan Ortega of JFO Group Inc. states the project is within the TCEA-traffic concurrency exception area with peak area trips of 54 in the afternoon. The study was based upon 200 units. Is there a retention pond in the back? Yes, with an observation deck.

Parking: 320 spaces are required according to code; the study shows 262 parking are necessary. 293 are being provided only 26 will be exchange of spaces. The site will be deficient by 27 spaces according to code.

Staff: In keeping with the Urban Planned Development, which enables the relaxation of some codes, the applicant has provided a traffic study allowing for 264 parking spaces (up to 25% of the parking can be alternative parking solutions).

Board: Regarding the Sustainable Bonus- What is the total dollar value? **Response:** Page 15 of the staff report shows the amounts provided for Sustainable Bonus Incentive Program and Transfer of Development Rights.

Additional questions regarding acceptability of the traffic study. As there is no on street parking, any deficiency will be impact the marketability of the units. **Staff:** Boutwell Road improvements and 10th Avenue North improvements should be initiated in the fall of 2021.

Motion: J. Contin moves to approve PZB 21-0140002 with staff recommended conditions. The project meets the criteria based upon the data and analysis found in the staff report. 2nd Bob Lepa.

Vote: 3/2 M. Humm and L. Starr dissenting. Motion carries.

D. PZB # 21-01400039: A request by Mark Hunley of Charette International Architecture on behalf of 1212 Tenth Ave North LLC for consideration of a Residential Urban Planned Development, Major Site Plan, Conditional Use Permit, and Right of Way Abandonment to allow the construction of a two-building residential project consisting of 24 multi-family units on 10th Avenue North, between North E Street and North F Street, within the Mixed Use – East (MU-E) zoning district, PCN #s 38-43-44-21-15-318-0010, 38-43-44-21-15-318-0140, 38-43-44-21-15-318-0150, 38-43-44-21-15-318-0160.

Staff: A. Meyer presents case findings and analysis. Proposal is for 24 multi-family units in two (2) buildings and includes a request for an alley abandonment bisecting the three (3) parcels.

Applicant presentation by Mark Hunley-the alley was primarily used for the access to electric utilities which will now be funded by the applicant for re-location underground. Continued access was requested and accommodated via curb cuts on the northern boundary. Comprised of one and two bedroom units and efficiency units. The Major Thoroughfare Design Guidelines adherence is evident with the large amount of glazing facing 10th Avenue North.

Board: J. Contin has concerns with the stairways to the second level, the stairs look tacked on and could be more robust. Possibly with bike racks behind it for storage. **Staff response:** It may have been as a result of CPTED comments, for more visibility. **Applicant:** It does make it clear to police and fire where to go in the event of an emergency. M. Humm questions the access to the efficiency unit. What are the rent rates for the unit? **Applicant:** Eric Schwimmer$1050 for the efficiency, $1250 for the 1 bedroom and $1450 for the 2 bedroom units. Not in competition with the larger projects as there are no amenities. Looks to the transitional neighborhoods to provide improvements. R. Lepa asks about the parking. **Staff:** There is concern on the part of the engineer for the City, a waiver is requested for the two northerly on-street parking spots. Sight visibility upon exiting the parking area could be impeded and there is suggestion those two spaces should be eliminated. L. Starr- inquires about the CRA parcel that is ten feet in width and the alley abandonment. **Staff response:** The small parcel was gifted to the CRA from the City during the 10th Avenue re-do. Regarding the alley abandonment, that will go to the property owner. Are there any other projects the applicant has built? **Response from Mr. Schwimmer:** Yes, several mixed-use projects and multifamily units; he did not go through an RFP for this

project, is using Northstar Construction as he is not yet confident with the windstorm portion of contracting at this time. He is a licensed general contractor in New York and is currently studying for his Florida licensure. Enjoys smaller projects and affordable/workforce housing, not Section 8, just a nicer home for a modern day worker and one they can afford. Transitional community being defined as an area moving from lower end to a mid-market community. Lake Worth Beach is changing and being bettered. Believes the total tax generated would be $80-$90K. He will manage the properties himself with his own team. **Staff:** The Sustainable Bonus will be paid to the Trust Account in the amount of $21,600 to allow for the three (3) extra units. The two (2) spots on-street will be striped to disallow the parking at those locations.

Public Comment: Nelson Moscoso-Compliments the looks of the structure but is irate with the traffic in the area, states currently only one car can pass at a time. Why take away the parking when there isn't enough parking as it already is? and there is too much parking on the street, each side with visibility issues. His house is behind the parking lot. Going to have noise, and lights. Heard something about impact windows, wants restitution of some type.

Eric Schwimmer: Recollects that they spoke on the phone regarding the windows recalling he told Mr. Moscoso to select his own window vendor, provide the proposal and a check would be issued to cover the costs. He doesn't know about the experience in the evening when people are not at work, and lastly the project could have gone to three (3) story's. Mr. Moscoso is upset with the parking situation, stating neighbors have 5 cars parked in the street at all times.

James Ludwig -1109 North E Street was also opposed to the project as the area doesn't need any additional traffic or foot traffic.

Board: J. Contin- It's right to re-develop as there appears to be blight in the area especially coming off of I-95 in the major thoroughfare area; understands the parking and traffic issues. L. Starr agrees with those sentiments but that additional units should be eliminated to ease the lack of parking. It makes it difficult, if not impossible for trash pickup. Developers need to follow the code regarding parking. A. Marotta asks for explanation in the difference between a permitted by right and Conditional Use parking. **Staff:** The waiver was to make the site lines available, the project does meet parking code. Board may opt to retain the two (2) on street parking spaces and disregard the request for waiver if they so choose.

Motion: J. Contin moves to approve PZB 21-01400039 with staff recommended conditions. The project meets the applicable criteria based on the data and analysis in the staff report. Add a requirement that there shall be an architectural adjustment of the staircase creating a more solid and fluid appearance; remove staff recommendation of relaxing Section 23.4-10 (removal of 2 on-street parking spaces); R. Lepa 2nd.

Vote: Roll call vote 4/1, L. Starr dissenting. Motion carries.

PLANNING ISSUES: The Sustainable Bonus Incentive Program has been given a status of zoning in progress while several items are being considered. Items/amenities not accessible to the general public will no longer be eligible for inclusion in the program unless provided offsite. Two such items are tot lots and dog parks. The Gulfstream is still on track. Community Sustainability may possibly be opening to the public on a limited basis, by appointment only. Staff efficiency has improved with more online functions, volume is up and the majority of clients are pleased with the process especially with document sharing. Online bill pay is continuing to be developed.

PUBLIC COMMENTS (3 minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: Juan Contin thanks the Director for the installation of Bluebeam. W. Waters mentions the development in the City is busier now than the last 10.5 years which bodes well for the City. Robert Lepa bids farewell from the Board after residing in the City since 1985.

ADJOURNMENT: 10:04 pm

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ARCHITECTURAL
PHILADELPHIA · ANNAPOLIS · COCONUT CREEK
www.MartinAIA.com
954.428.1618

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DECO GREEN

LAKE WORTH BEACH, FL
PALM BEACH COUNTY

1715 N. DIXIE HIGHWAY
PARCEL ID# 38-43-44-16-06-014-0010
SECTION 16 TOWNSHIP 44 RANGE 43

PROJECT TEAM

OWNER
LAKE WORTH BEACH COMMUNITY REDEVELOPMENT AGENCY
1121 LUCERNE AVENUE
LAKE WORTH BEACH, FL 33460
JOAN OLIVA, EXECUTIVE DIRECTOR
PHONE: (561) 493-2550

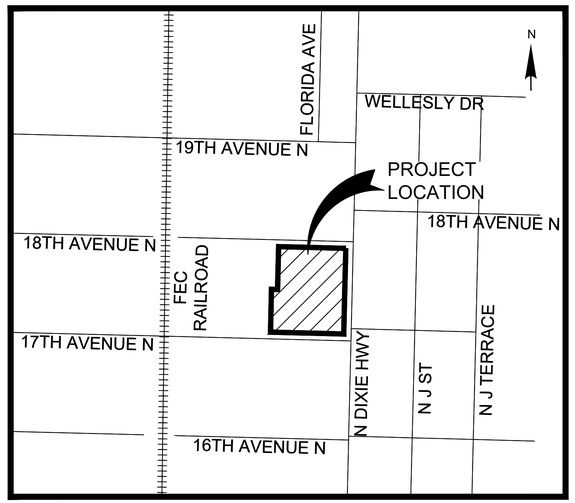
ARCHITECT
THE MARTIN ARCHITECTURAL GROUP, P.C.
6810 LYONS TECHNOLOGY CIRCLE, SUITE 185
COCONUT CREEK, FL 33073
ANNABELLA GARCIA, SENIOR PROJECT MANAGER
PHONE: (954) 428-1618
FAX: (954) 428-4416
EMAIL: AGARCIA@MARTINAIA.COM

CIVIL ENGINEER
IBI GROUP (FLORIDA), INC.
1100 PARK CENTRAL BOULEVARD SOUTH - SUITE 3500
POMPANO BEACH, FLORIDA 33064
PATRICIA F. RAMUDO, P.E., LEED AP
PHONE: (954) 974-2200
FAX: (954) 973-2686
EMAIL: PATRICIA.RAMUDO@IBIGROUP.COM

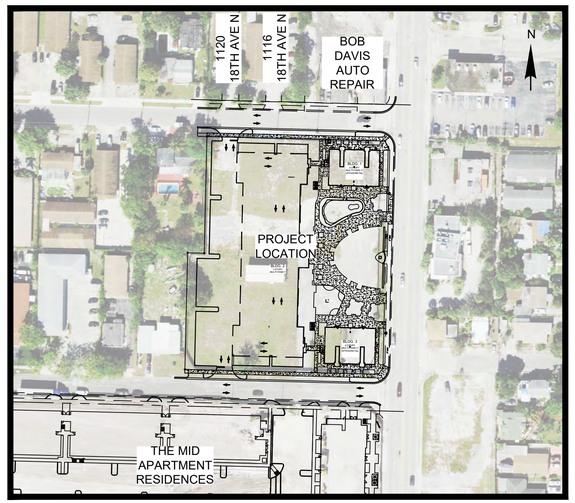
LANDSCAPE ARCHITECT
ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC.
2208 NE 26TH STREET, #1
FORT LAUDERDALE, FL 33305
ANDRES MONTERO, PLA, ASLA
PHONE: (954) 533-8259
EMAIL: AMONTERO@AMLASTUDIO.COM

MEP
FORMICA & ASSOCIATES INC.
980 N. FEDERAL HIGHWAY, SUITE 110
BOCA RATON, FL 33432
JUAN MORENO, LEED AP
PHONE: (561) 368-3611
EMAIL: JUAN.M.MORENO@FORMICAENGINEERING.COM

SURVEYOR
MILLER LAND SURVEYING
1121 LAKE WORTH AVENUE
LAKE WORTH BEACH, FL 33460
MICHAEL MILLER, PLS
PHONE: (561) 586-2669
EMAIL: ORDERS@MILLERSURVEYING.COM



LOCATION MAP
NOT TO SCALE



PROJECT OVERVIEW
NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL 1:
LOTS 1, 2 AND 3, BLOCK "D", LAKE WORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:
THE EAST 110 FEET OF LOT 1, BLOCK "E", LAKE WORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS FROM PARCELS 1 AND 2, THAT PARCEL DESCRIBED IN THE STIPULATED ORDER OF TAKING IN O.R. BOOK 9279, PAGE 1919, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 1, BLOCK E, LAKE WORTH HEIGHTS, AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°55'17" EAST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 165.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°55'17" EAST ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 7.00 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 805 (DIXIE HIGHWAY), SAID POINT BEING ON A LINE 2.50 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY BOUNDARY LINE OF SAID LOT 1; THENCE NORTH 00°00'02" WEST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 9.00 FEET; THENCE SOUTH 37°54'15" WEST, A DISTANCE OF 11.39 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF LOT 1, BLOCK D, LAKE WORTH HEIGHTS, AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°55'10" EAST ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 167.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°55'10" EAST ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 5.00 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 805 (DIXIE HIGHWAY), SAID POINT BEING ON A LINE 2.50 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY BOUNDARY LINE OF SAID LOT 1; THENCE SOUTH 00°00'02" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 9.00 FEET; THENCE NORTH 29°02'10" WEST, A DISTANCE OF 10.31 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
THE WEST 40 FEET OF LOT 1 AND ALL OF LOT 2, BLOCK E, LAKE WORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 4:
LOT 3, AND THE EAST HALF (E ½) OF LOT 4, BLOCK E, LAKE WORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 5:
THE EAST 25 FEET OF THE WEST 65 FEET OF LOT 1, BLOCK E, LAKE WORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOTAL AREA AS DESCRIBED ABOVE = 100,791 SQUARE FEET (2.314 ACRES).

DRAWING INDEX

COVER
SURVEY
SP1.0 SITE PLAN

ARCHITECTURAL

*SEE SHEET A0.01 FOR ARCHITECTURAL SHEET INDEX

CIVIL

C3.0 PAVING, GRADING AND DRAINAGE PLAN
C4.0 WATER & SEWER PLAN

LANDSCAPE

L-01 SITE LAYOUT PLAN
L-02 TREE DISPOSITION PLAN
L-03 LANDSCAPE CANOPY PLAN
L-04 LANDSCAPE UNDERSTORY PLAN
L-05 LANDSCAPE DETAILS & GENERAL NOTES

MECHANICAL, ELECTRICAL & PLUMBING

E400 PHOTOMETRIC SITE PLAN

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811 or 1-800-432-4770
SUNSHINE STATE ONE CALL CENTER

ENGINEER'S PROJECT# 127192

IBI GROUP (FLORIDA) INC
1100 Park Central Boulevard South – Suite 3500
Pompano Beach FL 33064 USA
tel 954 974 2200 fax 954 973 2686
ibigroup.com
ENGINEER'S CERT. OF AUTH. #2966 LANDSCAPE LC #26000270

PERMITS REQUIRED

AGENCY	PERMIT TYPE	DATE APPROVED	APPROVAL NO.	EXPIRATION DATE
AGENCY	PERMIT TYPE	00/00/0000	1234567890	00/00/0000

Revision/Submission

No.	Date	Comment	By
1	04/09/2021	REVISED PER DRC COMMENTS	PFR

NOT FOR CONSTRUCTION

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF PATRICIA F. RAMUDO, FLORIDA P.E. #35798 FOR THE FIRM.

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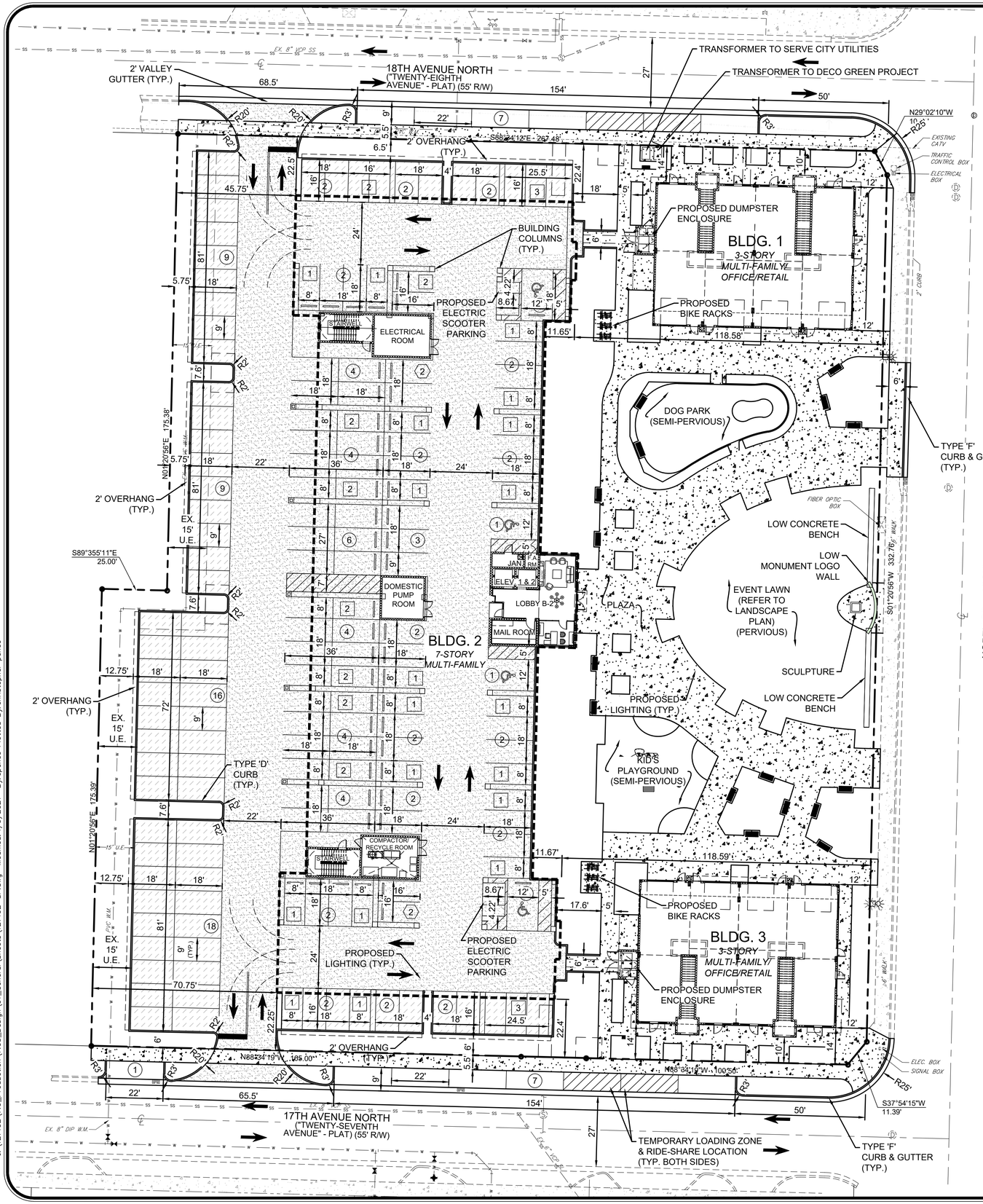
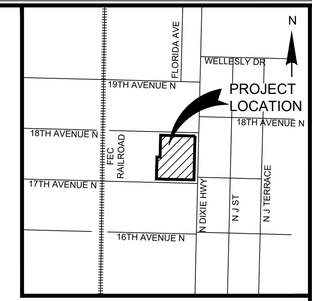
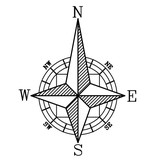


SITE DATA

EXISTING ZONING	MU-DH	MIXED-USE DIXIE HIGHWAY
PROPOSED ZONING	MU-DH	MIXED-USE DIXIE HIGHWAY
EXISTING FUTURE LAND USE	MU-E	MIXED-USE EAST
PROPOSED FUTURE LAND USE	MU-E	MIXED-USE EAST
	REQUIRED	PROVIDED
LOT AREA	13,000 SF (0.298 AC)	100,791sf (2.314 AC)
LOT WIDTH	100'	350.76'
BUILDING HEIGHT (BUILDING 2)	45	74
BUILDING HEIGHT (BUILDINGS 1 & 3)	43.5	34
NUMBER OF STORIES (BUILDING 2)	2	7
NUMBER OF STORIES (BUILDINGS 1 & 3)	2	3
BUILDING SETBACKS		
FRONT	10'	12'
REAR	15'	45.75 & 70.75'
SIDE STREET (17TH AVENUE N)	10'	10'
SIDE STREET (18TH AVENUE N)	10'	10'
RESIDENTIAL DENSITY (55 UNITS PER ACRE)	127	127
BUILDING AREA (SF)		
PRIMARY STRUCTURE - Bldg 2		181124
PRIMARY STRUCTURE - Bldg 1&3		21684
TOTAL BUILDING AREA		202808
FLOOR AREA RATIO (FAR)	2.5575	2.012
BUILDING COVERAGE - GROUND FLOOR (SF)	45%	11%
BUILDING 2		2732
BUILDINGS 1 & 3		8576
TOTAL BUILDING COVERAGE AREA		11308
LIVING AREA - INCLUDING TERRACES - Building 2		
1 Bedroom Units	600 SF	Unit A = 766
		Unit Ab = 733
		Unit Ac = 743
2 Bedroom Units	750 SF	Unit B = 1097
		Unit Bb = 1172
3 Bedroom Units	900 SF	Unit C = 1241
LIVING AREA - Buildings 1 & 3		
Unit D	600 SF	1093
Unit E	600 SF	947
Unit F	600 SF	830
IMPERMEABLE SURFACE (IMPERVIOUS)	65%	68.70%
BUILDINGS 1, 2 and 3		11.22%
CONCRETE PAVEMENT (PARKING		35.95%
PERVIOUS CONCRETE PAVEMENT (@ 50%)		5.44%
HARDSCAPE (ON-SITE PLAZA AND WALKWAYS)		14.75%
SEMI-PERVIOUS SYNTHETIC TURF AREA (Dog Park & Playground) @ 50%		1.35%
PERMEABLE SURFACE (PERVIOUS)	35%	31.30%
PERVIOUS CONCRETE PAVEMENT (@ 50%)		5.44%
LANDSCAPE & OPEN-SOD LAWN		24.51%
SEMI-PERVIOUS SYNTHETIC TURF AREA (Dog Park & Playground) @ 50%		1.35%
PARKING REQUIREMENTS		
MB-1BR = 53 UNITS @ 1.5 PER UNIT	80	See below.
MF-2BR = 64 UNITS @1.75 PER UNIT	112	See below.
MF-3BR = 10 UNITS @ 2.0 PER UNIT	20	See below.
REGULAR RETAIL = 6910 SF @ 1 PER 500 SF	14	See below.
OFFICE = 982 SF @ 1 PER 400 SF	2	See below.
GROSS PARKING REQUIRED	228	See below.
REQUIRED PARKING WITH SHARED PARKING CREDIT OF 25%	171	179
Off-street (on-site) Regular Parking Spaces		115
Off-street (on-site) Compact Parking Spaces @ 25% of Required Parking		43
Off-street (on-site) Handicap Parking Spaces		4
Side-street Parallel Parking Spaces		11
Bonus Parking = Bike Racks = 2 sets of 6 = 12 @ 1 space per 4		3
Bonus Parking = Scooter Parking = 6 scooter spaces @ 1 space per 2		3



LOCATION MAP
(N.T.S.)



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGEND

- CONCRETE PARKING AREA
- PERVIOUS CONCRETE PARKING AREA
- DECORATIVE CONCRETE
- [1] COMPACT PARKING SPACES
- (1) STANDARD PARKING SPACES
- ⟨1⟩ ELECTRIC VEHICLE CHARGING SPACES (COMPACT)

No.	Date	Revision Submission
1	04/09/2021	REVISED PER DRC COMMENTS
		Comment By
		PFR

IBI GROUP (FLORIDA) INC
1100 Park Central Boulevard South – Suite 3500
Pompano Beach FL 33064 USA
tel 954 974 2200 fax 954 973 2686
ibigroup.com
LANDSCAPE LC #26000270
ENGINEERS CERT. OF AUTH. #2966

DECO GREEN
LAKE WORTH, FLORIDA

PRELIMINARY SITE PLAN

NOT FOR CONSTRUCTION

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF PATRICIA F. RAMUDO, FLORIDA P.E. #30756 FOR THE FIRM.

DRAWN:	SCALE:
CMP	1" = 20'
DESIGNED:	PROJECT:
PFR	127192
CHECKED:	SHEET:
PFR	SP1.0
DATE:	
1/14/2021	

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48 HOURS BEFORE DIGGING
CALL
TOLL FREE
811 or 1-800-432-4770
SUNSHINE STATE ONE CALL CENTER

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DECO GREEN
LAKE WORTH, FLORIDA

THE MARTIN ARCHITECTURAL GROUP, P.C.
Coconut Creek, Florida

ENTITLEMENT PACKAGE
JANUARY 14, 2021 REV. 4-9-21

NO.	REVISION	DATE
1	ENTITLEMENT PACKAGE	04/14/21
2	P&Z COMMNETS	04/09/21

DECO GREEN
LAKE WORTH, FLORIDA
entitlement package

1943-01

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OWNER:	ARCHITECT:	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:
OAG INVESTMENT 5 LLC 1430 S Dixie Hwy, Suite 110 Coral Gables, FL 33146 Ph. (786)-223.1568	THE MARTIN ARCHITECTURAL GROUP, P.C. 6810 Lyons Tachnology Circle, Suite 185 Coconut Creek, FL 33073 Ph. (954) 428-1618 Ph. (215) 665-1080 (PA Office)	MASTER CONSULTING ENGINEERS, INC. Tampa (813)287-3600 |Orlando (407)351-2384 Ft. Lauderdale (954)210-7671	FORMICA & ASSOCIATES, Inc 980 N Federal Highway, # 110 Boca Raton, FL, 33432 Ph. 561.368.3611 Ext. 104	IBI GROUP 1100 Park Central Boulevard South - Suite 350 Pompano Beach, FL 33064-2214 Ph. 954 974 2200 ext 52120	ANDRES MONTERO LANDSCAPE ARCHITECT 2208 NE 26th Street. Unit 1, Fort Lauderdale, Florida 33305 Ph. (954) 591.5606

A0.00

GENERAL NOTES

1. ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL CURRENT APPLICABLE CODES, ORDINANCES, STANDARDS, OR RESTRICTIONS, WHETHER INDICATED ON THE PLANS OR NOT.
2. ALL PLANS SUBMITTED FOR SPECIFIC PERMITS SHALL MEET THE CITY'S CODES REQUIREMENTS.
3. CONTRACTOR TO VERIFY THAT ALL REQUIRED APPROVALS PERTAINING TO THE PROJECT HAVE BEEN SATISFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION. SUBCONTRACTORS TO SUBMIT SHOP DRAWINGS TO ARCHITECT'S/ENGINEER'S FOR APPROVAL.
4. THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY WITH ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING FOR EQUIPMENT CONDUITS, ETC.
5. THE SUBCONTRACTORS SHALL INCLUDE IN THEIR BID ALL WORK NECESSARY TO ASSURE THE PROJECTS COMPLIANCE WITH THE MOST STRINGENT REQUIREMENTS OF THE APPLICABLE CODES.
6. PRIOR TO SUBMISSION OF ANY BIDS THE SUBCONTRACTORS SHALL VISIT THE SITE AND VERIFY THE ARCHITECT'S DIMENSIONS, DETAILS, AND INFORMATION PERTAINING TO THE PROJECT. IF ANY DISCREPANCIES OR CONFLICT ARE PRESENT, THE SUBCONTRACTORS SHALL NOTIFY THE OWNER IMMEDIATELY. ANY DISCREPANCY, OR CONFLICT NOT BROUGHT TO THE ATTENTION OF ARCHITECT AND OWNER PRIOR TO THE FINAL BID SUBMISSION SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTORS AT NO ADDITIONAL COST TO THE OWNER.
7. THE SUBCONTRACTORS SHALL REFER TO THE APPROPRIATE SHOP DRAWINGS FOR INFORMATION RELATIVE TO THE BUILDING STRUCTURE, COLUMNS, FLOOR AND ROOF FRAMING.
8. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL WORK WITH SUB CONTRACTORS, SUPPLIERS, VENDORS, AND SPECIALTY CONTRACTORS.
9. ALL SUBCONTRACTORS SHALL CARRY PUBLIC LIABILITY, PROPERTY, AND WORKMEN'S COMPENSATION INSURANCE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND DISTRIBUTING ALL CURRENT DRAWINGS TO ALL SUBCONTRACTORS AND VENDORS DURING THE EXECUTION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ON SITE IN A CONVENIENT LOCATION, A COMPLETE SET OF THE SIGNED AND SEALED PERMIT AND SUPPLEMENTAL DOCUMENTS, INCLUDING ALL THE LATEST REVISIONS, ADDENDUM, SHOP DRAWINGS AND SUPPLEMENTAL INFORMATION AS MAY BE REQUIRED FOR PROPER EXECUTION OF THE PROJECT.
11. EACH CONTRACTOR SHALL PROTECT THE WORK OF OTHER SUBCONTRACTORS. ANY CONFLICTS ARE TO BE RESOLVED BETWEEN THE SUBCONTRACTORS INVOLVED AND ANY WORK DAMAGED SHALL BE REPLACED BY THE SUBCONTRACTOR CAUSING THE DAMAGE. THE CONTRACTOR AND THE OWNER SHALL BE NOTIFIED OF SUCH CONFLICT.
12. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE THE DRAWINGS. (NOTIFY THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH ANY WORK, OF ANY VARIATIONS IN THE CONSTRUCTION DOCUMENTS AND OR SPECIFICATIONS).
13. APPLY AND/OR INSTALL ALL PRODUCTS AND MATERIALS ACCORDING TO MANUFACTURER'S PUBLISHED INSTRUCTIONS, OR IF NO INSTRUCTIONS EXIST, INSTALL PER STANDARD INDUSTRY PRACTICE.
14. ALL DIMENSIONS ARE TO ROUGH FRAMING.
15. ALL WINDOWS AND EXTERIOR DOORS SHALL BE IMPACT RESISTANCE & SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE APPLICABLE CODES.
16. ALL WINDOW AND DOOR SIZES ARE NOMINAL. VERIFY MANUFACTURER'S ACTUAL AND ROUGH OPENING DIMENSIONS PRIOR TO WINDOW PLACEMENT. WINDOW SUPPLIER TO VERIFY ALL EGRESS WINDOW LOCATIONS TO SATISFY APPLICABLE CODES AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
17. ALL INTERIOR WALLS SHALL BE METAL STUDS AT 16" O.C. MAX. UNLESS NOTED OTHERWISE.
18. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
19. ALL EXTERIOR DECK LUMBER SHALL BE PRESSURE TREATED.
20. ALL UTILITIES SHALL BE AVAILABLE AND WILL BE COORDINATED WITH ALL REQUIRED UTILITIES.
21. ALL MECHANICAL EQUIPMENT ON THE GROUND LEVEL SHALL BE SCREENED.
22. ALL DWELLING UNITS ARE ACCESSIBLE AS REQUIRED BY THE FAIR HOUSING ACCESSIBILITY GUIDELINES,
23. 2020 FLORIDA BUILDING AND ACCESSIBILITY CODES.
24. PEDESTRIAN WALKWAYS TO BE PROVIDED TO ALL BUILDING ENTRANCES.
25. ONLY CITY APPROVED LANDSCAPING AND FENCES SHALL BE ALLOWED WITHIN THE LANDSCAPE BUFFER.
26. ALL RECREATIONAL AREAS TO BE FULLY ACCESSIBLE AS REQUIRED BY A.D.A.

ARCHITECTURAL ABBREVIATIONS INDEX

ABV	ABOVE	EPX	EPOXY	MIN	MINIMUM	SD	SQUARE FOOTAGE
ACT	ACTUAL	EQ	EQUAL	MIR	MIRROR	SEP/ SEPARAT'N	SEPARATION
A.F.F.	ABOVE FINISH FLOOR	EQUIP	EQUIPMENT	MRB	MOISTURE RESISTANT BOARD	SF	SQUARE FOOTAGE
ALUM	ALUMINUM	EXT	EXTERIOR	MNGR'S	MANAGER'S	SHT	SHEET
APP	APPROVED	F.E.	FIRE EXTINGUISHER	MTD	MOUNTED	SIM	SIMILAR
ASSM/ ASSMB	ASSEMBLY	FLR	FLOOR	MTL	METAL	SPECS	SPECIFICATIONS
BD	BOARD	FDN/FND	FOUNDATION	N/A	NOT APPLICABLE	SQ	SQUARE
BLDG	BUILDING	FT	FEET/FOOT	NO,	NUMBER	STL	STEEL
BLOCK'G	BLOCKING	GALV	GALVINIZED	NON COMB	NON COMBUSTIBLE	STOR	STORAGE
BLVD	BOULEVARD	G.C.	GENERAL CONTRACTOR	O.C.	ON CENTER	STRUCT	STRUCTURAL
B.O.	BOTTOM OF	GEN	GENERAL	OCCU	OCCUPANCY	SUSP	SUSPENDED
BS	BEAM SOFFIT	G.S.F.	GROSS SQUARE FOOTAGE	O.H.	OVER HEAD	T.B.	TOWEL BAR
CIRC	CIRCULAR	GWB	GYPSUM WALL BOARD	OP'G/OPG/ OPEN'G	OPENING	TELE	TELEPHONE
℄	CENTER LINE	GYP BD	GYPSUM BOARD	O.S.B.	ORIENTED STRAND BOARD	TERM	TERMINATION
CLG	CEILING	H.C.	HANDICAP	PARK'G	PARKING	T & G	TONGUE & GROOVE
CLOS	CLOSET	H'DWE	HARDWARE	PKG	PACKAGE	THK	THICK
CLR	CLEAR	HGT	HEIGHT	PL	PLATE	T.O.	TOP OF
C.M.U.	CONCRETE MASONRY UNIT	HORIZ	HORIZONTAL	PLYWD	PLYWOOD	TYP	TYPICAL
CONC	CONCRETE	HR	HOUR	P.R.	POWDER ROOM	U.L.	UNDERWRITERS LABORATORIES
CONST	CONSTRUCTION	HVAC	HEATING, VENTILATION, AIR CONDITIONING	P.T.	PRESSURE TREATED	U.S.G.	UNITED STATES GYPSUM
CORR	CORRIDOR	H.W.C.	HANDICAP WATER COOLER	PTD	PAINTED	U.N.O.	UNLESS NOTED OTHERWISE
CPT	CARPET	H.W.H.	HOT WATER HEATER	P.V.C.	POLY VINYL CHLORIDE	VAN	VANITY
C.T.	CERAMIC TILE	IN	INCH	RAD	RADIUS	V.B.	VAPOR BARRIER
D	DRYER	INFO	INFORMATION	RATD	RATED	VERT	VERTICAL
DIA	DIAMETER	INUL	INSULATION	RCP	REFLECTED CEILING PLAN	VEST	VESTIBULE
DN	DOWN	INT	INTERIOR	REF	REFRIGERATOR	V.T.	VINYL TILE
DR	DOOR	JT	JOINT	REQ/REQ'D	REQUIRED	W	WASHER
D.S.	DOWN SPOUT	LAUN/ LDRY	LAUNDRY	REQT'S	REQUITEMENTS	W/	WITH
DW	DISH WASHER	lb	POUND	RM	ROOM	W/O	WITH OUT
DWGS	DRAWINGS	LIN/L	LINEN	RND	ROUND	W.C.	WATER CLOSET
EA	EACH	MANF/ MANUF	MANUFACTURER	R & S	ROD & SHELF	WD	WOOD
ELEC	ELECTRIC	MAT'L	MATERIAL	RUN.	RUNNING	W.I.C.	WALK IN CLOSET
ELEV	ELEVATOR	MAX	MAXIMUM	S.A. BLKTS	SOUND ATTENUATION BLANKETS	WIND	WINDOW
		M.C.	MEDICINE CABINET				
		MECH	MECHANICAL				

ARCHITECTURAL SYMBOLS INDEX

BRICK
CONCRETE MASONRY UNIT
CAST IN PLACE OR PRE-CAST CONCRETE
LIGHT WEIGHT CONCRETE
CAST STONE
EARTH: UNDISTURBED
EARTH: BACKFILL
BATT OR BLOWN INSULATION
RIGID INSULATION
METAL, ALUMINUM, ECT.

STEEL
PLASTER CEMENT, SAND, GROUT
ROCK OR STONE
CRUSHED STONE, GRAVEL OR POROUS FILL
CUT STONE, BLUESTONE, FLAGSTONE OR SLATE
STONE: ROUGH-CUT OR RUBBLE
WOOD: FINISH
WOOD: ROUGH
WOOD BLOCKING
PLYWOOD: LARGE SCALE

PLYWOOD: SMALL SCALE
METAL: SMALL SCALE STRUCTURAL, FLASHING
GYPSUM WALL BOARD
STUCCO REINFORCED
RESILIANT FLOORING
CARPET AND PAD
CERAMIC TILE: LARGE SCALE
CERAMIC TILE: PROFILE
GLASS: LARGE SCALE
GLASS: SMALL SCALE

DOOR SYMBOL
WINDOW SYMBOL
REVISION NUMBER
ELEVATION NO.
INTERIOR ELEVATION
SHEET NO.
CHANGE OF FLOOR FINISH
DATUM ELEVATION
MATCH LINE
(TB) TEST BORING
(WP) WORK POINT
(DP) DATUM POINT
(CP) CONTROL POINT
WALL PARTITION TYPE

SECTION NUMBER
SHEET NUMBER
BUILDING SECTION
SECTION NUMBER
SHEET NUMBER
DETAIL
SECTION NUMBER
SHEET NO.
DETAIL ENLARGEMENT

CODE SUMMARY

CITY OF PORT SAINT LUCIE, FLORIDA

I. APPLICABLE BUILDING CODES

FLORIDA BUILDING CODE 2020 7TH EDITION
FLORIDA ACCESSIBILITY 2020 7TH EDITION CODE
FLORIDA BUILDING CODE - PLUMBING 2020 7TH EDITION CODE
FLORIDA BUILDING CODE - MECHANICAL 2020 7TH EDITION CODE
FLORIDA FIRE PREVENTION CODE 2020 7TH EDITION
NFPA LIFE SAFETY CODE 2020 7TH EDITION
NATIONAL ELECTRICAL CODE 2020 7TH EDITION

SITE DATA

EXISTING ZONING	MU-DH	MIXED-USE DIXIE HIGHWAY
PROPOSED ZONING	MU-DH	MIXED-USE DIXIE HIGHWAY
EXISTING FUTURE LAND USE	MU-E	MIXED-USE EAST
PROPOSED FUTURE LAND USE	MU-E	MIXED-USE EAST

SHEET INDEX

SHT. No.	DESCRIPTION	PERMIT 01/14/2021	CURRENT DATE
ARCHITECTURAL			
A0.01	GENERAL INFORMATION	●	
A2.00	MASTER PLAN / GROUND FLOOR	●	
A2.01	SECOND FLOOR PLAN BLDG'S 1, 2 & 3	●	
A2.02	THIRD FLOOR BLDG'S 1, 2 & 3	●	
A2.03	FOURTH FLOOR BLDG 2, ROOF TERRACE FLOOR FOR BLDG'S 1 & 3	●	
A2.04	FIFTH & SIXTH FLOOR BLDG 2, ROOF PLAN BLDG'S 1 & 3	●	
A2.05	SEVENTH FLOOR BLDG 2	●	
A2.06	ROOF PLAN BLDG 2	●	
A2.07	UNITS	●	
A2.08	UNITS	●	
A2.09	UNITS	●	
A2.10	UNITS	●	
A2.11	UNITS	●	
A2.12	UNITS	●	
A2.13	AMENITIES		
		●	
A3.01	ELEVATIONS	●	
A3.02	ELEVATIONS	●	
A3.03	ELEVATIONS		
		●	
A9.01	PERSPECTIVES	●	
A9.02	PERSPECTIVES	●	
A9.03	PERSPECTIVES	●	
A9.04	PERSPECTIVES		
STRUCTURAL	NOT required for this application		
S1.01			
S1.02			
S2.01			
S2.02			
S3.01			
S4.01			
S4.02			
S4.03			
S5.01			
S5.02			
S5.03			
S5.04			
S5.05			
MECHANICAL, ELECTRICAL, & PLUMBING	NOT required for this application		
FP-1			
E1.0			
E2.0			
E3.0			
E4.0			
E5.0			
E6.0			
E7.0			
M1.0			
M1.1			
M1.2			
M2.0			
P1.0			
P1.1			
P2.0			
P2.1			

KEY SITE PLAN

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A PROFESSIONAL CORPORATION
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P (954) 428-1618 F (954) 428-4416

P.A.: James M. Riviello, Dominick Ranieri
P.M.: A. Garcia
DRAWN BY: AG & LP
PROJECT NO.: 1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21

ENTITLEMENT PACKAGE

GENERAL INFORMATION

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE: AS NOTED
DATE: 01/14/2021

A0.01

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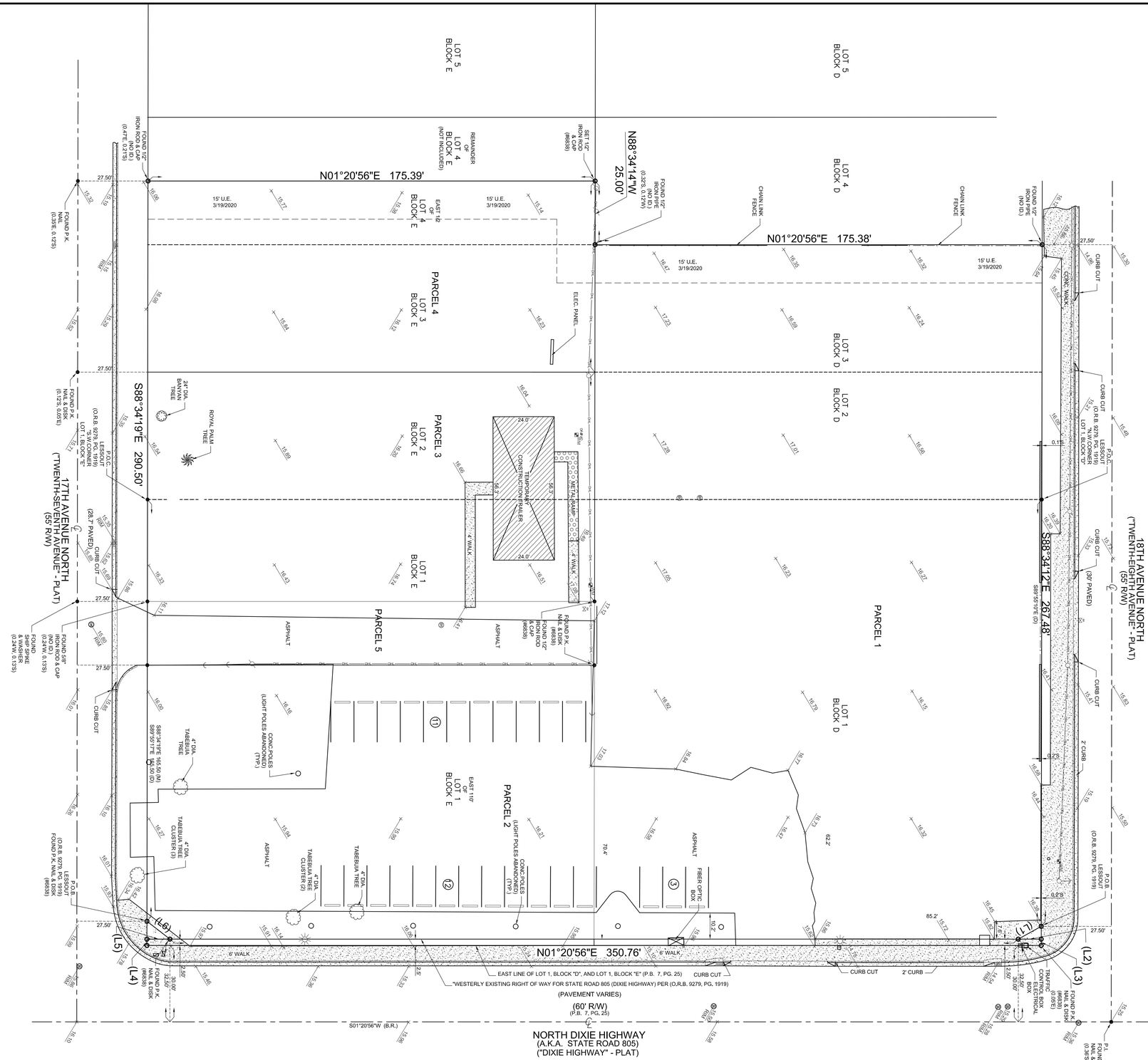

1 PROPERTY SURVEY

(XREF) Y201078 SCALE: 1" =20'-0"

SURVEY NOTES
1.) Lands shown hereon were not abstracted by this office for easements, right of ways, or other instruments of record.
2.) No underground improvements located.
3.) All bearings and distances shown hereon are plat and measured unless otherwise noted.
4.) This firm's "Certificate of Authorization" number is "L.B.#6838.

LEGEND:

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

CERTIFIED TO: Lake Worth Community Redevelopment Agency; Goren, Cheroff, Doody & Ezrol, P.A.; Old Republic National Title Insurance Company
PROPERTY ADDRESS: 1715 North Dixie Highway, Lake Worth, FL 33460
FLOOD ZONE: X (FIRM 120213-12099C0593F 10/05/2017)
DESCRIPTION:
Parcel 1: Lots 1, 2 and 3, Block "D", Lake Worth Heights, according to the Plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

Parcel 2: The East 110 feet of Lot 1, Block "E", Lake Worth Heights, according to the Plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

LESS from parcels 1 and 2, that parcel described in the Stipulated Order of Taking in O.R. Book 9279, Page 1919, Public Records of Palm Beach County, Florida, more particularly described as follows:

A portion of Lot 1, Block E, Lake Worth Heights, as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida, lying in Section 16, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 1; thence South 89°55'17" East along the Southerly boundary line of said Lot 1, a distance of 165.50 feet to the POINT OF BEGINNING; thence continue South 89°55'17" East along said Southerly boundary line, a distance of 7.00 feet to a point on the Westerly Existing Right of way line for State Road 805 (Dixie Highway), said point being on a line 2.50 feet Westerly of and parallel with the, Easterly boundary line of said Lot 1; thence North 00°00'02" West along said Westerly Existing Right of way line and said parallel line, a distance of 9.00 feet; thence South 37°54'15" West a distance of 11.39 feet to the POINT OF BEGINNING.

AND a portion of Lot 1, Block D, Lake Worth Heights, as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida, lying in Section 16, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 1; thence South 89°55'10" East along the Northerly boundary line of said Lot 1, a distance of 167.50 feet to the POINT OF BEGINNING; thence continue South 89°55'10" East along said Northerly boundary line, a distance of 5.00 feet to a point on the Westerly Existing Right of Way line for State Road 805 (Dixie Highway), said point being on a line 2.50 feet Westerly of and parallel with the Easterly boundary line of said Lot 1; thence South 00°00'02" East along said Westerly Existing Right of Way line and said parallel line, a distance of 9.00 feet; thence North 29°02'10" West, a distance of 10.31 feet to the POINT OF THE BEGINNING.

TOTAL AREA OF THE ABOVE DESCRIBED PROPERTY = 66,591 SQUARE FEET OR 1.529 ACRES
PARCEL 3 (1106 17TH AVE. N.): The West 40 feet of Lot 1 and all of Lot 2, Block E, LAKE WORTH HEIGHTS, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 7, Page 25.
Containing 13,153 square feet (0.302 acres)

PARCEL 4 (1110 17TH AVE. N.): Lot 3, and the East Half (E 1/2) of Lot 4, Block E, Lake Worth Heights, according to the plat thereof on File in the Office of the Clerk of Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 7, Page 25.
Containing 15,784 square feet (0.362 acres)

TOTAL AREA OF PARCELS 1-4: 95,528 (2.193 ACRES)

NORTH

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P.A.:	James M. Riviello Dominick Ranieri
P.M.:	A. Garcia
DRAWN BY:	AG & LP
PROJECT NO.:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	PAZ COMMENTS	04/09/21

ENTITLEMENT PACKAGE

PROPERTY SURVEY

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/14/2021

A0.02

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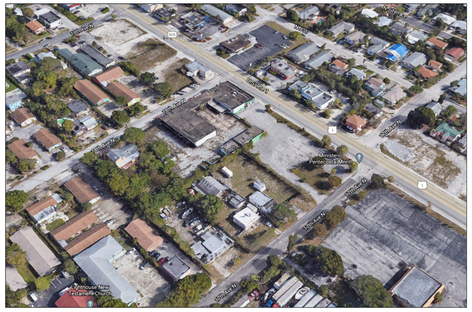


1 AERIAL PHOTO

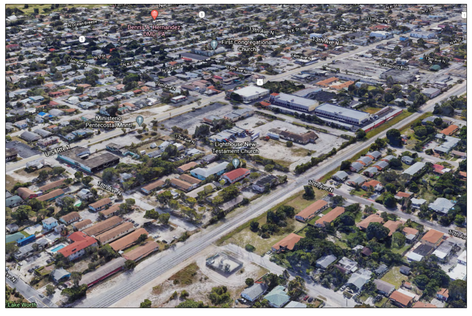
(XREF) AERIAL PHOTO 1 SCALE: NTS

2 AERIAL PHOTO

(XREF) AERIAL PHOTO 2 SCALE: NTS

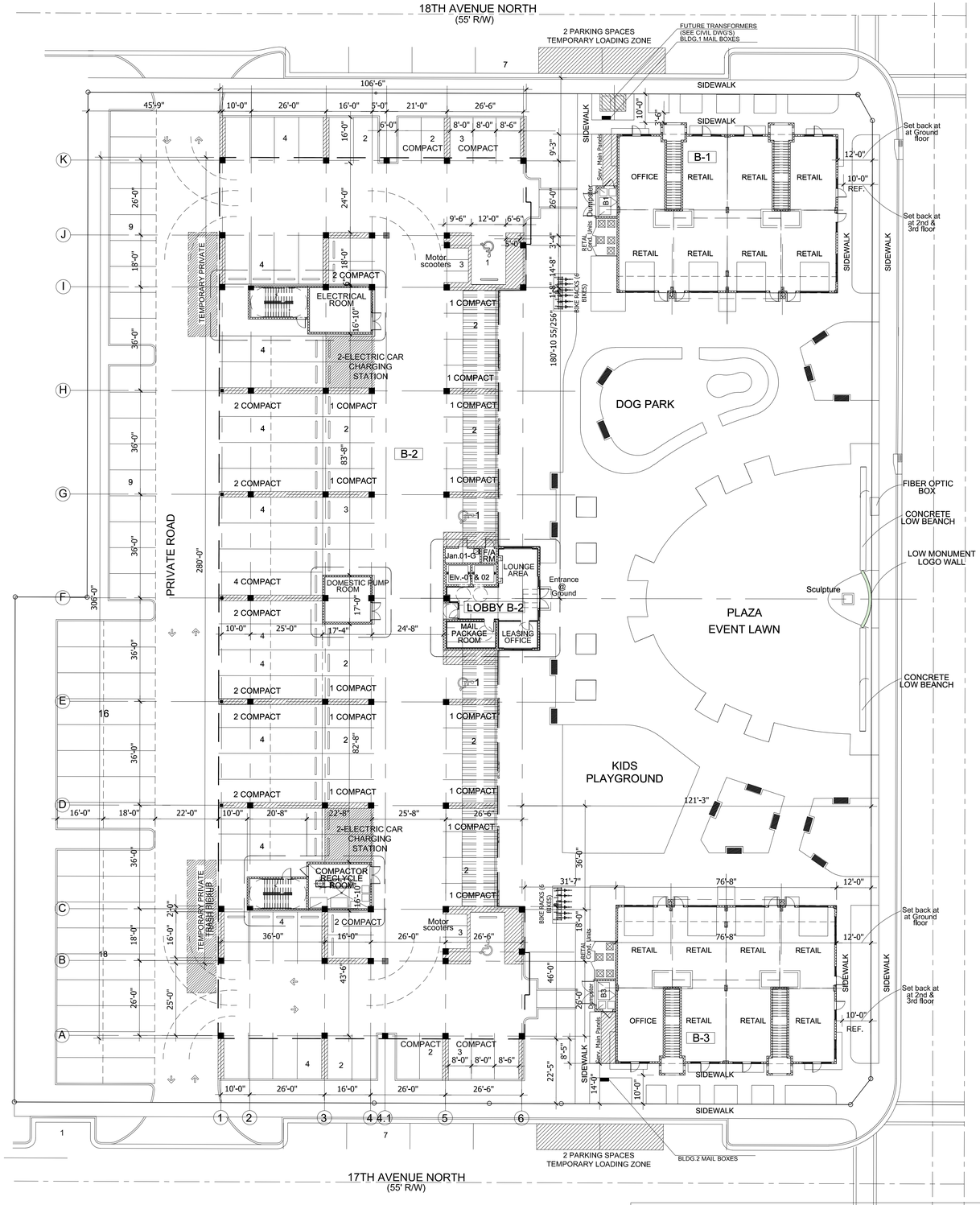
3 AERIAL PHOTO

(XREF) AERIAL PHOTO 3 SCALE: NTS



4 AERIAL PHOTO

(XREF) AERIAL PHOTO 4 SCALE: NTS



5 MASTER PLAN / GROUND FLOOR

(XREF) BLDG2-GROUND FLR SCALE: 1" =20'-0"

NOTE:
THIS DRAWING IS FOR GENERAL BUILDING ORIENTATION ONLY. SEE CIVIL DRAWINGS FOR ANY AND ALL SITE WORK. THIS INCLUDES BUT IS NOT LIMITED TO ROAD AND WALKWAYS, DIMENSIONS, DISTANCES BETWEEN BUILDINGS, SANITARY, WATER, GAS AND ELECTRICAL.

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P.M.:	A. Garcia
DRAWN BY:	AG & LP
PROJECT NO.:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	PZ&Z COMMENTS	04/09/21

ENTITLEMENT PACKAGE

MASTER PLAN/GROUND FLR

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/14/2021

A2.00

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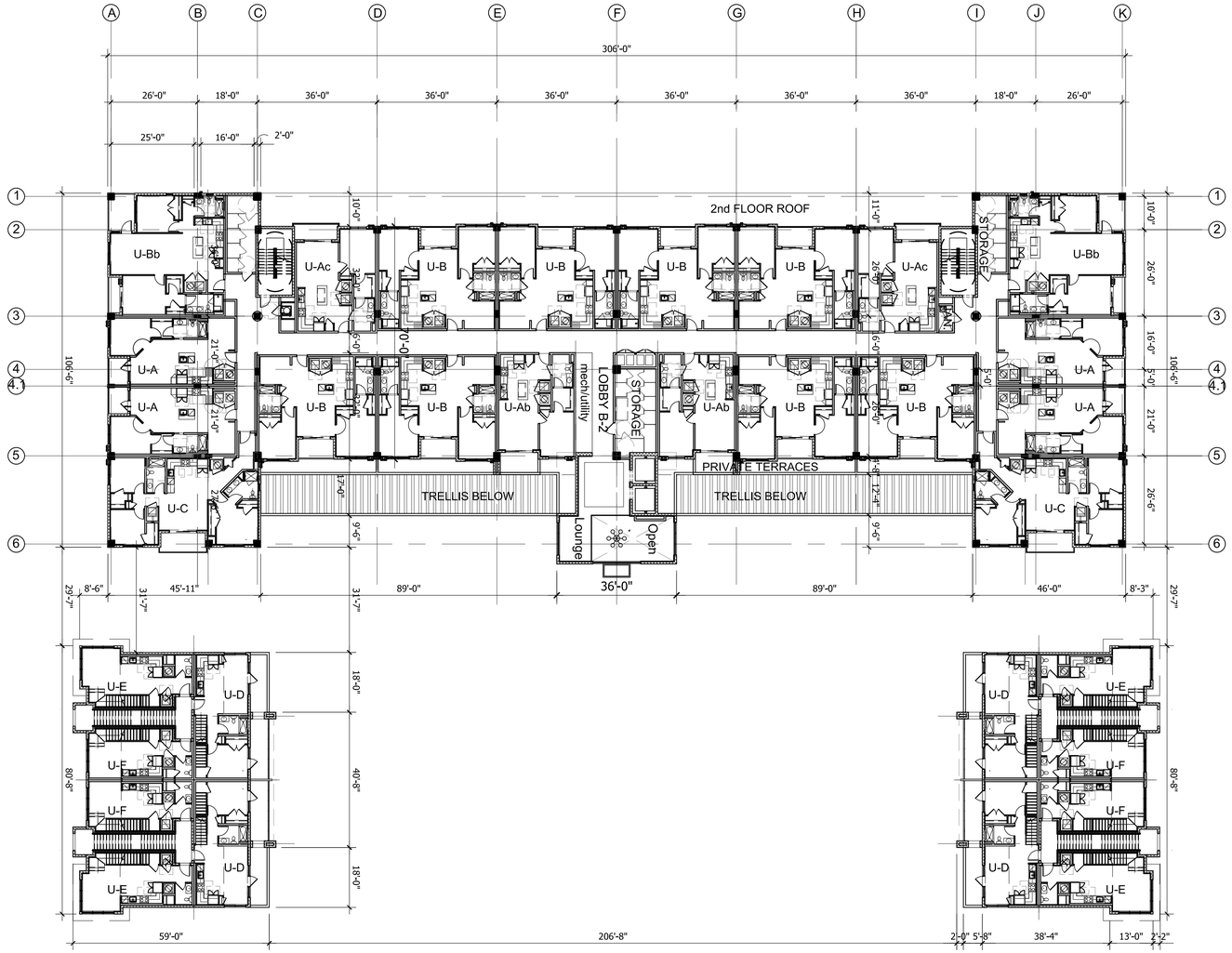

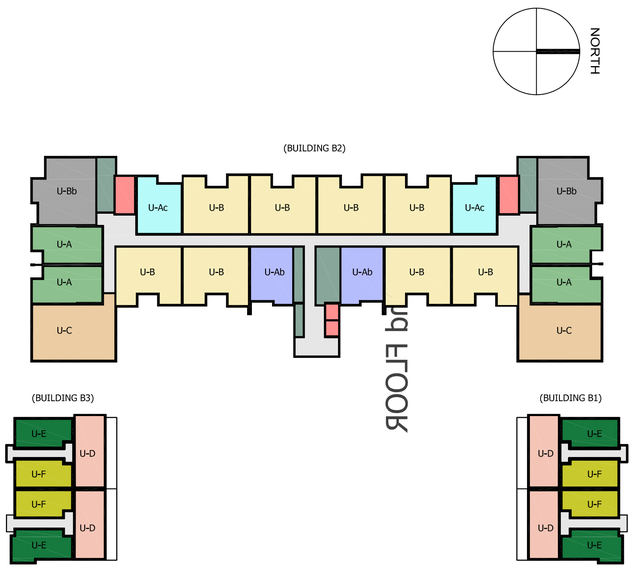

1 SECOND FLOOR BLDGS 1, 2 & 3
(XREF) BLDG2-2ND FLR SCALE: 1" =20'-0"

UNIT MATRIX (BUILDING B2) — 115 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	FOURTH FLR	FIFTH FLR	SIXTH FLR	SEVENTH FLR	UNIT TYPE #	UNIT AREA TOTAL
A	1 BED/1 BATH	766 S.F	50 G.S.F	816 G.S.F	0	4	4	4	4	4	1	21	17,136 G.S.F
Ab	1 BED/1 BATH	733 S.F	67 G.S.F	800 G.S.F	0	2	2	2	2	2	2	12	9,600 G.S.F
Ac	1 BED/1 BATH	743 S.F	51 G.S.F	794 G.S.F	0	2	2	2	2	2	2	12	9,528 G.S.F
B	2 BED/2 BATH	1,097 S.F	63 G.S.F	1,160 G.S.F	0	8	8	8	8	8	8	48	55,680 G.S.F
Bb	2 BED/2 BATH	1,172 S.F	130 G.S.F	1,302 G.S.F	0	2	2	2	2	2	2	12	15,624 G.S.F
C	3 BED/2 BATH	1,241 S.F	82 G.S.F	1,323 G.S.F	0	2	2	2	2	2	0	10	13,230 G.S.F
			TOTAL UNIT/FLOOR		0	20	20	20	20	20	14	115	120,798 G.S.F

UNIT MATRIX (BUILDING B1 & B3) — 12 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR					UNIT TYPE #	UNIT AREA TOTAL
D	2 BED/2 BATH	1,093 S.F	217 G.S.F	1,310 G.S.F	0	4	0					4	5,240 G.S.F
E	1 BED/1.5 BATH	947 S.F	N/A	947 G.S.F	0	4	0					4	3,788 G.S.F
F	1 BED/1.5 BATH	830 S.F	N/A	830 G.S.F	0	4	0					4	3,320 G.S.F
			TOTAL UNIT/FLOOR		0	12	0					12	12,348 G.S.F

GRAND TOTAL B1, B2, & B3. 127 U

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P.A.:	James M. Riviello Dominick Ranieri
P.M.:	A. Garcia
DRAWN BY:	AG & LP
PROJECT NO.:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21

ENTITLEMENT PACKAGE

SECOND FLR BLDGS 1,2 & 3

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE: AS NOTED
DATE: 01/14/2021

A2.01

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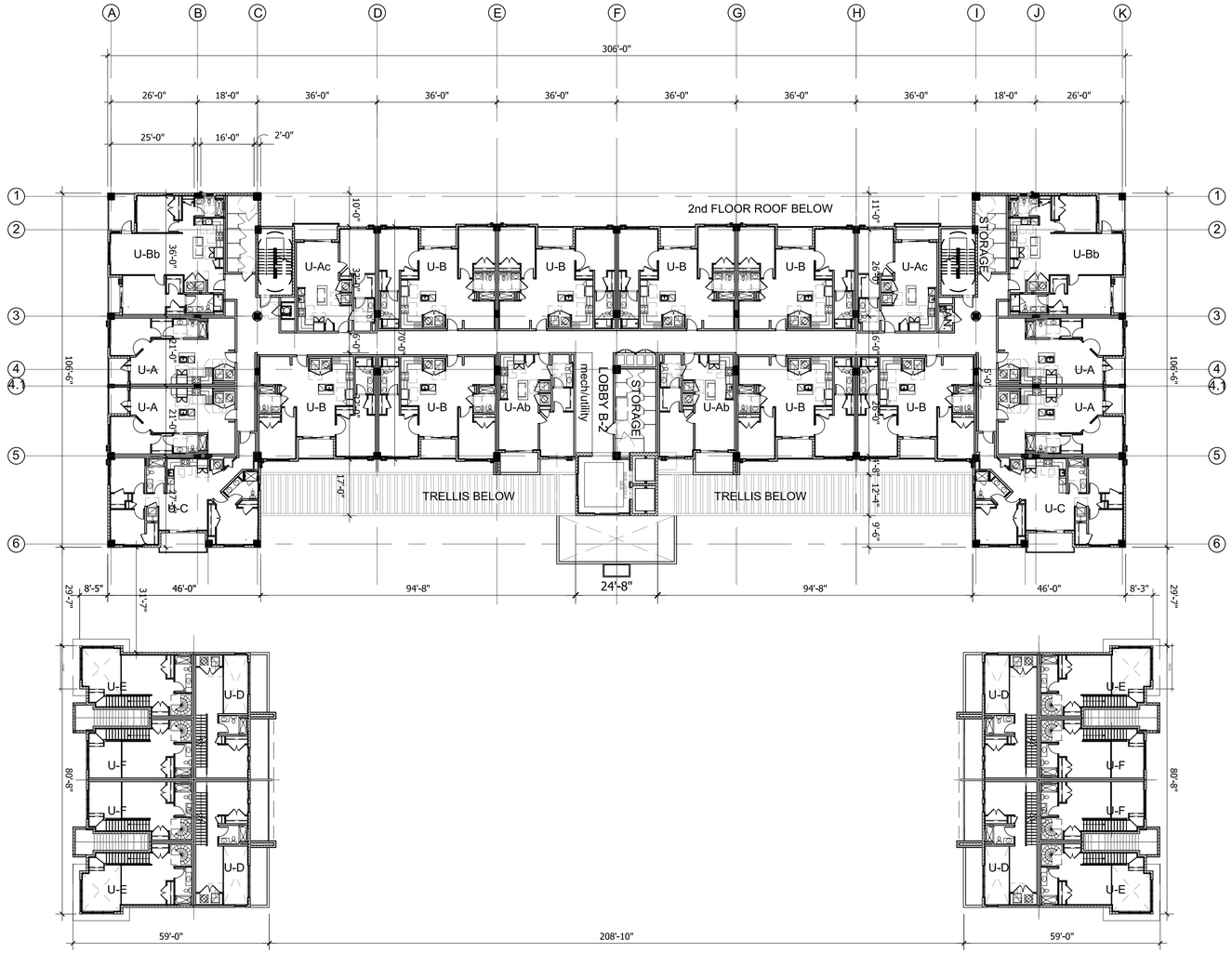

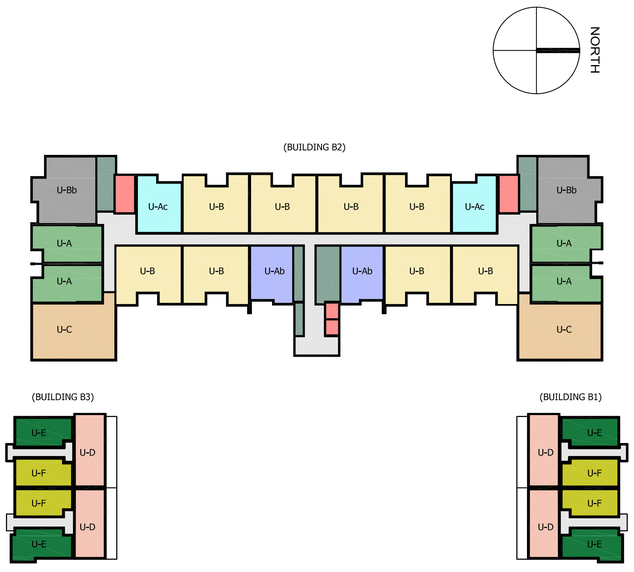

1 THIRD FLOOR BLDGS 1, 2 & 3

(XREF) BLDG2-3RD FLR SCALE: 1" =20'-0"

UNIT MATRIX (BUILDING B2) — 115 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	FOURTH FLR	FIFTH FLR	SIXTH FLR	SEVENTH FLR	UNIT TYPE #	UNIT AREA TOTAL
A	1 BED/1 BATH	766 S.F	50 G.S.F	816 G.S.F	0	4	4	4	4	4	1	21	17,136 G.S.F
Ab	1 BED/1 BATH	733 S.F	67 G.S.F	800 G.S.F	0	2	2	2	2	2	2	12	9,600 G.S.F
Ac	1 BED/1 BATH	743 S.F	51 G.S.F	794 G.S.F	0	2	2	2	2	2	2	12	9,528 G.S.F
B	2 BED/2 BATH	1,097 S.F	63 G.S.F	1,160 G.S.F	0	8	8	8	8	8	8	48	55,680 G.S.F
Bb	2 BED/2 BATH	1,172 S.F	130 G.S.F	1,302 G.S.F	0	2	2	2	2	2	2	12	15,624 G.S.F
C	3 BED/2 BATH	1,241 S.F	82 G.S.F	1,323 G.S.F	0	2	2	2	2	2	0	10	13,230 G.S.F
			TOTAL UNIT/FLOOR		0	20	20	20	20	20	14	115	120,798 G.S.F

UNIT MATRIX (BUILDING B1 & B3) — 12 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR					UNIT TYPE #	UNIT AREA TOTAL
D	2 BED/2 BATH	1,093 S.F	217 G.S.F	1,310 G.S.F	0	4	0					4	5,240 G.S.F
E	1 BED/1.5 BATH	947 S.F	N/A	947 G.S.F	0	4	0					4	3,788 G.S.F
F	1 BED/1.5 BATH	830 S.F	N/A	830 G.S.F	0	4	0					4	3,320 G.S.F
			TOTAL UNIT/FLOOR		0	12	0					12	12,348 G.S.F

GRAND TOTAL B1, B2, & B3. 127 U

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02	P&Z COMMENTS	04/09/21

ENTITLEMENT PACKAGE

THIRD FLR BLDGS 1,2 & 3

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE: AS NOTED
DATE: 01/14/2021

A2.02

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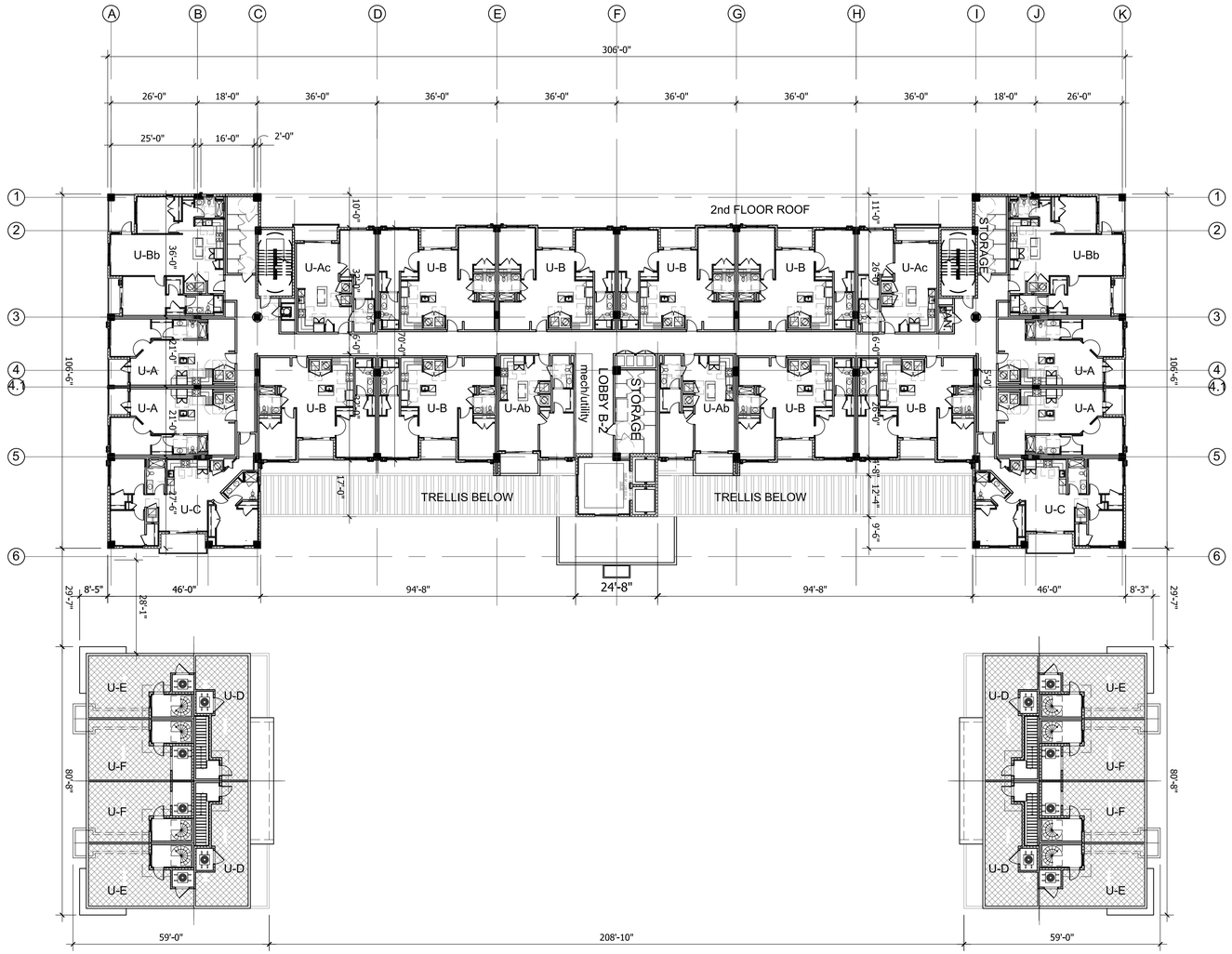
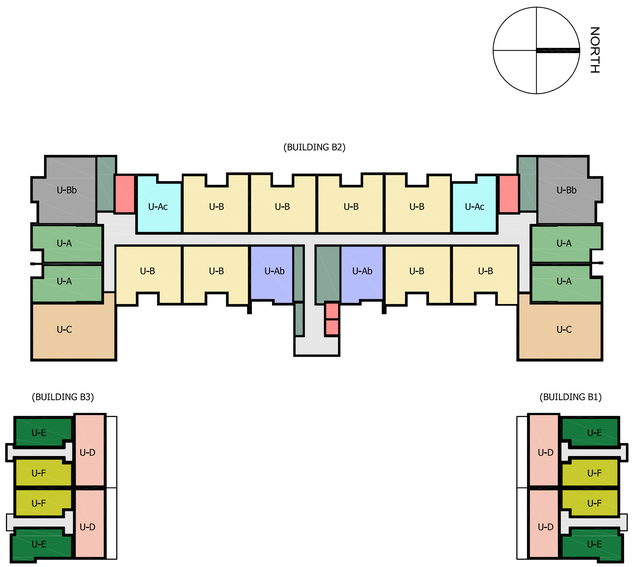


1 FOURTH FLOOR BLDGS 2, PRIVATE TERRACE FLOOR FOR BLDG'S 1 & 3

(XREF) BLDG2-4TH FLR SCALE: 1" =20'-0"



UNIT MATRIX (BUILDING B2) — 115 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	FOURTH FLR	FIFTH FLR	SIXTH FLR	SEVENTH FLR	UNIT TYPE #	UNIT AREA TOTAL
A	1 BED/1 BATH	766 S.F	50 G.S.F	816 G.S.F	0	4	4	4	4	4	1	21	17,136 G.S.F
Ab	1 BED/1 BATH	733 S.F	67 G.S.F	800 G.S.F	0	2	2	2	2	2	2	12	9,600 G.S.F
Ac	1 BED/1 BATH	743 S.F	51 G.S.F	794 G.S.F	0	2	2	2	2	2	2	12	9,528 G.S.F
B	2 BED/2 BATH	1,097 S.F	63 G.S.F	1,160 G.S.F	0	8	8	8	8	8	8	48	55,680 G.S.F
Bb	2 BED/2 BATH	1,172 S.F	130 G.S.F	1,302 G.S.F	0	2	2	2	2	2	2	12	15,624 G.S.F
C	3 BED/2 BATH	1,241 S.F	82 G.S.F	1,323 G.S.F	0	2	2	2	2	2	0	10	13,230 G.S.F
			TOTAL UNIT/FLOOR		0	20	20	20	20	20	14	115	120,798 G.S.F

UNIT MATRIX (BUILDING B1 & B3) — 12 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR					UNIT TYPE #	UNIT AREA TOTAL
D	2 BED/2 BATH	1,093 S.F	217 G.S.F	1,310 G.S.F	0	4	0					4	5,240 G.S.F
E	1 BED/1.5 BATH	947 S.F	N/A	947 G.S.F	0	4	0					4	3,788 G.S.F
F	1 BED/1.5 BATH	830 S.F	N/A	830 G.S.F	0	4	0					4	3,320 G.S.F
			TOTAL UNIT/FLOOR		0	12	0					12	12,348 G.S.F

GRAND TOTAL B1, B2, & B3. 127 U

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ARCHITECTS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
6810 Lyons Technology Circle, Suite 185. Coconut Creek Fl.. 33073
P (954) 428-1618 F (954) 428-4416

P.A.:	James M. Riviello Dominick Ranieri
P.M.:	A. Garcia
DRAWN BY:	AG & LP
PROJECT NO.:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21

ENTITLEMENT PACKAGE

FOURTH FLOOR BLDGS 2, PRIVATE TERRACE FLOOR FOR BLDG'S 1 & 3

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE: AS NOTED
DATE: 01/14/2021

A2.03

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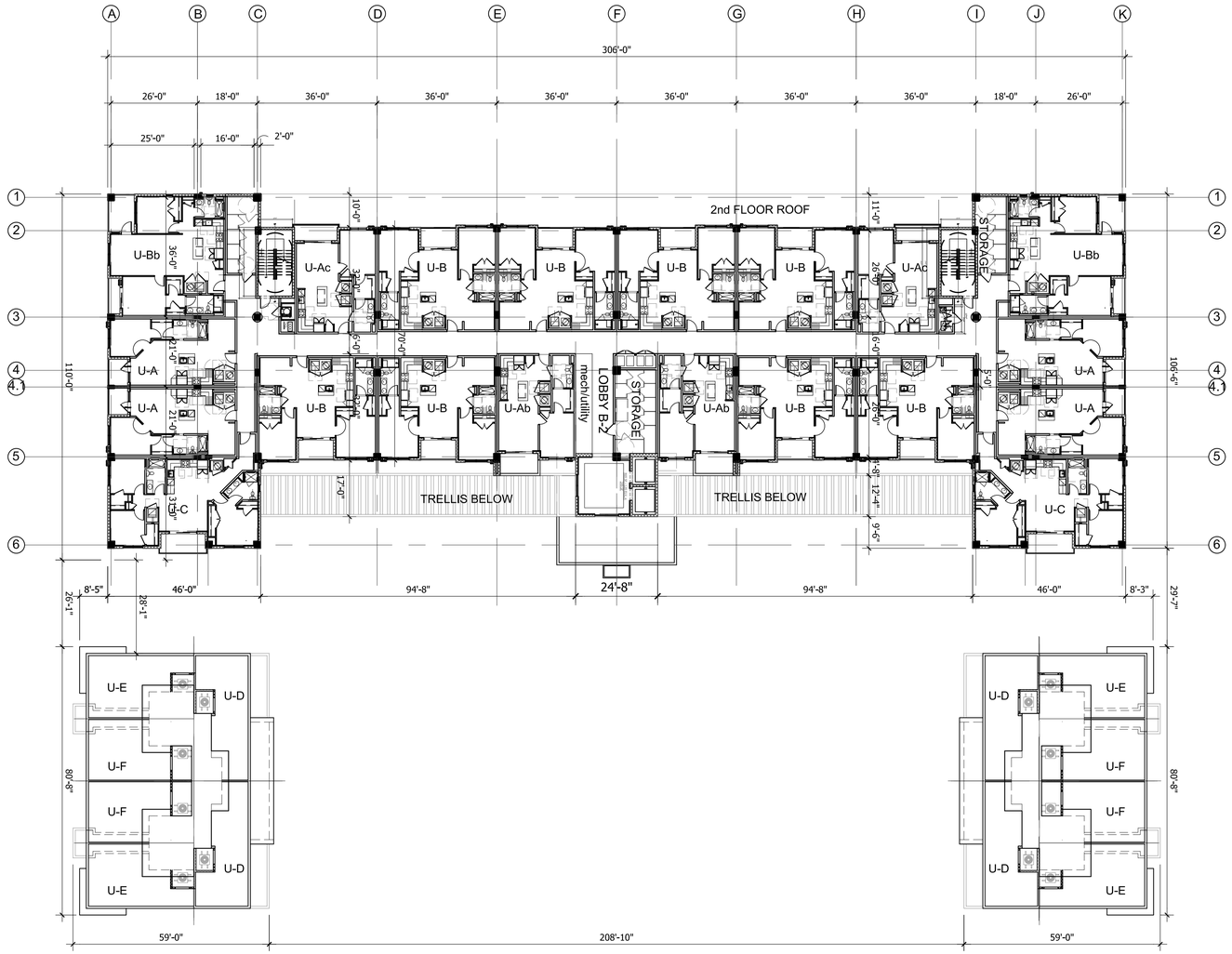
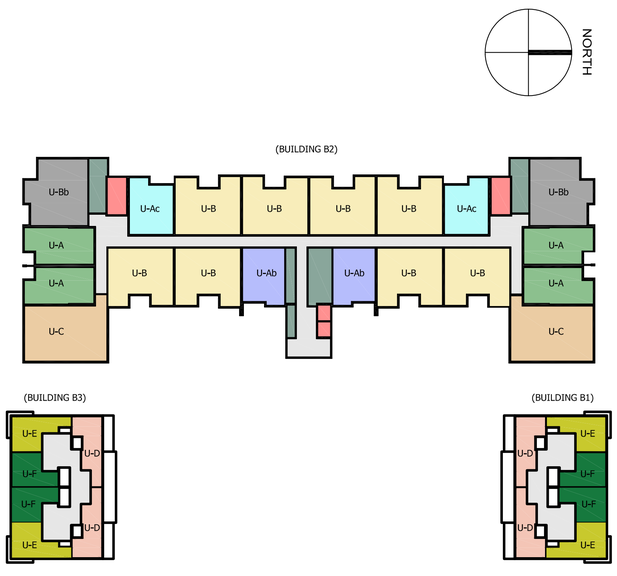


1 FIFTH & SIXTH FLOOR BLDGS 2, ROOF PLAN BLDG'S 1 & 3

(XREF) BLDG2-4TH FLR SCALE: 1" =20'-0"



UNIT MATRIX (BUILDING B2) — 115 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	FOURTH FLR	FIFTH FLR	SIXTH FLR	SEVENTH FLR	UNIT TYPE #	UNIT AREA TOTAL
A	1 BED/1 BATH	766 S.F	50 G.S.F	816 G.S.F	0	4	4	4	4	4	1	21	17,136 G.S.F
Ab	1 BED/1 BATH	733 S.F	67 G.S.F	800 G.S.F	0	2	2	2	2	2	2	12	9,600 G.S.F
Ac	1 BED/1 BATH	743 S.F	51 G.S.F	794 G.S.F	0	2	2	2	2	2	2	12	9,528 G.S.F
B	2 BED/2 BATH	1,097 S.F	63 G.S.F	1,160 G.S.F	0	8	8	8	8	8	8	48	55,680 G.S.F
Bb	2 BED/2 BATH	1,172 S.F	130 G.S.F	1,302 G.S.F	0	2	2	2	2	2	2	12	15,624 G.S.F
C	3 BED/2 BATH	1,241 S.F	82 G.S.F	1,323 G.S.F	0	2	2	2	2	2	0	10	13,230 G.S.F
			TOTAL UNIT/FLOOR		0	20	20	20	20	20	14	115	120,798 G.S.F

UNIT MATRIX (BUILDING B1 & B3) — 12 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR					UNIT TYPE #	UNIT AREA TOTAL
D	2 BED/2 BATH	1,093 S.F	217 G.S.F	1,310 G.S.F	0	4	0					4	5,240 G.S.F
E	1 BED/1.5 BATH	947 S.F	N/A	947 G.S.F	0	4	0					4	3,788 G.S.F
F	1 BED/1.5 BATH	830 S.F	N/A	830 G.S.F	0	4	0					4	3,320 G.S.F
			TOTAL UNIT/FLOOR		0	12	0					12	12,348 G.S.F

GRAND TOTAL B1, B2, & B3. — 127 U

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P (954) 428-1618 F (954) 428-4416

P.A.:	James M. Riviello Dominick Ranieri
P.M.:	A. Garcia
DRAWN BY:	AG & LP
PROJECT NO.:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21

ENTITLEMENT PACKAGE

FIFTH & SIXTH FLOOR BLDGS 2, ROOF PLAN BLDG'S 1 & 3

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/14/2021

A2.04

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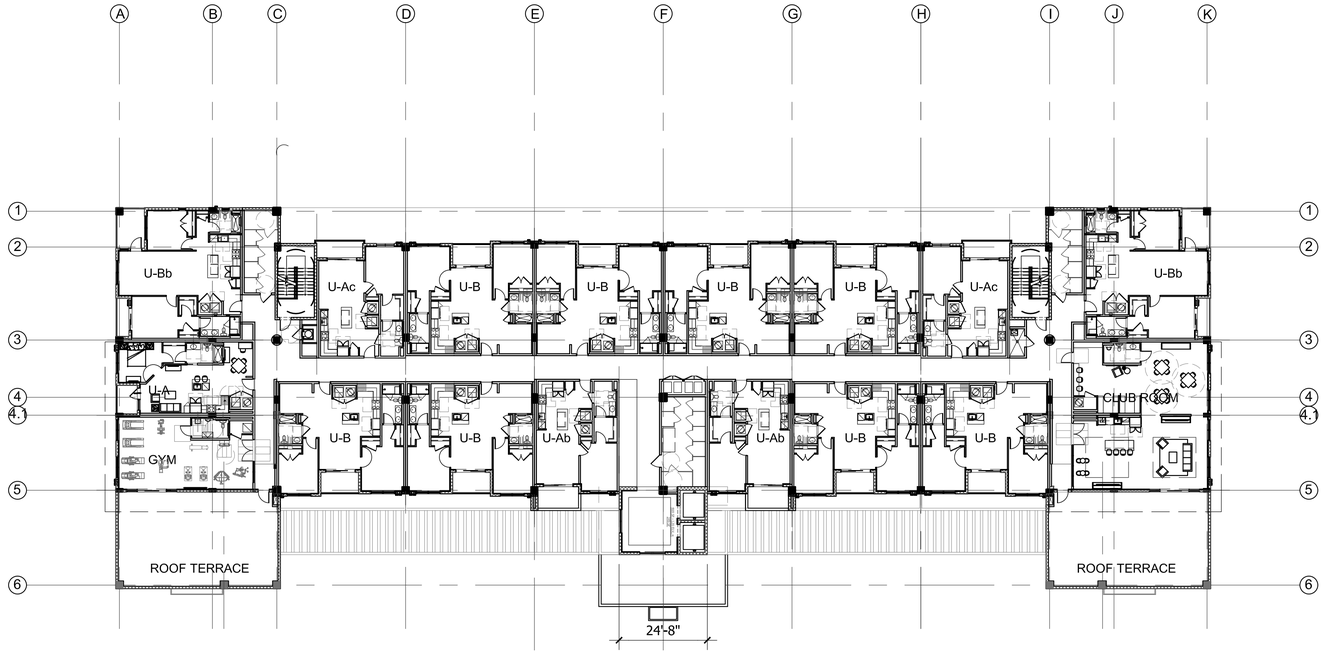

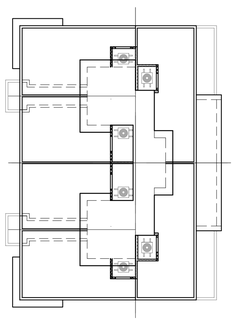

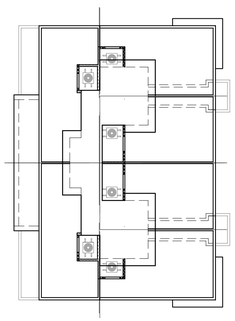

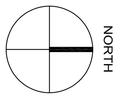

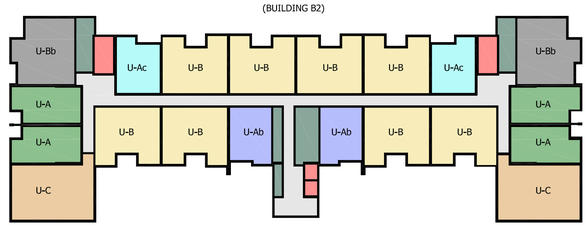

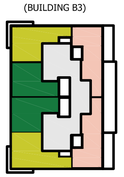

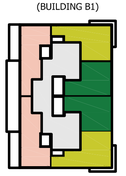

UNIT MATRIX (BUILDING B2) — 115 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	FOURTH FLR	FIFTH FLR	SIXTH FLR	SEVENTH FLR	UNIT TYPE #	UNIT AREA TOTAL
A	1 BED/1 BATH	766 S.F	50 G.S.F	816 G.S.F	0	4	4	4	4	4	1	21	17,136 G.S.F
Ab	1 BED/1 BATH	733 S.F	67 G.S.F	800 G.S.F	0	2	2	2	2	2	2	12	9,600 G.S.F
Ac	1 BED/1 BATH	743 S.F	51 G.S.F	794 G.S.F	0	2	2	2	2	2	2	12	9,528 G.S.F
B	2 BED/2 BATH	1,097 S.F	63 G.S.F	1,160 G.S.F	0	8	8	8	8	8	8	48	55,680 G.S.F
Bb	2 BED/2 BATH	1,172 S.F	130 G.S.F	1,302 G.S.F	0	2	2	2	2	2	2	12	15,624 G.S.F
C	3 BED/2 BATH	1,241 S.F	82 G.S.F	1,323 G.S.F	0	2	2	2	2	2	0	10	13,230 G.S.F
			TOTAL UNIT/FLOOR		0	20	20	20	20	20	14	115	120,798 G.S.F

UNIT MATRIX (BUILDING B1 & B3) — 12 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR					UNIT TYPE #	UNIT AREA TOTAL
D	2 BED/2 BATH	1,093 S.F	217 G.S.F	1,310 G.S.F	0	4	0					4	5,240 G.S.F
E	1 BED/1.5 BATH	947 S.F	N/A	947 G.S.F	0	4	0					4	3,788 G.S.F
F	1 BED/1.5 BATH	830 S.F	N/A	830 G.S.F	0	4	0					4	3,320 G.S.F
			TOTAL UNIT/FLOOR		0	12	0					12	12,348 G.S.F

GRAND TOTAL B1, B2, & B3. 127 U

1 SEVENTH FLOOR BLDGS 2

(XREF) BLDG2-7TH FLR SCALE: 1" =20'-0"

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ARCHITECTS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
6810 Lyons Technology Circle, Suite 185. Coconut Creek Fl.. 33073
P (954) 428-1618 F (954) 428-4416

P.A.:	James M. Riviello Dominick Ranieri
P.M.:	A. Garcia
DRAWN BY:	AG & LP
PROJECT NO.:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21

ENTITLEMENT PACKAGE

SEVENTH FLOOR BLDGS 2

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE: AS NOTED
DATE: 01/14/2021

A2.05

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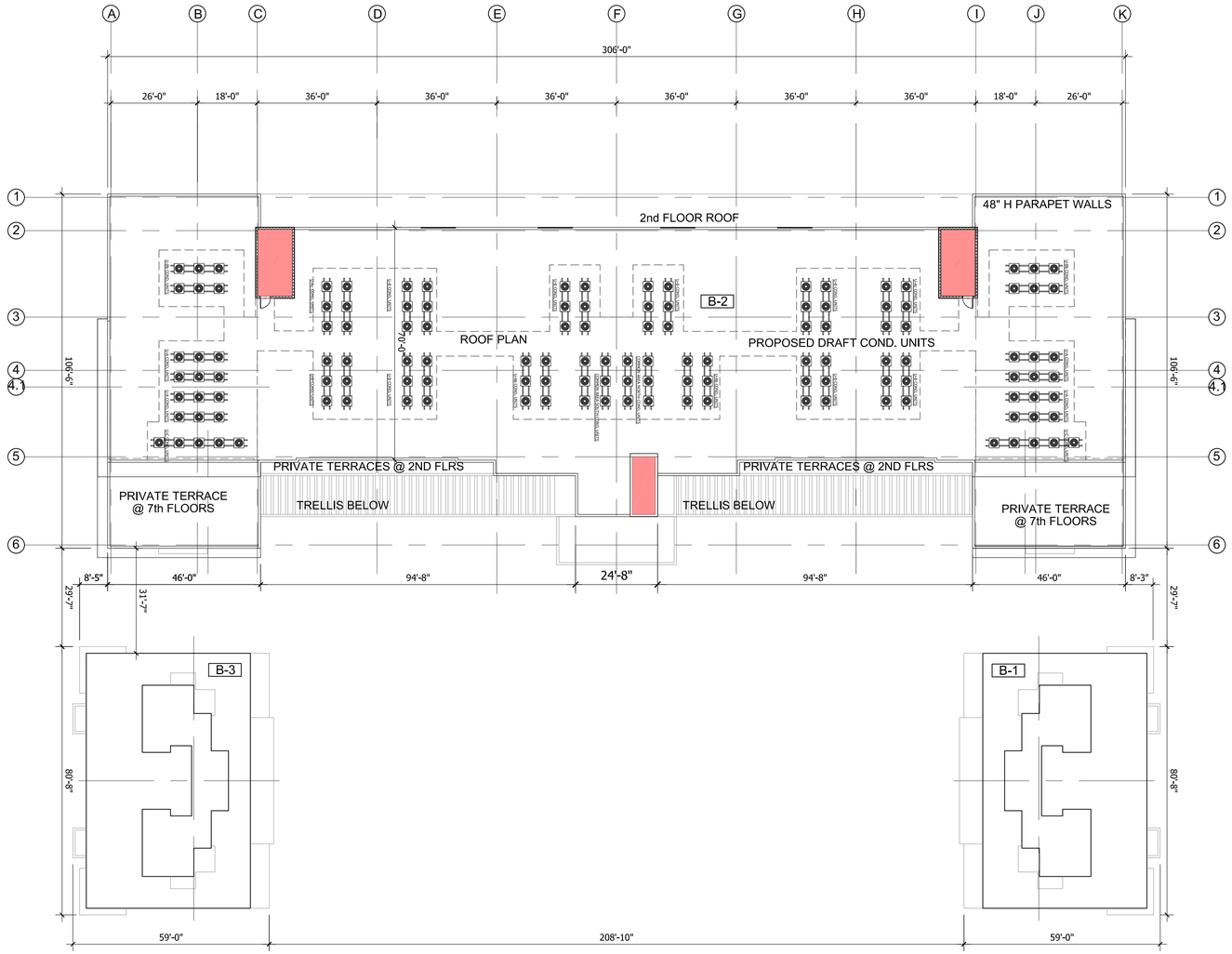

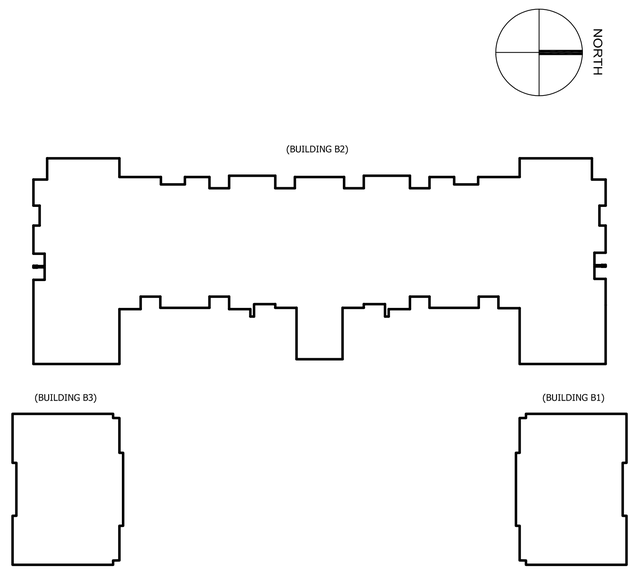

UNIT MATRIX (BUILDING B2) — 115 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	FOURTH FLR	FIFTH FLR	SIXTH FLR	SEVENTH FLR	UNIT TYPE #	UNIT AREA TOTAL
A	1 BED/1 BATH	766 S.F	50 G.S.F	816 G.S.F	0	4	4	4	4	4	1	21	17,136 G.S.F
Ab	1 BED/1 BATH	733 S.F	67 G.S.F	800 G.S.F	0	2	2	2	2	2	2	12	9,600 G.S.F
Ac	1 BED/1 BATH	743 S.F	51 G.S.F	794 G.S.F	0	2	2	2	2	2	2	12	9,528 G.S.F
B	2 BED/2 BATH	1,097 S.F	63 G.S.F	1,160 G.S.F	0	8	8	8	8	8	8	48	55,680 G.S.F
Bb	2 BED/2 BATH	1,172 S.F	130 G.S.F	1,302 G.S.F	0	2	2	2	2	2	2	12	15,624 G.S.F
C	3 BED/2 BATH	1,241 S.F	82 G.S.F	1,323 G.S.F	0	2	2	2	2	2	0	10	13,230 G.S.F
			TOTAL UNIT/FLOOR		0	20	20	20	20	20	14	115	120,798 G.S.F

UNIT MATRIX (BUILDING B1 & B3) — 12 U

UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR					UNIT TYPE #	UNIT AREA TOTAL
D	2 BED/2 BATH	1,093 S.F	217 G.S.F	1,310 G.S.F	0	4	0					4	5,240 G.S.F
E	1 BED/1.5 BATH	947 S.F	N/A	947 G.S.F	0	4	0					4	3,788 G.S.F
F	1 BED/1.5 BATH	830 S.F	N/A	830 G.S.F	0	4	0					4	3,320 G.S.F
			TOTAL UNIT/FLOOR		0	12	0					12	12,348 G.S.F

GRAND TOTAL B1, B2, & B3. — 127 U

1 ROOF PLAN BLDG 2

(XREF) BLDG-ROOF

SCALE: 1" =20'-0"

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P (954) 428-1618 F (954) 428-4416

P.A.:	James M. Riviello Dominick Ranieri
P.M.:	A. Garcia
DRAWN BY:	AG & LP
PROJECT NO.:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	PAZ COMMENTS	04/09/21

ENTITLEMENT PACKAGE

ROOF PLAN BLDG 2

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE: AS NOTED
DATE: 01/14/2021

A2.06

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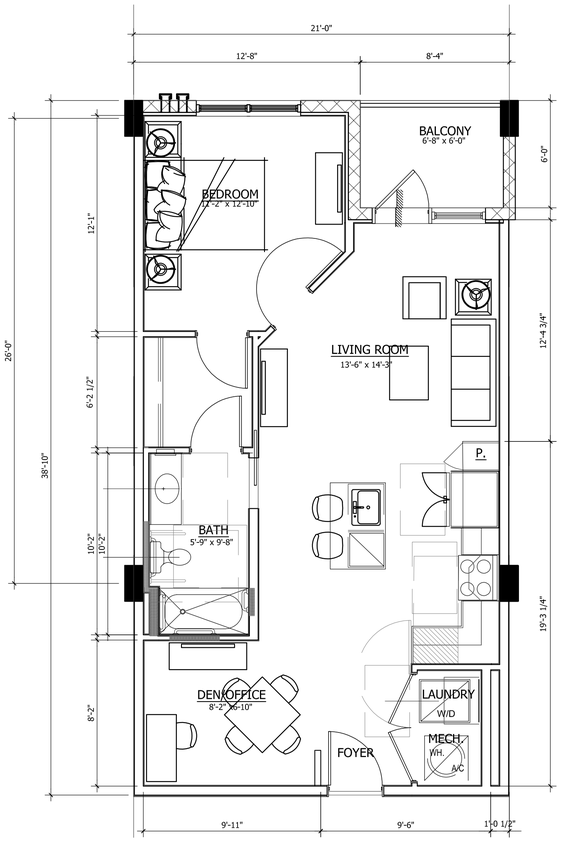
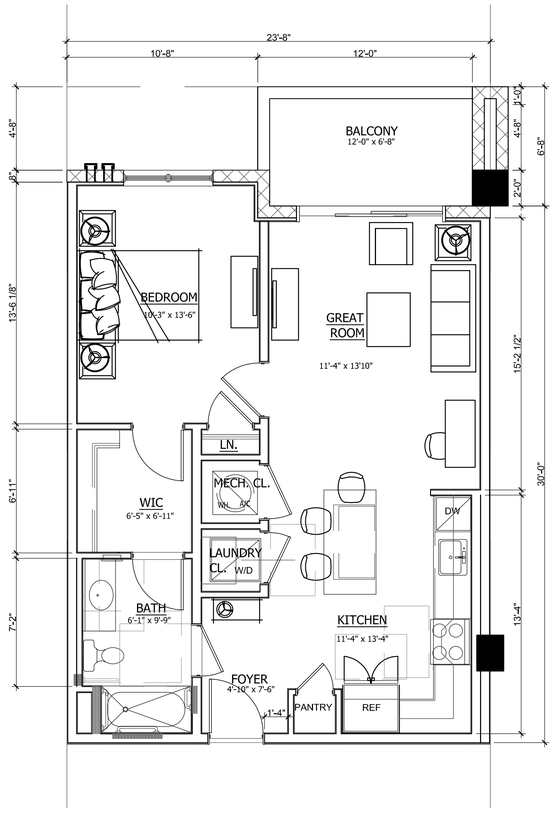


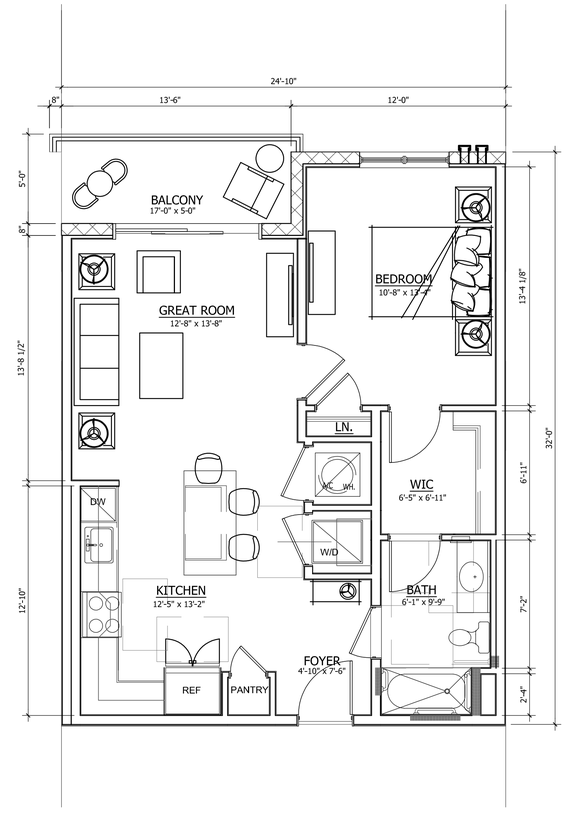
1 UNIT A (1BED/1BATH)

(XREF) U-A SCALE: 1" =1/4"



2 UNIT Ab (1BED/1BATH)

(XREF) U-Ab SCALE: 1" =1/4"



3 UNIT Ac (1BED/1BATH)

(XREF) U-Ac SCALE: 1" =1/4"

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P.M.:	A. Garcia
DRAWN BY:	AG & LP
PROJECT NO.:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21

ENTITLEMENT PACKAGE

UNITS

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/14/2021

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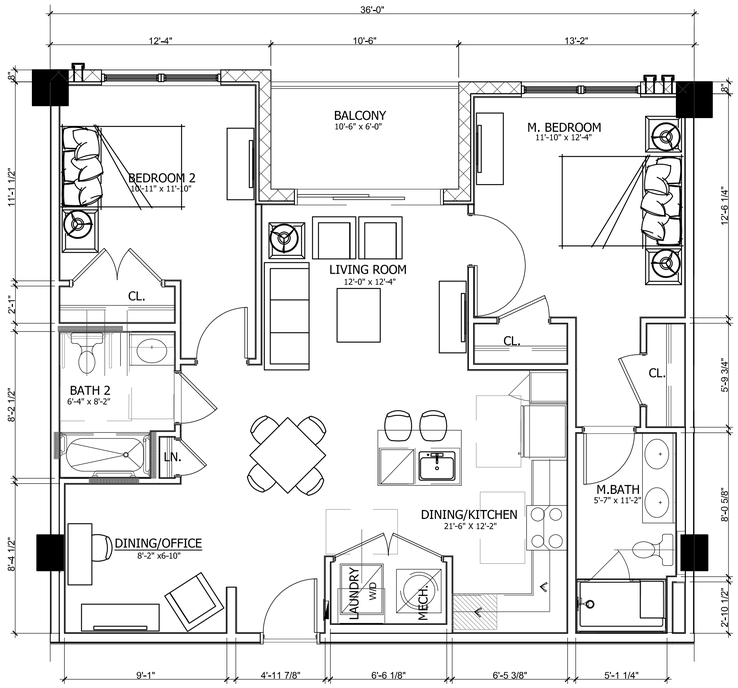
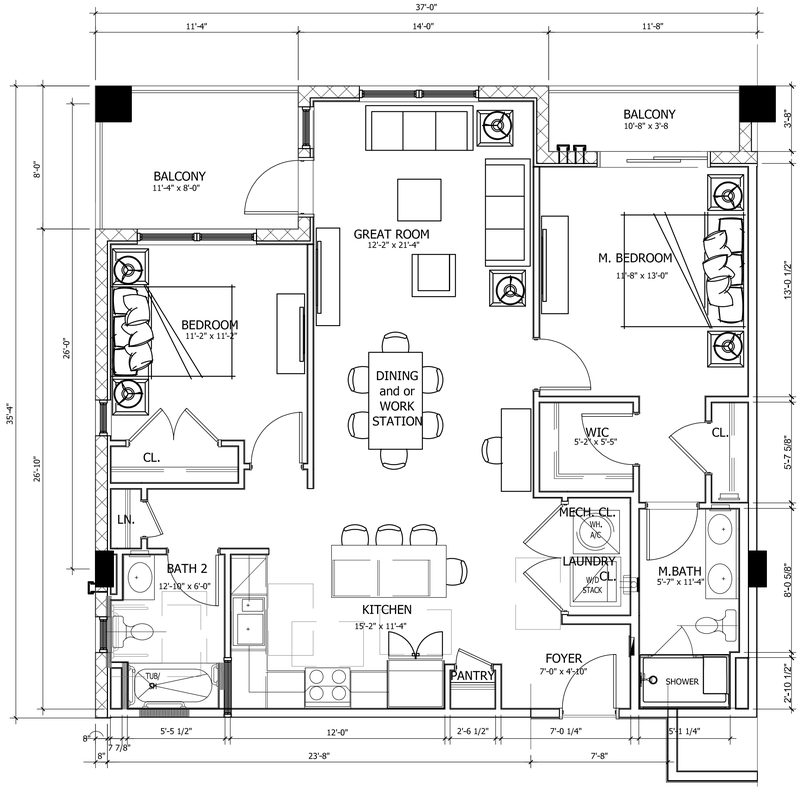


1 UNIT B (2BED/2BATH)

(XREF) U-B SCALE: 1" =1/4"



2 UNIT Ba (2BED/2BATH)

(XREF) U-Ba(corner) SCALE: 1" =1/4"

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P.M.:	A. Garcia
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PROJECT NO.:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21

ENTITLEMENT PACKAGE

UNITS

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/14/2021

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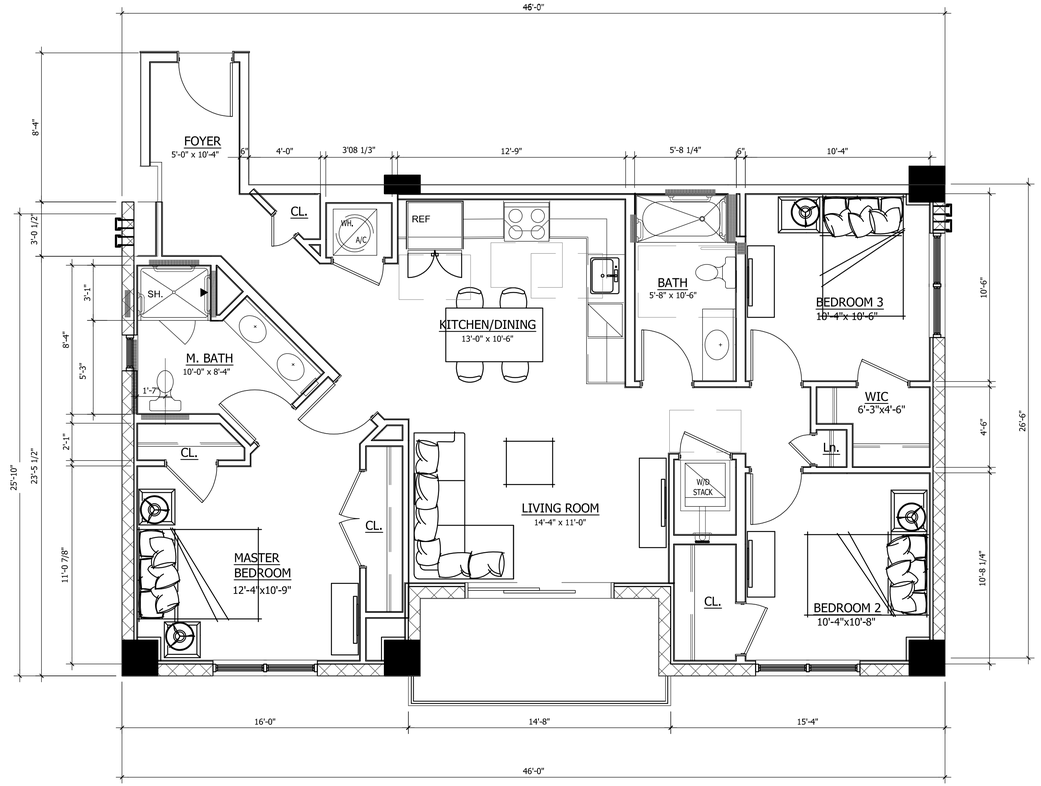

1 UNIT C (3BED/2BATH)

(XREF) U-C SCALE: 1" =1/4"

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01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21

ENTITLEMENT PACKAGE

UNITS

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/14/2021

A2.09

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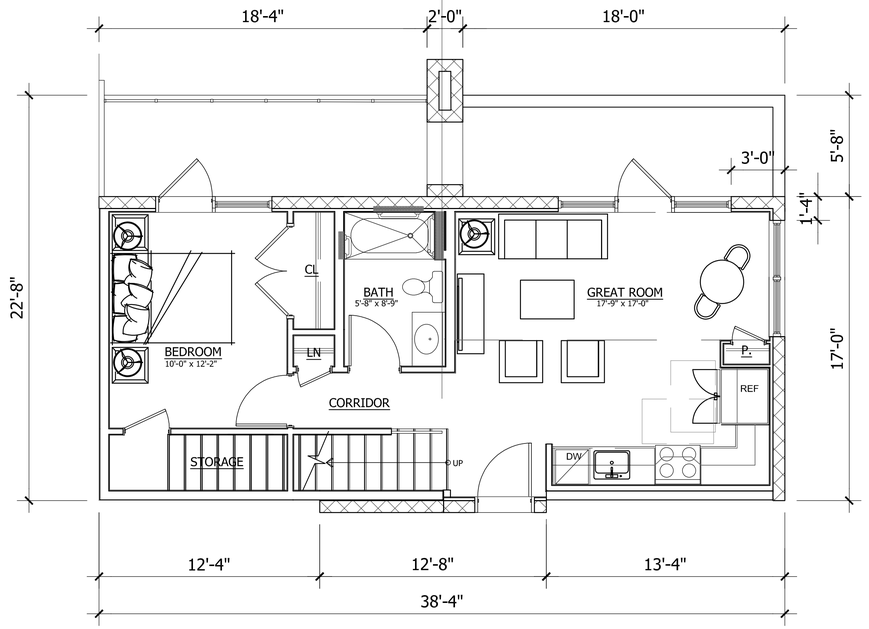
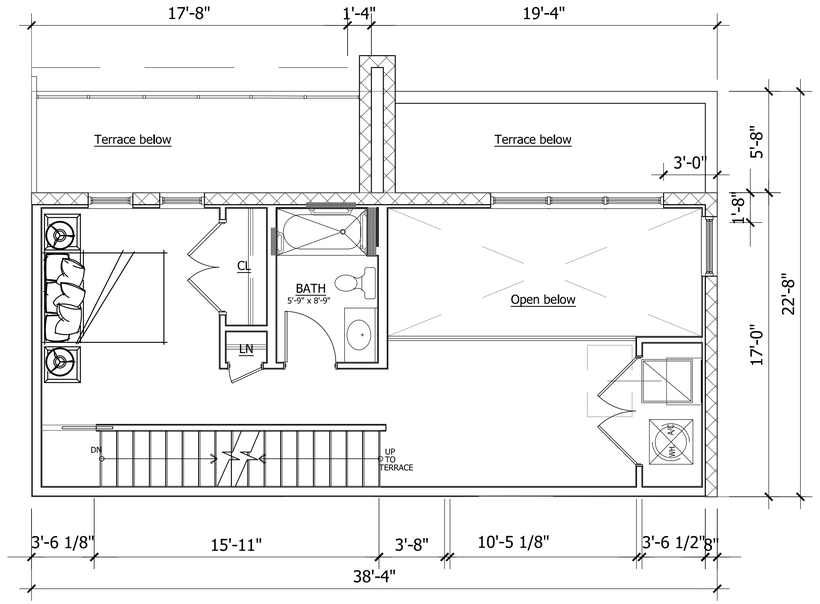


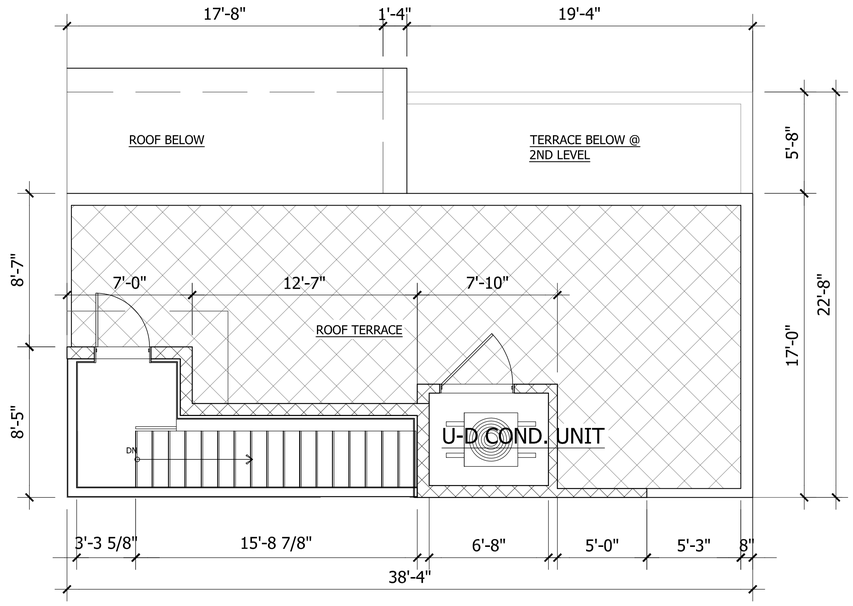
1 UNIT D2 (2BED/2BATH)

(XREF) U-D2 SCALE: 1" =1/4"



2 UNIT D3 (2BED/2BATH)

(XREF) U-D3 SCALE: 1" =1/4"



3 UNIT D4 (ROOF TERRACE)

(XREF) U-D4 SCALE: 1" =1/4"

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ARCHITECTS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
6810 Lyons Technology Circle, Suite 185. Coconut Creek FL. 33073
P (954) 428-1618 F (954) 428-4416

P.A.:	James M. Riviello Dominick Ranieri
P.M.:	A. Garcia
DRAWN BY:	AG & LP
PROJECT NO.:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21

ENTITLEMENT PACKAGE

UNITS

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/14/2021

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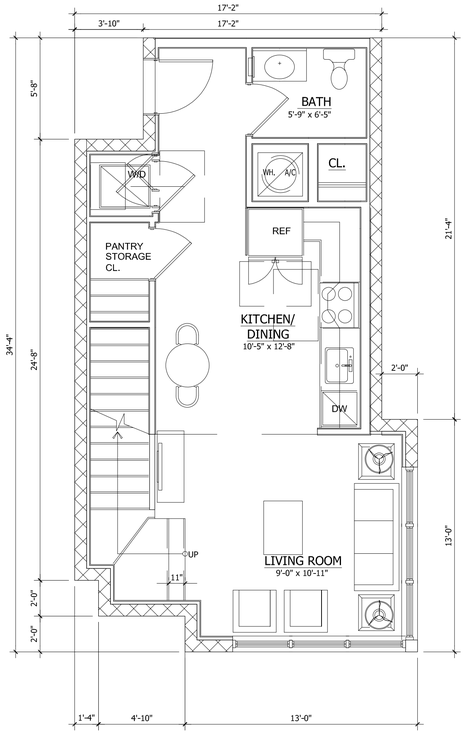
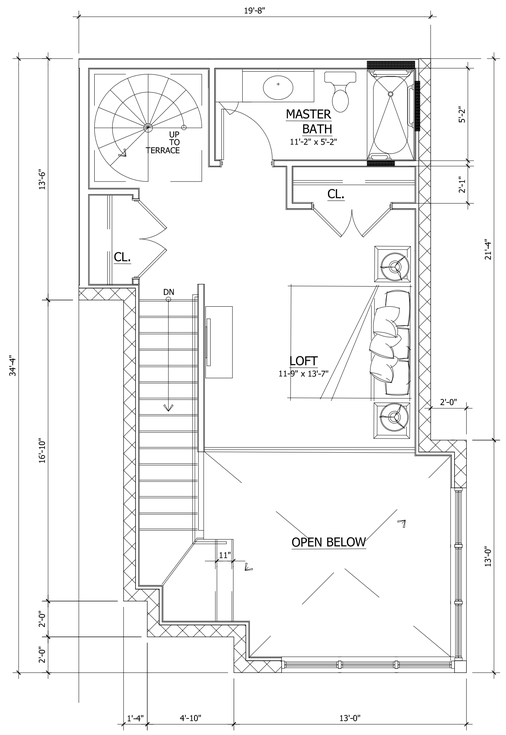


1 UNIT E2 (1BED/1.5BATH)

(XREF) U-E2 SCALE: 1" =1/4"



2 UNIT E3 (1BED/1.5BATH)

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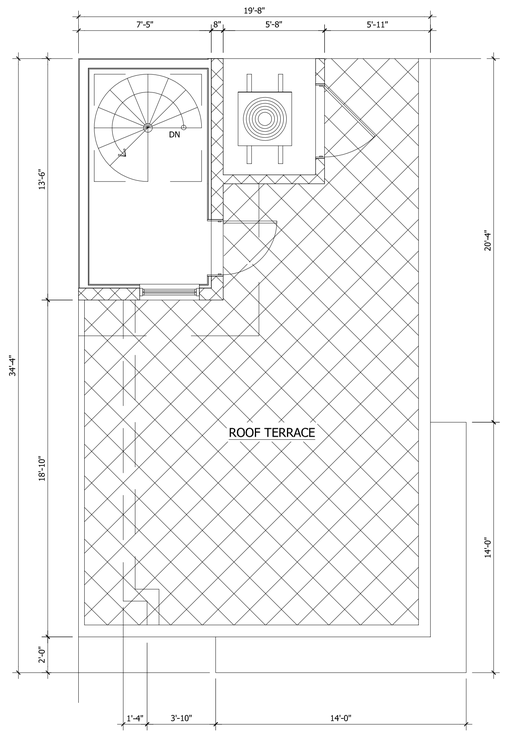

3 UNIT E4 (ROOF TERRACE)

(XREF) U-E4 SCALE: 1" =1/4"

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ENTITLEMENT PACKAGE

UNITS

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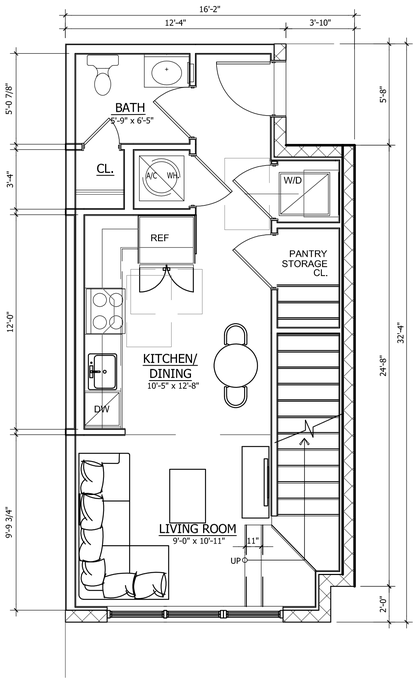
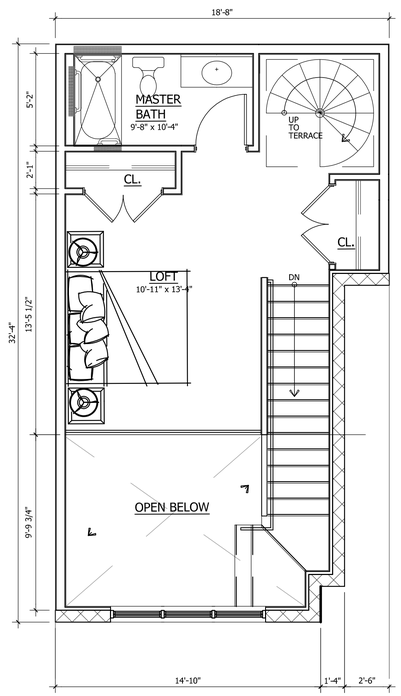


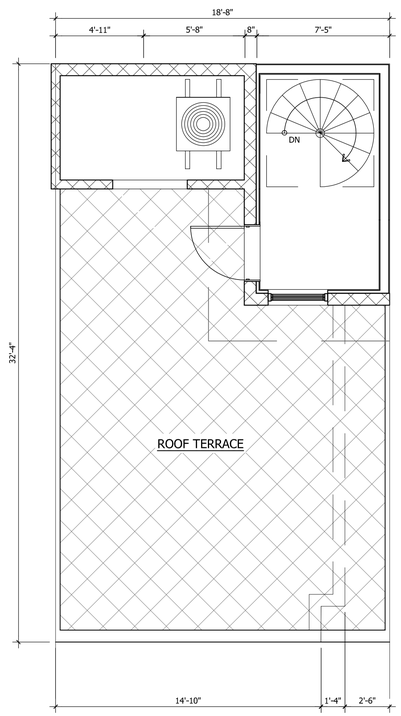
1 UNIT F2 (1BED/1.5BATH)

(XREF) U-F2 SCALE: 1" =1/4"



2 UNIT F3 (1BED/1.5BATH)

(XREF) U-F3 SCALE: 1" =1/4"



3 UNIT F4 (ROOF TERRACE)

(XREF) U-F4 SCALE: 1" =1/4"

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02	P&Z COMMENTS	04/09/21

ENTITLEMENT PACKAGE

UNITS

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/14/2021

A2.12

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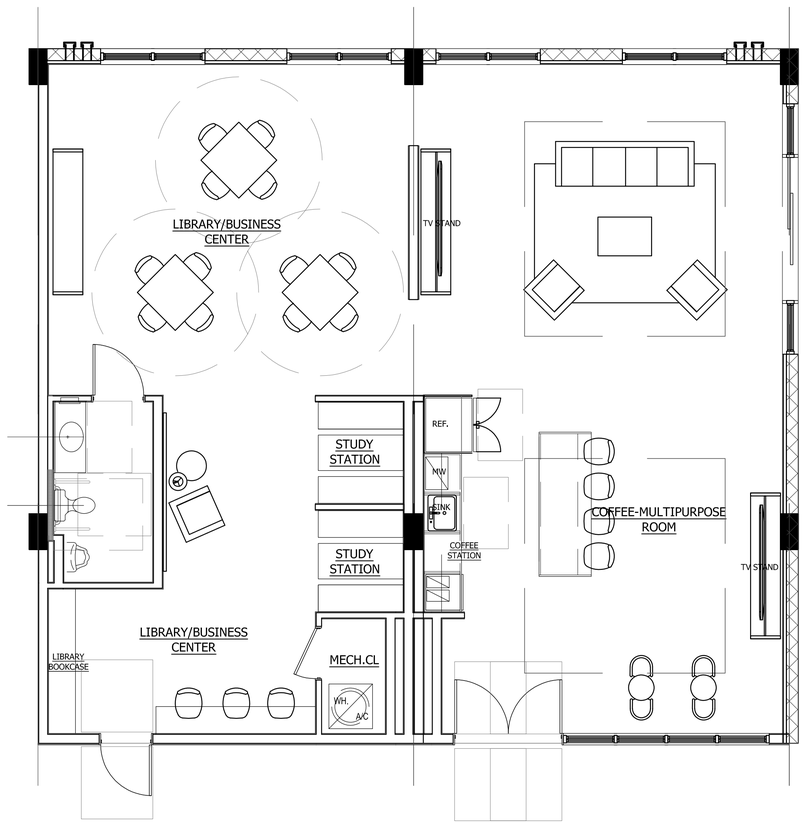
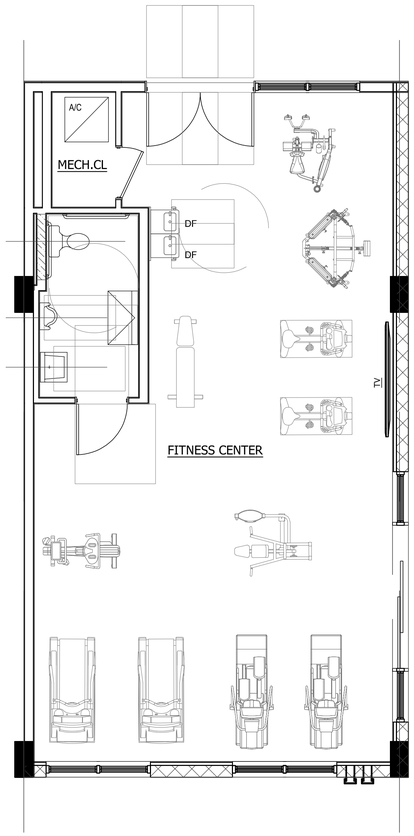


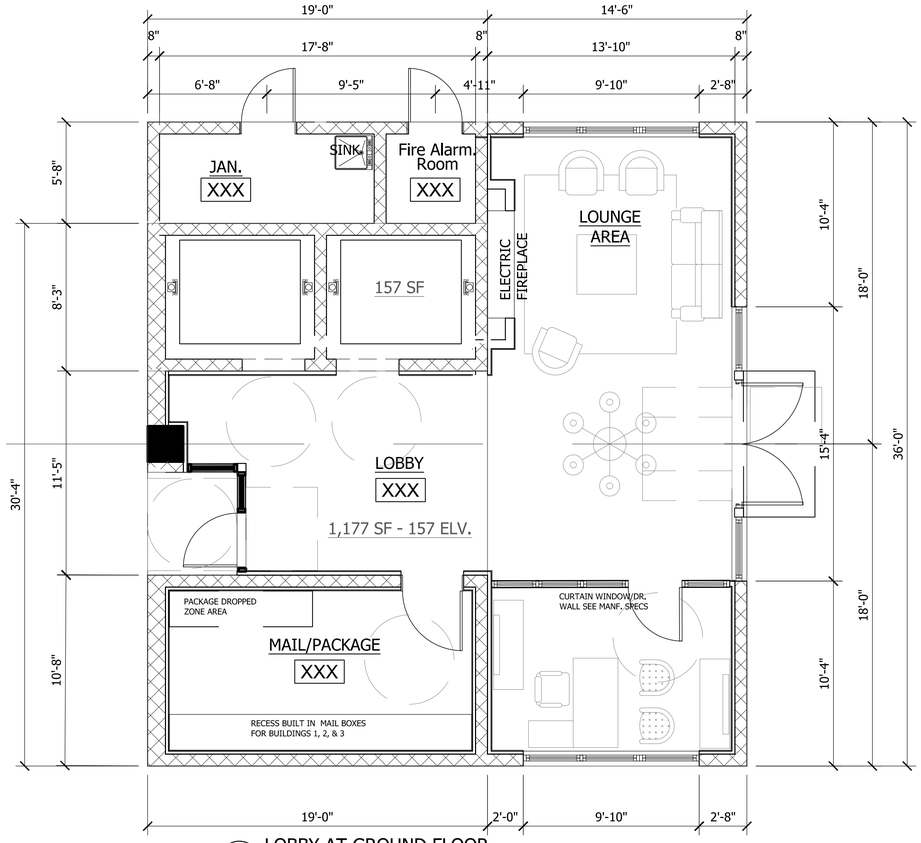
1 AMENITY NORTH - CLUB ROOM

(XREF) AMENITY NORTH SCALE: 1" =1/4"



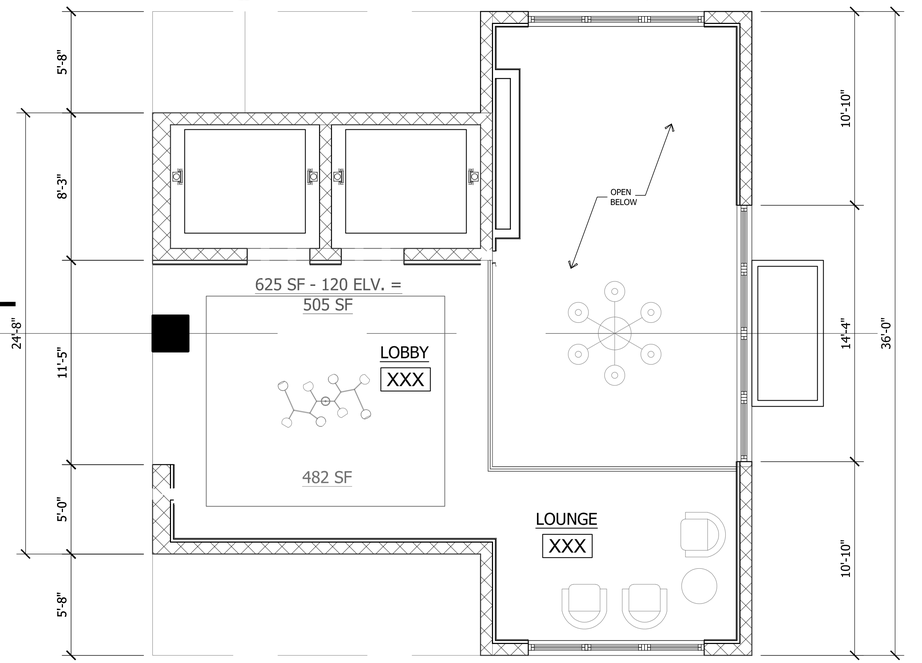
2 AMENITY SOUTH - GYM

AMENITY SOUTH SCALE: 1" =1/4"



3 LOBBY AT GROUND FLOOR

LOBBY SCALE: 1" =1/4"



4 LOBBY AT 2ND FLOOR

LOBBY SCALE: 1" =1/4"

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P.M.:	A. Garcia
DRAWN BY:	AG & LP
PROJECT NO.:	1943-01

NO.	REVISION	DATE
01.	ENTITLEMENT PACKAGE	01/14/21
02.	PBZ COMMENTS	04/09/21

ENTITLEMENT PACKAGE

AMENITIES

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/14/2021

A2.13

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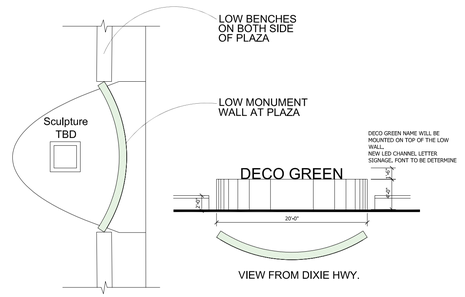
1 OVERALL - EAST BUILDING ELEVATIONS
SCALE : 1" = 20'-0"

2 OVERALL - WEST BUILDING ELEVATIONS
SCALE : 1" = 20'-0"

3 OVERALL - NORTH BUILDING ELEVATIONS
SCALE : 1" = 20'-0"

4 OVERALL - SOUTH BUILDING ELEVATIONS
SCALE : 1" = 20'-0"



NOTE:
FOR SIGNAGE PLEASE SEE SHT.S, A3.02 & A3.03

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ENTITLEMENT PACKAGE

OVERALL BLDG ELEVATIONS

DECO GREEN, LLC
LAKE WORTH, FLORIDA
AG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/28/2021

A3.01

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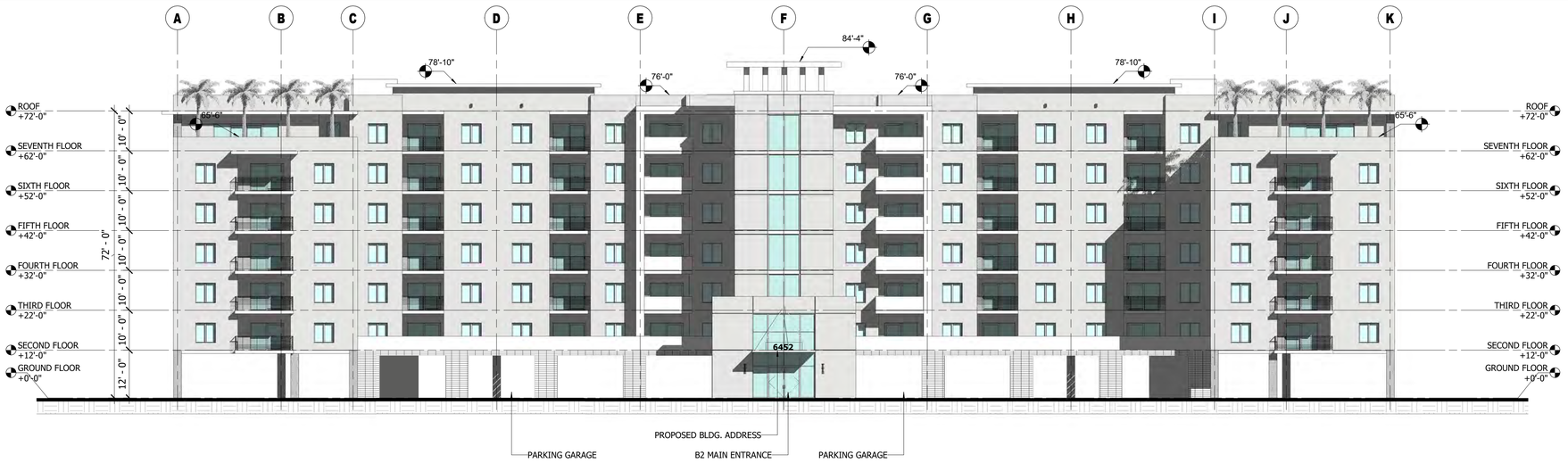
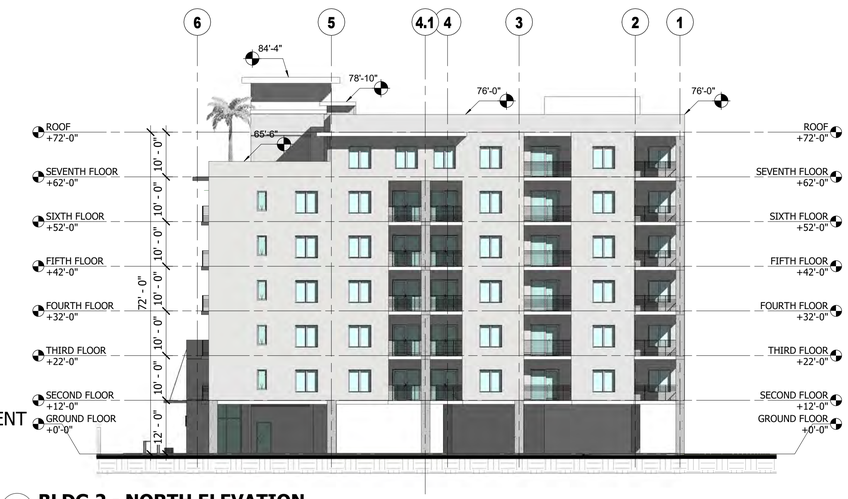
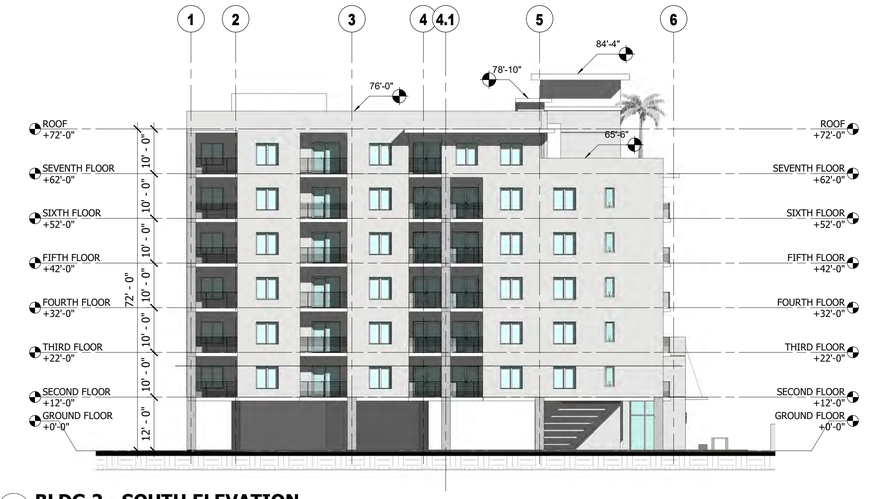


1 BLDG 2 - EAST ELEVATION
SCALE : 1/16" = 1'-0"

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



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



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

NOTE:
- BUILDING 1 AND 3 ARE MIRROR
- BUILDING COLOR WILL BE WHITE W/ ACCENT COLORS.
- THESE ELEVATIONS ARE IN GRAY FOR REPRESENTATION ONLY. REFER TO THE RENDERINGS.

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PA: James M. Riviello, Dominick Ranieri
PM: A. Garcia
DRAWN BY: Author
PROJECT NO: 1943-01

NO.	REVISION	DATE
01	ENTITLEMENT	01/14/2021
02	P&Z COMMENTS	04/09/2021

ENTITLEMENT PACKAGE

ENLARGED ELEVATIONS-BLDG2

DECO GREEN, LLC
LAKE WORTH, FLORIDA
AG INVESTMENT 5 LLC

SCALE: AS NOTED
DATE: 01/28/21

A3.02

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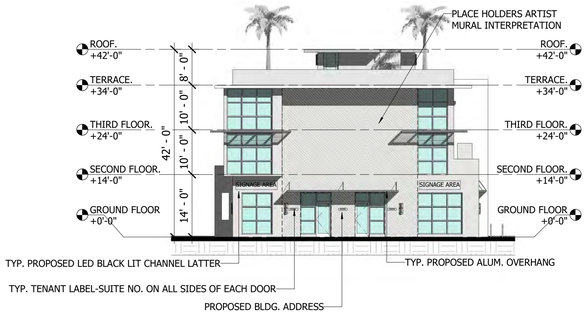
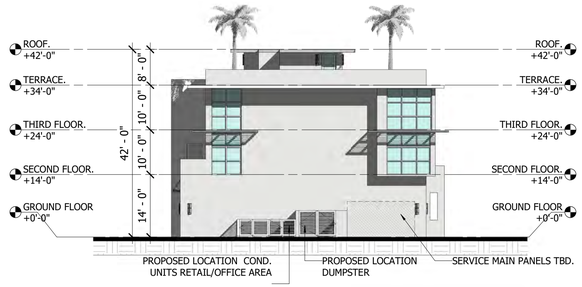


1 BLDG 1&3 - EAST ELEVATION - DIXIE HIGHWAY
SCALE : 1/16" = 1'-0"



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

3 BLDG 1&3 - ELEVATION FACING 17TH AND 18TH ST.
SCALE : 1/16" = 1'-0"

4 BLDG 1&3 -ELEVATION FACING INTERIOR PLAZA
SCALE : 1/16" = 1'-0"

NOTE:
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ENLARGED ELEVATIONS BLDG 1&3

DECO GREEN, LLC
LAKE WORTH, FLORIDA
AG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/28/21

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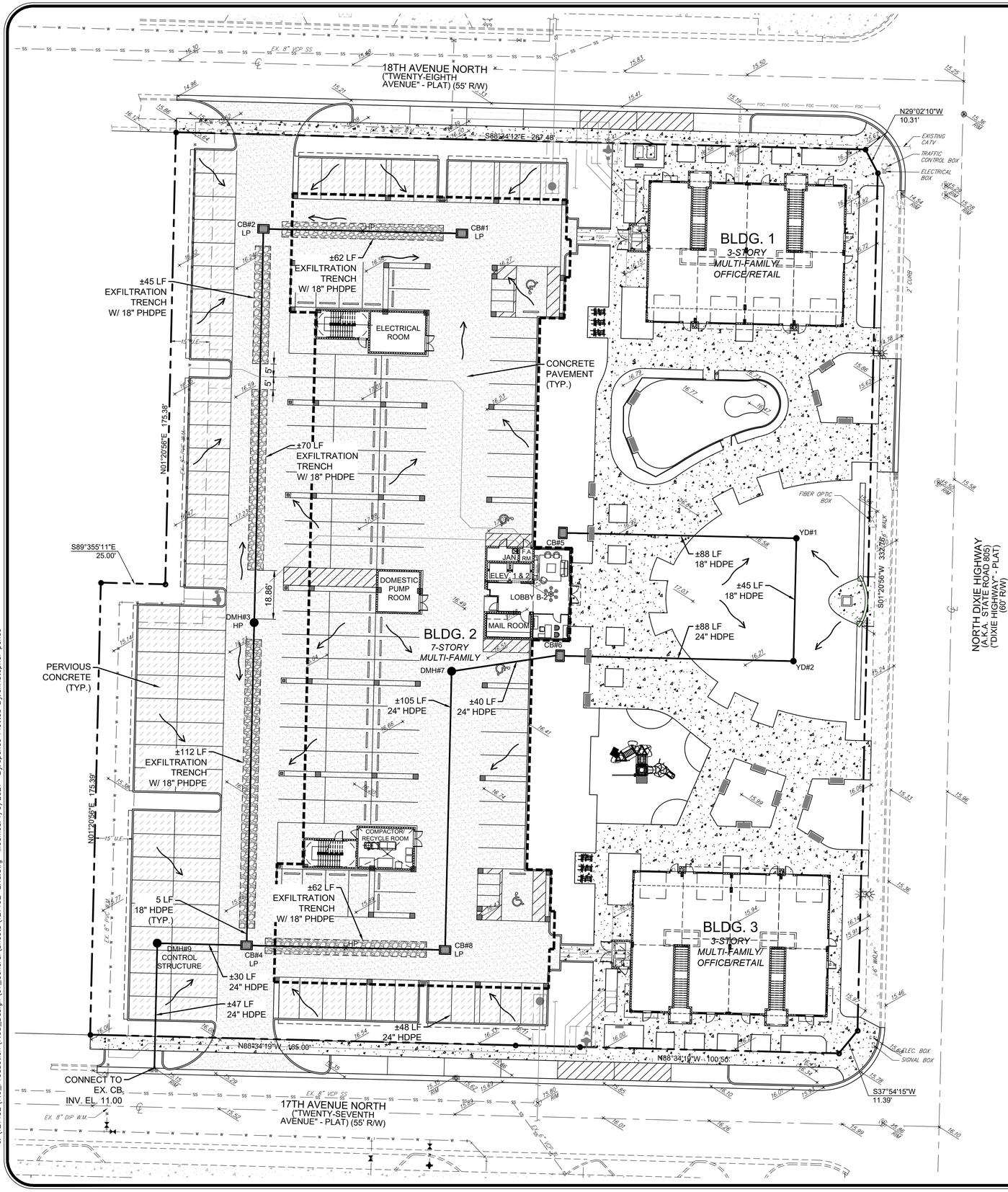


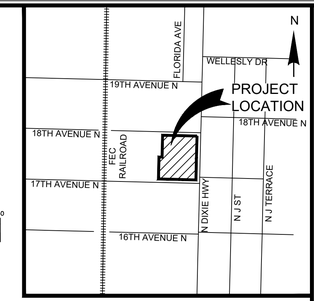
LEGEND

- CONCRETE PARKING AREA
- PERVIOUS CONCRETE PARKING AREA
- DECORATIVE CONCRETE
- CATCH BASIN
- DRAINAGE MANHOLE
- YARD DRAIN
- DRAINAGE PIPE W/ EXFILTRATION TRENCH

GRAPHIC SCALE

20 0 10 20 40

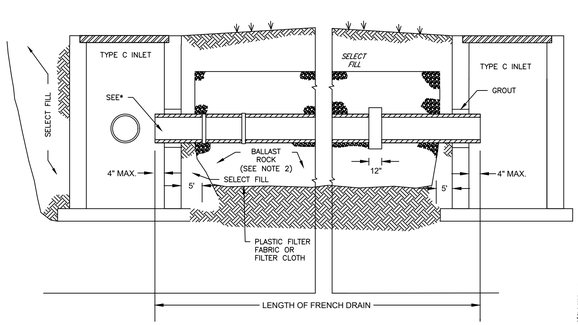
(IN FEET)
1 inch = 20 ft.



LOCATION MAP
(N.T.S.)

PAVING AND DRAINAGE SPECIFICATIONS

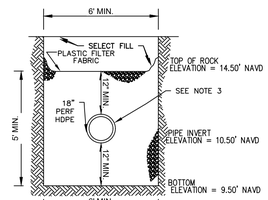
1. ELEVATIONS SHOWN HERON ARE BASED ON THE 1988 NATIONAL AMERICAN VERTICAL DATUM.
2. ALL MUCK/ORGANIC MATERIALS ARE TO BE REMOVED PER PALM BEACH COUNTY ENGINEERING DIVISION.
3. PRIME COAT AND TACK COAT FOR BASE COURSES SHALL CONFORM TO THE REQUIREMENTS OF PALM BEACH COUNTY/FDOT ENGINEERING DIVISION. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD.
4. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
5. ALL LABOR, MATERIALS, AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF POMPANO BEACH AND PALM BEACH COUNTY ENGINEERING DIVISION.
6. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES, THE CITY OF LAKE WORTH BEACH ENGINEERING DEPARTMENT 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED DURING CONSTRUCTION AND SHALL REPAIR SAID DAMAGES AT HIS EXPENSE.
7. SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISED OR UNACCEPTABLE MATERIALS INSTALLED OR ORDERED WITHOUT AN APPROVED SHOP DRAWING.
8. ALL DRAINAGE PIPE IN AND PARALLEL TO THE ROADWAY SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76. (UNLESS OTHERWISE NOTED ON THE PLANS).
9. PVC PIPE SHALL BE NON-PRESSURE PIPE CONFORMING TO ASTM D-3034 SDR 35.
10. RESTORE ALL SIDEWALK, PAVEMENT, CURB, SODDING, SIGNAGE, PAVEMENT MARKINGS, ETC. DAMAGED DURING CONSTRUCTION TO ITS ORIGINAL CONDITION.
11. ANY EXISTING, UNUTILIZED WATER, SEWER OR GAS SERVICES MUST BE CUT AND CAPPED OR SLEEVED IN PLACE AT IT'S RESPECTIVE MAIN.
12. ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
13. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH A TEMPORARY BARRIER WALL AT THE CONTRACTOR'S EXPENSE.
14. THE APPLICANT AT THE EARLIEST CONVENIENT TIME SHALL NOTIFY IN WRITING ALL RIGHT-OF-WAY USERS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
15. LIMEROCK BASE SHALL BE A MINIMUM OF 8" AND COMPACTED IN 4" LIFTS TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-T180. CONSTRUCTION TO CONFORM TO SECTION 200. BASE TO BE PRIMED AFTER COMPACTION.
16. STABILIZED SUBGRADE - MINIMUM 12" THICK AND COMPACTED TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-180. MATERIAL TO HAVE MINIMUM L.B.R OF 40 AND CONFORM TO SECTION 160.
17. ALL CURB CUT RAMPS MUST FACE IN THE DIRECTION OF PEDESTRIAN TRAVEL.
18. FLAGGERS MUST BE PRESENT DURING THE INGRESS AND EGRESS OF CONSTRUCTION VEHICLES TO AND FROM THE PROJECT SITE. WARNING SIGNS MUST BE ERECTED ADVISING MOTORISTS OF TRUCKS ENTERING THE HIGHWAY.
19. BASE AND SUB-GRADE DENSITY TESTS SHALL BE CONDUCTED FOR A MAXIMUM 7000 SQUARE FEET OF FINISHED PAVEMENT OR AS DIRECTED BY ENGINEER OR CITY.
20. LABORATORY PROCTOR COMPACTION TESTS (T-180) SHALL BE PERFORMED ON ALL MATERIAL, SUB-GRADE AND BASE ANY SUBSEQUENT CHANGES IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVE ANALYSIS AND DENSITIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED BY THE CITY
21. ALL REPAIRS TO EXISTING PAVEMENT SHALL RECEIVE SAW-CUT EDGES PRIOR TO RELAYING ASPHALT. UTILITY PIPING OR WIRING LESS THAN FOUR (4) INCHES IN DIAMETER REQUIRES A SCHEDULE 40 PVC CASING PIPE WITH SAND BACKFILLS UNDER PAVED AREAS ONLY
22. ALL CONTROL STRUCTURES SHALL HAVE POLLUTION RETARDANT BAFFLE AT THE DISCHARGE PIPE OPENING.



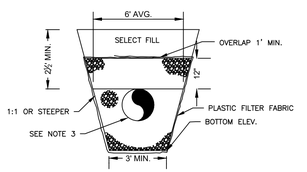
LONGITUDINAL SECTION

NOTES:

1. PLASTIC FILTER FABRIC OR FILTER CLOTH (AT EA. SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED IN PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. IF BALLAST ROCK IS NOT PRE-WASHED, AFTER IT HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
3. INVERT ELEVATION TO BE AS SHOWN IN PLANS.



TRANSVERSE SECTION



ALT. TRANS. SECTION

MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.

EXFILTRATION TRENCH DETAIL

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No.	Date	Revision Submission	By
1	04/09/2021	REVISED PER DRC COMMENTS	PFR

IBI GROUP (FLORIDA) INC
1100 Park Central Boulevard South – Suite 3500
Pompano Beach FL 33064 USA
tel 954 974 2200 fax 954 973 2686
ibigroup.com
LANDSCAPE LC #26000270
ENGINEER'S CERT. OF AUTH. #2966

DECO GREEN
LAKE WORTH, FLORIDA

PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN

NOT FOR CONSTRUCTION

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF PATRICIA F. RAMUDO, FLORIDA P.E. #50766 FOR THE FIRM.

DRAWN:	SCALE:
CMP	1" = 20'
DESIGNED:	PROJECT:
PFR	127192
CHECKED:	SHEET:
PFR	C3.0
DATE:	
1/13/2021	

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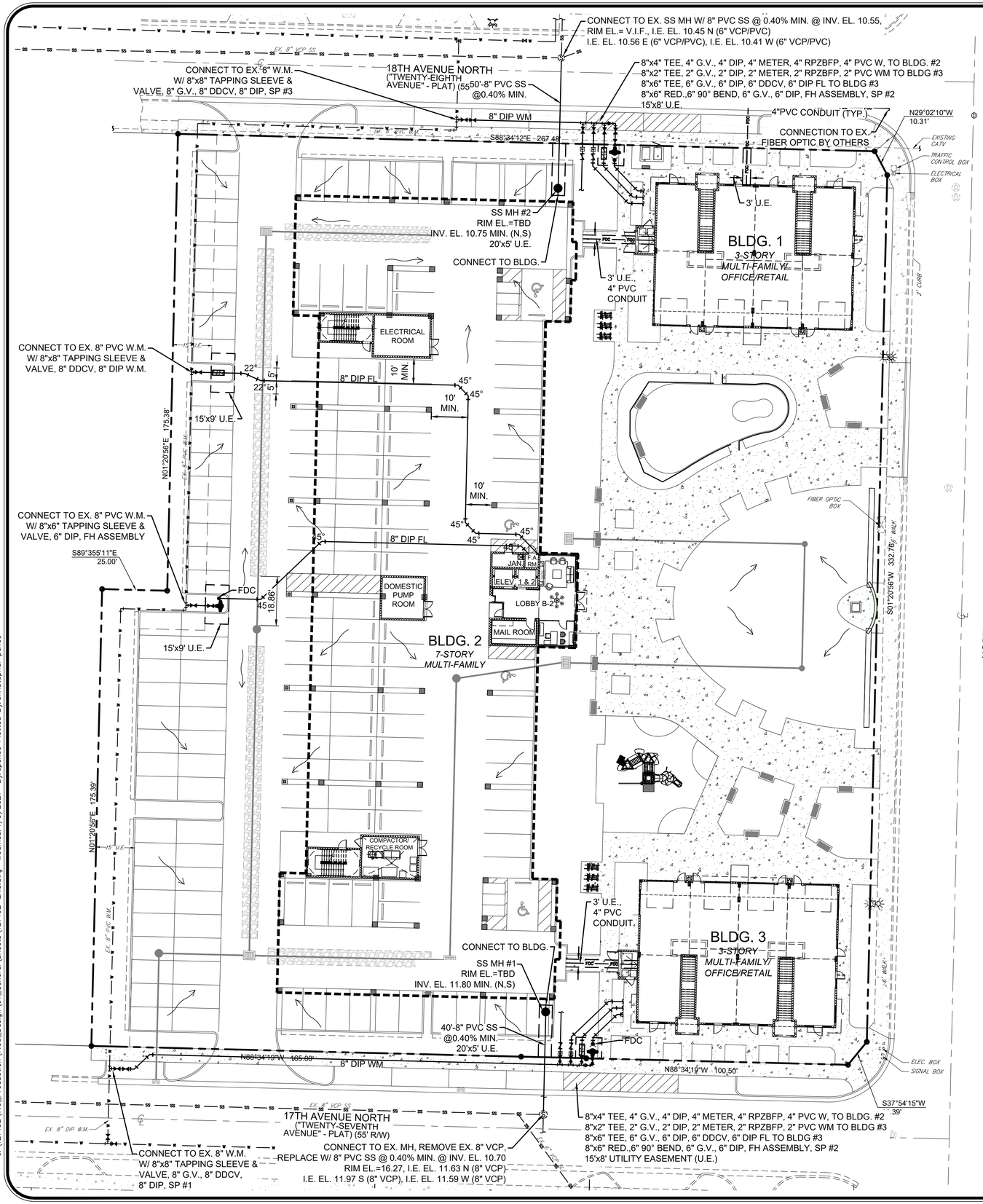


LEGEND

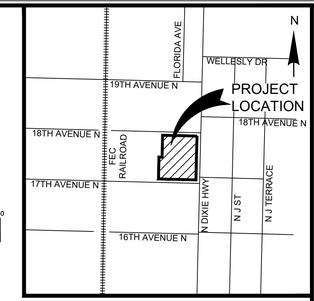
- SANITARY SEWER LATERAL W/ MANHOLE
- 22° BEND FITTING
- 45° BEND FITTING
- TEE FITTING
- 90° BEND FITTING
- REDUCER
- GATE VALVE
- WATER METER
- BACKFLOW PREVENTER
- DOUBLE DETECTOR CHECK VALVE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT ASSEMBLY

N
W E
S

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.



LOCATION MAP
(N.T.S.)

SEPARATION OF WATER & SEWER LINES

HORIZONTAL SEPARATION OF PIPELINES		ALTERNATE CONSTRUCTION
MINIMUM SEPARATION	BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED WASTEWATER LINE WHEN POSSIBLE	WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AND UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM JOINTS IN THE OTHER PIPELINE. 1. USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY- OR VACUUM-TYPE PIPELINE; 2. USE OF WELDED, FUSED OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE; OR 3. USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR (4) INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.
THREE FEET, AND PREFERABLY TEN FEET	STORM SEWER, STORMWATER FORCE MAIN OR RECLAIMED WATER MAIN	
THREE FEET, AND PREFERABLY TEN FEET	VACUUM-TYPE SANITARY SEWER	
SIX FEET, AND PREFERABLY TEN FEET	GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR RECLAIMED WATER MAIN NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER	WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE; 1. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E. HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN; AND 2. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E. HAVING A 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.
TEN FEET	"ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM"	
VERTICAL SEPARATION OF PIPELINES		
MINIMUM SEPARATION DISTANCE FROM THE (OUTSIDE TO OUTSIDE)	NEW OR RELOCATED. UNDERGROUND WATER CROSSING ANY EXISTING OR PROPOSED	
6 INCHES, PREFERABLY 12 INCHES ABOVE	GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER	
12 INCHES BELOW	GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER	
12 INCHES ABOVE OR BELOW	PRESSURE-TYPE SANITARY SEWER, WASTEWATER, STORMWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER MAIN	
ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS OR RECLAIMED WATER MAINS, AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER, FORCE MAINS OR RECLAIMED WATER MAINS.		

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No.	Revision / Submission	Date	Comment	By
1		04/09/2021	REVISED PER DRC COMMENTS	PFR

IBI GROUP (FLORIDA) INC
1100 Park Central Boulevard South – Suite 3500
Pompano Beach FL 33064 USA
tel 954 974 2200 fax 954 973 2686
ibigroup.com
LANDSCAPE LC #26000270
ENGINEER'S CERT. OF AUTH. #2966

DECO GREEN
LAKE WORTH, FLORIDA

PRELIMINARY WATER & SEWER PLAN

NOT FOR CONSTRUCTION

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DRAWN:	SCALE:
CMP	1" = 20'
DESIGNED:	PROJECT:
PFR	127192
CHECKED:	SHEET:
PFR	C4.0
DATE:	
12/30/2020	

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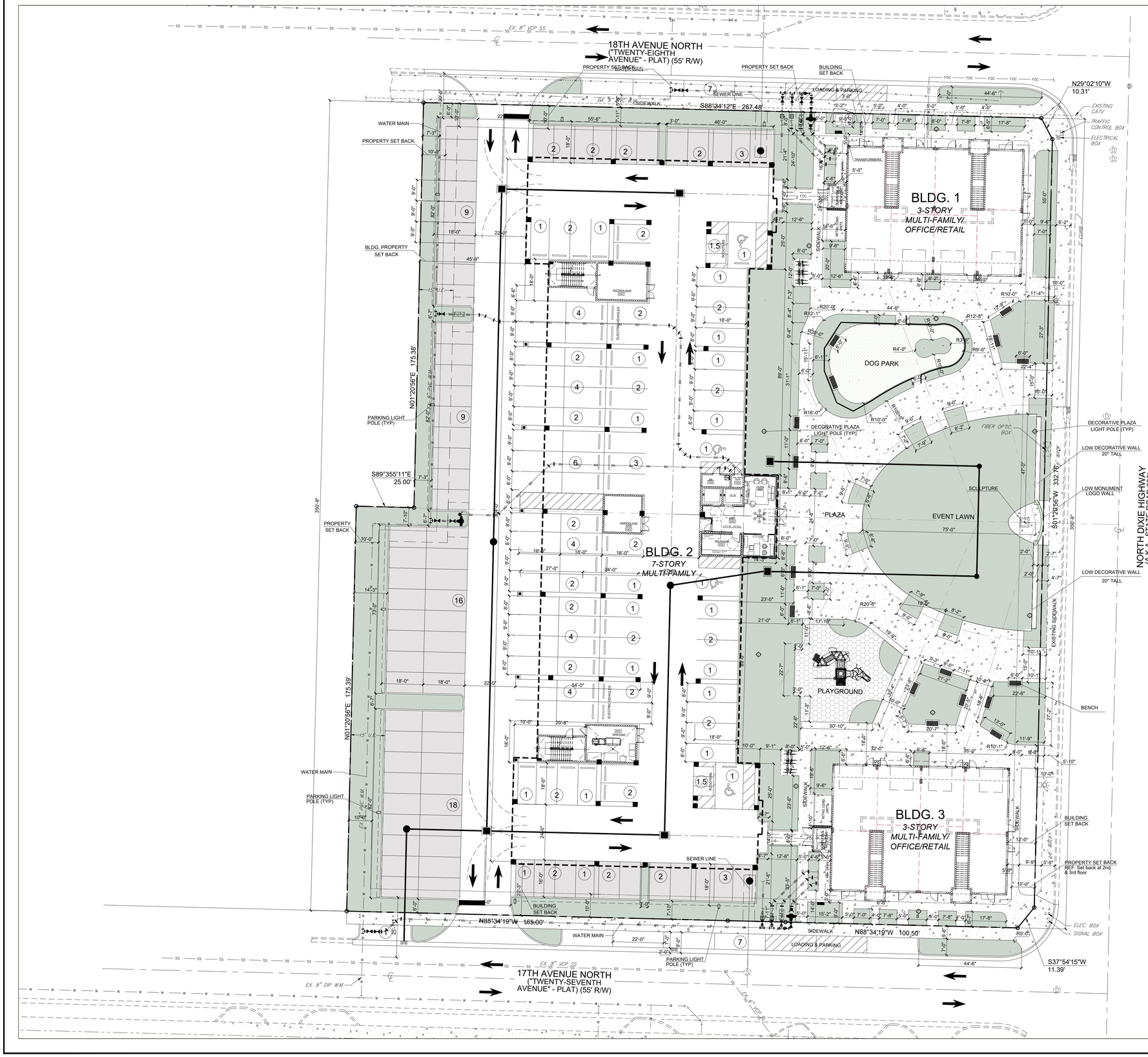

GRAPHIC SCALE
NORTH 0' 20' 40' 60'

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SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

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Date:	January 14, 2021
Scale:	1" = 20'
Drawn By:	AEM/GMP
Approved By:	AEM
Project No:	1.20011

Sheet Number: L-01

Sheet Title: SITE LAYOUT PLAN

Project Name: DECO GREEN
1715 North Dixie Highway, Lake Worth, FL 33460

Rev	Date:	Description:	By:
1	04/09/21	Site Plan Review Comments from 03/18/2021	AEM/GMP
2			
3			
4			
5			
6			

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LAND PLANNING
URBAN DESIGN
2208 NE 26 TH STREET, #1
FORT LAUDERDALE, FLORIDA 33305 USA
TEL 954.533.8259
www.andresmontero.com
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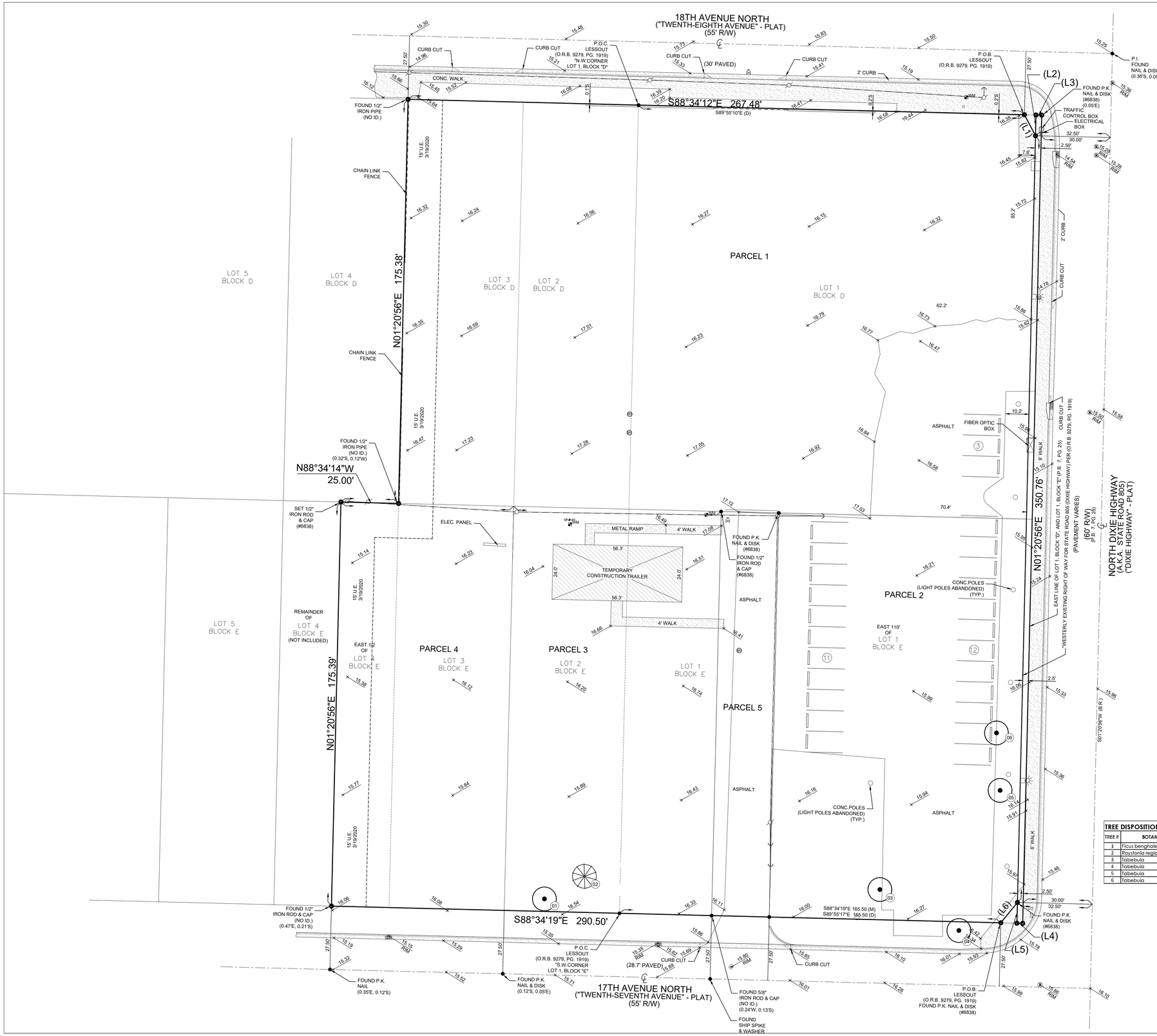

LINE TABLE		
LINE	BEARING	LENGTH
L1	N29°02'10"W	10.31'
L2	N01°20'56"E	9.00'
L3	N88°34'12"W	2.50'
L4	S88°34'19"E	2.50'
L5	N01°20'56"E	9.00'
L6	S37°54'15"W	11.39'

TREE DISPOSITION TABLE

TREE #	BOTANICAL NAME	COMMON NAME	DBH INCHES	STATUS	COMMENTS
1	Ficus benghalensis	Banyan Tree	24	REMOVE	
2	Roystonia regia	Royal palm		REMOVE	
3	Tabebuia	Tabebuia Tree	4	REMOVE	
4	Tabebuia	Tabebuia Tree	4	REMOVE	CLUSTER (3)
5	Tabebuia	Tabebuia Tree	4	REMOVE	CLUSTER (2)
6	Tabebuia	Tabebuia Tree	4	REMOVE	

GRAPHIC SCALE
NORTH 0' 20' 40' 60'

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SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

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2208 NE 26 TH STREET, #1
FORT LAUDERDALE, FLORIDA 33305 USA
TEL: 954.533.8805
www.amlastudio.com
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Rev	Date:	Description:	By:
1	04/09/21	Site Plan Review Comments from 03/18/2021	AEM/GMP
2			
3			
4			
5			
6			

Sheet Title: TREE DISPOSITION PLAN

Project Name: DECO GREEN
1715 North Dixie Highway,
Lake Worth, FL 33460

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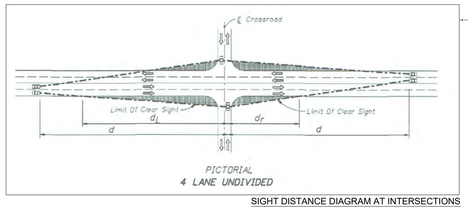
Date:	January 14, 2021
Scale:	1" = 20'
Drawn By:	AEM/GMP
Approved By:	AEM
Project No:	1.20011

Sheet Number: L-02



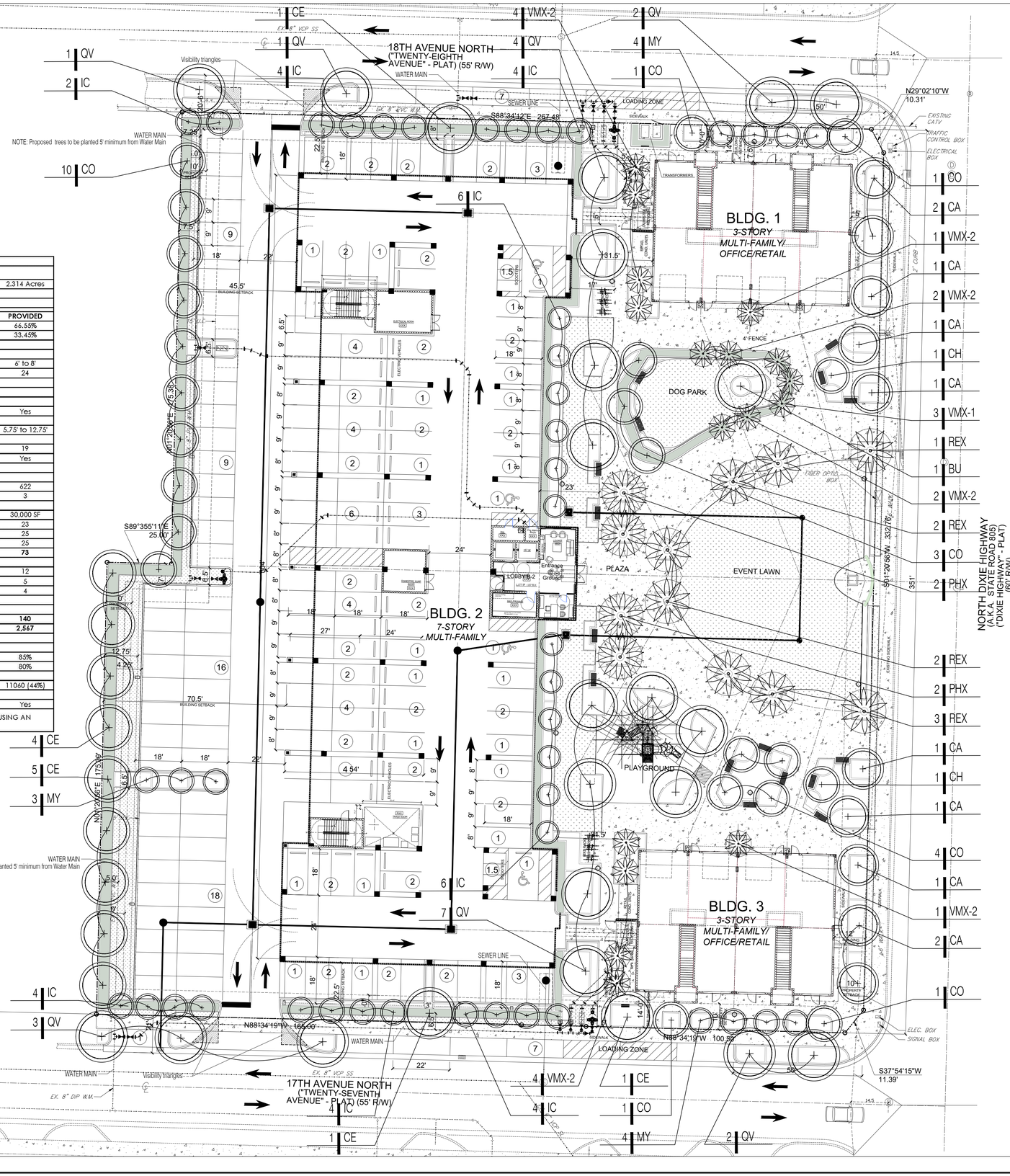
SIGHT DISTANCE DIAGRAM AT INTERSECTIONS

SIGHT DISTANCE NOTES:

1. SIGHT DISTANCES AT INTERSECTIONS OF 17TH AVENUE NORTH AND 18TH AVENUE NORTH WITH DIXIE HIGHWAY ARE BASED ON FDOT DESIGN STANDARDS.
2. MINIMUM DRIVER EYE SETBACK SHALL BE 14.5' FROM THE EDGE OF THE TRAVELED WAY.
3. INTERSECTION SIGHT DISTANCE ARE PROVIDED FOR PASSENGER VEHICLES.
4. LIMITS OF CLEAR SIGHT DEFINE A CORRIDOR THROUGHOUT WHICH A CLEAR SIGHT WINDOW MUST BE PRESERVE BETWEEN 18" BELOW THE SIGHT LINE DATUM AND 5'-0" ABOVE THE SIGHT LINE DATUM.
5. DESIGN SPEED 40 MPH.

LANDSCAPE CALCULATIONS		
ZONING	MU-DH	
SITE AREA	100,791 SF	2.314 Acres
VEHICULAR USE AREA (VUA)	662	
	REQUIRED	PROVIDED
IMPERVIOUS AREA	65%	66.55%
PERVIOUS AREA	35%	33.45%
VUA/PERIMETER BUFFER LANDSCAPE (Fronting 17th Ave. North and 18th Ave. North)		
PERIMETER LANDSCAPE STRIP BETWEEN OFF-STREET PARKING AND R.O.W	5'	6' to 8'
305 LF OF VUA FRONTING R.O.W.	20	24
1 LARGE TREE/ 25 LF		
1 MEDIUM TREE/ 20 LF		
1 SMALL TREE/ 15 LF		
CONTINUOUS 3' HEDGE		Yes
PERIMETER LANDSCAPE BETWEEN OFF-STREET PARKING AND ABUTTING PROPERTIES	5'	5.75' to 12.75'
375 LF OF VUA FRONTING R.O.W.		
1 TREE/ 20 LF	19	19
CONTINUOUS 3' TO 6' HEDGE		Yes
INTERIOR LANDSCAPE FOR PARKING AREAS		
TOTAL VUA LANDSCAPE ISLANDS (SF)		622
1 TREE/ 125 SF	4	3
INTERIOR LANDSCAPE (EXCLUSIVE OF VUA AND BUILDINGS)	25,069 SF	30,000 SF
1 LARGE TREE/ 625 SF	40	23
1 MEDIUM TREE/ 400 SF		25
1 SMALL TREE/ 225 SF		25
TOTAL INTERIOR LANDSCAPE TREES/PALMS		73
STREET TREES ALONG DIXIE HIGHWAY		12
STREET TREES ALONG 17TH AVENUE NORTH		5
STREET TREES ALONG 18TH AVENUE NORTH		4
	21	
TOTAL PLANT MATERIAL		
TREES (TREES/PALMS)	104	140
SHRUBS & GROUNDCOVERS		2,567
NATIVE PLANT MATERIAL CALCULATIONS		
SEVENTY-FIVE (75) PERCENT OF REQUIRED TREES SHALL BE NATIVE	75%	85%
SEVENTY-FIVE (75) PERCENT OF REQUIRED SHRUBS SHALL BE NATIVE	75%	80%
NO MORE THAT 50% OF LANDSCAPE AREAS SHALL BE SOD	353	11060 (44%)
HEDGE/FENCE PROVIDED TO SCREEN MECH. EQUIPMENT		Yes

NOTE: ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE. IRRIGARION SYSTEM SHALL BE EQUIPED WITH A RAIN SENSOR.



NOTES:

1. THE UNPAVED PORTION OF THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY LINE TO BE LANDSCAPED AND PROVIDED WITH IRRIGATION AND MAINTENANCE.
2. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES/PALMS THAT ARE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND UTILITIES OR UTILITY EASEMENT.
3. ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A FULLY AUTOMATICALLY OPERATED IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL PROVIDE COMPLETE COVERAGE OF ALL PLANT MATERIALS. THIS SYSTEM SHOULD HAVE RAIN SENSOR AND SHOULD AUTOMATICALLY SHUT OFF WHEN RAINING.
4. WITHIN VISIBILITY TRIANGLES, LANDSCAPE SHALL BE MAINTAIN TO PROVIDE CLEAR VISIBILITY WITHOUT OBSTRUCTION FROM AN AREA BETWEEN THIRTY (30) INCHES AND EIGHT (8) FEET ABOVE AVERAGE ELEVATION OF THE INTERSECTION.

ANDRES MONTERO
LANDSCAPE ARCHITECTURE

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2200 E. 7th AVENUE, #1
FORT LAUDERDALE, FLORIDA 33305 USA.
TEL. 954.533.8259
www.amlastudio.com
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Rev	Date:	Description:	By:
1	04/09/21	Site Plan Review Comments from 03/18/2021	AEM/GMP
2			
3			
4			
5			
6			

Sheet Title: LANDSCAPE CANOPY PLAN

Project Name: DECO GREEN
1715 North Dixie Highway,
Lake Worth, FL 33460

SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

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GRAPHIC SCALE
NORTH 0' 20' 40' 60'

Sunshine State One Call
811
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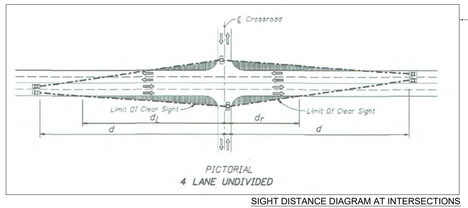
Date:	January 14, 2021
Scale:	1" = 20'
Drawn By:	AEM/GMP
Approved By:	AEM
Project No:	1.20011

Sheet Number: L-03



SIGHT DISTANCE DIAGRAM AT INTERSECTIONS

SIGHT DISTANCE NOTES:

1. SIGHT DISTANCES AT INTERSECTIONS OF 17TH AVENUE NORTH AND 18TH AVENUE NORTH WITH DIXIE HIGHWAY ARE BASED ON FDOT DESIGN STANDARDS.
2. MINIMUM DRIVER EYE SETBACK SHALL BE 14.5' FROM THE EDGE OF THE TRAVELED WAY.
3. INTERSECTION SIGHT DISTANCE ARE PROVIDED FOR PASSENGER VEHICLES.
4. LIMITS OF CLEAR SIGHT DEFINE A CORRIDOR THROUGHOUT WHICH A CLEAR SIGHT WINDOW MUST BE PRESERVE BETWEEN 18" BELOW THE SIGHT LINE DATUM AND 5'-0" ABOVE THE SIGHT LINE DATUM.
5. DESIGN SPEED 40 MPH.

QT	code	species	common name	drought tolerance	native	specifications	container size	spacing
	TREES							
1	**BU**	Bursera simaruba	Gumbo Limbo	High	yes	16' ht. - 5"" caliper, 6' CT	FG	as shown
10	**CA**	Caesalpinia granadillo	Bridalveil Tree	Medium	no	14' ht. Std. - 3" caliper, 6' CT	FG	as shown
12	**CE**	Conocarpus erectus	Green Buttonwood	High	yes	16' ht. Std. - 4" caliper, 6' CT	FG	as shown
2	**CH**	Chrysophyllum oliviforme	Satin Leaf	High	yes	16' ht. x 6' spr. 3.5" caliper, 8' CT	FG	as shown
21	**CO**	Coccoloba diversifolia	Pigeon Plum	High	yes	14' ht. Std. - 3" caliper	65 gal.	as shown
34	**IC**	Ilex cassine	Dahoon Holly	Medium	yes	12' ht. 3" Cal. Std	65 gal.	as shown
11	**MY**	Myrcianthes fragrans	Simpson's Stopper	High	yes	12' x 5' spr. 2" DBH Std	FG	as shown
20	**QV**	Quercus virginiana	Live Oak	High	yes	16' ht. 4" Caliper. 6' CT	FG	as shown
	PALMS							
4	**PHX**	Phoenix sylvestris	Silvester Date Plam	High	naturalized	CT 12'/ Heavy/ Straigh trunk - Match	FG	as shown
8	**REX**	Roystonia regia	Royal Palm	Medium	yes	CT 14'/ Heavy/ Straigh trunk - Match	FG	as shown
3	**VMX-1**	Veitchia montgomeriana	Motgomery Palm	Medium	no	12' O.A./Single- Full head	FG	as shown
14	**VMX-2**	Veitchia montgomeriana	Motgomery Palm	Medium	no	12' O.A./Double- Full head	FG	as shown
	SHRUBS, GROUNDCOVERS & VINES							
140	**CAP**	Capparis cynophallophora	Jamaican Caper	High	yes	18" ht x 18" spr.	3 Gal.	24" O.C.
399	**CHR**	Chrysobalanus Icaco 'Red Tip'	Red Tip Cocoplum	Medium	yes	30" O.A.	7 Gal.	30" O.C.
140	**COS**	Conocarpus erectus 'Sericeus'	Silver Buttonwood	High	yes	30" O.A.	7 Gal.	30" O.C.
152	**DII**	Dietes Iridioides	African Iris	Medium	no	18" O.A./ Full Clump	1 Gal.	24" O.C.
186	**FIM**	Ficus microcarpa 'Green Island'	Green Island Ficus	High	naturalized	18" O.A.	3 Gal.	24" O.C.
172	**HAM**	Hamelia nodosa	Dwarf Firebush	Medium	yes	24" ht x 24" spr.	3 Gal.	36" O.C.
533	**ILX**	Ilex vomitoria 'Schillings Dwarf'	Dwarf Yaupon Holly	High	yes	18" ht x 18" spr.	3 Gal.	24" O.C.
62	**MUH**	Muhlenbergia capillaris	Pink Muhly Grass	High	yes	30" O.A./ Full Clump	3 Gal.	30" O.C.
88	**PSL**	Psychotria ligustrifolia	Bahama, Dwarf Wild Coffee	Medium	yes	24" ht x 18" spr.	3 Gal.	30" O.C.
68	**SRX**	Serenoa repens	Saw Palmetto	High	yes	24" O.A./ Full Clump	7 Gal.	42" O.C.
168	**TRA**	Trachelospermum asiaticum	Asiartic Jasmine	High	no	10" O.A. Full	1 Gal.	15" O.C.
51	**TRF**	Tripsacum floridanum	Dwarf Fakahatchee Grass	Medium	yes	24" O.A./ Full Clump	3 Gal.	30" O.C.
315	**ZAP**	Zamia pumila	Coontie	High	yes	24" O.A./ Full Clump	3 Gal.	30" O.C.
	SOD							
11060	**SOD**	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggerd Panels		
1300	**ART**	Artificial Turf						

NOTES:

1. THE UNPAVED PORTION OF THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY LINE TO BE LANDSCAPED AND PROVIDED WITH IRRIGATION AND MAINTENANCE.
2. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES/PALMS THAT ARE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND UTILITIES OR UTILITY EASEMENT.
3. ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A FULLY AUTOMATICALLY OPERATED IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL PROVIDE COMPLETE COVERAGE OF ALL PLANT MATERIALS. THIS SYSTEM SHOULD HAVE RAIN SENSOR AND SHOULD AUTOMATICALLY SHUT OFF WHEN RAINING.
4. WITHIN VISIBILITY TRIANGLES, LANDSCAPE SHALL BE MAINTAIN TO PROVIDE CLEAR VISIBILITY WITHOUT OBSTRUCTION FROM AN AREA BETWEEN THIRTY (30) INCHES AND EIGHT (8) FEET ABOVE AVERAGE ELEVATION OF THE INTERSECTION.

LEGEND

- LARGE SHADE TREE
- MEDIUM TREE
- SMALL TREE
- LARGE PALM
- MEDIUM PALM
- SMALL PALM
- HEDGE
- SHRUBS & GROUNDCOVERS

ANDRES MONTERO
LANDSCAPE ARCHITECTURE

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2200 E. 26 TH STREET, #1
FORT LAUDERDALE, FLORIDA 33305 USA.
TEL. 954 533 8259
www.amlastudio.com
LC26000598

Rev	Date:	Description:	By:
1	04/09/21	Site Plan Review Comments from 03/18/2021	AEM/GMP
2			
3			
4			
5			
6			

Sheet Title: LANDSCAPE UNDERSTORY PLAN

Project Name: DECO GREEN
1715 North Dixie Highway,
Lake Worth, FL 33460

ALL DESIGNS AND DETAILS ON THIS DRAWAING ARE THE PROPERTY OF ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC. AND SHALL NOT BE USED, COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC.

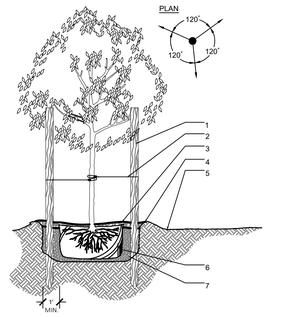
GRAPHIC SCALE
NORTH 0' 20' 40' 60'

Date:	January 14, 2021
Scale:	1" = 20'
Drawn By:	AEM/GMP
Approved By:	AEM
Project No:	1.20011

Sunshine State One Call
811
Know what's below. Call before you dig.

Sheet Number: L-04

SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION



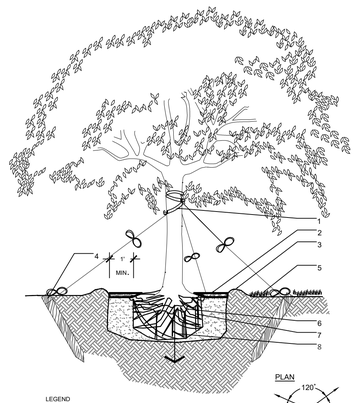
LEGEND

1. THREE 2"x4"x8" STAKES SPACE EVENLY AROUND TREE PAINTED BROWN.
2. #10 GUAGE WIRE.
3. 3" MINIMUM OF MULCH AS SPECIFIED.
4. SOIL BERM TO HOLD WATER.
5. FINISHED GRADE (SEE GRADING PLAN).
6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED.

NOTE:

a. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
b. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY L.A.
c. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE

1 SMALL TREE — SECTION — D_XXXX-01.DWG — SCALE: N.T.S



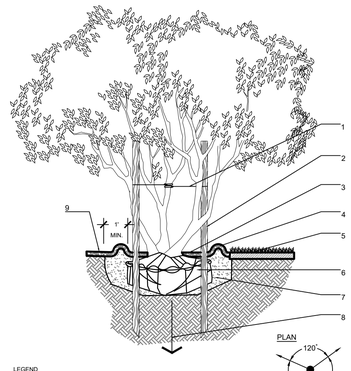
LEGEND

1. 2" NYLON STRAPPING W/RUBBER HOSE-WRAPPED 360 AROUND TRUNK BEFORE TYING- WRAP @ LATERAL BRANCH
2. 2" MULCH AS SPECIFIED MIN. 24" FROM TRUNK
3. SOIL BERM TO HOLD WATER.
4. 2"x4"x3' STAKES BURIED 3" BELOW FINISHED GRADE.
5. FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN).
6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED.
8. AUGER PER SPECS FOR PERCOLATION

NOTE:

a. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

2 LARGE TREE — SECTION — D_XXXX-02.DWG — SCALE: N.T.S



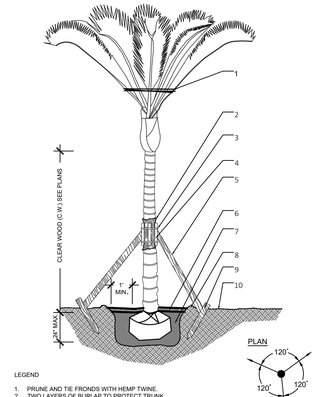
LEGEND

1. 2" NYLON STRAPPING.
2. THREE-2"X2"X8' STAKES
3. 3" MULCH AS SPECIFIED.
4. SOIL BERM TO HOLD WATER.
5. FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN).
6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED
8. AUGER PER SPECS FOR PERCOLATION
9. MULCH CONTINUES - SHRUB BED CONDITION

NOTE:

a. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE L.A.
b. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

3 MULTI-TRUNK TREE — SECTION — D_XXXX-03.DWG — SCALE: N.T.S



LEGEND

1. PRUNE AND TIE FRONDS WITH HEMP TWINE.
2. TWO LAYERS OF BURLAP TO PROTECT TRUNK.
3. TWO STEEL BANDS TO SECURE BATTONS.
4. THREE 2" X 4" X 18" WOOD BATTONS.
5. 3-2" X 4" LUMBER POLE BRACES. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTONS & 2" X4" STAKES. FLAG AT MIDPOINT.
6. 3" MIN. MULCH- SEE SPECIFICATIONS.
7. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED. PALMS SHALL BE PLANTED WITH THE TOP OF ROOTBALL AT FINISHED GRADE.
8. BERM SOIL TO HOLD WATER.
9. 2" X 4" X 3' WOOD STAKES.
10. FINISH GRADE.

NOTES:

a. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT
b. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

4 SMALL PALM — SECTION — D_XXXX_07.DWG — SCALE: N.T.S

LEGEND

1. PRUNE AND TIE FRONDS WITH HEMP TWINE. (WASHINGTONIA PALMS REMOVE SPECS, HURRICANE CUT SABAL PALM).
2. TWO LAYERS OF BURLAP TO PROTECT TRUNK.
3. TWO STEEL BANDS TO SECURE BATTONS.
4. SIX 2" X 4" X 18" WOOD BATTONS PAINTED BROWN.
5. 3-2" X 4" LUMBER POLE BRACE @ 120. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTONS AND 2" X 4" STAKES. FLAG AT MIDPOINT.
6. 3" MULCH AS SPECIFIED MIN.24" FROM TRUNK.
7. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED.
8. BERM SOIL TO HOLD WATER FINISH GRADE.
9. FINISH GRADE.
10. 2" X 4" WOOD STAKES.

NOTES:

1. SABAL PALMS W/ BOOTS REMOVED
2. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.
3. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY L.A.
4. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

5 SABAL PALM — SECTION — D_XXX_14.DWG — SCALE: N.T.S

LEGEND

1. TWO LAYERS OF BURLAP TO PROTECT TRUNK.
2. TWO STEEL BANDS TO SECURE BATTONS.
3. THREE 2" X 4" X 18" WOOD BATTONS.
4. 3-2" X 4" LUMBER POLE BRACES. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTONS & 2" X4" STAKES. FLAG AT MIDPOINT.
5. 3" MIN. MULCH- SEE SPECIFICATIONS.
6. FINISHED GRADE.
7. ROOTBALL SIZE, SEE SPECS. FOR MINIMUM DIMENSIONS PER PALM HEIGHTS.
8. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED.
9. BERM SOIL TO HOLD WATER.
10. FIVE LAYERS OF BURLAP TO PROTECT TRUNK.
11. TWO STEEL BANDS TO SECURE BATTONS.
12. 4" X 4" WOOD BRACES. NAIL TO BATTONS AND FLAG AT MIDPOINT USE 3 @120 FOR ROX-1, 4 @90 FOR ROX-2 AND ROX-3.

6 ROYAL PALM — SECTION — D_XXXX_6.DWG — SCALE: N.T.S

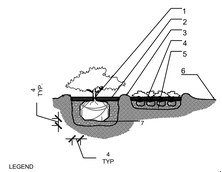
LEGEND

1. DO NOT PRUNE FROND LENGTHS REMOVE ONLY DEAD FRONDS.
2. TIE FRONDS WITH HEMP TWINE DO NOT CUT HEAD OPEN WITHOUT LANDSCAPE ARCHITECT APPROVAL.
3. SPRAY BUD WITH APPROVED PRODUCTS PER SCHEDULE (SEE SPECIFICATIONS).
4. TRUNKS TO BE FREE OF DAMAGE (IE. CHAIN MARKS, BURNS, GOUGES, ETC.) AND HAVE UNIFORM TAPER.
5. SOIL BERM TO HOLD WATER.
6. FINISHED GRADE.
7. ROOTBALL SIZE, SEE SPECS. FOR MINIMUM DIMENSIONS PER PALM HEIGHTS.
8. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED.
9. 2" X 4" X 30" WOOD STAKES.
10. FIVE LAYERS OF BURLAP TO PROTECT TRUNK.
11. TWO STEEL BANDS TO SECURE BATTONS.
12. 4" X 4" WOOD BRACES. NAIL TO BATTONS AND FLAG AT MIDPOINT USE 3 @120 FOR ROX-1, 4 @90 FOR ROX-2 AND ROX-3.

NOTES:

a. CONTRACTOR TO ASSURE DRAINAGE/PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
b. CONTRACTOR TO STAKE LOCATION OF PALMS FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.
c. STAKE PALMS (8= C.W.) PER STAKING DETAIL.

7 DATE PALM — SECTION — C 7.DWG — SCALE: N.T.S.



LEGEND

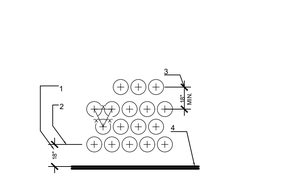
1. PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
2. 3" MINIMUM OF MULCH
3. SOIL BERM TO HOLD WATER.
4. MINIMUN DEPTH OF 12" PLANTING SOIL FOR GROUNDCOVER BED
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN)
7. PREPARED PLANTING SOIL AS SPECIFIED.

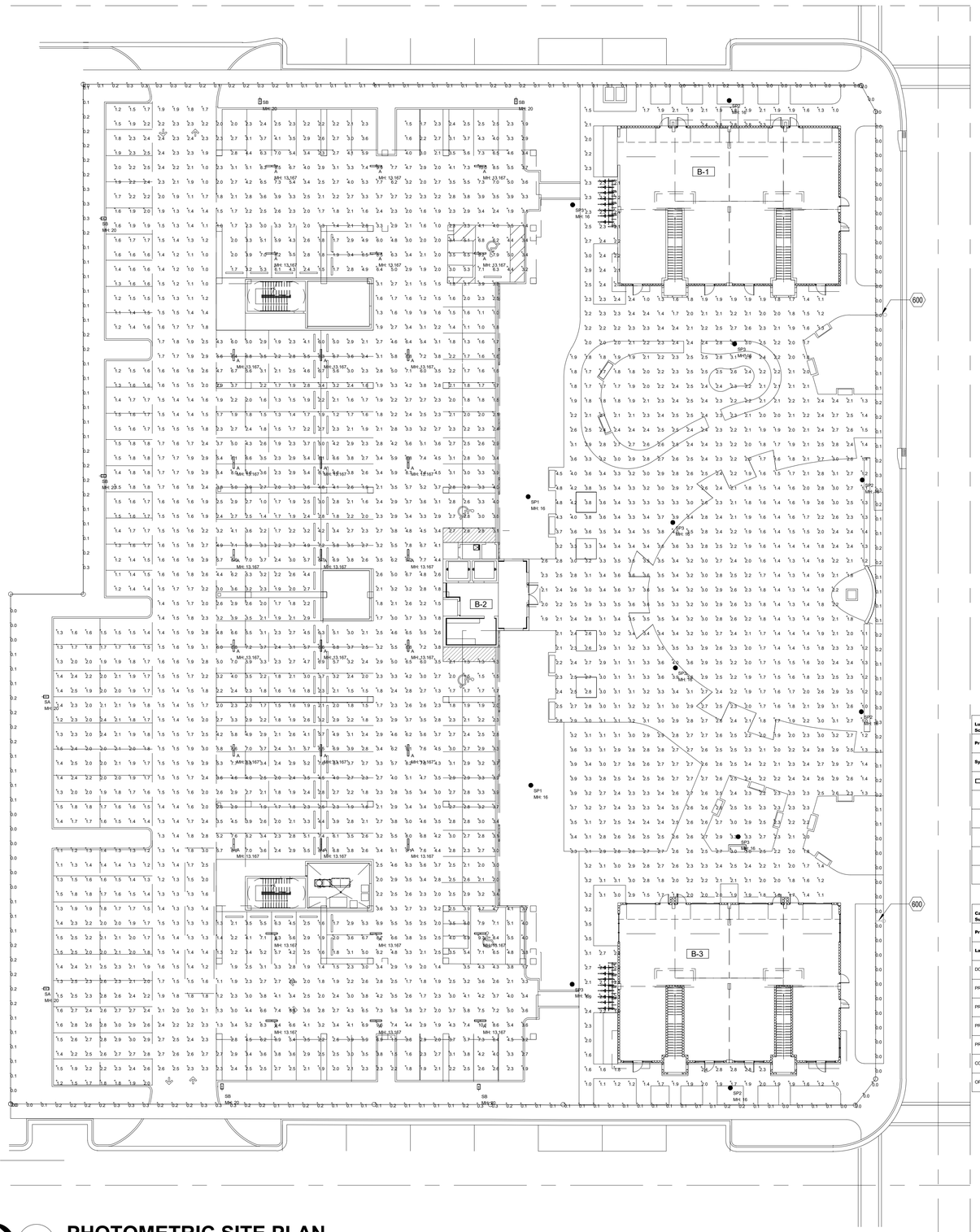
NOTE: WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL & PLANT MATERIAL, UNLESS NOTED OTHERWISE.

NOTE:

CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.

8 SHRUBS AND GROUNCOVERS — SECTION — D_XXXX_8.DWG — SCALE: N.T.S.

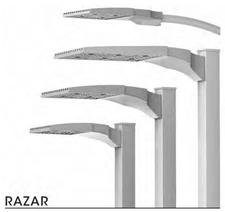




1 **PHOTOMETRIC SITE PLAN**
1" = 20'-0"

NORTH

2 E400 A TYPE LUMINAIRE
NOT TO SCALE



3 E400 SA & SB TYPES LUMINAIRE
NOT TO SCALE

4 E400 SP1, SP2 & SP3 TYPES LUMINAIRE
NOT TO SCALE

5 E400 EXISTING POLE AND FIXTURE
NOT TO SCALE

Luminaire Schedule

Project: DECO GREEN - SITE_REV 3 PALM BEACH COUNTY, FL 01/12/2021

Symbol	Qty	Label	Arrangement	Manufacturer	Description	Luminaire Lumens	LLF	Luminaire Watts	Assembly Watts
	30	A	SINGLE	APOGEE TRANSLITE	CG36-4-35-S-xx-xx MH: SURFACE MOUNT A.F.F.	3810	0.855	37.5	37.5
	2	SA	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-MPLED-IV-FT148LED-700mA/NW/HS-PLED MH: POLE MOUNT A.F.G.	10035	0.855	105.1	105.1
	6	SB	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-MPLED-III-M24LED-700mA/NW/HS-PLED MH: POLE MOUNT A.F.G.	5276	0.855	55.9	55.9
	2	SP1	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-PTY-PLED-VSQ-W80LED-700mA/NW MH: POST TOP MOUNT A.F.G.	23643	0.855	173.6	173.6
	4	SP2	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-PTY-PLED-W40LED-350mA/NW/HS-PLED MH: POST TOP MOUNT A.F.G.	4836	0.855	42.7	42.7
	6	SP3	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-PTY-PLED-VSQ-M40LED-525mA/NW MH: POST TOP MOUNT A.F.G.	9675	0.855	64.7	64.7

Calculation Summary

Project: DECO GREEN - SITE_REV 3 PALM BEACH COUNTY, FL 01/12/2021

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DOG PARK, PLAZA EVENT, KIDS PLAYGROUND & BUILDING PERIMETER	Illuminance	Fc	2.43	4.8	1.0	2.43	4.80
PROPERTY LINE BOTTOM (6' above grade)	Illuminance	Fc	0.15	0.3	0.0	N.A.	N.A.
PROPERTY LINE LEFT (6' above grade)	Illuminance	Fc	0.13	0.3	0.0	N.A.	N.A.
PROPERTY LINE RIGHT (6' above grade)	Illuminance	Fc	0.07	0.3	0.0	N.A.	N.A.
PROPERTY LINE TOP (6' above grade)	Illuminance	Fc	0.12	0.3	0.0	N.A.	N.A.
COVERED PARKING AREA	Illuminance	Fc	3.72	10.1	1.0	3.72	10.10
OPEN PARKING AREA	Illuminance	Fc	1.98	4.3	1.0	1.98	4.30

SITE LIGHTING NOTES:

1. THE SITE LIGHTING SHOWN HAS BEEN DESIGNED WITH A COMPUTERIZED POINT BY POINT PHOTOMETRIC LAYOUT.
2. SITE LIGHTING SHALL BE INSTALLED AS SPECIFIED ON THIS DRAWING. NO FIXTURE SUBSTITUTION WILL BE ACCEPTED BY THIS OFFICE. THIS WILL BE ENABLE LIGHTING CERTIFICATION LETTER TO BE DONE BY OUR OFFICE.
3. IF ANY SITE LIGHTING SUBSTITUTION IS MADE, CERTIFICATION LETTER & TEST FOR LIGHTING SHALL BE SIGNED & SEALED BY AN INDEPENDENT PROFESSIONAL ENGINEER.
4. THE POLE MANUFATURER SHALL SUPPLY ANY REQ'D CERTIFICATION FOR THE RECOMMENDED BURIAL DEPTH TO COMPLY WITH FLORIDA BUILDING CODE REQUIEREMENTS.
5. SOIL SHALL BE TESTED AND IF REQUIRED A CONCRETE FOOTING SHALL BE DONE FOR THE POLE.

KEYNOTES

600 EXISTING ROADWAY STREET LIGHT POLE TO REMAIN. REFER TO THE IMAGE 5 ON THIS SHEET FOR FURTHER INFORMATION.

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THE MARTIN ARCHITECTURAL GROUP, P.C.
ARCHITECTS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
6810 Lyons Technology Circle, Suite 185 Coconut Creek FL. 33073
P (954) 428-1618 F (954) 428-4416

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21

ENTITLEMENT PACKAGE

PHOTOMETRIC SITE PLAN

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

P.M.: FWG
DRAWN BY: JVS
PROJECT NO.: 221001

SCALE: AS NOTED
DATE: 01/14/2021

PERMIT SET 01/14/2021

GENERAL DISCLAIMER:
ANY DESIGN CHANGES, TO THE SYSTEM COVERED BY THESE PLANS WITHOUT PRIOR APPROVAL OF THE ENGINEER WHO PREPARED THESE PLANS, WILL NULL AND VOID THESE PLANS AND THE REVISED INSTALLATION. IN ADDITION, ALL EXPENSES ASSOCIATED WITH RETURNING THE SYSTEM TO ITS ORIGINAL DESIGN WILL BE THE RESPONSIBILITY OF THE COMPANY WHICH APPROVED THESE CHANGES. FINAL BID TO INCLUDE PERMIT COMMENTS.

FORMICA & ASSOCIATES Inc.
Consulting Engineers
980 N. Federal Highway
Suite 110
Boca Raton, FL 33432
TEL: (561) 368-3611
License No. CA 8818
www.formicaengineering.com

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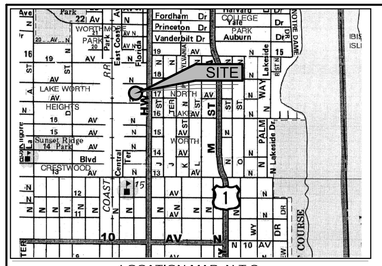


LOCATION MAP N.T.S.

NORTH

20 0 20 40 60

Scale 1" = 20'

18TH AVENUE NORTH
("TWENTH-EIGHTH AVENUE" - PLAT)
(55' R/W)

P.O.C. LESSOUT (O.R.B. 9279, PG. 1919) "N.W.CORNER LOT 1, BLOCK "D"

P.O.B. LESSOUT (O.R.B. 9279, PG. 1919)

CURB CUT

(30' PAVED)

CONC. WALK

2' CURB

P.I. FOUND NAIL & DISK (0.36'S, 0.09'W)

FOUND P.K. NAIL & DISK (#6838) (0.05'E)

TRAFFIC CONTROL BOX

ELECTRICAL BOX

FOUND 1/2" IRON PIPE (NO ID.)

S88°34'12"E 267.48'

S89°55'10"E (D)

CHAIN LINK FENCE

N01°20'56"E 175.38'

LOT 5 BLOCK D

LOT 4 BLOCK D

LOT 3 BLOCK D

LOT 2 BLOCK D

LOT 1 BLOCK D

PARCEL 1

62.2'

85.2'

2' CURB

CURB CUT

FOUND 1/2" IRON PIPE (NO ID.) (0.32'S, 0.12'W)

N88°34'14"W 25.00'

SET 1/2" IRON ROD & CAP (#6838)

ELEC. PANEL

METAL RAMP

4' WALK

FOUND P.K. NAIL & DISK (#6838)

FOUND 1/2" IRON ROD & CAP (#6838)

TEMPORARY CONSTRUCTION TRAILER

56.3'

24.0'

ASPHALT

REMAINDER OF LOT 4 BLOCK E (NOT INCLUDED)

LOT 5 BLOCK E

EAST 1/2 OF LOT 4 BLOCK E

PARCEL 4

LOT 3 BLOCK E

PARCEL 3

LOT 2 BLOCK E

LOT 1 BLOCK E

PARCEL 5

PARCEL 2

EAST 110' OF LOT 1 BLOCK E

CONC.POLES (LIGHT POLES ABANDONED) (TYP.)

EAST LINE OF LOT 1, BLOCK "D" AND LOT 1, BLOCK "E" (P.B. 7, PG. 25)

"WESTERLY EXISTING RIGHT OF WAY FOR STATE ROAD 805 (DIXIE HIGHWAY)

N01°20'56"E 350.76'

(PAVEMENT VARIES)

(60' - R/W)

(P.B. 7, PG. 25)

NORTH DIXIE HIGHWAY
(A.K.A. STATE ROAD 805)
("DIXIE HIGHWAY" - PLAT)

S01°20'56"W (B.R.)

4" DIA. TABEBUIA TREE

4" DIA. TABEBUIA TREE CLUSTER (2)

4" DIA. TABEBUIA TREE CLUSTER (3)

ROYAL PALM TREE

24" DIA. BANYAN TREE

ASPHALT

FIBER OPTIC BOX

6' WALK

6' PAVK

FOUND P.K. NAIL & DISK (#6838)

FOUND P.K. NAIL (0.35'E, 0.12'S)

FOUND P.K. NAIL & DISK (0.12'S, 0.05'E)

P.O.C. LESSOUT (O.R.B. 9279, PG. 1919) "S.W.CORNER LOT 1, BLOCK "E"

(28.7' PAVED)

CURB CUT

17TH AVENUE NORTH
("TWENTH-SEVENTH AVENUE" - PLAT)
(55' R/W)

FOUND 5/8" IRON ROD & CAP (NO ID.) (0.24'W, 0.13'S)

FOUND SHIP SPIKE & WASHER (0.24'W, 0.13'S)

P.O.B. LESSOUT (O.R.B. 9279, PG. 1919) FOUND P.K. NAIL & DISK (#6838)

S88°34'19"E 290.50'

S88°34'19"E 165.50 (M)
S89°55'17"E 165.50 (D)

FOUND 1/2" IRON ROD & CAP (NO ID.) (0.47'E, 0.21'S)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N29°02'10"W	10.31'
L2	N01°20'56"E	9.00'
L3	N88°34'12"W	2.50'
L4	S88°34'19"E	2.50'
L5	N01°20'56"E	9.00'
L6	S37°54'15"W	11.39'

SURVEY NOTES:

1.) Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.

2.) Elevations shown hereon are based on North Atlantic Vertical Datum of 1988 (NAVD 88).
a) Originating benchmark = Leica Global Positioning System.
b) 00.00 = existing elevation

3.) All bearings and distances shown hereon are plat and measured unless otherwise noted.

4.) This firms "Certificate of Authorization" number is "LB 6838".

CERTIFIED TO: OAG Investment 5 LLC, a Florida limited liability company; Marro Law, P.A.; Old Republic National Title Insurance Company
PROPERTY ADDRESS: 1715 North Dixie Hwy, Lake Worth, FL 33460
FLOOD ZONE: X (FIRM 120213-12099C05936F 10/05/2017)
DESCRIPTION:

Parcel 1:
Lots 1, 2 and 3, Block "D", Lake Worth Heights, according to the Plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

Parcel 2:
The East 110 feet of Lot 1, Block "E", Lake Worth Heights, according to the Plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

LESS from Parcels 1 and 2, that parcel described in the Stipulated Order of Taking in O.R. Book 9279, Page 1919, Public Records of Palm Beach County, Florida, more particularly described as follows:

A portion of Lot 1, Block E, Lake Worth Heights, as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida, lying in Section 16, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 1; thence South 89°55'17" East along the Southerly boundary line of said Lot 1, a distance of 165.50 feet to the POINT OF BEGINNING; thence continue South 89°55'17" East along said Southerly boundary line, a distance of 7.00 feet to a point on the Westerly Existing Right of way line for State Road 805 (Dixie Highway), said point being on a line 2.50 feet Westerly of and parallel with the Easterly boundary line of said Lot 1; thence North 00°00'02" West along said Westerly Existing Right of way line and said parallel line, a distance of 9.00 feet; thence South 37°54'15" West, a distance of 11.39 feet to the POINT OF BEGINNING.

AND

A portion of Lot 1, Block D, Lake Worth Heights, as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida, lying in Section 16, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 1; thence South 89°55'10" East along the Northerly boundary line of said Lot 1, a distance of 167.50 feet to the POINT OF BEGINNING; thence continue South 89°55'10" East along said Northerly boundary line, a distance of 5.00 feet to a point on the Westerly Existing Right of Way line for State Road 805 (Dixie Highway), said point being on a line 2.50 feet Westerly of and parallel with the Easterly boundary line of said Lot 1; thence South 00°00'02" East along said Westerly Existing Right of Way line and said parallel line, a distance of 9.00 feet; thence North 29°02'10" West, a distance of 10.31 feet to the POINT OF BEGINNING.

Parcel 3:
The West 40 feet of Lot 1 and all of Lot 2, Block E, Lake Worth Heights, according to the plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

Parcel 4:
Lot 3, and the East Half (E ½) of Lot 4, Block E, Lake Worth Heights, according to the plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

Parcel 5:
The East 25 feet of the West 65 feet of Lot 1, Block E, Lake Worth Heights, according to the plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

TOTAL AREA AS DESCRIBED ABOVE = 100,791 SQUARE FEET (2.314 ACRES).

REVISIONS:

BOUNDARY AND TOPOGRAPHIC SURVEY

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

CRD. FILE Y201078-A

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING		= CHAIN LINK FENCE
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		= WOOD FENCE
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK		= METAL FENCE
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK		= CENTERLINE
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE		= EASEMENT
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY		= COVERED
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE		= OVERHEAD LINES
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE		= LOT TIE

= ASPHALT PAVEMENT
= CONCRETE FLATWORK
= PAVER BRICK FLATWORK
= WOOD POWER POLE
= WATER METER
= FIRE HYDRANT
= CATCH BASIN
= SANITARY MANHOLE

SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	M.M. / B.M.
DATE:	11/16/2020

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

REF:	X-847 A18/68 L18/27 R54/50 K417
PREV. JOB NO'S.	Y010390 Y180054 Y180420
JOB NO.	Y201078
	L - 1470 - C

Universal Development Application

This application is required for ALL applications submitted to the Planning, Zoning and Historic Preservation Division. If you have questions regarding this application, please make an appointment with planning staff.

1. Application Type (select all that apply)

a.	Site Plan:	☐ Minor	■ Major	■ Planned Development ■ Sustainable Bonus
b.	Use:	☐ Administrative		■ Conditional
c.	Proximity Waiver:	☐ Alcoholic Beverage		☐ Community Residence ☐ Gaming Establishment
		☐ Adult Use		
d.	Approvals:	☐ Variance	☐ Mural	☐ Cert. of Appropriateness ☐ Adjustment
e.	Amendments:	☐ Rezoning / Map		☐ Text
f.	Other:	☐ Subdivsion/Plat		☐ Annexation ☐ Zoning Letter
		☐ ABT Signoff		■ TDR & DSI

2. Project Information

a. Project Name: Deco Green

b. Project Location / Address: 1715 N. Dixie Hwy., Lake Worth, Florida 33460

c. Legal Description: Parcel 1- Lots 1,2 &3, Block D and Parcel 2- the east 110 ft of Lot 1, Block E and Parcel 3, the west 40 ft of Lot 1 and Lot 2, Block E, Parcel 4 - lot 3 and 1/2 of lot 4 Lake Worth Heights

d. Property Control Number (PCN): 38-43-44-16-06-014-0010 and 16-06-015-0012 and 16-06-015-0013 and 16-06-015-0030

e. Zoning: Existing: MU-DH Proposed: MU-DH

f. Future Land Use: Existing: MU-E Proposed: MU-E

g. Proposed Use: ■ Residential; Units 126 ■ Commercial; 7,838 S.F. ☐ Industrial; _____ S.F.

h. Total Estimated Project Cost: _____

i. Description of Work: The project is a mixed-use redevelopment, intended to enhance and revitalize Inspired by an array of architectural styles, the project will engage the community to promote art,

3. Contact Information

a. Project Manager / Contact Person: Patricia F Ramudo, PE
Company: IBI Group
Address: 1100 Park Central Blvd S, Suite 3 City: Pompano Beach St: FL Zip: 33064
Phone Number: 954-974-2200, x-52120 E-Mail Address: patricia.ramudo@ibigroup.com

b. Applicant Name (if different from Project Manager): Ricardo Hernandez
Company: OAG Investment 5 LLC
Address: 1430 S. Dixie Highway, Suite 110 City: Coral Gables St: FL Zip: 33416
Phone Number: 786-223-1568 E-Mail Address: rihernanp@gmail.com

c. Owner Name: Lake Worth Beach Community Redevelopment Agency
Company: Lake Worth Beach Community Redevelopment Agency
Address: 1121 Lucerne Avenue City: Lake Worth Beach St: FL Zip: 33460
Phone Number: 493-2550 E-Mail Address: jolivo@lakeworthbeachfl.gov

4. Owner's Consent

Lake Worth Beach Community Redevelop ("Owner") certifies that it is the owner of the property located at 1715 North Dixie Highway, Lake Worth, F ("Subject Property") and expressly consents to the use of the Subject Property as described in this application and to all conditions that may be agreed to as a part of the approval of this application, which may be imposed by the decision making board. Owner hereby authorizes, Patricia F Ramudo, PE as agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.

Owner's Signature: × _____ Date: 1/5/21

Name/Title of Signatory: JOAN OLIVA, EXECUTIVE DIRECTOR

STATE OF FL

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 5 day of January, 2021, by JOAN OLIVA who is personally known to me or who produced a _____ as identification. He/she did not take an oath.

(NOTARY SEAL)

EMILIA THEODOSSAKOS
Notary Public - State of Florida
Commission = GG 93809
My Comm. Expires Jul 4, 2022
Bonded through National Notary Assn.

× _____
(Signature of Notary Public)

EMILY THEODOSSAKOS
(Name of Notary)

5. Affidavit of Completeness and Accuracy

Instructions: To be completed by the individual submitting the application (owner or authorized agent)

Project Name: Deco Green Submittal Date: January 14, 2021

STATEMENT OF COMPLETENESS AND ACCURACY:

I hereby certify all property owners have full knowledge the property they own is the subject of this application. I hereby certify that all owners and petitioners have been provided a complete copy of all material, attachments and documents submitted to the City of Lake Worth relating to this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the Planning, Zoning and Historic Preservation Division of Lake Worth, Florida, and will not be returned. I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required by Palm Beach County to process this application. I further acknowledge that any plans that I have prepared or had prepared comply with the Fair Housing Standards. I further consent to the City of Lake Worth to publish, copy or reproduce any copyrighted documents submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

JOAN OLIVA
(Name – type, stamp, or print clearly)

× _____
(Signature)

Lake Worth Beach Community Redevelopm
(Name of Firm)

1121 Lucerne Avenue, Lake Worth, FL 33460
(Address, City, State, Zip)

STATE OF FL

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 5 day of JANUARY, 2021, by JOAN OLIVA who is personally known to me or who produced a _____ as identification. He/she did not take an oath.

(NOTARY SEAL)

EMILIA THEODOSSAKOS
Notary Public - State of Florida
Commission = GG 93809
My Comm. Expires Jul 4, 2022
Bonded through National Notary Assn.

× _____
(Signature of Notary Public)

EMILY THEODOSSAKOS
(Name of Notary)

Sign Posting Agreement

This form is required for all Historic Applications and Public Hearing Items.

1. **Applicant:** Ricardo Hernandez, OAG Investment 5 LLC, 1430 S Dixie Hwy. Coral Gables, FL 33146
2. **Property Owner:** Lake Worth Beach CRA 1121 Lucerne Ave., Lake Worth, FL 33460
3. **Contact Phone Number:** 786-223-1568
4. **Property Location:** 1715 N. Dixie Highway, Lake Worth, FL 33460
5. I, Ricardo Hernandez, hereby affirm that I will post the notification sign(s) provided to me for a minimum of ten calendar days before the scheduled date of the hearing of Planning and Zoning Case No. _____.

Signature: _____ Date: 01/04/2021

Name/Title of Signatory: Ricardo Hernandez, Manager

STATE OF FLORIDA)
COUNTY OF MIAMI DADE)

The foregoing instrument was acknowledged before me this 04 day of January 2021, by RICARDO HERNANDEZ who is personally known to me or who produced a FL Dr. Lic. as identification. He/she did not take an oath.

(NOTARY SEAL)

CARLOS G PARRA
Notary Public - State of Florida
Commission # GG 960538
My Comm. Expires Feb 20, 2024
Bonded through National Notary Assn.

_____
Signature of Notary Public

CARLOS G. PARRA
Name of Notary

CFN 20180035277
OR BK 29614 PG 1956
RECORDED 01/26/2018 14:37:26
Palm Beach County, Florida
AMT 2,000,000.00
DEED DOC 14,000.00
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 1956-1958; (3Pgs)

This Instrument was Prepared By and Return to:
David N. Tolces, Esquire
GOREN, CHEROF, DOODY & EZROL, P.A.
3099 East Commercial Boulevard, Suite 200
Fort Lauderdale, Florida 33308

Property Identification No.: 38-43-44-16-06-014-0010

This is a Certified Copy

WARRANTY DEED

THIS INDENTURE, made on this 26 day of January, 2018 by and between **Mauricio F. Neira and Paula C. Neira, husband and wife,** hereinafter referred to as "Grantor" and **Lake Worth Community Redevelopment Agency, a Florida public agency created pursuant to Chapter 163, F.S.,** whose post office address 1121 Lucerne Avenue, Lake Worth, FL 33460, hereinafter referred to as "Grantee."

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in PALM BEACH County, Florida, to wit:

See Exhibit "A" attached.

SUBJECT TO: Taxes for the year 2018 and subsequent years, zoning and/or restrictions and prohibitions imposed by governmental authorities, and easements and restrictions and other matters appearing on the plat and/or common to the subdivision.

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

And the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

And the Grantors state that the above-referenced Property is not their homestead. Grantors, Mauricio F. Neira and Paula C. Neira reside at 10509 Vignon Court, Wellington, FL 33449.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands the day and year first above written.

Signed, sealed and delivered
in our presence:

Name: Joan Oliva

Name: DAVID N. TOLCES

Mauricio F. Neira

Paula C. Neira

This is a certified copy

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me on this 26 day of January, 2018 by Mauricio F. Neira and Paula C. Neira, who [ ] are personally known to me or [X] have produced Florida driver's licenses as identification.

NOTARY PUBLIC

DAVID N. TOLCES
Commission # FF 078829
Expires March 7, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

Exhibit A

This is not a certified copy

Parcel 1:

Lots 1, 2 and 3, Block "D", Lake Worth Heights, according to the Plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

Parcel 2:

The East 100 feet of Lot 1, Block "E", Lake Worth Heights, according to the Plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

LESS from Parcels 1 and 2, that parcel described in the Stipulated Order of Taking in O.R. Book 9279, Page 1919, Public Records of Palm Beach County, Florida, more particularly described as follows:

A portion of Lot 1, Block E, Lake Worth Heights, as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida, lying in Section 16, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 1; thence South 89°55'17" East along the Southerly boundary line of said Lot 1, a distance of 165.50 feet to the POINT OF BEGINNING; thence continue South 89°55'17" East along said Southerly boundary line, a distance of 7.00 feet to a point on the Westerly Existing Right of way line for State Road 805 (Dixie Highway), said point being on a line 2.50 feet Westerly of and parallel with the Easterly boundary line of said Lot 1; thence North 00°00'02" West along said Westerly Existing Right of way line and said parallel line, a distance of 9.00 feet; thence South 37°54'15" West, a distance of 11.39 feet to the POINT OF BEGINNING.

AND

A portion of Lot 1, Block D, Lake Worth Heights, as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida, lying in Section 16, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 1; thence South 89°55'10" East along the Northerly boundary line of said Lot 1, a distance of 167.50 feet to the POINT OF BEGINNING; thence continue South 89°55'10" East along said Northerly boundary line, a distance of 5.00 feet to a point on the Westerly Existing Right of Way line for State Road 805 (Dixie Highway), said point being on a line 2.50 feet Westerly of and parallel with the Easterly boundary line of said Lot 1; thence South 00°00'02" East along said Westerly Existing Right of Way line and said parallel line, a distance of 9.00 feet; thence North 29°02'10" West, a distance of 10.31 feet to the POINT OF BEGINNING.

38434416060140010

September 8, 2020

1:1,128

0 0.0075 0.015 0.03 mi

IBI GROUP
1100 Park Central Boulevard North– Suite 3500
Pompano Beach FL 33064 USA
tel 954 974 2200 fax 954 973 2686
ibigroup.com

January 21, 2021

Mr. William Waters, AIA
Director of Community Sustainability Department
City of Lake Worth Beach
1900 2nd Avenue North
Lake Worth Beach, FL 33461

Re: Deco Green – Project Narrative
Mixed Use Residential/Retail/Office Planned Development, 2.314 Acres
Major Site Plan, Sustainable Bonus Incentive Program and Transfer Development Rights
IBI Group Project Number 127192

Dear Mr. Waters:

We hereby submit this Project Narrative, in support of the proposed development of the project called Deco Green, on behalf of OAG Investment 5 LLC. The subject properties incorporated into the overall project area are described as follows:

Overall Unified Property
1715 N. Dixie Highway 38-43-44-16-06-014-0010 2.314 acres

MAJOR SITE PLAN APPLICATION:

Location: 1715 N. Dixie Highway, Lake Worth Beach, FL, Palm Beach County

FEMA Flood Zone: Zone X (0.2 % annual chance flood hazard)

As described in the Survey Legal Description: Refer to survey for full legal description.
Parcel 1: Lots 1, 2 & 3, Block D, Lake Worth Heights;
Parcel 2: The east 110 ft of Lot 1, Block E, Lake Worth Heights;
Parcel 3: The west 40 ft of Lots 1 & 2, Block E, Lake Worth Heights;
Parcel 4: Lots 3 and ½ of Lot 4, Block E, Lake Worth Heights;
Parcel 5: The east 25 ft of the west 65 ft of Lot 1, Block E, Lake Worth Heights.

Zoning: No change is proposed.
Current: MU-DH
Proposed: MU-DH

Land Use Designation: No change is proposed.
Current: MU-E
Proposed: MU-E

Existing Use: Five (5) Parcels of vacant land, previously developed and unified as one parcel.

Proposed Use: Mixed Use development of residential, retail and office, comprised of:

Residential: 126 units (52-1BR, 64-2BR and 10-3BR); 114 units in Building 2 and 6 units each in Buildings 1 and 3. Building 2 will have surface parking below the building footprint.
Retail: 6,832 square feet
Office: 1,054 square feet

Project Background:

As described in the Lake Worth Beach CRA's Request for Proposal (RFP #01-1920), the Lake Worth Beach CRA has undertaken both housing and commercial property development over the last decade. The goal of the CRA is to spur private investment and improve property values in the District. In 2010 the CRA was awarded $23M from the Department of Housing and Urban Development for the development of at least 100 new or rehabilitated affordable housing units. The Lake Worth Beach CRA and its partners, far exceeded this goal and, to date, created over 175 residential units. Other projects associated with the purchase of formerly blighted properties has also led to the development of over 12,000 square feet of commercial space. With the development of commercial space, local jobs were created, meeting a NSP-2 National Objective. The CRA is seeking to continue the development of housing choices while also creating additional local job opportunities. In 2016, the CRA turned its focus to commercial and mixed-use development. To that end, in 2020, the CRA awarded and contracted for the redevelopment rights to the OAG Investment 5 LLC to the Deco Green project to address the CRA's vision of incentivizing development, thereby transforming and revitalizing the area. The concept behind this project is intended to provide a mixed-use development with an open plaza to serve the residents and businesses, as well as the community. The project will consist of three buildings, with the primary building of multi-family units (1, 2 and 3 Bedrooms), two accessory buildings providing retail and office space on the ground floor with multi-family units on the upper two floors. At grade, on-site and off-site parking are also provided.

The site is located 1.3 miles from Downtown Lake Worth Beach, 0.51 miles from the SFWMD C-51 canal and the Palm Beach border and a mile from an I-95 interchange. A Palm Tran bus stop is located one block south of the parcel. Palm Beach International Airport is less than 20 minutes away.

According to the Major Thoroughfare Design Guidelines, Dixie Highway, from the South City limit to the North City limit, is identified as Major Thoroughfare G, which is described as the principal north/south thoroughfare. It is business-centric, serving businesses, residents and visitors. It is also a transit thoroughfare for the public bus system. This area is also identified as Sub Area 3, which includes the west side of Dixie Highway, between 13th Avenue North and Wellesley Drive, where the City hopes to stimulate more development and redevelopment.

Site Characteristics:

The site is currently vacant with residual pavement and utilities. The vacant parcels were previously developed with commercial and residential structures that were demolished.

The topography varies from 15.14 to 17.28 NAVD. The perimeter road crowns are:

17th Avenue North: average crown elevation varies from 15.32 to 16.26 NAVD
18th Avenue North: average crown elevation varies from 15.30 to 15.83 NAVD
North Dixie Highway: average crown elevation varies from 15.28 to 16.10 NAVD

Surrounding Property Information: Uses, Architectural Style and Size

East: The N Dixie Highway (FDOT) right-of-way is a two-way, four lane undivided roadway. The properties are comprised of one and two-story commercial and residential structures, with architectural styles of art deco and mid-century modern.
West: Existing single-family and multi-family residential lots abut the subject property, with one and two-story structures described as minimalistic style design.
North: The 18th Avenue N municipal right-of-way is a two-way, two-lane undivided roadway. Beyond the roadway are commercial (automobile service) and one-story single-family residential structures.
South: The 17th Avenue N municipal right-of-way is a two-way, two-lane undivided roadway, which was recently improved to serve the multi-story multi-family residential development, known as The Mid. This project is comprised of three three-story buildings, with architectural styles described as modern contemporary, urban infill.

Please refer to following exhibits for the pictures of the surrounding areas.

Aerial photo of site – east to west view

Aerial photo of site – north to south view

Adjacent property photo – west boundary along 17th Avenue North

Adjacent property photo – northwest corner of 18th Avenue North and N. Dixie Highway

Adjacent property photo – view from southeast corner across N. Dixie Highway

Adjacent property photo – view from center of site along N. Dixie Highway

Justification of the Proposal:

The project proposal was presented in response to the CRA's solicitation, RFP #01-1920 and was selected as the preferred design and consistent with the vision of the City of Lake Worth Beach and the CRA. The proposed mixed-use development is consistent with the intent of the Mixed-Use-East (MU-E) land use and the Mixed-Use-Dixie Highway Zoning. According to the City's Land Development Regulations (LDR), Section 23.3.17, the intent of this designation is "to provide the establishment and expansion of a broad range of office and commercial uses, including higher density residential uses.

Compliance with the Site Design Qualitative Standards in Section 23.2-31:

1. Harmonious and efficient organization:

Required: The site plan is designed to be harmoniously and efficiently organized in relation to topography, the size and type of plot, the character of adjoining property and the type and size of buildings. The site shall be developed so as to not impede the normal and orderly development or improvement of surrounding property for uses permitted in these LDRs.

Response: The site plan has been designed to 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 character of the proposed development is consistent with the Vision for the Major Thoroughfare Design Guidelines, providing for a vibrant, diverse, safe, inviting and sustainable features. With an open plaza and event lawn, located at the N. Dixie Highway frontage, the project creates a park-like setting that invites community interaction, strolling and recreation, including a play area and dog park. The perimeter public sidewalks provide walkability and connectivity to the on-site pedestrian walkways. The three buildings are placed around the perimeter of the plaza, with surface parking under the center building, Building 2, which has been located such that it minimizes any adverse effects to its neighbors. Driveway access is placed on the north and south side streets, minimizing vehicular interaction with the pedestrian circulation. On-site parking is designed at the rear of the property, under and around Building 2, screening it such that the public view is focused on the open space and landscaping.

2. Preservation of natural conditions:

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

Response: The subject property has been cleared of any pre-development buildings and therefore disturbance has already taken place. Proposed improvements will be provided in compliance with environmental jurisdictional agencies and enhancements will include water quality, water quantity and erosion control measures.

3. Screening and buffering:

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

Response: Screening of the on-site parking is provided by placing it at the rear of the property and will be screened by the buildings and landscape improvements. The solid waste dumpster will be located in an enclosed room, dedicated to the collection and storage of solid waste and recyclables. It will be brought out only during municipal collection schedules, after which it will be stored again. Site lighting will comply with the City's lighting design and illumination standards, such that it will not spill over to surrounding properties. Landscaping of the perimeter buffers and the public plaza will be designed in such a manner as to compliment the architectural style of the buildings.

4. Enhancement of residential privacy:

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

Response: The project will be consistent with Crime Prevention Through Environmental Design Principles (CPTED) to reinforce the privacy and safety of the residents. The buildings will be designed to provide acoustical and visual privacy for the residents, by means of building placement, impact windows and high rated insulation. Perimeter landscape plantings will provide visual screening. The primary building, Building 2, has been placed at 70.25' from the property line, in excess of the 15' required, thereby allowing for additional residential privacy for the abutting properties.

5. Emergency access:

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

Response: Emergency access is provided by means of the perimeter streets and interior private roadway. Fire truck access to the rear of the primary building, Building 2, will have access to a proposed fire hydrant and Fire Department Connection (FDC). Buildings 1 and 3 will have access to a proposed fire hydrant and FDC. A truck turning analysis was conducted, using an aerial fire truck template to access the rear drive aisle to maneuver from the side streets onto the property. In addition, emergency ambulance templates confirm that full access is available on all interior drives. All three buildings will be provided with a fire sprinkler system, connected to a Fire Alarm.

6. Access to public ways:

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

Response: Vehicular access is provided by means of driveway connections at 17th Avenue N and 18th Avenue N. Pedestrian access is provided along the north, south and east perimeter public rights-of-way, as well as internal pedestrian pathways.

7. Pedestrian circulation:

Required: There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.

Response: The on-site pedestrian circulation system is complimentary to the perimeter public sidewalks along the three perimeter streets providing connectivity between the three buildings, the open plaza area and the external public sidewalks.

8. Design of ingress and egress drives:

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

Response: The proposed ingress and egress, are provided by means of two driveway connections located at the north and south side streets. The private roadway provides a 22' wide, two-way roadway to connect to the parking area circulation. Due to low traffic volumes and design of perimeter streets, turn lanes are not required.

9. Coordination of on-site circulation with off-site circulation:

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

Response: The proposed vehicular and pedestrian improvements to the public rights-of-way adjacent to the site allow for ingress and egress, as well as on-street parking that will reinforce the desired development pattern. The connection of the existing minor roadways of 17th Avenue N and 18th Avenue N to N. Dixie Highway are not affected. In addition to emergency vehicle accessibility, a truck turning analysis confirmed that solid waste collection vehicles are able to enter the property without conflict. The return radius provided on the entrance drives allow for unrestricted access by emergency and solid waste collection vehicles.

10. Design of on-site public right-of-way:

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

Response: The project will provide on-street parking on the north and south rights-of-way, as well as adding or improving to the public sidewalks. On 17th Avenue N, there are 8 parallel parking spaces proposed, with two of these spaces to be considered as Temporary Loading spaces. On 18th Avenue N, there are 7 parallel parking spaces proposed, with two of these spaces to be considered as Temporary Loading spaces. The location of both sets of on-street parking were designed in

coordination with the City and FDOT. N. Dixie Highway improvements include removal of the existing curb cut and driveway apron, replacing it with new sidewalk to match the existing. Access to the off-street parking is provided by means of the proposed driveway connections and internal roadway, in compliance with City and FDOT standards.

11. Off-street parking, loading and vehicular circulation areas:

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

Response: The site is designed so that the off-street parking, temporary loading and vehicular circulation are located, designed and screened to minimize the impact of noise, glare and odor on adjacent properties. Site lighting and landscaping improvements are designed to comply with the City's standards.

12. Refuse and service areas:

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

Response: Refuse and service areas will be provided by means of enclosed rooms, located on the first floor of the primary building, Building 2. Solid waste and recyclables will be collected in the "Compactor/Recycle Room." The containers will be wheeled to the collection point, located on the private roadway, by the concierge/custodian when the truck is scheduled for pickup.

13. Protection of property values:

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

Response: The proposed project will have a positive impact on the adjoining property values, as well as the overall community values, by means of the site plan elements related to the mixed-use buildings. The design character of the project is described as inspired by the Bauhaus Movement and reminiscent of the Art Deco style in South Beach, Florida and will integrate with the new multi-family development located immediately south of the site, providing community engagement, passive recreation and retail services.

14. Transitional development:

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

Response: This project site is located in the Mixed-Use East land use and Mixed-Use-Dixie Highway zoning areas therefore this section does not apply. However, the site plan is designed with the principles of the new urbanism, an open concept that can integrate the surrounding buildings.

15. Consideration of future development:

Required: In finding whether or not the above standards are met, the review authority shall consider likely future development as well as existing development.

Response: The project is a single-phase project that will compliment the City and CRA's Vision for the MU-DH area, City's Land Development Regulations, the Major Thoroughfares Design Guidelines and the Sustainability /Economic Development objectives, as well as, the design of the site and buildings that are consistent with urban design principles. Therefore, it is requested that the review authority consider that the above standards are met.

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

The general requirements outlined in this section are minimum aesthetic standards for all site developments, buildings, structures, or alterations within the corporate limits of the city, except single-family residences. However, additions to existing buildings and sites shall be subject to review by the development review official for a determination regarding submission to the planning and zoning board or historic resources preservation board for review. All site development, structures, buildings or alterations to site development, structures or buildings shall demonstrate proper design concepts, express honest design construction, be appropriate to surroundings, and meet the following community appearance criteria:

Required:

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

Response:
The proposed Deco Green project will adhere to the Compliance with Community Appearance Criteria. The design and layout of the site are consistent with the Major Thoroughfare Design Guidelines. The elevations are inspired by the Bauhaus Movement and Art Deco architectural style, as well as the Design Guidelines. The project will enhance and embrace the City's Vision, creating a vibrant, safe, inviting and sustainable community asset.

Major Thoroughfare Design Guidelines:

- Encourage high-quality mixed-use infill development that is comprised of residential, office, entertainment, and commercial uses.
- Provide the residents living in the upper floors of a mixed-use development with high-quality standards of living.
- Protect the pedestrian and enhance the pedestrian environment and scale.
- Provide residents with entrances separate from office and commercial spaces.
- Create a base that distinctly grounds the building, and which enhances the streetwall along each thoroughfare.
- Developments should include open spaces accessible to the public, located on the ground floor, as well as private spaces for residents.
- Ensure that commercial/retail spaces on the lower floor are appropriately designed to promote uses that serve the community living in a mixed-use development.
- Ensure compatibility between adjacent uses, especially residential.

Response: The site elements comply with the guidelines state above.

MIXED USE PLANNED DEVELOPMENT:

1. Location: Urban planned developments may be located in any mixed use district east of Interstate 95, such as Mixed Use — East, Mixed Use — West, Mixed Use — Dixie Highway, Mixed Use — Federal Highway, Transit Oriented Development — East, and Downtown with the exception of the neighborhood commercial district. Industrial planned developments are not allowed as a mixed use urban planned development.

Response: The project site is located in the Mixed Use-Dixie Highway District, east of Interstate 95.

2. Minimum area required: The minimum area required for an urban planned development district shall be one-half (.5) acres.

Response: The project consists of a 2.314 acre site, to be developed in a single phase.

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

Response: As noted in LDR Section 23.3-17, subsection c.1: Principal nonresidential uses permitted by right in the MU-DH district allow:

A. Commercial – low intensity
B. Office – low intensity
C. Low intensity retail uses – low intensity
D. Personal services uses – low intensity

E. *Cultural and artisanal uses – low intensity*
F. *Institutional uses – low intensity*
G. *Automotive vehicular – low intensity*
H. *Eating and drinking establishments without drive through facilities*
I. *Essential services*

The proposed development will provide for residential, retail and commercial uses. The project consists is to be developed in a single phase, consisting of three buildings. The primary building, Building 2, will provide 114 multi-family units. Buildings 1 and 3 will provide office/retail on the first floor and 12 multi-family units on the second and third floors. The open plaza will serve as passive recreation and community events. Parking is provided in excess of required. Also provided are scooter and bicycle parking, as well as and electric charging spaces. Refer to attached detailed information

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

Response: As noted in the Site Data Table and on the Site Plan, the proposed buildings will meet or exceed the required setbacks. Specifically:

BUILDING SETBACKS	*Required*	*Provided*
FRONT	*10'*	*12'*
REAR	*15'*	*70.75'*
SIDE STREET (17TH AVENUE N)	*10'*	*14'*
SIDE STREET (18TH AVENUE N)	*10'*	*14'*

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

Response: As noted in the Site Data Table and on the Site Plan, the proposed parking and loading spaces meet or exceed the required parking. Specifically:

PARKING REQUIREMENTS	*Required*	*Proposed*
MB-1BR = 52 UNITS @ 1.5 PER UNIT	*78*	*See below.*
MF-2BR = 64 UNITS @1.75 PER UNIT	*112*	*See below.*
MF-3BR = 10 UNITS @ 2.0 PER UNIT	*20*	*See below.*
RETAIL = 6832 SF @ 1 PER 500 SF	*8*	*See below.*
OFFICE = 1054 SF @ 1 PER 400 SF	*3*	*See below.*
GROSS PARKING REQUIRED	*221*	*See below.*
SHARED PARKING CREDIT OF 25%	*166*	*181*

PROVIDED PARKING WITH SHARED PARKING CREDIT OF 25%	
Off-street Single Regular Parking Spaces	*65*
Off-street Single Compact Parking Spaces	*23*
On-site Tandem Regular Parking Spaces	*58*
On-site Tandem Compact Parking Spaces	*16*
On-site Handicap Parking Spaces	*4*
Side-street Parallel Parking Spaces	*15*
Total Parking Spaces	181

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

Sec. 23.6-1. - Landscape regulations.

(a) *Purpose.* The objective of this section is to provide minimum standards for the installation and maintenance of landscaping within the city. This section shall apply to all real properties private or publicly owned within the city.

This section is further intended to fulfill objectives as contained within the conservation element of the city's comprehensive plan, by providing for:

(1) Conservation of potable and nonpotable water.
(2) Implementation of Florida Friendly Landscaping Principles™.
(3) Maintenance of permeable land areas essential to surface water management and aquifer recharge.
(4) Implementation of the preservation of existing plant communities.
(5) Eradication of prohibited and controlled species referenced in subsection k).
(6) Implementation of the planting of site-specific native and drought-resistant plant materials creating larger and more connected plant populations.
(7) Establishment of guidelines for the installation and maintenance of landscape material and irrigation systems.
(8) Reduction of air, noise, heat, and chemical pollution through the biological filtering capacities of trees.
(9) Implementation of energy conservation through the creation of shade and promoting an aesthetic appearance for the community.
(10) Provision of food, cover and creating habitat for birds, butterflies, and other wildlife.
(11) Reduction of the financial costs of landscape maintenance.
(12) Encouragement of creative landscaping designs.

Response: The proposed landscape improvements will comply with the stated objectives.

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

Response: The proposed illumination, as shown on the Photometric Site Plan, will not exceed one (1) foot candle at the property boundaries.

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

Response: There are no outdoor storage facilities proposed for this project.

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

Required: Qualifying sustainability features or improvements. The following features or improvements may qualify for the incentive award of either bonus height or intensity, or both. In order to qualify for each incentive award under subsections 1.(d) through 1.(h), the total value of the qualifying features or improvements must equal at least the amount of the fee-in-lieu established by the city commission pursuant to subsection e) below.

1. On-site features or improvements provided:

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

Response: The proposed improvements include:

- *Pervious concrete pavement for parking, which will provide enhance water quality treatment*
- *Rainwater harvesting to supplement irrigation pervious materials for recreation spaces*
- *Open plaza to serve as passive recreation (playground, dog park) and community engagement*

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

Response: The proposed landscape improvements exceed most of the requirements for trees/palms. For the interior landscape (exclusive of VUA and Buildings) we are exceeding the required landscape/trees (28,268 SF) by providing 83 trees/palms of different sizes (31,300 SF). We are also exceeding the minimum size of the proposed trees as follows:

- *Small maturing trees minimum height of 6 feet - Proposed 12 feet*
- *Medium maturing trees minimum height of 6 feet - Proposed 14 feet*
- *Large maturing trees minimum height of 10 feet - Proposed 16 feet*

(f) Public amenity such as a law enforcement substation, cultural gallery, public plaza, community meeting space, library, or garden.

Response: The project is designed with an open plaza, which will include a playground, dog park and event lawn. Low seat walls are provide on either side of the focal feature located at the N Dixie Highway frontage. The open public plaza will be an inviting community gathering space.

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

2. Off-site improvements. Improvements located offsite the parcel or lot, as described in subsection 1.(d) through 1.(h), above.

Response: The existing overhead utilities and power poles located along the existing 18th Avenue N sidewalk are proposed to be replaced by the City with new concrete poles. Through a collaboration with the City, the project will provide the additional funding for the undergrounding of the utilities along the project frontage.

SITE DATA

EXISTING ZONING	**MU-DH**	**MIXED-USE DIXIE HIGHWAY**
PROPOSED ZONING	**MU-DH**	**MIXED-USE DIXIE HIGHWAY**
EXISTING FUTURE LAND USE	**MU-E**	**MIXED-USE EAST**
PROPOSED FUTURE LAND USE	**MU-E**	**MIXED-USE EAST**
	REQUIRED	**PROVIDED**
LOT AREA	13,000 SF (0.298 AC)	100,791sf (2.314 AC)
LOT WIDTH	100'	350.76'
BUILDING HEIGHT (PRIMARY STRUCTURE-Bldg 2) *	**45**	**74**
BUILDING HEIGHT (ACCESSORY STRUCTURE-Bldgs 1&3)	**43.5**	**34**
NUMBER OF STORIES (PRIMARY STRUCTURE-Bldg 2)	**2**	**7**
NUMBER OF STORIES (ACCESSORY STRUCTURES-Bldg 1&3)	**2**	**3**
BUILDING SETBACKS		
FRONT	10'	12'
REAR	15'	70.75'
SIDE STREET (17TH AVENUE N)	10'	14'
SIDE STREET (18TH AVENUE N)	10'	14'
RESIDENTIAL DENSITY (55 UNITS PER ACRE)	**127**	**126**
BUILDING AREA (SF)		
PRIMARY STRUCTURE - Bldg 2		149940
PRIMARY STRUCTURE - Bldg 1&3		20060
TOTAL BUILDING AREA		170000
FLOOR AREA RATIO (FAR)	**1.55**	**1.687**
BUILDING COVERAGE - GROUND FLOOR (SF)	45%	11%
PRIMARY STRUCTURE - Bldg 2		2472
PRIMARY STRUCTURE - Bldg 1&3		8576
TOTAL BUILDING COVERAGE AREA		11048
LIVING AREA - INCLUDING TERRACES (PRIMARY STRUCTURE-Bldg 2)		
1 Bedroom Unit	600 SF	Unit-A=816 SF Unit-Ab=800 SF Unit-Ac=794 SF
2 Bedroom Unit	750 SF	Unit B=1160 SF Unit-Ba=1302 SF
3 Bedroom Unit	900 SF	Unit C=1492 SF
LIVING AREA (ACCESSORY STRUCTURES- Bldgs 1&3)		
Unit D	600 SF	1310
Unit E	600 SF	947
Unit F	600 SF	830

IMPERMEABLE SURFACE (Lot Coverage)	**65%**	**66.55%**
CONCRETE PAVEMENT (35568sf=0.817ac)		35.31%
PERVIOUS CONCRETE PAVEMENT (10887sf=0.25ac)		5.40%
HARDSCAPE (ON-SITE PLAZA AND WALKWAYS) (14982sf=0.344ac)		14.87%
BUILDING (11048sf=0.254ac)		10.98%
PERMEABLE SURFACE (26756sf=0614ac)	**35%**	**33.45%**
PARKING REQUIREMENTS		
MB-1BR = 52 UNITS @ 1.5 PER UNIT	78	See below.
MF-2BR = 64 UNITS @1.75 PER UNIT	112	See below.
MF-3BR = 10 UNITS @ 2.0 PER UNIT	20	See below.
RETAIL = 6832 SF @ 1 PER 500 SF	8	See below.
OFFICE = 1054 SF @ 1 PER 400 SF	3	See below.
GROSS PARKING REQUIRED	221	See below.
REQUIRED PARKING WITH SHARED PARKING CREDIT OF 25%	166	181
Off-street Single Regular Parking Spaces		65
Off-street Single Compact Parking Spaces		23
On-site Tandem Regular Parking Spaces		58
On-site Tandem Compact Parking Spaces		16
On-site Handicap Parking Spaces		4
Side-street Parallel Parking Spaces		15
Total Compact Spaces		39

Conditional Use:

Justification Statement to address the Conditional Use Criteria in Section 23.2-29.d and Section 23.2-29-e, which are as follows:

- **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:
  - 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 Conditional Use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.
  - 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 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.

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

Response: The development proposal complies with the referenced sections above.

SUSTAINABLE BONUS INCENTIVE PROGRAM:

The Sustainable Bonus Incentive Program is outlined in City Code Section 23.2-33 and provides the following criteria, which apply to this project:

1. Any buildings seeking incentives must be over two stories, which allows for increases in height and intensity over baseline maximums. Once a year, the City Commission will establish baseline sustainable bonus values to participate in the program.

2. As part of a planned development, mixed-use planned development, residential planned development, or urban planned development, a project may receive a 25% bonus on density, intensity, and height over the baseline. For each project requesting the additional bonus, twice the baseline sustainable bonus value will apply to each square foot above the maximum base threshold.

3. For mixed-use urban planned developments located west of Dixie Highway, which include at least three (3) use categories, one being residential, an additional 50% bonus in density, intensity, and height over the baseline may be obtained. For each project requesting the additional bonus, twice the baseline sustainable bonus value will apply to each square foot above the maximum base threshold.

Response: This project proposes use of the Sustainable Bonus Incentive Program for the following:

- *Increase the height of Buildings 1 and 3 from 30 feet to 34 feet*
- *Increase the height of Building 2 from 30 feet to 74 feet*
- *Increase the number of stories of Buildings 1 and 3 from 2 to 3 stories*
- *Increase the number of stories of Building 2 from 2 to 7 stories*
- *Increase the density of the project from 30 du/acre to 55 du/acre*

The project will incorporate sustainable design and development principles, including best practices, pervious concrete pavement, rainwater harvesting, native materials, etc.

TRANSFER DEVELOPMENT RIGHTS PROGRAM:

The Transfer Development Rights (TDR) Program was established to encourage the redevelopment of the City's stressed and blighted areas west of Dixie Highway and is outlined in City Code Section 23.2-25 and provides the following criteria, which apply to this project:

1. N/A

2. The additional story, height, density and/or floor area ratio available under the TDR program will be in addition to any maximums allowed under the city's sustainable bonus incentive program.

3. Projects incorporating transfer development rights may be located anywhere in the city predicated on the following:

A. For projects east of Dixie Highway transfer development rights may increase density by up to ten (10) units per acre.
B. For projects west of Dixie Highway transfer development rights may increase density by up to ten (10) units per acre, provide for one additional story of not more than fifteen (15) feet in height, and/or increase overall FAR by up to ten (10) percent.

4. Projects incorporating transfer development rights must be a mixed use urban planned development, planned development, mixed use planned development or residential planned development.

5. Projects must have incorporated all of the density, height and intensity bonuses available under the sustainable bonus program prior to being eligible for the transfer development rights program.

Response: The project proposal hereby requests the following TDR allowances for the primary building, Building 2:

- *Third and fourth floors @ $5 per unit*
- *Fifth and sixth floors @ $10 per unit*
- *Seventh floor @ $22,000 per 10 units*

DECO GREEN				
SUSTAINABLE BONUS & TDR INCENTIVES				
Building 2 Areas & FAR				
Ground Floor	2,472 SF	Stair/Lobby/Services		
Second to Sixth (per floor)	25,052 SF	Overall Area - Stair&Elev Areas		
Seventh (13 units)	22,208 SF	Overall Area - Stair&Elev Areas		
Total Area	**149,940 SF**	**terrace not included**		
Lot Size	100,791 SF			
F.A.R = Total Area/Lot	**1.488**			
Building 1 & 3 Areas & FAR				
Ground Floor	4,288 SF			
Second Floor	3,468 SF	stair ground floor not included		
Third Floor	2,274 SF	unit stair & 2 story space not included		
Total Area per building	10,030			
Total Buildings 1 & 3	20,060			
F.A.R = Total Area/Lot	**0.199**			
Total Site Building Construction				
Total Construction Area	**170,000**			
Total Construction FAR	**1.687**	1.55 per LDR criteria for MU-DH		13,808
Sustainable Bonus Incentive				
Primary Building (#2)	**Additional Area (sf)**	**Unit Cost (per sf)**		**Value**
Floors 3-4	50,104	$5		$250,520
Floors 5-6	50,104	$10		$501,040
Accessory Structures (#1&3)	**Additional Area (sf)**	**Unit Cost (per sf)**		**Value**
Floor 3 (both buildings)	4,548	$5		$22,740
Sustainable Value				**$774,300**
Transfer Development Rights				
Primary Building	**Additional Area (sf)**	**Unit Cost (per 10)**		**Value**
Floor 7 - first 10 units	22,208	$22,000		**$22,000**
Floor 7 - second 3 units				**$6,600**
Total Incentives Value				**$802,900**
Incentives provided				
On-site landscaping & plaza hardscaping		on-site		$600,000
Pervious concrete parking		on-site		$150,000
Rainwater harvesting (2000 gal Cistern)		on-site		$50,000
Subtotal				
Utility undergrounding (to be confirmed)		off-site		$25,000
Total Incentives Provided				**$825,000**

LDR SECTION 23.2-33.C.2: Review/Decision

Review/decision: The development review official shall review the application along with the zoning approvals otherwise required of the development proposal under these LDRs. Development applications that require further review or approval by a decision-making board shall also include the development review official's recommendation regarding the award of bonus height or intensity (the "incentive award") under the program. Any decision on the incentive award shall be made by the planning and zoning board, the historic resources planning board, or the city commission as applicable. A decision on an incentive award may be appealed under the procedures applicable to the development application with which it is associated. No waiver or variance may be granted regarding the incentive award. The award of bonus height or intensity under this program shall be based on the following criteria:

(a) Is the award calculated correctly, consistent with the square footage and height requested and the value of the features and improvements included in the development proposal;

Response: With the proposed improvements, the balance will be achieved.

(b) Do the proposed on-site features or improvements adequately provide sustainable project enhancements, beyond those otherwise required by these LDRs for the development proposal, that are attainable and reasonable in the context of the proposed project;

Response: The proposed improvements include higher quality and additional open space, pervious concrete pavement and rainwater harvesting (for on-site irrigation).

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

Response: The proposed utility undergrounding along 18th Avenue N will allow for the City to remove the existing power poles and, instead of replacing the poles, the additional cost to install the franchise utilities will be incorporated. By means of utility undergrounding, the project will also provide increased resilience to the City and community.

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

Response: The proposed features and improvements meet the intent of the Sustainable Bonus Incentive Program.

Based on the information provided and contained herein, we hereby request approval of the Major Site Plan, Planned Development District, Sustainable Bonus Incentive Program and Transfer Development Rights.

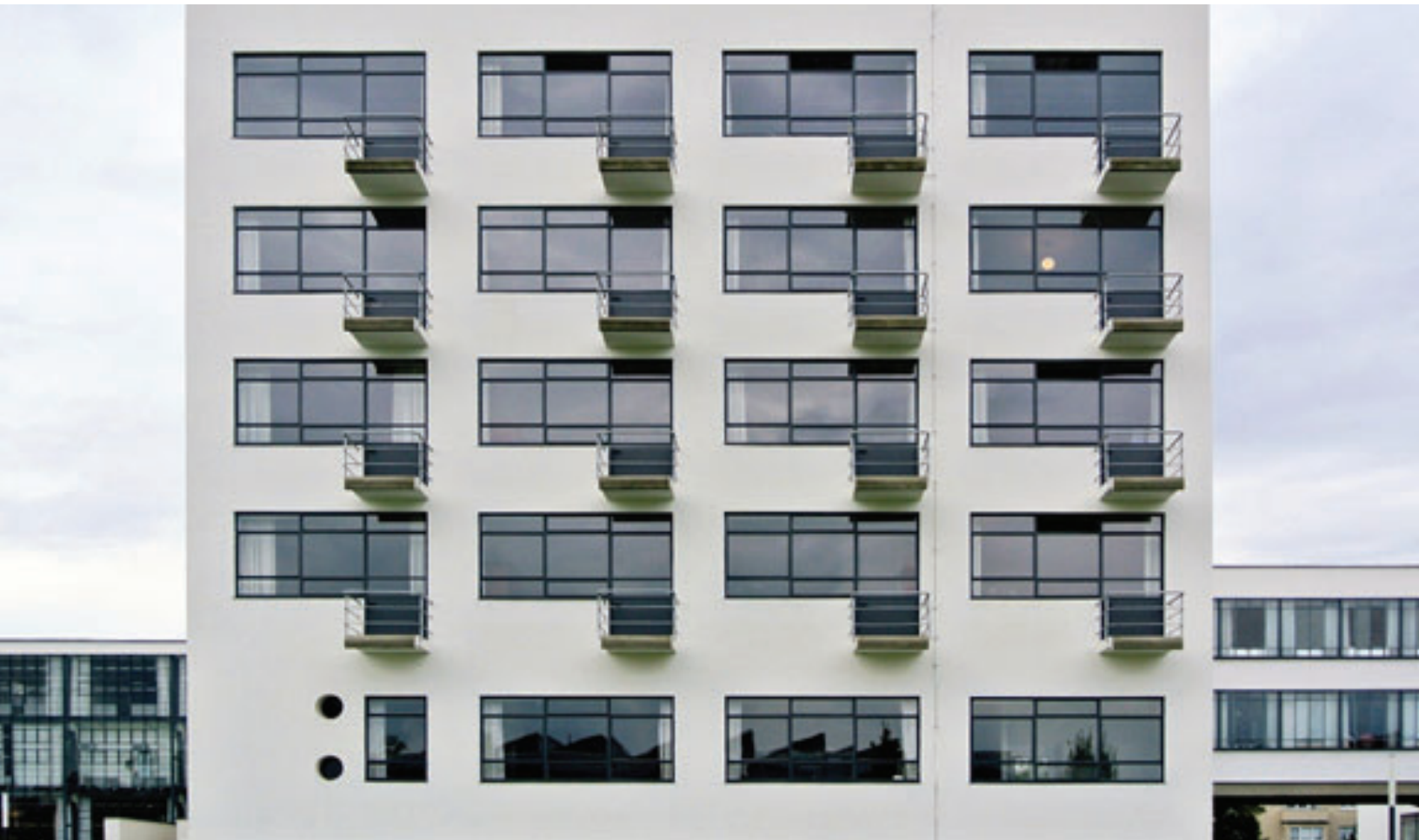
If you have any questions, please contact me at (954) 974-2200, EXT. 52120, or at patricia.ramudo@ibigroup.com.

Sincerely,

IBI Group Professional Services (USA) Inc.

Patricia F. Ramudo, PE LEED AP
Manager of Engineering

MARKET ANALYSIS



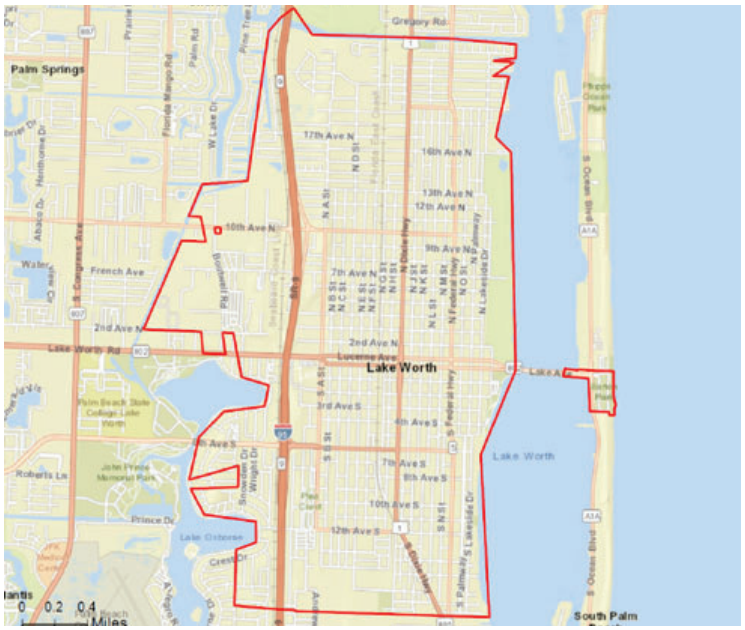
LAKE WORTH DEMOGRAPHIC PROFILE

SOURCE: COSTAR, MLS

DEMOGRAPHICS & INCOME PROFILE

Lake Worth is located within Palm Beach County which is part of the West Palm Beach-Boca Raton Metropolitan Area. The total estimated population in 2018 was 1,444,799 with an estimated median household income of $75,400.

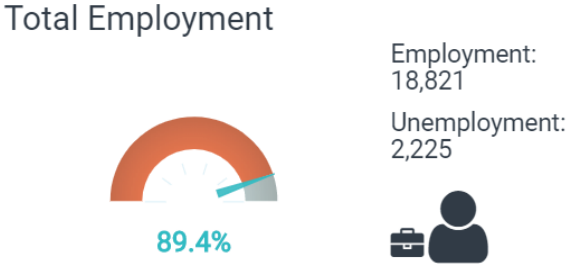
According to the U.S. Census Bureau, the estimated population of Lake Worth City by July 1, 2018 was 38,267 with a median household income of $36,231. Population is expected to growth at an estimated annual rate of 2.3% for the next five years.



1.16%	1.09%	2.3%	0.97%
Population	Households	Household Income (Median)	Families

EMPLOYMENT

Lake Worth has seen the job market increase by 1.4% over the 12 months. Future job growth over the next ten years is predicted to be 38.4%, which is higher than the US average of 33.5%; however, we would expect to see a decreased impact due to COVID-19.



Within a one-mile ratio from the subject project, there is an estimated population of 13,191 that represents 36.40% of the Lake Worth City population, with an average median household income of $58,535 that is 1.6 times greater than the city average. Population is expected to grow at an annual rate of 3.62% for the next five years.

Below is the 1,3, and 5 miles ratio demographic and income profile information

	POPULATION	# HOUSEHOLDS	AVG Median INCOME
1MILE	13.19k	5.1K	58.5K
3 MILE	93.28K	35.7K	45.9K
5 MILE	227K	83.78K	46.4K

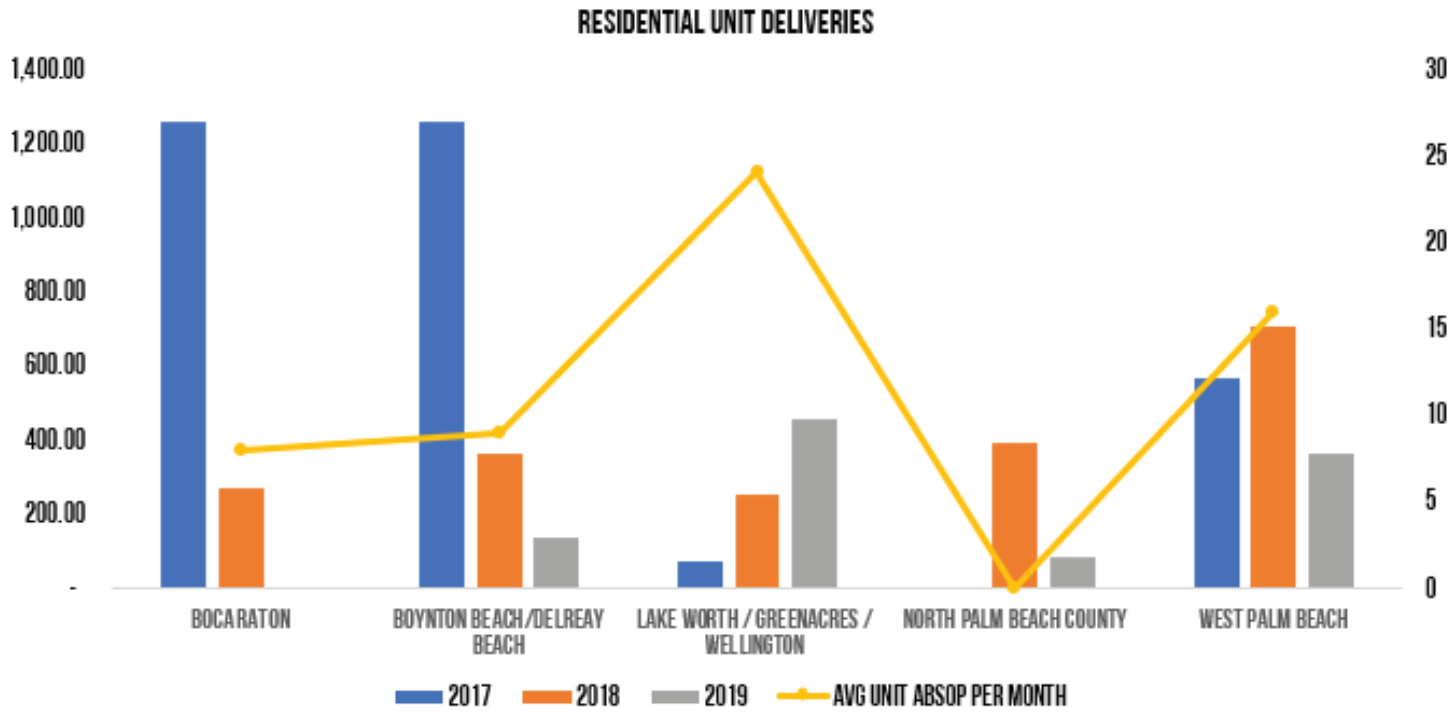
DEMAND AND SUPPLY

SOURCE: COSTAR, MLS

As per the Bureau of Labor Statistics, work development in West Palm Beach-Boca Raton-Delray Beach, FL sub market was 0.7% in November 2019, reflecting 4,200 employments included during a year time frame. The metro work development figure was beneath the national number of 1.5%.

It was estimated that West Palm Beach-Boca Raton-Delray Beach, FL's job growth would be 1.7% in 2020, with 10,711 jobs added. However, due to COVID-19 we may see a decrease on job growth rate. The average forecast on job growth is expected to be 1.1% from 2021 to 2023, with an average of 7,225 new jobs each year.

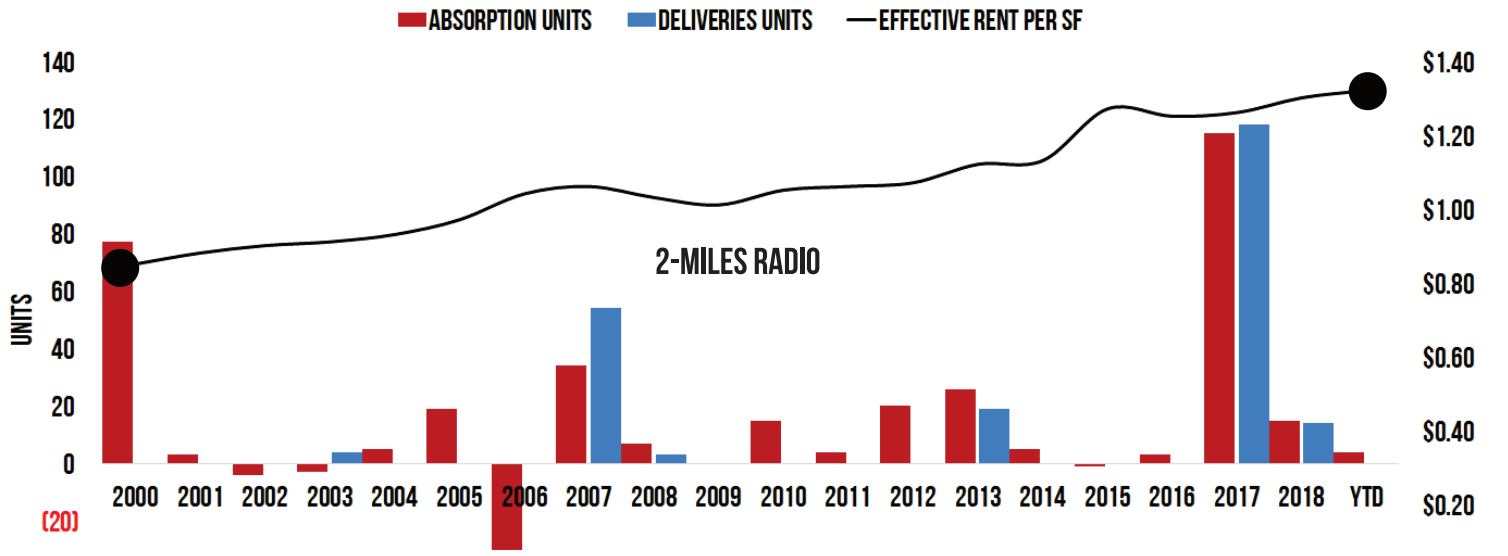
As of January 15, 2020, it was identified 1,036 apartment units scheduled for delivery in 2019 in the West Palm Beach-Boca Raton-Delray Beach. Lake Worth-Greenacres-Wellington area contributed below average deliveries during year 2017 and 2018 while in 2019 the unit deliveries represented approximately 44% of the total submarket. The average unit absorption per month across the sub-markets was 16 units in 2019, in which Lake Worth-Greenacres-Wellingtons outperformed the rest.



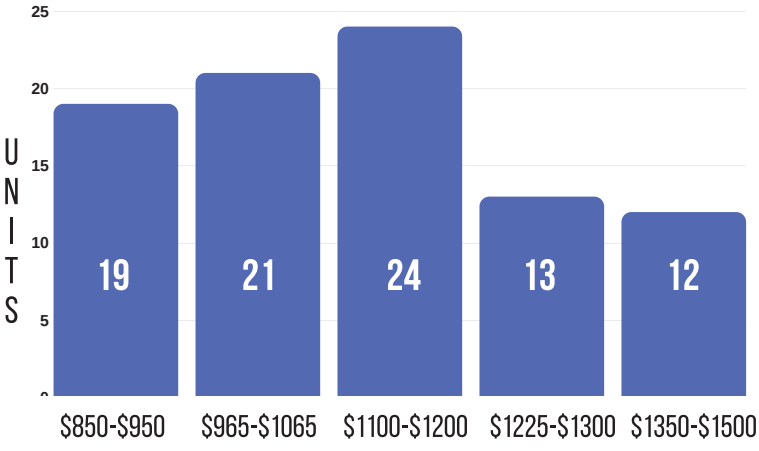
LAKE WORTH MULTIFAMILY MARKET

SOURCE: COSTAR, MLS

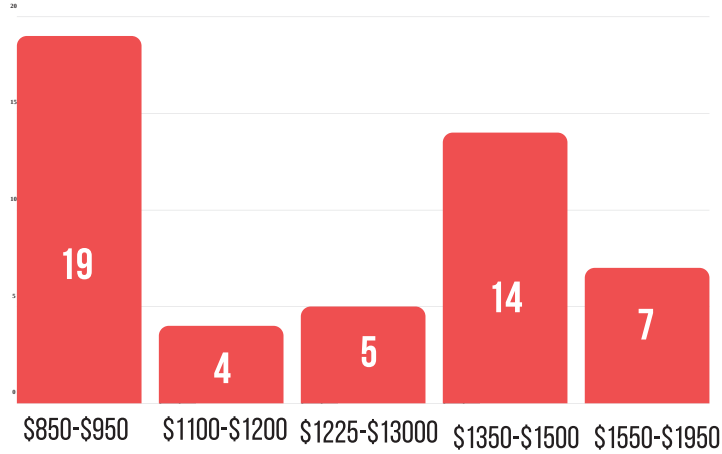
A comprehensive examination of the Lake Worth City apartment market shows that supply of competitive apartament space is limited. According to Costar, there are 2,092 residential units built after year 2000 representing 20% of the total inventory. 212 or 10% of these units were delivered within 2 miles of the subject project. Vacancy rates has being declining from 9.2% to 5.4% showing an increasing demand in the area that has satisfied new deliveries without hesitation, suggesting that there is a market in place looking for new products.



CURRENT 1 BEDROOM MONTHLY RENT WITHIN 2 MILES



CURRENT 2 BEDROOM MONTHLY RENT WITHIN 2 MILES



According to the MLS in the last 180 days 89 residential 1-bedroom units were rented at an average rent price per SF of $1.89. 26% of these units were rented above $1,225 at an average rent price per SF of $2.24 and 90% of the units are in buildings contructed before 1980.

According to the MLS in the last 180 days 32 residential 2-bedroom units were rented at an average rent price per SF of $1.45. 50% of these units have an average SF of 1,100 SF and are rented at $1.36 SF.

AVG RENT 2.24 $/SF
AVG SIZE 445 SF

AVG RENT 1.99 $/SF
AVG SIZE 565 SF

AVG RENT 1.41 $/SF
AVG SIZE 808 SF

AVG RENT 1.64 $/SF
AVG SIZE 795 SF

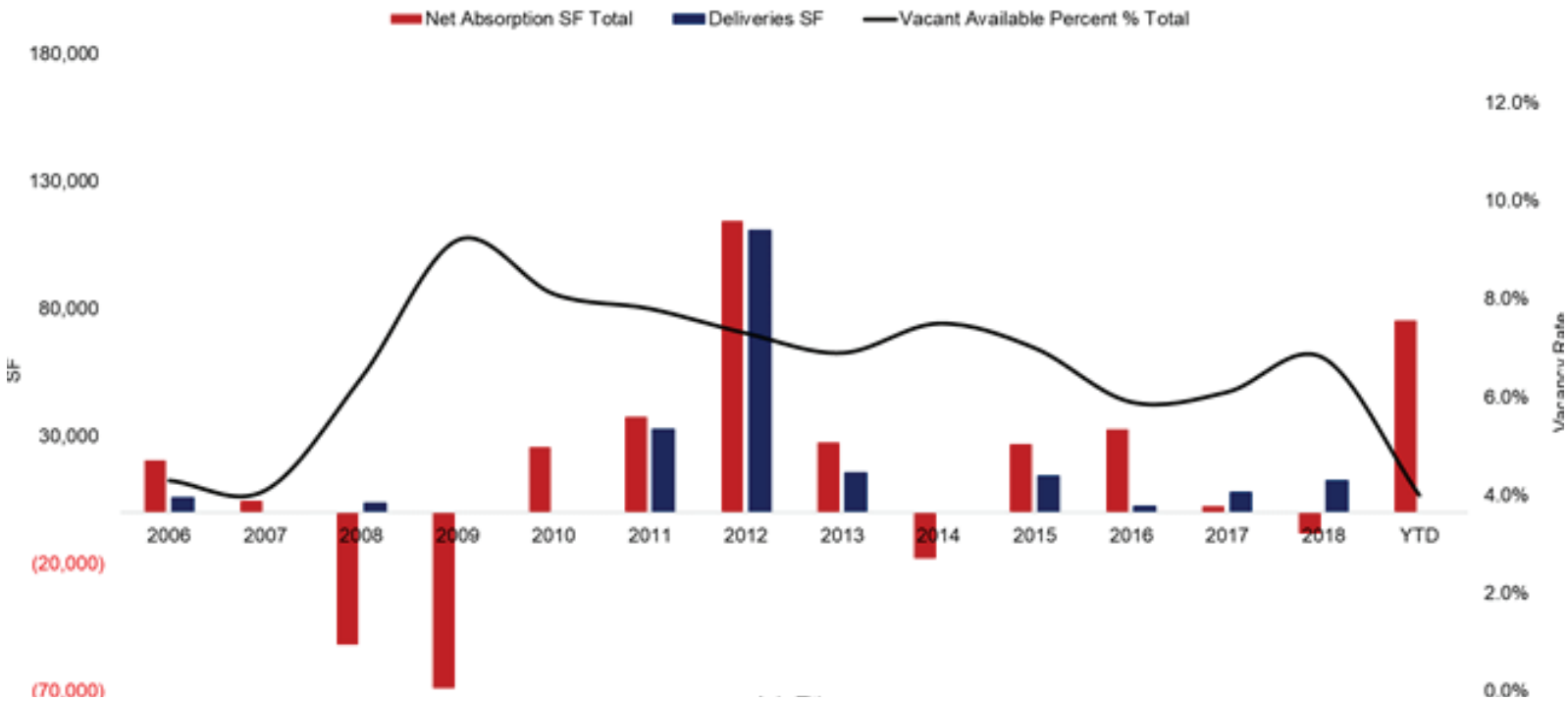
AVG RENT 1.36 $/SF
AVG SIZE 1,100 SF

LAKE WORTH RETAIL MARKET

SOURCE: COSTAR

According to Costar, the Lake Worth City inventory of retail is approximately 7.1M SF, with an overall vacancy rate of 4.9% and rent growths ranging from 4% to 6% year over year in the last 5 years. Within a 2 miles ratio from the subject project, there are two main retail corridors, Lucerne Avenue and Lake Avenue. These corridors consist of predominantly single-story, ground level commercial uses with some two- or three-story buildings. N Dixie Hwy where the project is located, is also a commercial corridor. It consists of neighborhood-oriented business that complements the surroundings as a traffic oriented area with a daily traffic volume of more than 18,000 TPD.

Within the 2-miles ratio the total of retail SF built after the year 2,000 is 326K, representing 4.5% of the total inventory. Vacancy rates are 50% lower than the average vacancy for the Lake Worth retail market -2.3%- and is expected to decrease due to the lack of new supply in the foreseeable future. Triple Net Lease is at $21.22 SF/yr and is expected to growth at an annual growth rate of 3.9%.



7.1M
Inventory SF

326K
Inventory SF
> Year 2,000

2.3%
Vacancy rate

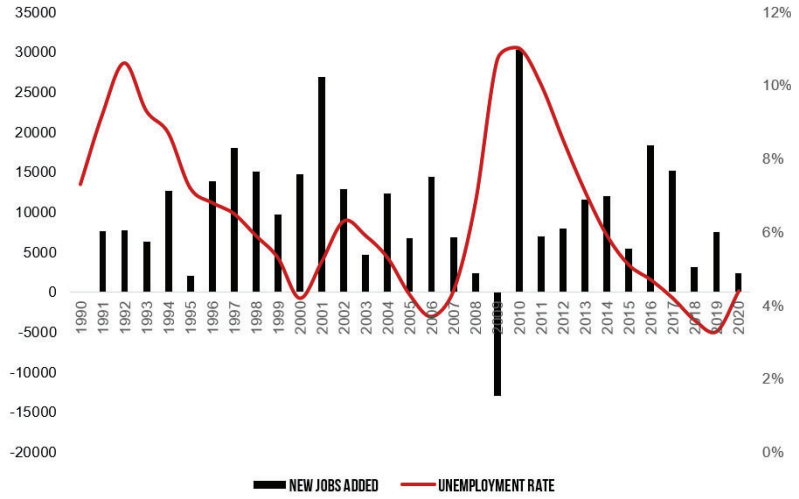
$21.22
AVG Rent
$/SF/yr

LAKE WORTH OFFICE MARKET

SOURCE: COSTAR

The coronavirus pandemic has had a significant operational impact on the nation office market and Palm Beach's is not the exception. According to Costar, construction has slowed down and the vast majority of companies have transitioned their employees to work from home.

When analyzing employment data from the Bureau of Labors of Statistic in the past 30 years in the specific area of West Palm Beach-Boca Raton-Delray Beach, we see the unemployment rate peaks formed in the recession times and the years it took to get back to reasonable unemployment rate. It is too early to evaluate the impact on office employment due to COVID but is clear that an increase on employment rate is comming.

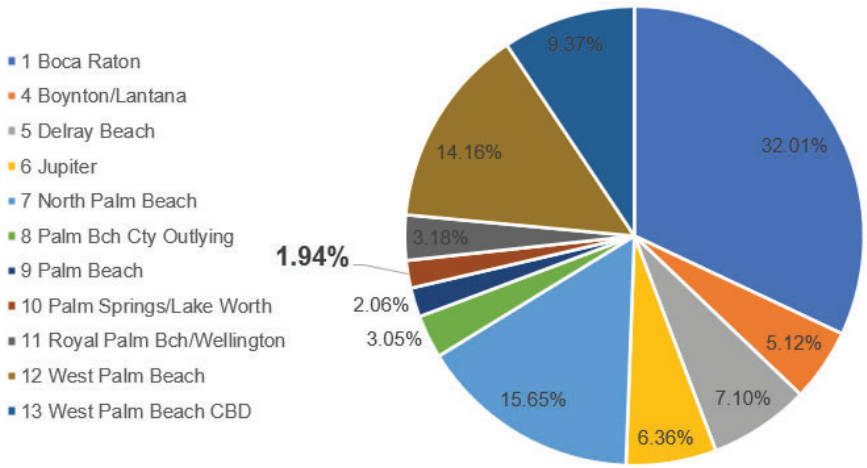


According to Costar the office submarket of Palm Springs/Lake Worth represents only 1.94% of the total office SF inventory in the area. The average sf per population in this submarket is 17.34 sf/habitant wihc is low in comparison with Boynton / lantana that is 32.17 SF/habitant and the sub market area average of 124 SF/hab.

OFFICE SUB MARKET INVENTORY

From the data analyzed, the office market average vacancy rate in the area of Lake Worth is 7.4% and the average market rent per sf per year is aprox $28.37

56.5M SF



1.09M
Inventory SF

7.4%
Vacancy rate

$28.37
AVG Rent
$/SF/yr

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TRAFFIC IMPACT STATEMENT

DECO GREEN
LAKE WORTH BEACH, FLORIDA

Prepared for:

OAG Investment 5, LLC
10135 SW 75th Place
Miami, Florida 33156

Job No. 21-061

Date: April 14, 2021

BRYAN G. KELLEY
LICENSE
No. 74006
APR 14 2021
STATE OF
FLORIDA
PROFESSIONAL

Bryan G. Kelley, P.E.
FL Reg. No. 74006

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1.0 SITE DATA

The subject parcel is located on the west side of Dixie Highway between 17th Avenue North and 18th Avenue North in the City of Lake Worth Beach, Florida and contains approximately 2.29 acres. The Property Control Number (PCN) for the subject parcel is 38-43-44-16-04-014-0010. The proposed site development on the currently unimproved parcel is to consist of 127 multifamily residential dwelling units, 6,910 S.F. retail, and 982 S.F. of office project build-out of 2026.

Site access is proposed via full access driveway connections to 17th Avenue North and 18th Avenue North. For additional information concerning site location and layout, please refer to the Site Plan prepared by IBI Group.

Note the residential portion of the proposed project is located within the Coastal Residential Exception Area. Therefore, only the retail and office development are subject to the Palm Beach County Traffic Performance Standards.

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

2.0 PURPOSE OF STUDY (CONTINUED)

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. This analysis shall address the total traffic anticipated to be in place at the end of the fifth year of the Florida Department of Transportation Five Year Transportation Improvement Program in effect at the time of traffic analysis submittal.

The existing roadway network as well as both the State and Palm Beach County Five Year Road Program improvements, with construction scheduled to commence prior to the end of the Five Year Analysis Period shall be the Test 2 roadway network assumed in the analysis. The total traffic in the peak hour, peak direction on each link within a project's radius of development influence shall be compared with the applicable LOS "E" service volumes. The links analyzed shall operate within the applicable thresholds associated with the level of analysis addressed.

This study will verify that the proposed development's traffic impact will meet the above Traffic Performance Standards.

3.0 TRAFFIC GENERATION

The traffic to be generated by the proposed site development has been calculated in accordance with the traffic generation rates listed in the *ITE Trip Generation Manual, 10th Edition* and provided by the Palm Beach County Engineering Traffic Division as shown in 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 traffic to be generated by the proposed development may be summarized as follows:

Proposed Plan of Development

Daily Traffic Generation	=	966 tpd
AM Peak Hour Traffic Generation (In/Out)	=	48 pht (15 In/33 Out)
PM Peak Hour Traffic Generation (In/Out)	=	78 pht (44 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 78 peak hour trips, the radius of development influence shall be one (1) mile.

For Test 1, a project must address those links within the radius of development influence on which its net trips are greater than one percent 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 three percent 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.

6.0 TRIP DISTRIBUTION

The project trips were distributed based on the existing and proposed geometry of the roadway network, and on existing and anticipated traffic patterns. The distributed traffic for the project at full build-out of the development was assigned to the links within the project's radius of development influence.

7.0 TRAFFIC ASSIGNMENT/DISTRIBUTION TEST 1 – PART 2

Tables 4 and 5 (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. As previously stated, the residential component of the project is exempt from Palm Beach County Traffic Concurrency due to being located in the Coastal Residential Exception area. The office and retail trips result in an insignificant impact to the surrounding roadway network.

7.0 TRAFFIC ASSIGNMENT/DISTRIBUTION TEST 1 – PART 2 (CONTINUED)

Table 6 (in Appendix A) is provided for informational purposes only and shows the PM peak hour link analysis for Dixie Highway. 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. The 2026 build-out link volume reports for the link from the Palm Beach County Engineering Traffic Division TPS Database are included in Appendix B. A review of Tables 4-7 indicates this project meets the applicable Peak Hour Traffic Volume Link Performance Standards listed under "Test One - Part Two" 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. No intersections are required to be analyzed. However, for informational purposes following intersection was analyzed for the 2026 projected AM and PM peak hours:

Dixie Highway at 10th Avenue North

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.

The 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.

8.0 INTERSECTION ANALYSIS TEST 1 – PART 1 (CONTINUED)

The analysis results show 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 intersection:

Intersection	Conditions	Critical Sum	
		AM	PM
Dixie Highway at 10th Avenue North	Future traffic, with project, existing geometry	**1,022**	**1,029**

9.0 TEST 2 – FIVE YEAR 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 7 and 8 (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. Since the project's impact is considered insignificant on all roadway links, this project meets the applicable Peak Hour Traffic Volume Link Performance Standards listed under "Test Two" 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 turning movement volumes and directional distributions at the project entrances for the proposed development with no reduction for pass by credits are shown in Tables 2 and 3. The following summary applies:

Directional Distribution (Trips IN/OUT)

AM = 17 / 34
PM = 63 / 53

As previously mentioned, site access is proposed via full access driveway connections to 17th Avenue North and 18th Avenue North. Based on the peak hour volumes shown above and the Palm Beach County Engineering Guideline used in determining the need for turn lanes of 75 right turns or 30 left turns in the peak hour, no turn lanes are warranted or proposed.

11.0 CONCLUSION

The proposed development has been estimated to generate 966 trips per day, 48 AM peak hour trips, and 78 PM peak hour trips at project build-out in 2026. A review of the links within the project's radius of development influence reveals that the project meets the requirements of the Palm Beach County Traffic Performance Standards.

FIGURE 1 – Site Location Map
Deco Green
Project # 21-061

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DECO GREEN

04/14/2021

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	127	Dwelling Units	5.44			691	5.0%	35	656	0%	0	656
Small Office Building (≤5,000 SF GFA)	712	982	S.F.	16.19			16	10.0%	2	14	10%	1	13
Gen. Commercial[e]	820	6,910	S.F.	Ln(T) = 0.68 Ln(X) + 5.57[d]			868	10.0%	87	781	62%	484	297
			Grand Totals:				**1,575**	**7.9%**	**124**	**1,451**	**33%**	**485**	**966**

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	127	Dwelling Units	0.36	0.26	0.74	12	34	46	5.0%	1	1	2	11	33	44	0%	0	11	33	44
Small Office Building (≤5,000 SF GFA)	712	982	S.F.	1.92	0.83	0.18	2	0	2	10.0%	0	0	0	2	0	2	10%	0	2	0	2
Gen. Commercial[e]	820	6,910	S.F.	0.94	0.62	0.38	4	2	6	10.0%	0	1	1	4	1	5	62%	3	2	0	2
			Grand Totals:				**18**	**36**	**54**	**5.6%**	**1**	**2**	**3**	**17**	**34**	**51**	**6%**	**3**	**15**	**33**	**48**

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	127	Dwelling Units	0.44	0.61	0.39	34	22	56	5.0%	2	1	3	32	21	53	0%	0	32	21	53
Small Office Building (≤5,000 SF GFA)	712	982	S.F.	2.45	0.32	0.68	1	1	2	10.0%	0	0	0	1	1	2	10%	0	1	1	2
Gen. Commercial[e]	820	6,910	S.F.	Ln(T) = 0.74 Ln(X) + 2.89[f]	0.48	0.52	33	35	68	10.0%	3	4	7	30	31	61	62%	38	11	12	23
			Grand Totals:				**68**	**58**	**126**	**7.9%**	**5**	**5**	**10**	**63**	**53**	**116**	**33%**	**38**	**44**	**34**	**78**

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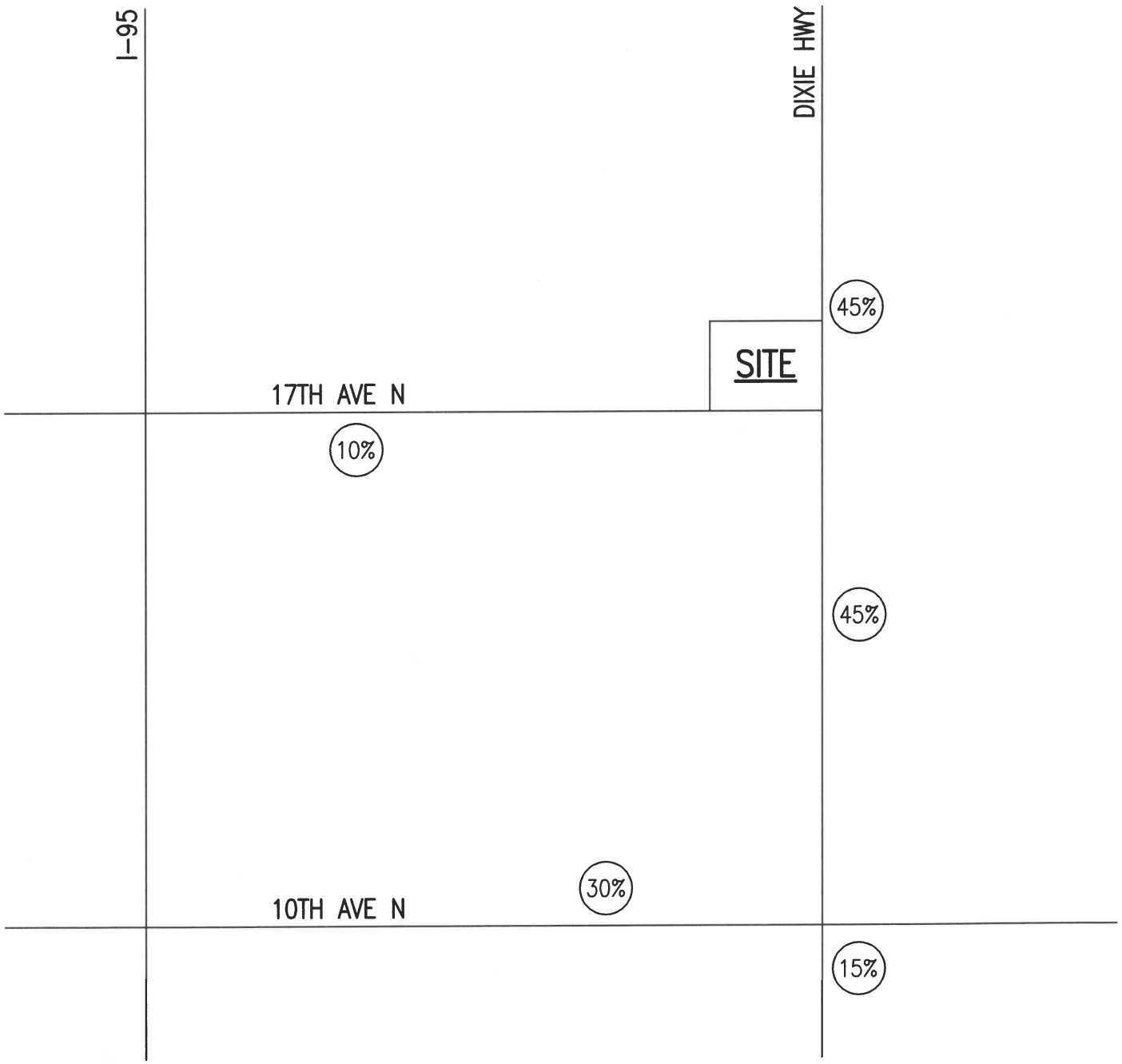

FIGURE 2
PROJECT DISTRIBUTION

LEGEND

(45%) PROJECT DISTRIBUTION

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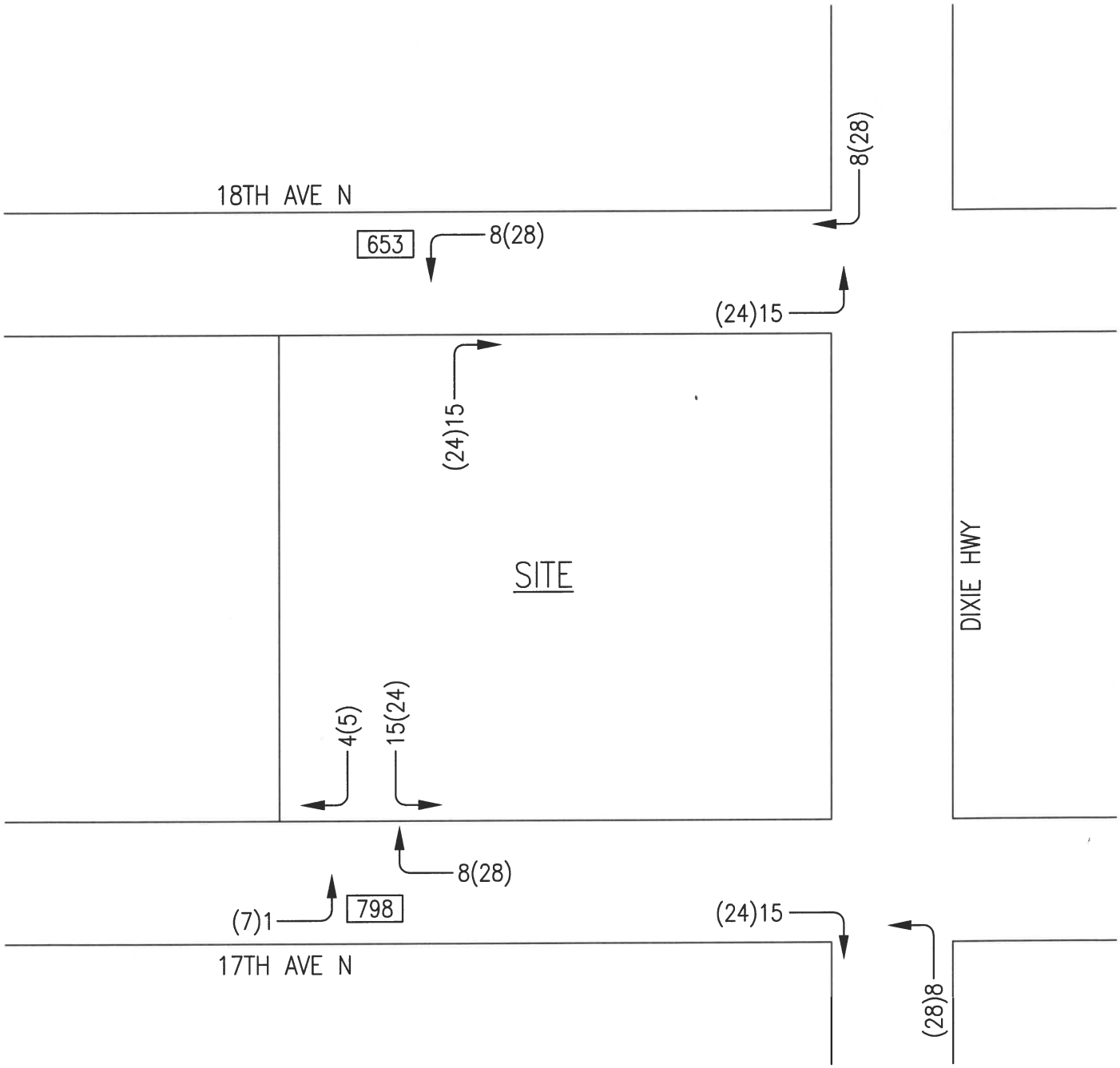


FIGURE 3
DRIVEWAY VOLUMES

LEGEND

15	A.M. PEAK HOUR TURNING MOVEMENT
(24)	P.M. PEAK HOUR TURNING MOVEMENT
653	A.A.D.T.

DECO GREEN
21-061 BK 04-14-21

APPENDIX A

TEST 1 PART 2: LINK ANALYSIS

TABLE 4
TEST 1 - PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

2026 BUILD OUT
1 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 15
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 33
OFFICE AND RETAIL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 4
OFFICE AND RETAIL AM PEAK HOUR PROJECT TRIPS (EXITING) = 0

STATION	ROADWAY	FROM	TO	PROJECT DISTRIBUTION	AM PEAK HOUR DIRECTIONAL TOTAL PROJECT TRIPS*	AM PEAK HOUR DIRECTIONAL OFFICE & RETAIL PROJECT TRIPS	EXISTING LANES	CLASS	LOS D STANDARD	TOTAL PROJECT IMPACT*	OFFICE & RETAIL PROJECT IMPACT	PROJECT SIGNIFICANT
3306	DIXIE HIGHWAY	FOREST HILL BOULEVARD	17TH AVENUE N	45%	15	2	4L	II	1680	0.89%	0.12%	NO
4822	DIXIE HIGHWAY	17TH AVENUE N	10TH AVENUE N	45%	15	2	4L	II	1680	0.89%	0.12%	NO
4822	DIXIE HIGHWAY	10TH AVENUE N	LUCERNE AVEUE	15%	5	1	4L	II	1680	0.30%	0.06%	NO
4301	17TH AVENUE N	PINE TREE LANE	DIXIE HIGHWAY	10%	3	0	2L	I	880	0.34%	0.00%	NO
N/A	10TH AVENUE N	I-95	DIXIE HIGHWAY	30%	10	1	4D	II	1770	0.56%	0.06%	NO

* NOTE: THE RESIDENTIAL PROJECT DISTRIBUTION DETAILED IN THIS TABLE IS FOR INFORMATIONAL PURPOSES ONLY. THE PROPOSED PROJECT IS LOCATED IN A COASTAL RESIDENTIAL EXCEPTION AREA AND THE RESIDENTIAL PORTION IS THEREFORE NOT REQUIRED TO MEET THE PALM BEACH COUNTY TRAFFIC PERFORMANCE STANDARDS.

TABLE 5
TEST 1 - PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR

2026 BUILD OUT
1 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 44
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 34
OFFICE AND RETAIL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 12
OFFICE AND RETAIL PM PEAK HOUR PROJECT TRIPS (EXITING) = 13

STATION	ROADWAY	FROM	TO	PROJECT DISTRIBUTION	PM PEAK HOUR DIRECTIONAL TOTAL PROJECT TRIPS*	PM PEAK HOUR DIRECTIONAL OFFICE & RETAIL PROJECT TRIPS	EXISTING LANES	CLASS	LOS D STANDARD	TOTAL PROJECT IMPACT*	OFFICE & RETAIL PROJECT IMPACT	PROJECT SIGNIFICANT
3306	DIXIE HIGHWAY	FOREST HILL BOULEVARD	17TH AVENUE N	45%	20	6	4L	II	1680	1.19%	0.36%	NO
4822	DIXIE HIGHWAY	17TH AVENUE N	10TH AVENUE N	45%	20	6	4L	II	1680	1.19%	0.36%	NO
4822	DIXIE HIGHWAY	10TH AVENUE N	LUCERNE AVEUE	15%	7	2	4L	II	1680	0.42%	0.12%	NO
4301	17TH AVENUE N	PINE TREE LANE	DIXIE HIGHWAY	10%	4	1	2L	I	880	0.45%	0.11%	NO
N/A	10TH AVENUE N	I-95	DIXIE HIGHWAY	30%	13	4	4D	II	1770	0.73%	0.23%	NO

* NOTE: THE RESIDENTIAL PROJECT DISTRIBUTION DETAILED IN THIS TABLE IS FOR INFORMATIONAL PURPOSES ONLY. THE PROPOSED PROJECT IS LOCATED IN A COASTAL RESIDENTIAL EXCEPTION AREA AND THE RESIDENTIAL PORTION IS THEREFORE NOT REQUIRED TO MEET THE PALM BEACH COUNTY TRAFFIC PERFORMANCE STANDARDS.

TABLE 6
PM PEAK HOUR - TEST 1

TEST 1
1 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 44
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 34

ROADWAY	FROM	TO	DIRECTION	COUNT YEAR	PM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	PM PEAK HOUR PROJECT TRIPS	LINK GROWTH RATE	LINK GROWTH	MAJOR PROJECT	1.0% GROWTH	TOTAL BACKGROUND TRAFFIC USED	2026 BACKGROUND TRAFFIC	2026 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS D	MEETS LOS STD.
DIXIE HIGHWAY	FOREST HILL BOULEVARD	17TH AVENUE N	NB	2020	891	45%	15	1.00%	55	81	55	136	1027	1042	4	II	1680	YES
			SB	2020	1050	45%	20	1.00%	65	63	65	128	1178	1198	4	II	1680	YES
DIXIE HIGHWAY	17TH AVENUE N	10TH AVENUE N	NB	2020	891	45%	20	1.00%	55	57	55	112	1003	1023	4	II	1680	YES
			SB	2020	1050	45%	15	1.00%	65	81	65	146	1196	1211	4	II	1680	YES

Note:
Roadway analysis shown for informational purposes only as residential portion of the proposed development is located in the Coastal Residential Exception area and is exempt from Palm Beach County Traffic Concurrency

APPENDIX B

PBC TPS DATABASE
2026 BUILD-OUT
LINK & INTERSECTION VOLUME SHEETS
(WITH APPROVED COMMITTED TRIPS)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O

Input Data

E-W Street: 10th Ave N
N-S STREET: N Dixie Hwy
TIME PERIOD: AM
GROWTH RATE: 16.91%
SIGNAL ID: 35870

COUNT DATE: 5/17/2016
CURRENT YEAR: 2016
ANALYSIS YEAR: 2026
PSF: 1.03

Report Created
4/14/2021

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	141	182	227	1	357	22	291	485	16	63	413	145		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	145	187	234	1	368	23	300	500	16	65	425	149		
Committed Developments													Type	% Complete
Boutwell Road Apartments	5	10	5	0	5	0	3	0	0	0	0	3	Res	0%
Lake Worth Middle School	13	27	13	0	34	0	16	0	0	0	0	16	NR	77.20%
Walmart-Palm Springs	1	1	1	0	1	0	1	0	0	0	0	1	NR	75%
Commons At College Park	1	0	0	0	0	0	0	0	0	0	0	0	NR	0%
Total Committed Developments	20	38	19	0	40	0	20	0	0	0	0	20		
Total Committed Residential	5	10	5	0	5	0	3	0	0	0	0	3		
Total Committed Non-Residential	15	28	14	0	35	0	17	0	0	0	0	17		
Double Count Reduction	1	3	1	0	1	0	1	0	0	0	0	1		
Total Discounted Committed	19	35	18	0	39	0	19	0	0	0	0	19		
Historical Growth	547	705	882	4	1387	87	1131	1885	60	245	1602	562		
Comm Dev+1% Growth	34	55	42	0	78	2	50	52	2	7	44	35		
Growth Volume Used	547	705	882	4	1387	87	1131	1885	60	245	1602	562		
Total Volume	692	892	1116	5	1755	110	1431	2385	76	310	2027	711		

Input Data

E-W Street: 10th Ave N
N-S STREET: N Dixie Hwy
TIME PERIOD: PM
GROWTH RATE: 16.91%
SIGNAL ID: 35870

COUNT DATE: 5/17/2016
CURRENT YEAR: 2016
ANALYSIS YEAR: 2026
PSF: 1.03

Report Created
4/14/2021

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	222	244	267	3	251	20	314	516	26	64	613	167		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	229	251	275	3	259	21	323	531	27	66	631	172		
Committed Developments													Type	% Complete
Boutwell Road Apartments	4	7	4	0	11	0	6	0	0	0	0	6	Res	0%
Lake Worth Middle School	4	9	4	0	9	0	4	0	0	0	0	4	NR	77.20%
Walmart-Palm Springs	2	6	2	0	5	0	2	0	0	0	0	2	NR	75%
Dollar General Lake Worth	0	11	0	0	10	0	0	0	0	0	0	0	NR	0%
Commons At College Park	7	0	0	0	0	2	0	2	0	3	3	8	NR	0%
Total Committed Developments	17	33	10	0	35	2	12	2	0	3	3	20		
Total Committed Residential	4	7	4	0	11	0	6	0	0	0	0	6		
Total Committed Non-Residential	13	26	6	0	24	2	6	2	0	3	3	14		
Double Count Reduction	1	2	1	0	3	0	1	0	0	0	0	2		
Total Discounted Committed	16	31	9	0	32	2	11	2	0	3	3	18		
Historical Growth	863	946	1037	11	976	79	1218	2002	102	249	2379	648		
Comm Dev+1% Growth	40	57	38	0	59	4	45	58	3	10	69	36		
Growth Volume Used	863	946	1037	11	976	79	1218	2002	102	249	2379	648		
Total Volume	1092	1197	1312	14	1235	100	1541	2533	129	315	3010	820		

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME: S Dixie Hwy
CURRENT YEAR: 2020
ANALYSIS YEAR: 2026
GROWTH RATE: 0%
STATION: 4822
FROM: Midpoint
TO: 17th Ave N
COUNT DATE: NA
PSF: 0

Report Created 4/13/2021

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments							Type	% Complete
Marathon/Joggers Gas Station Foodmart	0	0	0	0	0	0	NR	100%
The Promenade at Lake Worth	0	0	0	0	0	0	NR	100%
16th Avenue Self Storage	0	0	0	0	0	0	NR	100%
Autozone #1261 Expansion	0	0	0	0	0	0	NR	100%
Commons At College Park	2	1	1	24	12	13	NR	0%
Lake Worth Middle School	29	13	16	8	4	4	NR	77.20%
Walmart-Palm Springs	1	0	0	4	2	2	NR	75%
Boutwell Road Apartments	8	5	3	9	4	6	Res	0%
Golden Roads Apartments	12	9	2	14	5	9	Res	0%
Lake Cove	2	1	2	3	2	1	Res	50%
Mid-Lake Worth Apartments	68	50	18	77	29	47	Res	0%
7-Eleven - 1900 10th Ave	7	4	4	7	3	3	NR	10%
Total Committed Developments	129	83	46	146	61	85		
Total Committed Residential	90	65	25	103	40	63		
Total Committed Non-Residential	39	18	21	43	21	22		
Double Count Reduction	8	4	4	9	4	4		
Total Discounted Committed Developments	121	79	42	137	57	81		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	121	79	42	137	57	81		
Growth Volume Used	121	79	42	137	57	81		
Total Volume	121	79	42	137	57	81		

Lanes	4L					
LOS D Capacity	3060	1860	1860	3060	1860	1860
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3230	1860	1860	3230	1860	1860
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME: S Dixie Hwy
CURRENT YEAR: 2020
ANALYSIS YEAR: 2026
GROWTH RATE: 0%
STATION: 4822
FROM: 10th Ave N
TO: Midpoint
COUNT DATE: NA
PSF: 0

Report Created
4/13/2021

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments							Type	% Complete
Marathon/Joggers Gas Station Foodmart	0	0	0	0	0	0	NR	100%
The Promenade at Lake Worth	0	0	0	0	0	0	NR	100%
16th Avenue Self Storage	0	0	0	0	0	0	NR	100%
Autozone #1261 Expansion	0	0	0	0	0	0	NR	100%
Commons At College Park	2	1	1	24	12	13	NR	0%
Lake Worth Middle School	29	13	16	8	4	4	NR	77.20%
Walmart-Palm Springs	1	0	0	4	2	2	NR	75%
Boutwell Road Apartments	8	5	3	9	4	6	Res	0%
Golden Roads Apartments	12	9	2	14	5	9	Res	0%
Lake Cove	2	1	2	3	2	1	Res	50%
Mid-Lake Worth Apartments	68	50	18	77	29	47	Res	0%
7-Eleven - 1900 10th Ave	7	4	4	7	3	3	NR	10%
Total Committed Developments	129	83	46	146	61	85		
Total Committed Residential	90	65	25	103	40	63		
Total Committed Non-Residential	39	18	21	43	21	22		
Double Count Reduction	8	4	4	9	4	4		
Total Discounted Committed Developments	121	79	42	137	57	81		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	121	79	42	137	57	81		
Growth Volume Used	121	79	42	137	57	81		
Total Volume	121	79	42	137	57	81		

Lanes	4L					
LOS D Capacity	3060	1860	1860	3060	1860	1860
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3230	1860	1860	3230	1860	1860
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME: S Dixie Hwy
CURRENT YEAR: 2020
ANALYSIS YEAR: 2026
GROWTH RATE: 0%
STATION: 3922
FROM: Midpoint
TO: Forest Hill Blvd
COUNT DATE: NA
PSF: 0

Report Created
4/13/2021

Link Analysis

Time Period		AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB	
Existing Volume	0	0	0	0	0	0	
Peak Volume	0	0	0	0	0	0	
Diversion(%)	0	0	0	0	0	0	
Volume after Diversion	0	0	0	0	0	0	
Committed Developments							Type	% Complete
Marathon/Joggers Gas Station Foodmart	0	0	0	0	0	0	NR	100%
Pollo Tropical Shops at Palm Coast	0	0	0	0	0	0	NR	100%
16th Avenue Self Storage	0	0	0	0	0	0	NR	100%
Autozone #1261 Expansion	0	0	0	0	0	0	NR	100%
Commons At College Park	2	1	1	34	18	16	NR	0%
Lake Worth Middle School	19	9	10	6	3	3	NR	77.20%
Golden Roads Apartments	12	9	2	14	5	9	Res	0%
Lake Cove	5	4	1	7	3	5	Res	50%
Mid-Lake Worth Apartments	81	21	59	90	56	34	Res	0%
Total Committed Developments	119	44	73	151	85	67		
Total Committed Residential	98	34	62	111	64	48		
Total Committed Non-Residential	21	10	11	40	21	19		
Double Count Reduction	4	2	2	8	4	4		
Total Discounted Committed Developments	115	42	71	143	81	63		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	115	42	71	143	81	63		
Growth Volume Used	115	42	71	143	81	63		
Total Volume	115	42	71	143	81	63		
Lanes	4L							
LOS D Capacity	3060	1680	1680	3060	1680	1680		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3230	1780	1780	3230	1780	1780		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME:	S Dixie Hwy	STATION:	3306		Report Created
CURRENT YEAR:	2020	FROM:	17th Ave N		4/13/2021
ANALYSIS YEAR:	2026	TO:	Midpoint		
GROWTH RATE:	0%	COUNT DATE:	3/9/2020		
		PSF:	1		

Link Analysis

Time Period		AM			PM			
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	1763	992	771	1932	891	1050		
Peak Volume	1763	992	771	1932	891	1050		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	1763	992	771	1932	891	1050		
Committed Developments							Type	% Complete
Marathon/Joggers Gas Station Foodmart	0	0	0	0	0	0	NR	100%
Pollo Tropical Shops at Palm Coast	0	0	0	0	0	0	NR	100%
16th Avenue Self Storage	0	0	0	0	0	0	NR	100%
Autozone #1261 Expansion	0	0	0	0	0	0	NR	100%
Commons At College Park	2	1	1	24	12	13	NR	0%
Lake Worth Middle School	19	9	10	6	3	3	NR	77.20%
Golden Roads Apartments	12	9	2	14	5	9	Res	0%
Lake Cove	7	5	2	10	4	6	Res	50%
Mid-Lake Worth Apartments	81	21	59	90	56	34	Res	0%
Total Committed Developments	121	45	74	144	80	65		
Total Committed Residential	100	35	63	114	65	49		
Total Committed Non-Residential	21	10	11	30	15	16		
Double Count Reduction	4	2	2	6	3	3		
Total Discounted Committed Developments	117	43	72	138	77	62		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	225	104	119	257	132	127		
Growth Volume Used	225	104	119	257	132	127		
Total Volume	1988	1096	890	2189	1023	1177		
Lanes	4L							
LOS D Capacity	3060	1680	1680	3060	1680	1680		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3230	1780	1780	3230	1780	1780		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

APPENDIX C

TEST 1 PART 1: INTERSECTION ANALYSIS

CMA INTERSECTION ANALYSIS
DECO GREEN
DIXIE HIGHWAY AT 10TH AVENUE N.

TRIPS

	IN	OUT
AM	15	33
PM	44	34

INPUT DATA

Comments:

Area Wide Growth Rate = 1.00% Peak Season = 1.00 Current Year = 2018 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 (2018)	165	430	18	69	591	125	162	153	93	0	370	19	
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0	
Background Traffic Growth	14	36	1	6	49	10	13	13	8	0	31	2	182
1.0% Background Growth	14	36	1	6	49	10	13	13	8	0	31	2	331
Major Projects Traffic	19	0	0	0	0	19	19	35	18	0	39	0	
1% BGR + Major Projects	33	36	1	6	49	29	32	48	26	0	70	2	
Project Traffic	0	2	0	0	5	10	5	0	0	0	0	0	
Total	**198**	**468**	**19**	**75**	**645**	**164**	**199**	**201**	**119**	**0**	**440**	**21**	
Approach Total		**685**			**884**			**519**			**460**		

CRITICAL VOLUME ANALYSIS

No. of Lanes	1	2	<	1	2	<	1	1	1	>	2	<
Per Lane Volume	198	239	0	75	400	0	199	201	119	0	225	0
Right on Red			0			0			60			0
Overlaps Left			0			0			198			0
Adj. Per Lane Volume	198	239	0	75	400	0	199	201	0	0	225	0
Through/Right Volume		239			400			201			225	
Opposing Left Turns		75			198			0			199	
Critical Volume for Approach		313			597			201			425	
Critical Volume for Direction			597						425			
Intersection Critical Volume	**1,022**											
STATUS?	**UNDER**											

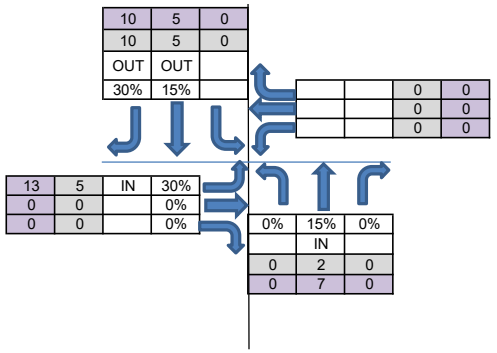
PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume (2018)	217	510	32	65	556	121	206	285	102	0	242	15	
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0	
Background Traffic Growth	18	42	3	5	46	10	17	24	8	0	20	1	195
1.0% Background Growth	18	42	3	5	46	10	17	24	8	0	20	1	322
Major Projects Traffic	11	2	0	3	3	18	16	31	9	0	32	2	
1% BGR + Major Projects	29	44	3	8	49	28	33	55	17	0	52	3	
Project Traffic	0	7	0	0	5	10	13	0	0	0	0	0	
Total	**246**	**561**	**35**	**73**	**610**	**159**	**252**	**340**	**119**	**0**	**294**	**18**	
Approach Total		**842**			**842**			**711**			**312**		

CRITICAL VOLUME ANALYSIS

No. of Lanes	1	2	<	1	2	<	1	1	1	>	2	<
Per Lane Volume	246	293	0	73	380	0	252	340	119	0	151	0
Right on Red			0			0			60			0
Overlaps Left			0			0			246			0
Adj. Per Lane Volume	246	293	0	73	380	0	252	340	0	0	151	0
Through/Right Volume		293			380			340			151	
Opposing Left Turns		73			246			0			252	
Critical Volume for Approach		366			626			340			403	
Critical Volume for Direction			626						403			
Intersection Critical Volume	**1,029**											
STATUS?	**UNDER**											



Note: CMA showed for informational purposes only. The non-residential portion of the project is insignificant on Dixie Highway and does not require an intersection analysis.

APPENDIX D

TEST 2 ANALYSIS: LINK ANALYSIS

TABLE 7
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

FIVE YEAR ANALYSIS
1 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 15
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 33
OFFICE AND RETAIL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 4
OFFICE AND RETAIL AM PEAK HOUR PROJECT TRIPS (EXITING) = 0

STATION	ROADWAY	FROM	TO	PROJECT DISTRIBUTION	AM PEAK HOUR DIRECTIONAL TOTAL PROJECT TRIPS*	AM PEAK HOUR DIRECTIONAL OFFICE & RETAIL PROJECT TRIPS	EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT*	OFFICE & RETAIL PROJECT IMPACT	PROJECT SIGNIFICANT
3306	DIXIE HIGHWAY	FOREST HILL BOULEVARD	17TH AVENUE N	45%	15	2	4L	II	1780	0.84%	0.11%	NO
4822	DIXIE HIGHWAY	17TH AVENUE N	10TH AVENUE N	45%	15	2	4L	II	1780	0.84%	0.11%	NO
4822	DIXIE HIGHWAY	10TH AVENUE N	LUCERNE AVEUE	15%	5	1	4L	II	1780	0.28%	0.06%	NO
4301	17TH AVENUE N	PINE TREE LANE	DIXIE HIGHWAY	10%	3	0	2L	I	880	0.34%	0.00%	NO
N/A	10TH AVENUE N	I-95	DIXIE HIGHWAY	30%	10	1	4D	II	1870	0.53%	0.05%	NO

* NOTE: THE RESIDENTIAL PROJECT DISTRIBUTION DETAILED IN THIS TABLE IS FOR INFORMATIONAL PURPOSES ONLY. THE PROPOSED PROJECT IS LOCATED IN A COASTAL RESIDENTIAL EXCEPTION AREA AND THE RESIDENTIAL PORTION IS THEREFORE NOT REQUIRED TO MEET THE PALM BEACH COUNTY TRAFFIC PERFORMANCE STANDARDS.

TABLE 8
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR

FIVE YEAR ANALYSIS
1 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 44
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 34
OFFICE AND RETAIL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 12
OFFICE AND RETAIL PM PEAK HOUR PROJECT TRIPS (EXITING) = 13

STATION	ROADWAY	FROM	TO	PROJECT DISTRIBUTION	PM PEAK HOUR DIRECTIONAL TOTAL PROJECT TRIPS*	PM PEAK HOUR DIRECTIONAL OFFICE & RETAIL PROJECT TRIPS	EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT*	OFFICE & RETAIL PROJECT IMPACT	PROJECT SIGNIFICANT
3306	DIXIE HIGHWAY	FOREST HILL BOULEVARD	17TH AVENUE N	45%	20	6	4L	II	1780	1.12%	0.34%	NO
4822	DIXIE HIGHWAY	17TH AVENUE N	10TH AVENUE N	45%	20	6	4L	II	1780	1.12%	0.34%	NO
4822	DIXIE HIGHWAY	10TH AVENUE N	LUCERNE AVEUE	15%	7	2	4L	II	1780	0.39%	0.11%	NO
4301	17TH AVENUE N	PINE TREE LANE	DIXIE HIGHWAY	10%	4	1	2L	I	880	0.45%	0.11%	NO
N/A	10TH AVENUE N	I-95	DIXIE HIGHWAY	30%	13	4	4D	II	1870	0.70%	0.21%	NO

* NOTE: THE RESIDENTIAL PROJECT DISTRIBUTION DETAILED IN THIS TABLE IS FOR INFORMATIONAL PURPOSES ONLY. THE PROPOSED PROJECT IS LOCATED IN A COASTAL RESIDENTIAL EXCEPTION AREA AND THE RESIDENTIAL PORTION IS THEREFORE NOT REQUIRED TO MEET THE PALM BEACH COUNTY TRAFFIC PERFORMANCE STANDARDS.

R.J.Behar & Company, Inc.
Engineers • Planners

PROPOSED DECO GREEN PROJECT

CITY OF LAKE WORTH, FLORIDA

VEHICULAR TRIPS GENERATION REPORT

November 25th, 2020

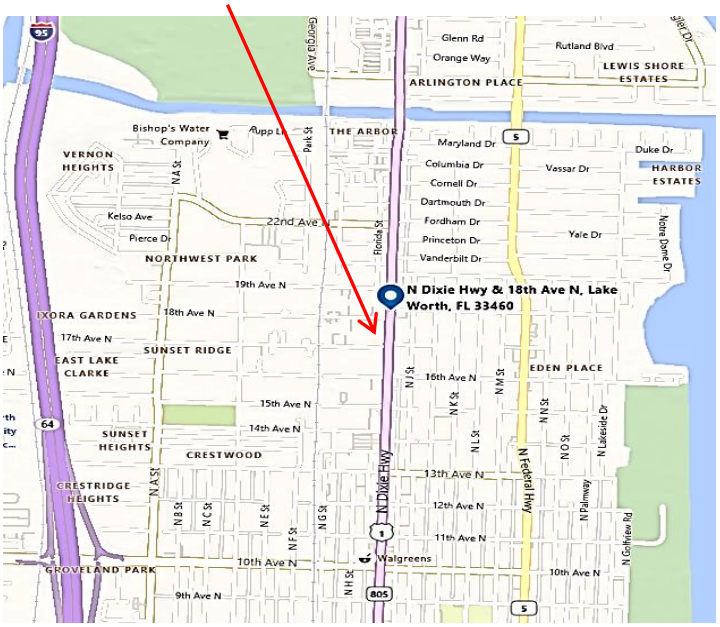
Prepared by: Rafael De Arazoza, PE, PTOE, CPM, rdearazoza@rjbehar.com
R. J. Behar & Company, Inc. 6861 SW 196th Avenue, Suite 302, Pembroke Pines, Fl 33332
Tel: (954) 680-7781

Introduction / Purpose

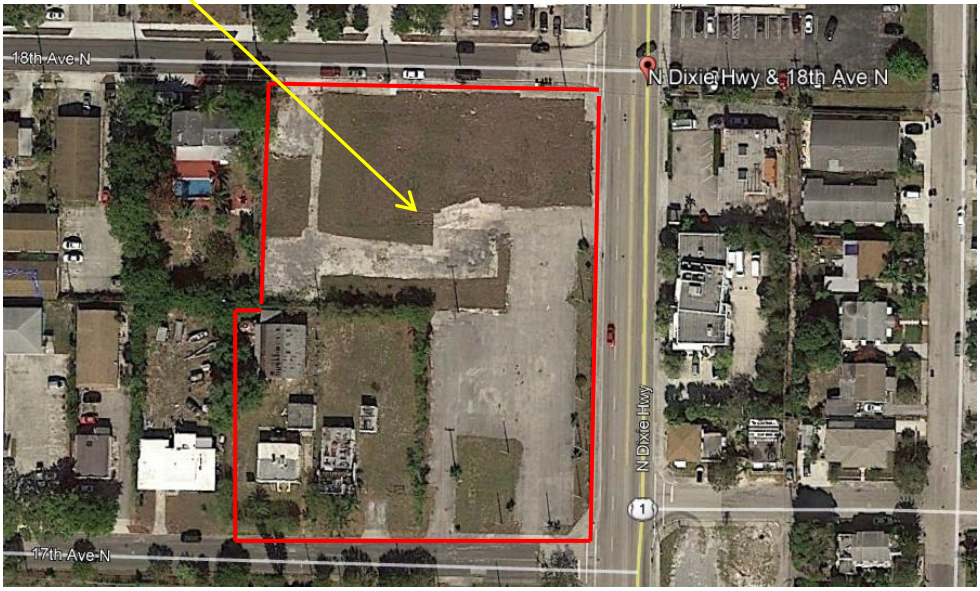
The proposed Deco Green Project consists of 126 residential apartment units; 6,938 square feet (SF) retail and 858 SF offices. It is located immediately west of N. Dixie Hwy between north 17th and 18th Avenues in the City of Lake Worth, Florida.

During Phase 1, a trip generation analysis will be performed to determine the proposed project's generated vehicular traffic during the peak hours and on a daily basis. Phase 1 includes the coordination with the City of Lake Worth and if applicable, with Palm Beach Traffic Engineering Division (PBTE) for the review and approval of the trip generation analysis and, if required, the Methodology to guide the development of the Traffic Impact Study (TIS) to be conducted under Phase 2.

Project Location



Project Site



TRIP GENERATION ANALYSIS

Table 1

Land Use Code / Description	Units		Daily			Peak Hour of Adjacent Street AM			Peak Hour of Adjacent Street PM		
			In (vpd)	Out (vpd)	Total (vpd)	In (vph)	Out (vph)	Total (vph)	In (vph)	Out (vph)	Total (vph)
221 /Multifamily Housing (Mid-Rise)	126	per dwelling unit	342	343	685	12	33	45	34	21	55
820 /Retail General Commercial *	6,938	per 1,000 S.F.	165	166	331	2	1	3	12	14	26
712 /Small Office *	858	per 1,000 S.F.	6	7	13	1	1	2	1	1	2
Total			**513**	**516**	**1029**	**15**	**35**	**50**	**47**	**36**	**83**

* Trips reduced by % of pass-by as per table below.

Trip Generation formulas

Sources: ITE Trip Generation Manual, 10th Edition and Palm Beach County Trip Generation Rates (3/2/2020)

Land Use	ITE Code	Unit	Daily Rate / Equation	Pass-By %	Adjacent Street Traffic			
					AM Peah Hour		PM Peah Hour	
					% In / Out	Rate / Equation	% In / Out	Rate / Equation
Multifamily Housing (High-Rise)	221	Dwelling units	5.44	0	26 / 74	0.36	61 / 39	0.44
Retail General Commercial	820	1,000 S.F.	125.61	62	62 / 38	0.94	48 / 52	9.9
Small Office	712	1,000 S.F.	16.19	10	83 / 18	1.92	32 / 68	2.45

Impact to Roadway Segment (Link) Capacity

This is intended to be a preliminary limited assessment. Two traffic impact scenarios are provided – one including all the Land Uses (residential + retail + office) and the second one with ONLY the retail and office Land Uses.

Table 2A

Roadway Segment Capacity Analysis - ALL LAND USES **Daily Vehicular Volumes** **LOS D**

Roadway	Limits	Number of Lanes	Capacity LOS D Vpd	2019 * Vehicular Volume Vpd	Roadway Capacity Surplus Vpd	Roadway Capacity Deficit Vpd	Project Trips Vpd	Roadway Capacity Surplus Vpd	Roadway Capacity Deficit Vpd
N. Dixie Hwy	North of N 18 Ave	4LU	24300	21500	2800	n / a	515	**2285**	n / a
N. Dixie Hwy	South of N 18 Ave	4LU	24300	19800	4500	n / a	515	**3985**	n / a

* FDOT Traffic Volumes On-Line.
FDOT Quality/Level of Service Handbook / Jan 2020 Generalized Volume / LOS Tables (Tables 1, 4 & 7)
Class II State Road 35 mph posted. No turn lanes; therefore, reduction factor of 25%. LOS Volume x 0.75.
Assume Trip Distribution 50% north of 18 Ave and 50% south of 18 Ave. 1029 trips x 0.50 = 515 vpd in each direction.

% Impact of proposed project = (Project veh trips) / (Veh Volume LOS D Threshold)

515 / 24300 = 0.021 or 2.1%

Table 2B

Roadway Segment Capacity Analysis - RETAIL & OFFICE ONLY **Daily Vehicular Volumes** **LOS D**

Roadway	Limits	Number of Lanes	Capacity LOS D Vpd	2019 * Vehicular Volume Vpd	Roadway Capacity Surplus Vpd	Roadway Capacity Deficit Vpd	Project Trips Vpd	Roadway Capacity Surplus Vpd	Roadway Capacity Deficit Vpd
N. Dixie Hwy	North of N 18 Ave	4LU	24300	21500	2800	n / a	172	**2628**	n / a
N. Dixie Hwy	South of N 18 Ave	4LU	24300	19800	4500	n / a	172	**4328**	n / a

* FDOT Traffic Volumes On-Line.
FDOT Quality/Level of Service Handbook / Jan 2020 Generalized Volume / LOS Tables (Tables 1, 4 & 7)
Class II State Road 35 mph posted. No turn lanes; therefore, reduction factor of 25%. LOS Volume x 0.75.
Assume Trip Distribution 50% north of 18 Ave and 50% south of 18 Ave. 344 trips x 0.50 = 172 vpd in each direction.

% Impact of proposed project = (Project veh trips) / (Veh Volume LOS D Threshold)

172 / 24300 = 0.007 or 0.7%. Excluding Residential Land Uses.

Table 3A

Roadway Segment Capacity Analysis - ALL LAND USES **Peak Hour Bi-Directional** **LOS D**

Roadway	Limits	Number of Lanes	Capacity LOS D Vph	2019 Vehicular Volume Vph (*)	Roadway Capacity Surplus Vph	Roadway Capacity Deficit Vph	Project Trips Vph	Roadway Capacity Surplus Vph	Roadway Capacity Deficit Vph
N. Dixie Hwy	North of N 18 Ave	4LU	2190	1935	255	n / a	42	**213**	n / a
N. Dixie Hwy	South of N 18 Ave	4LU	2190	1782	408	n / a	42	**366**	n / a

* FDOT Traffic Volumes On-Line. Peak Hour Bi-Directional Vol = AADT x K factor.
FDOT Quality/Level of Service Handbook / Jan 2020 Generalized Volume / LOS Tables (Tables 1, 4 & 7)
Class II State Road 35 mph posted. No turn lanes; therefore, reduction factor of 25%. LOS Volume x 0.75.
Assume Trip Distribution 50% north of 18 Ave and 50% south of 18 Ave. 83 trips x 0.50 = 42 vph in each direction.

% Impact of proposed project = (Project veh trips) / (Veh Volume LOS D Threshold)

42 / 2190 = 0.019 or 1.9%

Table 3B

Roadway Segment Capacity Analysis - RETAIL & OFFICE ONLY Peak Hour Bi-Directional **LOS D**

Roadway	Limits	Number of Lanes	Capacity LOS D Vph	2019 Vehicular Volume Vph (*)	Roadway Capacity Surplus Vph	Roadway Capacity Deficit Vph	Project Trips Vph	Roadway Capacity Surplus Vph	Roadway Capacity Deficit Vph
N. Dixie Hwy	North of N 18 Ave	4LU	2190	1935	255	n / a	14	**241**	n / a
N. Dixie Hwy	South of N 18 Ave	4LU	2190	1782	408	n / a	14	**394**	n / a

* FDOT Traffic Volumes On-Line. Peak Hour Bi-Directional Vol = AADT x K factor.

FDOT Quality/Level of Service Handbook / Jan 2020 Generalized Volume / LOS Tables (Tables 1, 4 & 7)

Class II State Road 35 mph posted. No turn lanes; therefore, reduction factor of 25%. LOS Volume x 0.75.

Assume Trip Distribution 50% north of 18 Ave and 50% south of 18 Ave. 28 trips x 0.50 = 14 vph in each direction.

% Impact of proposed project = (Project veh trips) / (Veh Volume LOS D Threshold)

14 / 2190 = 0.0064 or 0.64%. Excluding Residential Land Uses.

Table 4A

Roadway Segment Capacity Analysis - ALL LAND USES **Peak Hour Peak-Direction** **LOS D**

Roadway	Limits	Number of Lanes	Capacity LOS D Vph	2019 Vehicular Volume Vph (*)	Roadway Capacity Surplus Vph	Roadway Capacity Deficit Vph	Project Trips Vph	Roadway Capacity Surplus Vph	Roadway Capacity Deficit Vph
N. Dixie Hwy	North of N 18 Ave	4LU	1225	1138	87	n / a	24	**63**	n / a
N. Dixie Hwy	South of N 18 Ave	4LU	1225	1048	177	n / a	24	**153**	n / a

* FDOT Traffic Volumes On-Line. Peak Hour Peak-Direction Vol = AADT x K x D factors

FDOT Quality/Level of Service Handbook / Jan 2020 Generalized Volume / LOS Tables (Tables 1, 4 & 7)

Class II State Road 35 mph posted. No turn lanes; therefore, reduction factor of 25%. LOS Volume x 0.75.

Assume Trip Distribution 50% north of 18 Ave and 50% south of 18 Ave. 47 trips x 0.50 = 24 vph in each direction.

% Impact of propos ed project = (Project veh trips) / (Veh Volume LOS D Threshold)

24 / 1225 = 0.0196 or 1.96%

Table 4B

Roadway Segment Capacity Analysis - RETAIL & OFFICE ONLY Peak Hour Peak-Direction **LOS D**

Roadway	Limits	Number of Lanes	Capacity LOS D Vph	2019 Vehicular Volume Vph (*)	Roadway Capacity Surplus Vph	Roadway Capacity Deficit Vph	Project Trips Vph	Roadway Capacity Surplus Vph	Roadway Capacity Deficit Vph
N. Dixie Hwy	North of N 18 Ave	4LU	1225	1138	87	n / a	8	**79**	n / a
N. Dixie Hwy	South of N 18 Ave	4LU	1225	1048	177	n / a	8	**169**	n / a

* FDOT Traffic Volumes On-Line. Peak Hour Peak-Direction Vol = AADT x K x D factors

FDOT Quality/Level of Service Handbook / Jan 2020 Generalized Volume / LOS Tables (Tables 1, 4 & 7)

Class II State Road 35 mph posted. No turn lanes; therefore, reduction factor of 25%. LOS Volume x 0.75.

Assume Trip Distribution 50% north of 18 Ave and 50% south of 18 Ave. 15 trips x 0.50 = 8 vph in each direction.

% Impact of proposed project = (Project veh trips) / (Veh Volume LOS D Threshold)

8 / 1225 = 0.0065 or 0.65%. Excluding Residential Land Uses.

FINDINGS / CONCLUSION

1. The proposed Deco Green project will generate vehicular trips as indicated below.

   a. Residential + Retail + Office Land Uses:
      1029 vehicles per day (vpd)
      83 vehicles per hour (vph) both directions PM peak Hr.
      47 vph peak direction PM peak Hr.
      AM trip generation lower than PM.

   b. Excluding Residential Land Use:
      344 vpd
      28 vph both directions PM peak Hr.
      15 vph peak direction PM peak Hr.
      AM trip generation lower than PM.

2. Under all trip generation scenarios, there will be surplus roadway capacity on N. Dixie Hwy.

3. The proposed Deco Green project's generated vehicular traffic impact on N. Dixie Hwy. is considered minor.

SFWMD SURFACE WATER MANAGEMENT LICENSE

DRAINAGE CALCULATIONS

FOR

DECO GREEN

AT

LAKE WORTH, FL

PREPARED BY: IBI GROUP, INC

DATE: 5/7/2021

FILE 127192

SFWMD SURFACE WATER MANAGEMENT CALCULATIONS
PROJECT NAME: DECO GREEN
PROJECT NO: 127192
DATE: 4/5/2021

PATRICIA F RAMUDO

Digitally signed by PATRICIA F RAMUDO
Date: 2021.05.07 17:09:32 -04'00'

Patricia F. Ramudo, PE, LEED AP
FL Reg. No. 35798

PROJECT NARRATIVE

The project is located at 1715 N Dixie Hwy, Lake Worth, FL / Parcel # 38434416060140010. The proposed mixed-use project includes the construction of a residential building, parking garage, two retail buildings, a park, a playground, and event area. Additionally the site will include water & sewer, stormwater facilities, and sidewalk infrastructure. The South Florida Water Management District (SFWMD) requirements include analysis of the 5Year -1 Day, 25 Year - 3 Day, 100 Year - 3 Day storm events for lower parking inlet elevation, berm and discharge rates, and finished floor elevations respectively. Furthermore, the City of Lake Worth requires the 3 Year - 1 Hour storm event be evaluated and fully retained on-site (Code of Ordinance Sec. 18-103.). According to the Eastern Palm Beach County map included in this report, the control water table is estimated at 4.50 ft NAVD. However, the geotechnical report from TSF shows the water table encountered during testing is found at higher elevations - approximately 9-10 feet below ground surface. As such, we established the water table at elevation 9.50 ft NAVD for a much more conservative approach. The drainage system features an 6'Wx 5.5'H Exifiltration trench to meet the water quality and water quantity requirements. A control structure featuring a 6" inverted triangle orifice at EL 14 ft NAVD will discharge offsite to the 17th Ave North storm system. According to the Survey by Miller Land, the southern half portion of the property drains south onto 17th Ave North. As such, that portion of the site will be evaluated at the 25 Year storm event for pre- vs post development discharge rates comparison. The summary table below provides the final pre- vs post elevations and discharge rates for all the aforementioned stormevents.

1. PROPOSED PROJECT LAND USE

TOTAL AREA AREA	BUILDING AREA		PERVIOUS AREA		IMPERVIOUS AREA	
(ACRES)	(ACRES)	%	(ACRES)	%	(ACRES)	%
2.314	0.26	11.22	0.71	30.60	1.330	57.48
2.314	**0.26**	**11.22**	**0.71**	**30.60**	**1.330**	**57.48**

Total Site Summary:

Site area (ac)	2.314	100%
Building area (ac)	0.26	11%
Impervious area (ac)	1.330	57%
Pervious area (ac)	0.71	31%

2. FLOOD AND RAINFALL CRITERIA

3 year, 1 Hour **	2.60	inches	City of LW req.
5 year, 1 day storm *	7.00	inches	Parking
25 year, 1 day storm *	12.30	inches	Perimeter
100 year, 3 day storm *	16.20	inches	Finish Floor Elevation

* SFWMD - Rainfall Maps
** FDOT IDF CURVE - ZONE 10

3. COMPUTE SOIL STORAGE

	Pre-	Post-		
Control elevation **	4.50	4.50	'NAVD	*Palm Beach County Water Table Map*
Estimated Seasonal HWT Elevation	9.50	9.50	'NAVD	*TSF Geotech Report (01/01/2020)*
Average site elevation	16.21	15.88	'NAVD	*Topographic Survey and PGD*
Depth to water table	6.71	6.38	ft.	
	Pre	Post		
Available ground storage - 25% compaction	8.18	8.18	inches	
Pervious Area within the site area	1.37	0.71	acres	
Soils Storage S per SFWMD criteria	4.84	2.50	inches	

4. WATER QUALITY REQUIREMENTS

1) Based on the first 1" of runoff over total site

Site area	2.31	acres
Required retention	2.31	acre-in
	0.19	ac-ft

2) Based on 2.5 inches times percent impervious

a) Site area (Total Project -(Building+Lake)	2.05	acres
b) Impervious area (Site area - pervious)	1.35	acres
c) Percent impervious	65.53%	
d) Inches to be treated (2.5" x % impervious)	1.64	
e) Req Volume (inches to be treated x(Total site -Lake)	3.79	acre-in
Required Volume	0.32	ac-ft

The required Water Quality Volume to be treated is : 0.32 ac-ft

If this is a project on commercial zoned land, 0.5 in. of dry retention/detention must be provided.

3) Compute pretreatment volume based on 1/2" inches of runoff

Total site - Lake	2.31	acres
Required pretreatment based on 1/2"	1.16	acre-in
	0.10	**acre-ft**

5. PROVIDED WATER QUALITY

a) Proposed exfiltration trenches

	Required (AF)	Provided (AF)	Check	Storage Stage Met
Proposed Exfiltration Trenches		**0.58**		
Total Dry Water Quality	**0.32**	**0.58**	**PASS**	**13.2**
Pretreatment Volume	**0.10**	**0.58**	**PASS**	

6. WATER QUANTITY CRITERIA

Compute Runoff 3 Yr Storm

$$Q = \frac{(P - 0.2S)^2}{P + 0.8S}$$

Rainfall (P)	2.60	in	
Runoff (Q)	0.96	in	
Runoff Volume (	**0.18**	**ac-ft**	V=Q*A/12

Fully retained on site at EL 11.52 (Refer to Stage Storage Table)

Volume Provided in Exfiltration Trenches

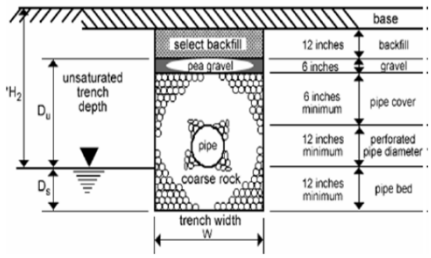
Exfiltration Trench Calculations

L = V/(K(H2*W +2H2*Du- Du^2 + 2*H2*Ds) + (1.39X10^-4)*W*Du)
V=L*(K(H2*W +2H2*Du- Du^2 + 2*H2*Ds) + (1.39X10^-4)*W*Du)

Design Information:

W = Trench Width:	6	ft	
K = Hydraulic Conductivity:	1.86E-04	cfs*sq ft-ft head	**(average of 3 field tests)**
H2 = Depth to Water Table:	6.50	ft	
Du = Non-Saturated Trench Depth:	5.50	ft	
Ds = Saturated Trench Depth:	0.00	ft	
L= Length provided	356	ft	

Provided Storage in Exfiltration Trenches = **6.947** ac-in **0.579 ac-ft**



16 ft NAVD - Lowest Inlet Elevation at Exfil trench
Limerock base and asphalt depth = 0.75'
15 ft NAVD - Top of Trench

1.5 ft, Diameter of Perforated Pipe

10.50 ft NAVD - Invert of Perforated HDPE

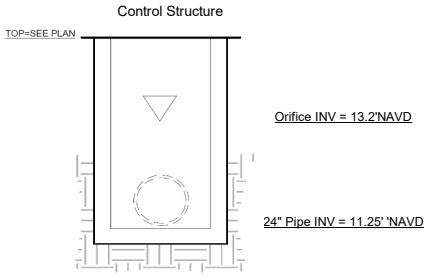
9.50 ft NAVD - Bottom of Trench Elevation
9.50 ft NAVD - High water Table Elevation

Discharge Caculations at 25 year Storm event

Pre-development discharge to 17th Ave

	C	A	C x A	C (w avg)
Open	0.3	0.854	0.256	
Impervious	0.95	0.398	0.378	
Total		**1.251**		**0.51**

Q=CIA **5.39 cfs**
I = 8.5 in/hr *
*(FDOT IDF Curve - Zone 10)



Post-development discharge to 17th Ave
Q **0.97 < 5.36 csf** **Passed**
Refer to cascade Analysis for 25 Year - 3 Day stormevent

Proposed Site Discharge is via a 6" inverted triange orifice at EL 13.2 ft NAVD

Summary **REFER TO CASCADE ROUTINGS**

Storm Event	Pre	Post	Comment
3 year - 1 Hour	16.26	12.53 ft' NAVD	fully retained on-site
5 Year - 1 day	16.26	15.92 ft' NAVD	
25 Year - 3 day	16.85	16.23 ft' NAVD	w/ bleeder discharge
100 year - 3 day	17.20	16.76 ft' NAVD	

IBI GROUP (FL) INC

Deco Green - Pre- Development Storage Analysis

.

Grading Criteria

	Description	Acreage	Low EL ('NAVD)	High EL. ('NAVD)
		ac.	ft	ft
A	Building	0.000	0	0
B	Pervious/Landscpae	1.793	15.14	17.28
C	Parking-Impervious	0.501	15.62	17.03

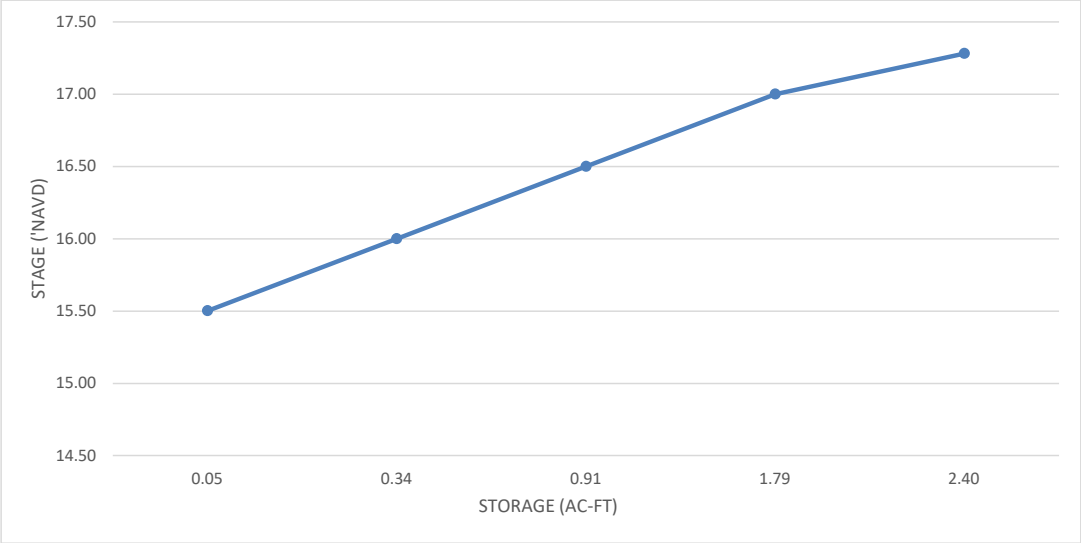
Stage Storage

Stage	Site Storage	Retention Storage	Total Storage
'NAVD	ac-ft	ac-ft	ac-ft
15.14	0.00	0	0.00
15.50	0.05	0	0.05
16.00	0.34	0	0.34
16.50	0.91	0	0.91
17.00	1.79	0	1.79
17.28	2.40	0	2.40

Note: Datum Conversion

'NGVD - 1.5'75 = 'NAVD

Stage Storage Curve Table



Deco Green- Post-Development Storage Analysis

Grading Criteria

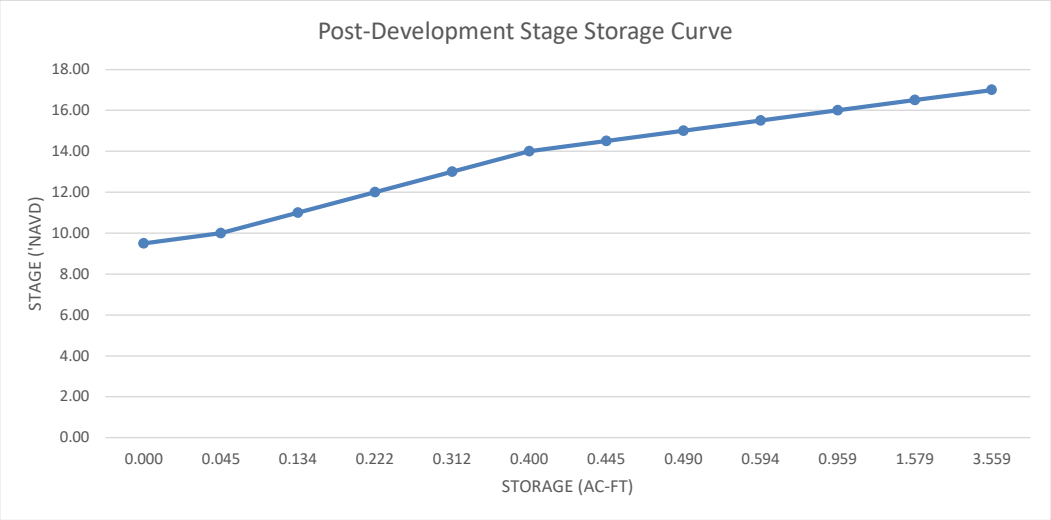
	Description	Acreage	Porosity	Depth	Net Area	Low EL ('NAVD)	High EL. ('NAVD)
		ac.	%	in.	ac.	ft	ft
A	Building	0.260			0.260	17.50	17.50
B	Concrete/Hardscape	1.173			1.173	15.75	16.75
C	Pervious Concrete	0.252	20%	6	0.050	15.75	16.75
D	Dog Park	0.030	40%	1.5	0.012	16.00	16.50
E	Landscape	0.567			0.567	15.00	16.75
F	Playground	0.032			0.032	16.25	16.50

Stage Storage

Stage	Site Storage	Trench Storage	Total Storage
'NAVD	ac-ft	ac-ft	ac-ft
9.50	0.00	0.00	0.000
10.00	0.00	0.045	0.045
11.00	0.00	0.134	0.134
12.00	0.00	0.222	0.222
13.00	0.00	0.312	0.312
14.00	0.00	0.400	0.400
14.50	0.00	0.445	0.445
15.00	0.00	0.490	0.490
15.50	0.06	0.534	0.594
16.00	0.38	0.579	0.959
16.50	1.00	0.579	1.579
17.00	2.98	0.579	3.559

Note: Datum Conversion

'NGVD - 1.5' = 'NAVD



CASCADE ANALYSIS

Project Name: Deco Green
Reviewer: Patricia F Ramudo
Project Number:
Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr
Time Step: 0.2 hr, Iterations: 10

PRE 5 YEAR - 1 DAY
ALL ELEVATIONS SHOWN
ARE IN NAVD.

Basin 1: On-Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 24 hr
Design Frequency: 5 year
1 Day Rainfall: 7 inches
Area: 2.31 acres
Ground Storage: 4.88 inches
Time of Concentration: 0.1 hours
Initial Stage: 15.14 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
15.14	0.00
15.50	0.05
16.00	0.34
16.50	0.91
17.00	1.79
17.28	2.40

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-Site	16.26	24.80	15.14	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-Site	0.64	0.00	0.00	0.00	0.64	0.00

Project Name: Deco Green
Reviewer: Patricia F Ramudo
Project Number:
Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr
Time Step: 0.2 hr, Iterations: 10

PRE 25 YEAR - 3 DAY
ALL ELEVATIONS SHOWN
ARE IN NAVD.

Basin 1: On-Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 12.3 inches
Area: 2.31 acres
Ground Storage: 4.84 inches
Time of Concentration: 0.1 hours
Initial Stage: 15.14 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
15.14	0.00
15.50	0.05
16.00	0.34
16.50	0.91
17.00	1.79
17.28	2.40

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-Site	16.85	72.80	15.14	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-Site	1.53	0.00	0.00	0.00	1.53	0.00

Project Name: Deco Green
Reviewer: Patricia F Ramudo
Project Number:
Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr
Time Step: 0.2 hr, Iterations: 10

PRE 100YEAR - 3 DAY
ALL ELEVATIONS SHOWN
ARE IN NAVD.

Basin 1: On-Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 100 year
3 Day Rainfall: 16.2 inches
Area: 2.31 acres
Ground Storage: 4.84 inches
Time of Concentration: 0.1 hours
Initial Stage: 15.14 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
15.14	0.00
15.50	0.05
16.00	0.34
16.50	0.91
17.00	1.79
17.28	2.40

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-Site	17.20	72.80	15.14	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-Site	2.22	0.00	0.00	0.00	2.22	0.00

Project Name: Deco Green
Reviewer: Patricia F Ramudo
Project Number:
Period Begin: May 07, 2021;0000 hr End: May 14, 2021;0000 hr Duration: 168 hr
Time Step: 0.2 hr, Iterations: 10

POST 5 YEAR - 1 DAY
ALL ELEVATIONS SHOWN
ARE IN NAVD.

Basin 1: On-Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 24 hr
Design Frequency: 5 year
1 Day Rainfall: 7 inches
Area: 2.314 acres
Ground Storage: 2.53 inches
Time of Concentration: 0.1 hours
Initial Stage: 9.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
9.50	0.00
10.00	0.04
11.00	0.13
12.00	0.22
13.00	0.31
14.00	0.40
15.00	0.49
15.50	0.59
16.00	0.96
16.50	1.58
17.00	3.56

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	11.00
72.00	13.00
170.00	11.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-Site	15.92	25.00	9.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-Site	0.90	0.00	0.00	0.00	0.90	0.00

Project Name: Deco Green
Reviewer: Patricia F Ramudo
Project Number:
Period Begin: May 07, 2021;0000 hr End: May 14, 2021;0000 hr Duration: 168 hr
Time Step: 0.2 hr, Iterations: 10

POST 25 YEAR - 3 DAY
ALL ELEVATIONS SHOWN
ARE IN NAVD.

Basin 1: On-Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 12.3 inches
Area: 2.314 acres
Ground Storage: 2.53 inches
Time of Concentration: 0.1 hours
Initial Stage: 9.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
9.50	0.00
10.00	0.04
11.00	0.13
12.00	0.22
13.00	0.31
14.00	0.40
15.00	0.49
15.50	0.59
16.00	0.96
16.50	1.58
17.00	3.56

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	11.00
72.00	13.00
170.00	11.00

Structure: 1

From Basin: On-Site
To Basin: Offsite1
Structure Type: Gravity
Weir: None
Bleeder: Inv-Tri, Invert Elev = 13.2 ft NGVD, Height = 0.5 ft
Width = 0.5 ft
Default Coefs: Weir Coef = 2.5, Orifice Coef = 0.6
Pipe: Diameter = 1.5 ft, Manning's n = 0.011, Length = 47 ft
US Invert Elev = 11.25 ft NGVD, DS Invert Elev = 11 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	9.50	11.00
1.00	0.06	0.00	0.00	0.00	9.50	11.03
2.00	0.11	0.00	0.00	0.00	9.50	11.06
3.00	0.17	0.00	0.00	0.00	9.50	11.08
4.00	0.22	0.00	0.00	0.00	9.50	11.11
5.00	0.28	0.00	0.00	0.00	9.50	11.14
6.00	0.33	0.00	0.00	0.00	9.50	11.17
7.00	0.39	0.00	0.00	0.00	9.50	11.19
8.00	0.44	0.00	0.00	0.00	9.50	11.22
9.00	0.50	0.00	0.00	0.00	9.50	11.25
10.00	0.55	0.00	0.00	0.00	9.50	11.28
11.00	0.61	0.01	0.00	0.00	9.51	11.31
12.00	0.66	0.01	0.00	0.00	9.52	11.33
13.00	0.72	0.02	0.00	0.00	9.53	11.36

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
14.00	0.77	0.02	0.00	0.00	9.55	11.39
15.00	0.83	0.03	0.00	0.00	9.57	11.42
16.00	0.88	0.03	0.00	0.00	9.60	11.44
17.00	0.94	0.03	0.00	0.00	9.63	11.47
18.00	0.99	0.04	0.00	0.00	9.66	11.50
19.00	1.05	0.04	0.00	0.00	9.70	11.53
20.00	1.10	0.04	0.00	0.00	9.74	11.56
21.00	1.16	0.05	0.00	0.00	9.78	11.58
22.00	1.21	0.05	0.00	0.00	9.82	11.61
23.00	1.27	0.05	0.00	0.00	9.87	11.64
24.00	1.32	0.05	0.00	0.00	9.92	11.67
25.00	1.40	0.08	0.00	0.00	9.99	11.69
26.00	1.48	0.09	0.00	0.00	10.07	11.72
27.00	1.56	0.09	0.00	0.00	10.16	11.75
28.00	1.64	0.10	0.00	0.00	10.25	11.78
29.00	1.72	0.10	0.00	0.00	10.34	11.81
30.00	1.80	0.11	0.00	0.00	10.43	11.83
31.00	1.88	0.11	0.00	0.00	10.53	11.86
32.00	1.96	0.11	0.00	0.00	10.64	11.89
33.00	2.04	0.11	0.00	0.00	10.74	11.92
34.00	2.12	0.12	0.00	0.00	10.85	11.94
35.00	2.20	0.12	0.00	0.00	10.96	11.97
36.00	2.29	0.12	0.00	0.00	11.07	12.00
37.00	2.37	0.12	0.00	0.00	11.19	12.03
38.00	2.45	0.13	0.00	0.00	11.31	12.06
39.00	2.53	0.13	0.00	0.00	11.43	12.08
40.00	2.61	0.13	0.00	0.00	11.55	12.11
41.00	2.69	0.13	0.00	0.00	11.67	12.14
42.00	2.77	0.13	0.00	0.00	11.80	12.17
43.00	2.85	0.14	0.00	0.00	11.93	12.19
44.00	2.93	0.14	0.00	0.00	12.05	12.22
45.00	3.01	0.14	0.00	0.00	12.18	12.25
46.00	3.09	0.14	0.00	0.00	12.31	12.28
47.00	3.17	0.14	0.00	0.00	12.44	12.31
48.00	3.25	0.14	0.00	0.00	12.57	12.33
49.00	3.34	0.16	0.00	0.00	12.72	12.36
50.00	3.43	0.17	0.00	0.00	12.87	12.39
51.00	3.54	0.20	0.00	0.00	13.05	12.42
52.00	3.66	0.24	0.00	0.00	13.25	12.44
53.00	3.81	0.31	0.06	0.00	13.50	12.47
54.00	4.00	0.38	0.22	0.01	13.70	12.50
55.00	4.23	0.46	0.33	0.04	13.83	12.53
56.00	4.49	0.54	0.40	0.07	13.97	12.56
57.00	4.80	0.65	0.46	0.11	14.12	12.58
58.00	5.18	0.81	0.54	0.15	14.35	12.61
59.00	5.68	1.20	0.66	0.20	14.72	12.64
60.00	9.19	13.27	0.93	0.26	15.91	12.67
61.00	10.19	1.55	0.97	0.34	16.14	12.69
62.00	10.65	0.93	0.97	0.42	16.14	12.72
63.00	10.94	0.61	0.97	0.51	16.13	12.75
64.00	11.21	0.61	0.96	0.58	16.10	12.78
65.00	11.38	0.37	0.96	0.66	16.07	12.81
66.00	11.54	0.37	0.95	0.74	16.03	12.83
67.00	11.70	0.37	0.94	0.82	15.98	12.86
68.00	11.87	0.37	0.93	0.90	15.91	12.89
69.00	11.97	0.25	0.91	0.97	15.84	12.92
70.00	12.08	0.25	0.90	1.05	15.76	12.94
71.00	12.19	0.25	0.88	1.12	15.69	12.97
72.00	12.30	0.25	0.87	1.20	15.62	13.00
73.00	12.30	0.00	0.85	1.27	15.53	12.98
74.00	12.30	0.00	0.79	1.33	15.26	12.96
75.00	12.30	0.00	0.71	1.40	14.92	12.94
76.00	12.30	0.00	0.54	1.45	14.35	12.92
77.00	12.30	0.00	0.37	1.48	13.92	12.90
78.00	12.30	0.00	0.18	1.50	13.66	12.88
79.00	12.30	0.00	0.09	1.51	13.54	12.86
80.00	12.30	0.00	0.05	1.52	13.48	12.84
81.00	12.30	0.00	0.04	1.52	13.44	12.82
82.00	12.30	0.00	0.03	1.52	13.41	12.80
83.00	12.30	0.00	0.02	1.53	13.39	12.78

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
84.00	12.30	0.00	0.02	1.53	13.37	12.76
85.00	12.30	0.00	0.01	1.53	13.36	12.73
86.00	12.30	0.00	0.01	1.53	13.35	12.71
87.00	12.30	0.00	0.01	1.53	13.34	12.69
88.00	12.30	0.00	0.01	1.53	13.33	12.67
89.00	12.30	0.00	0.01	1.53	13.33	12.65
90.00	12.30	0.00	0.01	1.53	13.32	12.63
91.00	12.30	0.00	0.01	1.53	13.31	12.61
92.00	12.30	0.00	0.00	1.53	13.31	12.59
93.00	12.30	0.00	0.00	1.53	13.30	12.57
94.00	12.30	0.00	0.00	1.53	13.30	12.55
95.00	12.30	0.00	0.00	1.53	13.30	12.53
96.00	12.30	0.00	0.00	1.53	13.29	12.51
97.00	12.30	0.00	0.00	1.53	13.29	12.49
98.00	12.30	0.00	0.00	1.53	13.29	12.47
99.00	12.30	0.00	0.00	1.54	13.29	12.45
100.00	12.30	0.00	0.00	1.54	13.28	12.43
101.00	12.30	0.00	0.00	1.54	13.28	12.41
102.00	12.30	0.00	0.00	1.54	13.28	12.39
103.00	12.30	0.00	0.00	1.54	13.28	12.37
104.00	12.30	0.00	0.00	1.54	13.27	12.35
105.00	12.30	0.00	0.00	1.54	13.27	12.33
106.00	12.30	0.00	0.00	1.54	13.27	12.31
107.00	12.30	0.00	0.00	1.54	13.27	12.29
108.00	12.30	0.00	0.00	1.54	13.27	12.27
109.00	12.30	0.00	0.00	1.54	13.27	12.24
110.00	12.30	0.00	0.00	1.54	13.27	12.22
111.00	12.30	0.00	0.00	1.54	13.26	12.20
112.00	12.30	0.00	0.00	1.54	13.26	12.18
113.00	12.30	0.00	0.00	1.54	13.26	12.16
114.00	12.30	0.00	0.00	1.54	13.26	12.14
115.00	12.30	0.00	0.00	1.54	13.26	12.12
116.00	12.30	0.00	0.00	1.54	13.26	12.10
117.00	12.30	0.00	0.00	1.54	13.26	12.08
118.00	12.30	0.00	0.00	1.54	13.26	12.06
119.00	12.30	0.00	0.00	1.54	13.26	12.04
120.00	12.30	0.00	0.00	1.54	13.26	12.02
121.00	12.30	0.00	0.00	1.54	13.25	12.00
122.00	12.30	0.00	0.00	1.54	13.25	11.98
123.00	12.30	0.00	0.00	1.54	13.25	11.96
124.00	12.30	0.00	0.00	1.54	13.25	11.94
125.00	12.30	0.00	0.00	1.54	13.25	11.92
126.00	12.30	0.00	0.00	1.54	13.25	11.90
127.00	12.30	0.00	0.00	1.54	13.25	11.88
128.00	12.30	0.00	0.00	1.54	13.25	11.86
129.00	12.30	0.00	0.00	1.54	13.25	11.84
130.00	12.30	0.00	0.00	1.54	13.25	11.82
131.00	12.30	0.00	0.00	1.54	13.25	11.80
132.00	12.30	0.00	0.00	1.54	13.25	11.78
133.00	12.30	0.00	0.00	1.54	13.25	11.76
134.00	12.30	0.00	0.00	1.54	13.25	11.73
135.00	12.30	0.00	0.00	1.54	13.25	11.71
136.00	12.30	0.00	0.00	1.54	13.24	11.69
137.00	12.30	0.00	0.00	1.54	13.24	11.67
138.00	12.30	0.00	0.00	1.54	13.24	11.65
139.00	12.30	0.00	0.00	1.54	13.24	11.63
140.00	12.30	0.00	0.00	1.54	13.24	11.61
141.00	12.30	0.00	0.00	1.54	13.24	11.59
142.00	12.30	0.00	0.00	1.54	13.24	11.57
143.00	12.30	0.00	0.00	1.54	13.24	11.55
144.00	12.30	0.00	0.00	1.54	13.24	11.53
145.00	12.30	0.00	0.00	1.54	13.24	11.51
146.00	12.30	0.00	0.00	1.54	13.24	11.49
147.00	12.30	0.00	0.00	1.54	13.24	11.47
148.00	12.30	0.00	0.00	1.54	13.24	11.45
149.00	12.30	0.00	0.00	1.54	13.24	11.43
150.00	12.30	0.00	0.00	1.54	13.24	11.41
151.00	12.30	0.00	0.00	1.54	13.24	11.39
152.00	12.30	0.00	0.00	1.54	13.24	11.37
153.00	12.30	0.00	0.00	1.54	13.24	11.35

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
154.00	12.30	0.00	0.00	1.54	13.24	11.33
155.00	12.30	0.00	0.00	1.54	13.24	11.31
156.00	12.30	0.00	0.00	1.54	13.24	11.29
157.00	12.30	0.00	0.00	1.54	13.24	11.27
158.00	12.30	0.00	0.00	1.54	13.24	11.24
159.00	12.30	0.00	0.00	1.54	13.24	11.22
160.00	12.30	0.00	0.00	1.54	13.24	11.20
161.00	12.30	0.00	0.00	1.54	13.24	11.18
162.00	12.30	0.00	0.00	1.54	13.24	11.16
163.00	12.30	0.00	0.00	1.54	13.23	11.14
164.00	12.30	0.00	0.00	1.54	13.23	11.12
165.00	12.30	0.00	0.00	1.54	13.23	11.10
166.00	12.30	0.00	0.00	1.54	13.23	11.08
167.00	12.30	0.00	0.00	1.54	13.23	11.06
168.00	12.30	0.00	0.00	1.54	13.23	11.04

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.97	61.80	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-Site	16.15	61.80	9.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-Site	1.87	0.00	1.54	0.00	0.33	0.00

Project Name: Deco Green
Reviewer: Patricia F Ramudo
Project Number:
Period Begin: May 07, 2021;0000 hr End: May 14, 2021;0000 hr Duration: 168 hr
Time Step: 0.2 hr, Iterations: 10

POST 100 YEAR - 3 DAY
ALL ELEVATIONS SHOWN
ARE IN NAVD.

Basin 1: On-Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 100 year
3 Day Rainfall: 16.2 inches
Area: 2.314 acres
Ground Storage: 2.53 inches
Time of Concentration: 0.1 hours
Initial Stage: 9.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
9.50	0.00
10.00	0.04
11.00	0.13
12.00	0.22
13.00	0.31
14.00	0.40
15.00	0.49
15.50	0.59
16.00	0.96
16.50	1.58
17.00	3.56

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	11.00
72.00	13.00
170.00	11.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-Site	16.76	72.80	9.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-Site	2.61	0.00	0.00	0.00	2.61	0.00

GEOTECHNICAL REPORT (TSF GEO)

January 11, 2020

OAG Investment 5 LLC
10135 SW 75th Pl
Miami, FL 33156
Attn: Mr. Ricardo Hernandez
email: rihernanp@gmail.com

RE: Due Diligence Geotechnical Engineering Study
1715 N Dixie Hwy Proposed Development
Lake Worth, Florida
TSF File No. 7111-20-447

Dear Ricardo:

TSF, Inc. is pleased to transmit our Due Diligence Geotechnical Engineering Study Report for the above-referenced project. This report includes the results of field testing and preliminary geotechnical evaluation for foundation, as well as recommendations for general site development.

We appreciate the opportunity to perform this Due Diligence Geotechnical Study and look forward to continued participation during the final design phase of this project. Please contact our office if you have any questions about this report, or if we may be of further service.

Respectfully submitted,

TSF, INC.

Harmon C. Bennett, P.E.
Principal Engineer
FL Reg. No. 53130

Ramakumar Vedula, P.E.
Principal Engineer
FL Reg No. 54873

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APPENDIX - SOIL MAP - PALM BEACH COUNTY, FLORIDA
GEOTECHNICAL ENGINEERING SERVICES – SHEET 1 TO SHEET 4
SUMMARY OF BOREHOLE PERMEABILITY TEST RESULTS (BHP)

1.0 EXECUTIVE SUMMARY

Preliminary exploration and evaluation of the subsurface conditions have been completed for the project development at 1715 N Dixie Hwy in Lake Worth, Florida. We understand that the proposed construction will consist of two 3-story buildings and one 7-story building.

A total of thirteen (13) borings were completed for the project, nine (9) in the 7-story building footprint, and two (2) in each of the 3-story building footprint. For the 7-story structure, the borings were extended to depths between 45 and 75 feet below site grades. The borings for the 3-story structures were extended to a depth of 25 feet below grade.

The surface of the site has been altered due to removal of structures. The majority of the site has a relatively thin layer of fill material, which generally consists of sand with limerock material. Based on visual classifications of the soils underlying the fill material, or asphalt surface, the subsoils typically consisted of sandy soils followed by limestone with pockets of sand extending to the termination depth of the borings. Based on the SPT N-values recorded, all of the soils above 20 feet exist in the loose-density condition to medium-density condition, with loose-density being most prominent. Borings with depths below 30 feet typically had a layer of limestone. The limestone stratum has an occasional layer of sand, or sand and limestone mixed. The limestone layer exists in all five relative density conditions (very-loose, loose, medium, dense, and very-dense). In all borings extended below 40 feet, a very-dense layer of sandy limestone exists between 40 and 50 feet below grade. A small cavity was noted in the very-dense limestone layer at Boring B-6, from approximately 48 to 50 feet below the ground surface. A cavity of this nature is not uncommon to the limestone of the region. The groundwater depth was encountered between 9 and 10 feet below existing grade. All depths should be considered approximate.

Since the site has been occupied by structures, construction debris and foundation remnants should be expected in some areas of the site, requiring removal prior to placing fill. All debris removal areas should be properly backfilled and compacted as discussed herein.

The preliminary geotechnical study completed for the proposed development confirms that the site is suitable for the planned construction when viewed from a soil mechanics and foundation engineering perspective. We evaluated the use of shallow and deep foundations for support of the proposed structures.

All structures could potentially be supported on shallow spread foundations with an allowable bearing pressure of 3,000 psf. As an alternative, the proposed 7-story structure could be supported on shallow spread foundations after improving the bearing characteristics with Vibro-Compaction. An allowable bearing pressure of between 6,000 pounds per square foot (psf) could be utilized after improving the bearing characteristics of the sand strata via Vibro-Compaction. This foundation system does not provide any tension resistance. **Vibration impact on adjacent properties, will need to be evaluated.**

This preliminary geotechnical study is to confirm that the site does not contain any geotechnical issues that will limit the development. The owner/designer should not rely solely on this Executive Summary and must read and evaluate the entire contents of this report prior to utilizing our engineering recommendations in preparation of design/construction documents.

2.0 PROJECT INFORMATION

2.1 Project Authorization

TSF has completed a geotechnical exploration for the Project development at 1715 N Dixie Hwy in Lake Worth, Florida. Our services were authorized by OAG Investment 5 LLC.

2.2 Project Description

Our understanding of the project is based on information provided by OAG Investment 5 LLC. We understand that the proposed construction will consist two 3-story structures and one 7-story structure. Loading information was not provided for this preliminary review. Gravity loading is to be on the order of 1200 kips. It is our understanding that the proposed ground floor slab will be near the existing grade elevation.

The preliminary geotechnical evaluation presented in this report are based on the available project information, and the subsurface materials described in this report. If any of the noted information is incorrect, please inform TSF in writing so that we may amend the preliminary evaluation presented in this report if appropriate and if desired by the client. TSF will not be responsible for the implementation of its preliminary evaluation when it is not notified of changes in the project.

2.3 Purpose and Scope of Services

The purpose of this study was to explore the subsurface conditions at the site to enable an evaluation of an acceptable foundation for the proposed construction.

Our field work consisted of drilling a total of thirteen (13) Standard Penetration Test (SPT) borings, with depths ranging between 25 feet to 65 feet below grade. This report includes an outline of the testing procedures, a summary of available project information, a description of the site and subsurface conditions, and preliminary geotechnical evaluation information and recommendations regarding the following:

- Foundation soil preparation requirements.
- Foundation evaluation.
- Comments regarding factors that may impact the construction and performance of the proposed construction.

The project scope of services did not include an environmental assessment for determining the presence or absence of wetlands or hazardous or toxic materials in the soil, bedrock, surface water, groundwater, or air on or below, or around this site. Any statements in this report or on the boring logs regarding odors, colors, and unusual or suspicious items or conditions are strictly for information purposes. Before further development of this site, an environmental assessment is advisable.

3.0 SITE AND SUBSURFACE CONDITIONS

3.1 Site Location and Description

The project site is located at 1 1715 N Dixie Hwy in Lake Worth, Florida. Based on historical aerial photographs, a portion of the site was previous occupied with buildings. Prior to TSF's mobilization to the site the sit had been cleared and buildings had been removed.

3.2 Subsurface Conditions

A review of the "Soil Survey of Palm Beach County, Florida (prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS)) was performed for soil data information. Based on the review, the below mapping unit should be anticipated. A graphical depiction of the soil boundary information is included in the Appendix as **Soil Map - Palm Beach County, Florida – East Part.**

Map Unit 41 - St. Lucie-Paola-Urban land complex, 0 to 8 percent slopes

Component - St. Lucie-Paola - The St. Lucie component makes up 35 percent of the Map Unit. Slopes are 0 to 8 percent. This component is on ridges on marine terraces on coastal plains. The parent material consists of eolian or sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is very high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent.

Component - Urban land complex - The Urban land is a miscellaneous area. No data is available for the component.

Map Unit 48 - Urban land, 0 to 2 percent slopes

The Urban land is a miscellaneous area. No data is available for the component.

The borings were drilled using a truck-mounted drill rig, and mud rotary and casing procedures. Samples of the in-place materials were recovered at frequent intervals using a standard split spoon driven with a 140-pound hammer freely falling 30 inches (the SPT sampling after ASTM D 1586). The samples of the in-place soils were returned to our laboratory for classification by a geotechnical engineer. The samples were classified in general accordance with the Unified Soil Classification System (ASTM D 2488). The approximate location of each boring is shown on the attachment in the Appendix as **Geotechnical Engineering Services – Sheet 1**.

A total of thirteen (13) borings were completed for the project, nine (9) in the 7-story building footprint, and two (2) in each of the 3-story building footprints. For the 7-story structure, the borings were extended to depths between 45 and 75 feet below site grades. The borings for the 3-story structures were extended to a depth of 25 feet below grade.

The surface of the site has been altered due to removal of structures. The majority of the site has a relatively thin layer of fill material, which generally consists of sand with limerock material.

Based on visual classifications of the soils underlying the fill material, or asphalt surface, the subsoils typically consisted of sandy soils followed by limestone with pockets of sand extending to the termination depth of the borings. Based on the SPT N-values recorded, all of the soils above 20 feet exist in the loose-density condition to medium-density condition, with loose-density being most prominent. Borings with depths below 30 feet typically had a layer of limestone. The limestone stratum has an occasional layer of sand, or sand and limestone mixed. The limestone layer exists in all five relative density conditions (very-loose, loose, medium, dense, and very-dense). In all borings extended below 40 feet, a very-dense layer of sandy limestone exists between 40 and 50 feet below grade. A small cavity was noted in the very-dense limestone layer at Boring B-6, from approximately 48 to 50 feet below the ground surface. A cavity of this nature is not uncommon to the limestone of the region. The groundwater depth was encountered between 9 and 10 feet below existing grade. All depths should be considered approximate.

The soil data, blow count data, and groundwater data are depicted on the soil profiles provided in the Appendix as **Geotechnical Engineering Services – Sheet 2, Sheet 3, and Sheet 4**.

The above subsurface description is of a generalized nature intended to highlight the major subsurface stratification features and material characteristics. The boring logs should be reviewed for specific information at individual boring locations. These records include soil descriptions, stratifications, and penetration resistances. The stratifications shown on the boring logs represent the conditions only at the actual boring locations. Variations may occur and should be expected between boring locations. The stratifications represent the approximate boundary between subsurface materials, and the actual transition may be gradual. Water level information obtained during field operations is also shown on the boring logs. The samples that were not altered by laboratory testing will be retained for 30 days from the date of this report and then will be discarded.

3.3 Groundwater Information

Groundwater levels were measured in the borings when first encountered during drilling. The depths to the free water surface at the time of drilling was observed to be between about 4 and 5 feet below existing ground surface. The groundwater is expected to fluctuate with seasonal and tidal changes.

The ground floor slab elevation is not known at this time. Therefore, groundwater impact on foundations, and dewatering requirements for the footings should be discussed after the design is finalized and the footing/pile cap bottom elevations are established.

In general, the seasonal high groundwater level is not intended to define a limit or ensure that future seasonal fluctuations in groundwater levels will not exceed the estimated levels. Post-development groundwater levels could exceed the normal seasonal high groundwater level estimate as a result of a series of rainfall events, changed conditions at the site that alter surface water drainage characteristics, or variations in the duration, intensity, or total volume of rainfall. We recommend that the Contractor determine the actual groundwater levels at the time of the construction to determine groundwater impact on his or her construction procedures.

3.4 Borehole Permeability (BHP) Test Results

Three (3) BHP tests were performed using the usual open-hole, constant head methodology. The holes were advanced to approximately 10 feet below the existing grade and were drilled with a hollow stem auger so that soil samples could be retrieved for visual classification by an engineer. The borings were completed as open well with gravel pack (6-20 silica sand). The well-screen slot widths were 0.020 inches. Water from the drill rig tank was then pumped into the open well, and the amount of water required maintaining a constant head was recorded. The test results are presented in the Appendix.

3.5 Laboratory Classification Testing

Representative soil samples collected from the borings were classified and stratified in general accordance with the Unified Soil Classification System. Our classification was based on visual inspection.

4.0 PRELIMINARY EVALUATION

4.1 Geotechnical Discussion

The preliminary geotechnical study completed for the proposed development confirms that the site is suitable for the planned construction when viewed from a soil mechanics and foundation engineering perspective. We evaluated the use of shallow foundations for support of the proposed structures.

The proposed 3-story structures could potentially be supported on shallow spread foundations with an allowable bearing pressure of 3,000 psf. The proposed 7-story structure could potentially be supported on shallow spread foundations after improving the bearing characteristics Vibro-Compaction. An allowable bearing pressure of between 6,000 pounds per square foot (psf) could be utilized after improving the bearing characteristics of the sand strata via Vibro-Compaction. This foundation system does not provide any tension resistance. **Vibration impact on adjacent properties, will need to be evaluated.**

Since the site has been occupied by structures, construction debris and foundation remnants should be expected in some area of the site, requiring removal prior to placing fill. All debris removal areas should be properly backfilled and compacted as discussed herein.

Above normal excavation efforts should be expected in areas which require excavations through the sandy limestone. In addition, boulder like fill should be expected when excavating the sandy limestone stratum and should be budgeted accordingly.

4.2 Foundation Recommendations

4.2.1 Spread Foundations – Standard Compaction

The proposed structures could potentially be supported on shallow foundations. The footings should be designed and proportioned for a maximum bearing pressure of 3,000 pounds per square foot (psf). Footings should meet the minimum dimensions and overburden depth that is following the most

current building code standards at the time of construction. Footing subgrade material at each footing location should be compacted to at least 95 percent of maximum dry density per ASTM D 1557 (Modified Proctor) to a depth of at least 12 inches below the footing subgrade.

Given site and soil preparation that is completed before footing construction, and using the design criteria discussed above, we estimate that total and differential foundation settlements should be less than 1 inch and ½ inch, respectively. The settlement forecast is based on imposed soil bearing pressure from structural loadings not exceeding 3,000 pounds per square foot.

The foundation excavations should be observed by a representative of TSF prior to steel or concrete placements to assess those foundation materials are capable of supporting the design loads and are consistent with the materials discussed in this report. Loose soil zones encountered at the bottom of the footing excavations should be removed to the level of medium dense soils or adequately compacted structural fill as directed by the geotechnical engineer.

4.2.2 Spread Foundation after Vibro-compaction

As an alternate, and of the proposed structures could be supported on spread footings with an allowable bearing pressure of 6,000 psf after improving the bearing characteristics of the sandy soils by Vibro-compaction. Vibro-compaction is a compaction technique for densifying sandy soils in place by means of a special vibrating probe. The probe, which is typically about 32-inches in diameter, consists of a horizontally vibrating unit, located at the lower tip of the probe, and a follow-up pipe the length of which can be varied to suit the required compaction depth. Generally, compaction depths range between 15 to 30 feet; however, depths to 120 feet have been achieved. The probe is suspended from a crane ranging in capacity from 30 to 100 tons depending on the compaction depth.

A front-end loader supplies a continuous feed of backfill material (stone) as the soils in place are densified. A high pressure, high-volume pump provides the probe with water during both penetration and compaction cycles. Under the influence of simultaneous vibration and saturation, loose sand particles are rearranged into more compact positions, and lateral confining pressures within the sandy soil mass are increased.

The engineering properties of the compacted soil are thus improved with the following results:

A. Bearing capacity is increased since the angle of internal friction is improved.
B. Foundation settlements are reduced.

The number, spacing, and depth of the Vibro-compaction points depend on the size of the footing. **The actual number, spacing, and depth will be initially provided by the specialty ground improvement contractor and will be determined based on the results the of load test program**.

We expect the structures supported on spread foundations, designed on ground modified by Vibro-compaction procedures as described above, to settle on the order of about 1 inch. Differential settlements between the adjacent bays are expected to be on the order of about ½ inch. Owing to the granular nature of the subsurface, we expect majority of the settlements to occur immediately as the structural loads are being applied. **The specialty contractor shall design the Vibro-compactions program to satisfy the above requirement (i.e. an allowable bearing capacity of 6,000 psf is**

achieved with settlement not exceeding 1 inch, and differential settlement between adjacent bays not exceeding ½ inch).

If nearby structures exist, we recommend that vibration monitoring be performed while the Vibro-compaction or any soil densification is being performed. Vibration monitoring equipment should be capable of detecting velocities of 0.1 inch/sec or less.

After completion of the Vibro-compaction, the footing subgrade should be compacted to at least 95 percent of maximum dry density per ASTM D 1557 (Modified Proctor) to a depth of at least 12 inches below the footing subgrade.

The foundation excavations should be observed by a representative of TSF prior to steel or concrete placement to assess that the foundation materials are capable of supporting the design loads and are consistent with the materials discussed in this report. Loose soil zones encountered at the bottom of the footing excavations should be adequately compacted to the aforementioned 95% criteria.

4.3 Ground Floor Slab

It is anticipated that the ground floor slab will be at an elevation approximately equal to the existing grade at the site (i.e. no substantial fill placement for the slab). After following site preparation procedures outlined in Section 5.0, the ground floor slab can be designed as a slab-on-grade bearing on compacted soil. The slabs should be adequately reinforced to carry the loads that are to be applied. The floor slab design, if based on elastic methods, should employ a modulus of subgrade reaction of 150 pounds per cubic inch (pci). To help avoid potential problems with cracking because of differential loadings, the ground floor slab be liberally jointed and separated from columns and walls.

4.4 Utilities

All utilities should be installed per the requirements of the Civil Engineering drawings and specifications. When backfilling over utility lines, the fill should be placed in lifts and compacted to at least 95% of the material's maximum dry density as determined by the Modified Proctor Compaction Test (ASTM D 1557). The loose lift thickness is expected to vary between 6 inches and 12 inches depending on the compaction equipment used by the contractor.

4.5 Construction Excavation

Sloped open-cut excavations are expected to be sufficient for construction of the footings. Once more design information is available, shoring requirements will need to be further evaluated.

Above normal excavation efforts should be expected in areas which require excavations through the limestone. Side slopes for temporary excavations may stand near 1.5H: 1V for short dry periods of time; however, we recommend that temporary excavations below 3-foot depth be cut on slopes of 2H: 1V or flatter. Where restrictions will not permit slopes to be laid back as recommended above, the excavation should have shoring installed in accordance with OSHA requirements. Furthermore, open-cut excavations exceeding 5 feet in depth should be properly dewatered and sloped 2H:1V or flatter or be benched using a bracing plan approved by a professional engineer licensed in the State of Florida. During construction, excavated materials should not be stockpiled

at the top of the slope within a horizontal distance equal to the excavation depth.

The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom. The contractor's responsible person, as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations.

4.6 Below Grade Walls

Below grade walls should be designed to resist an equivalent fluid lateral earth pressure of 60 lb/ft^3. The aforementioned earth pressure does not include hydrostatic pressures and assumes a drainage system behind the wall to relieve hydrostatic pressure; however, the below grade wall adjacent to sidewalks/streets should be checked for hydrostatic pressure for potential water main break.

4.7 Pre-Construction Survey

If the Vibro-Compaction alternative is utilized, it is recommended to perform a pre-condition photographic, video and surveyor review of the neighboring structures before and after vibration activities.

5.0 SITE PREPARATION PROCEDURES

The site preparation work is expected to involve site clearing, subgrade proof-rolling, and placement of compacted fill. Presented below is a brief review of the required work.

5.1 Site Clearing

All construction areas should be cleared of asphalt, brush, stumps, topsoil, any construction debris or other above-ground debris. Underground utilities and foundation remnants, if any, should be removed within the area of the proposed construction. **Since the site has been occupied by structures, construction debris and foundation remnants should be expected in some areas of the site, requiring removal prior to placing fill. All debris removal areas should be properly backfilled and compacted as discussed herein.**

5.2 Floor Subgrade Compaction and Engineering Fill

Prior to the construction of the ground floor slab the area should be proofrolled with a self-propelled roller (Ingersoll-Rand SD 100D or equivalent) and compacted to a field dry density not less than 95% of the material's maximum dry density as determined by the Modified Compaction Test (ASTM D1557) or inspected or probed by the Geotechnical Engineer if founded on limestone. In areas where the ground floor slab elevation is above existing grade, engineering fill will be necessary to support slab-on-grade and other surface features such as entrance ramps, driveways, and sidewalks. Such fill should also be compacted to the aforementioned 95% criteria. The engineering fill materials must be placed under our close inspection and testing. The fill should be

inorganic granular soils free from deleterious materials approved by our firm. The fill should be placed in lifts of no greater than 12 inches thick, and each lift should be compacted to the aforementioned 95% criteria. In restricted areas where a small compactor must be used, the lift thickness should be reduced to 6 inches to 9 inches, as directed by an inspector from our firm. Fill around footings and pile caps should be backfilled in no more than 12-inch thick loose lifts, and each lift should be compacted to the above mentioned 95% criteria.

5.3 Footing

Following the proofrolling operation described above (and Vibro-compaction, if used), the foundation areas should be excavated, and the footings formed and poured in-the-dry. Prior to footings being formed, the footing subgrade should be compacted to a field dry density not less than 95% of the material's maximum dry density as determined by the Modified Compaction Test (ASTM D1557) to a depth of at least 12 inches below footing subgrade. For footings located at a higher grade than existing, approved fill should be placed in no more than 12-inch-thick loose lifts and each lift shall be compacted to the 95% criteria described above. Loose soil zones encountered at the bottom of the footing excavations should be compacted to the above mentioned 95% criteria. After excavation for footings, the footing subgrade should be observed and tested by a representative of TSF prior to steel or concrete placement to assess that foundation materials are capable of supporting the design load and are covered with the materials discussed in the report.

7.0 REPORT LIMITATIONS

The preliminary evaluation submitted is based on the available subsurface information obtained by TSF and design details furnished by OAG Investment 5 LLC for the proposed project.

If there are any revisions to the plans for this project or if deviations from the subsurface conditions noted in this report are encountered during construction, TSF should be notified immediately to determine if changes in the foundation are required. If TSF is not retained to perform these functions, TSF will not be responsible for the impact of those conditions of the project.

The geotechnical engineer warrants that the findings, or professional advice sections contained herein, have been made in accordance with generally accepted professional geotechnical engineering practices in the local area. No other warranties are implied or expressed.

This preliminary geotechnical study was completed to confirm that the site does not contain any geotechnical issues that will limit the development.

This preliminary geotechnical report was prepared for the exclusive use of OAG Investment 5 LLC for the specific application to the project development at 1715 N Dixie Hwy in Lake Worth, Florida.

APPENDIX

Soil Map - Palm Beach County, Florida
Geotechnical Engineering Services – Sheet 1 to Sheet 4
Summary of Borehole Permeability Test Results (BHP)

Soil Map—Palm Beach County Area, Florida
(715 N Dixie Hwy (OAG Investment 5 LLC))

Map Scale: 1:749 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 10 20 40 60

Feet
0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 17, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 26, 2019—Apr 22, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

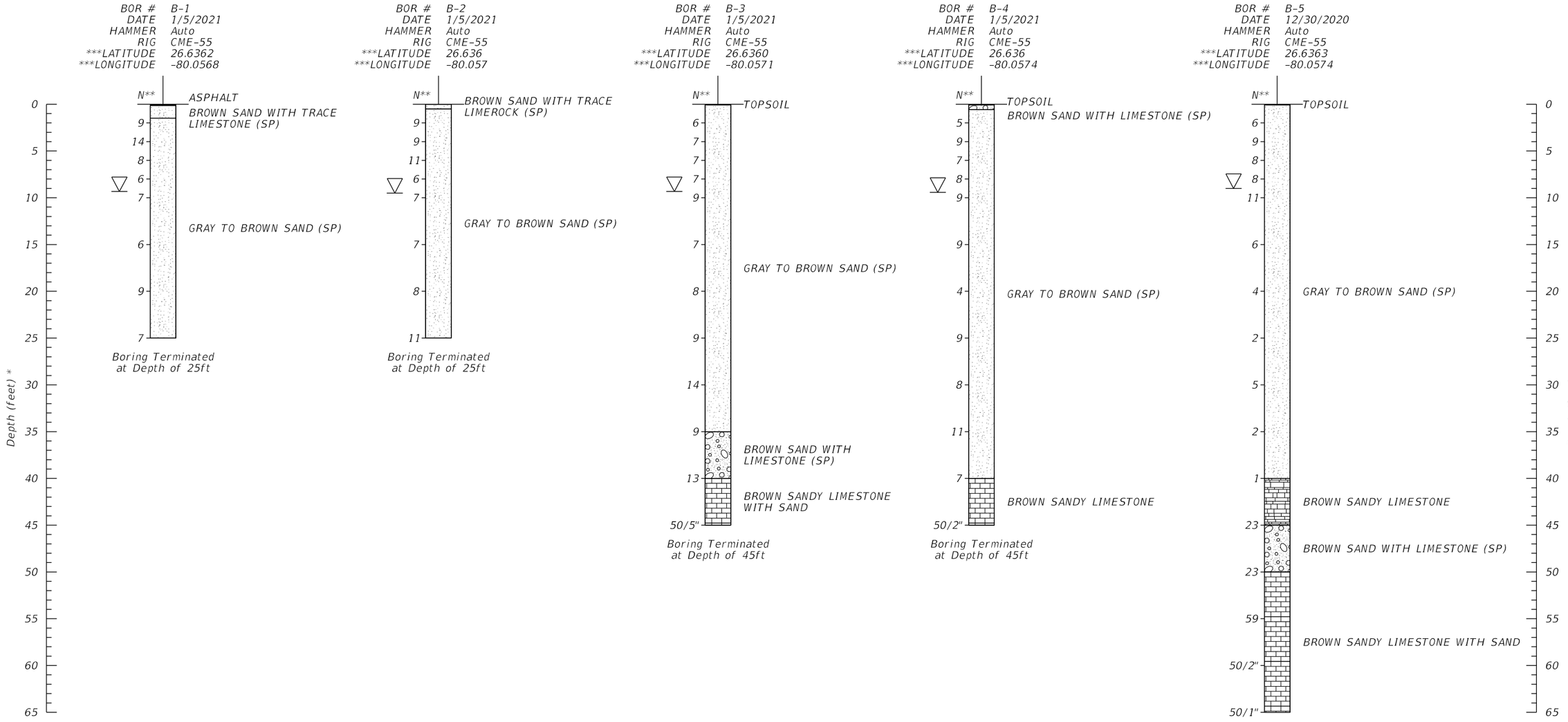
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
41	St. Lucie-Paola-Urban land complex, 0 to 8 percent slopes	1.0	32.0%
48	Urban land, 0 to 2 percent slopes	2.1	68.0%
Totals for Area of Interest		**3.0**	**100.0%**

BORINGS LOCATION PLAN

Approximate Location of SPT Boring

Approximate Location of BHP Test

DRAWN BY: NG CHECKED BY: KV	APPROVED BY: RK DATE: 01-08-2021	ENGINEER OF RECORD: RAJ KRISHNASAMY, P.E. FLORIDA LICENSE NO.: 53567	TIERRA SOUTH FLORIDA 2765 VISTA PARKWAY, H-10 WEST PALM BEACH, FL 33411	SCALE: NTS	PROJECT NUMBER: 7111-20-447	GEOTECHNICAL ENGINEERING SERVICES 1715 N.DIXIE HIGHWAY WEST PALM BEACH, FLORIDA	Sheet: 1



LEGEND

- Asphalt/Topsoil
- Limestone Soft ****
- Limestone Hard ****
- Gravel
- Sand
- Gravelly Sand
- ENCOUNTERED GROUNDWATER TABLE
- 50/2" DENOTES BLOWS FOR X INCHES PENETRATION

NOTES

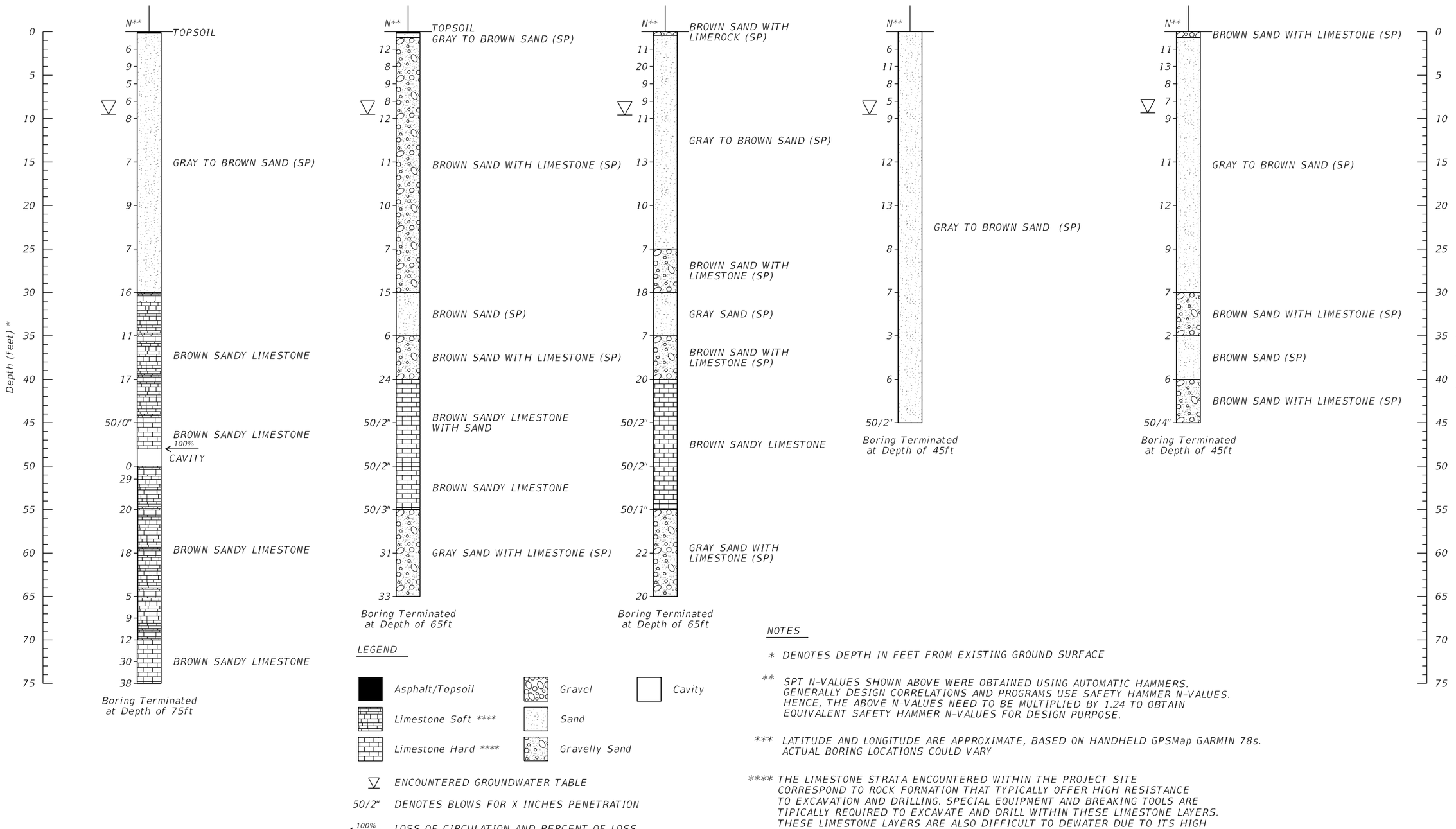
* DENOTES DEPTH IN FEET FROM EXISTING GROUND SURFACE

** SPT N-VALUES SHOWN ABOVE WERE OBTAINED USING AUTOMATIC HAMMERS. GENERALLY DESIGN CORRELATIONS AND PROGRAMS USE SAFETY HAMMER N-VALUES. HENCE, THE ABOVE N-VALUES NEED TO BE MULTIPLIED BY 1.24 TO OBTAIN EQUIVALENT SAFETY HAMMER N-VALUES FOR DESIGN PURPOSE.

*** LATITUDE AND LONGITUDE ARE APPROXIMATE, BASED ON HANDHELD GPSMap GARMIN 78s. ACTUAL BORING LOCATIONS COULD VARY

**** THE LIMESTONE STRATA ENCOUNTERED WITHIN THE PROJECT SITE CORRESPOND TO ROCK FORMATION THAT TYPICALLY OFFER HIGH RESISTANCE TO EXCAVATION AND DRILLING. SPECIAL EQUIPMENT AND BREAKING TOOLS ARE TIPICALLY REQUIRED TO EXCAVATE AND DRILL WITHIN THESE LIMESTONE LAYERS. THESE LIMESTONE LAYERS ARE ALSO DIFFICULT TO DEWATER DUE TO ITS HIGH POROSITY AND PERMEABILITY.

DRAWN BY: NG CHECKED BY: KV	APPROVED BY: RK DATE: 01-08-2021	ENGINEER OF RECORD: RAJ KRISHNASAMY, P.E. FLORIDA LICENSE NO.: 53567	TIERRA SOUTH FLORIDA 2765 VISTA PARKWAY, H-10 WEST PALM BEACH, FL 33411	SCALE: NTS	PROJECT NUMBER: 7111-20-447	GEOTECHNICAL ENGINEERING SERVICES 1715 N.DIXIE HIGHWAY WEST PALM BEACH, FLORIDA	Sheet: 2



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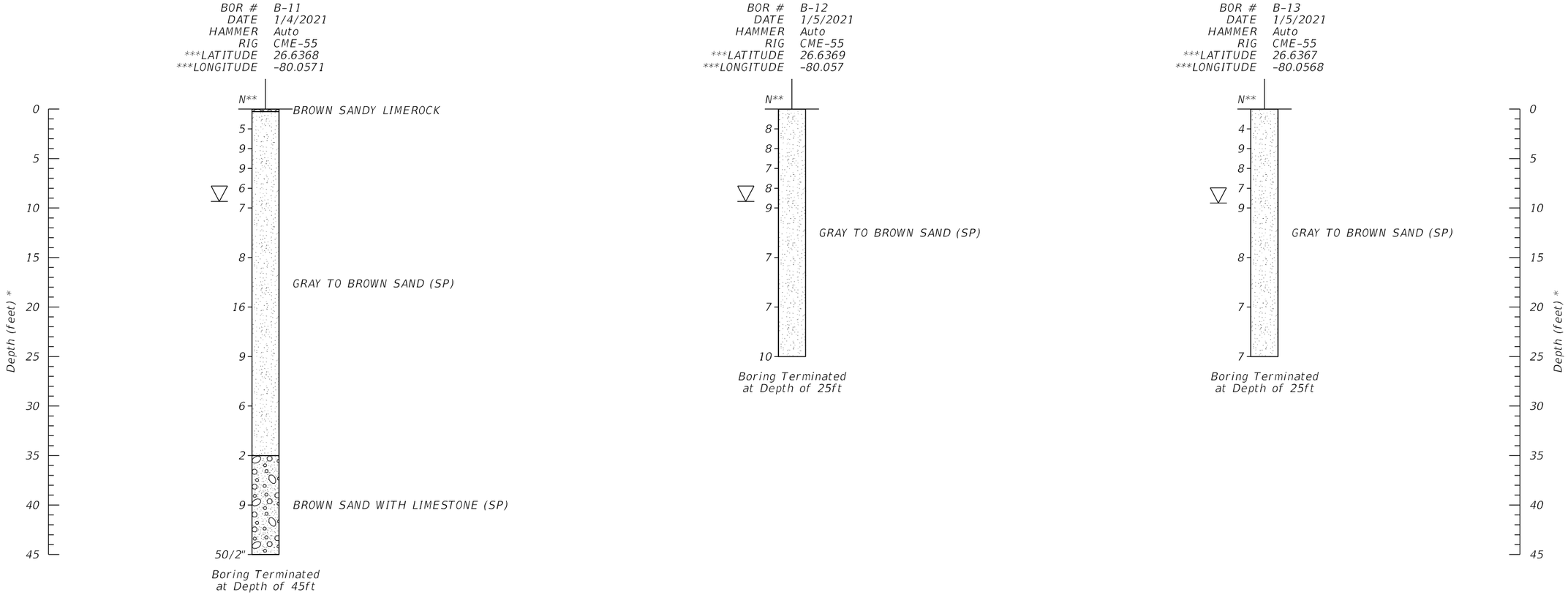
DRAWN BY: NG CHECKED BY: KV	APPROVED BY: RK DATE: 01-08-2021	ENGINEER OF RECORD: RAJ KRISHNASAMY, P.E. FLORIDA LICENSE NO.: 53567	TIERRA SOUTH FLORIDA 2765 VISTA PARKWAY, H-10 WEST PALM BEACH, FL 33411	SCALE: NTS	PROJECT NUMBER: 7111-20-447	GEOTECHNICAL ENGINEERING SERVICES 1715 N.DIXIE HIGHWAY WEST PALM BEACH, FLORIDA	Sheet: 3



LEGEND

- Asphalt/Topsoil
- Limestone Soft ****
- Limestone Hard ****
- Gravel
- Sand
- Gravelly Sand
- ∇ ENCOUNTERED GROUNDWATER TABLE
- 50/2" DENOTES BLOWS FOR X INCHES PENETRATION

NOTES

* DENOTES DEPTH IN FEET FROM EXISTING GROUND SURFACE

** SPT N-VALUES SHOWN ABOVE WERE OBTAINED USING AUTOMATIC HAMMERS. GENERALLY DESIGN CORRELATIONS AND PROGRAMS USE SAFETY HAMMER N-VALUES. HENCE, THE ABOVE N-VALUES NEED TO BE MULTIPLIED BY 1.24 TO OBTAIN EQUIVALENT SAFETY HAMMER N-VALUES FOR DESIGN PURPOSE.

*** LATITUDE AND LONGITUDE ARE APPROXIMATE, BASED ON HANDHELD GPSMap GARMIN 78s. ACTUAL BORING LOCATIONS COULD VARY

**** THE LIMESTONE STRATA ENCOUNTERED WITHIN THE PROJECT SITE CORRESPOND TO ROCK FORMATION THAT TYPICALLY OFFER HIGH RESISTANCE TO EXCAVATION AND DRILLING. SPECIAL EQUIPMENT AND BREAKING TOOLS ARE TIPICALLY REQUIRED TO EXCAVATE AND DRILL WITHIN THESE LIMESTONE LAYERS. THESE LIMESTONE LAYERS ARE ALSO DIFFICULT TO DEWATER DUE TO ITS HIGH POROSITY AND PERMEABILITY.

DRAWN BY: NG CHECKED BY: KV	APPROVED BY: RK DATE: 01-08-2021	ENGINEER OF RECORD: RAJ KRISHNASAMY, P.E. FLORIDA LICENSE NO.: 53567	TIERRA SOUTH FLORIDA 2765 VISTA PARKWAY, H-10 WEST PALM BEACH, FL 33411	SCALE: NTS	PROJECT NUMBER: 7111-20-447	GEOTECHNICAL ENGINEERING SERVICES 1715 N.DIXIE HIGHWAY WEST PALM BEACH, FLORIDA	Sheet: 4

Summary of Borehole Permeability Test Results
1715 N Dixie Highway
Lake Worth, Florida
TSF Project No. 7111-20-447

Test Location	Date Performed	Diameter		Depth of Hole	Depth to Groundwater Level Below Ground Surface (Feet)		Hydraulic Head, H_2	Saturated Hole Depth, Ds	Average Flow Rate, Q	Horizontal Hydraulic Conductivity (K)
		Hole (Inches)	Casing (Inches)	(Feet)	Prior to Test	During Test	(Feet)	(Feet)	(gpm)	($ft^3/sec/ft^2$-ft Head)
BHP-1	1/5/2020	6	4	10.0	9.5	0.0	9.5	0.5	4.40	1.85E-04
BHP-2	1/5/2020	6	4	10.0	9.3	0.0	9.3	0.8	4.20	1.77E-04
BHP-3	1/5/2020	6	4	10.0	9.7	0.0	9.7	0.3	4.70	1.97E-04

Note:

(1) The above hydraulic conductivity values represent an ultimate value. The designer should decide on the required factor of safety

(2) The hydraulic conductivity values were calculated based on the South Florida Water Management Districts's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure.

(3) Casing diameter was used for the calculation of hydraulic conductivity values.

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REFERENCE MAPS

FEMA
PALM BEACH COUNTY
SFWMD

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded tenth-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Transverse Mercator State Plane Florida East FIPS Zone 0901 Feet. The **horizontal datum** was NAD83 HARN, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NINGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242** or visit its website at http://www.ngs.noaa.gov/.

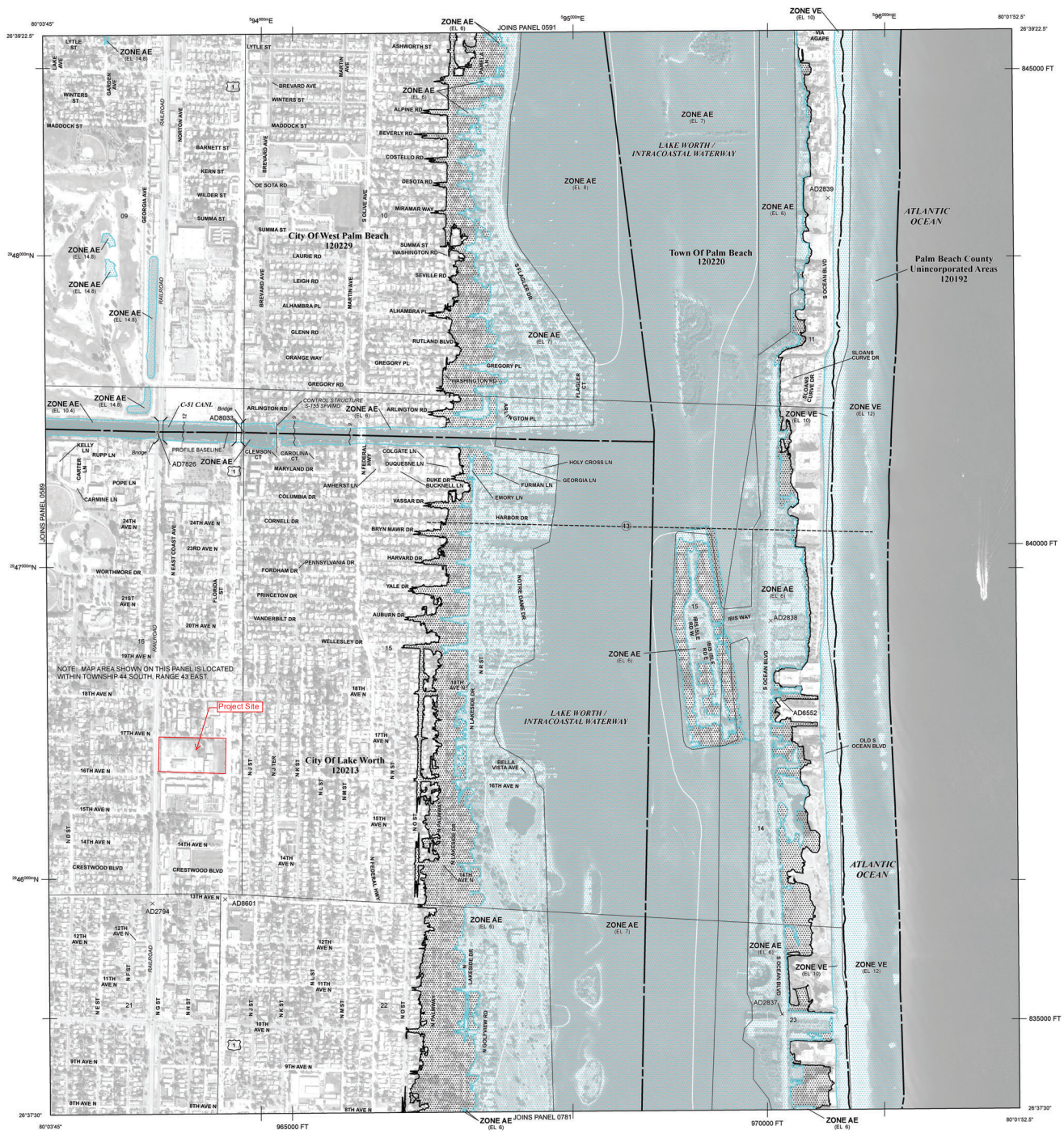
Base map information shown on this FIRM was provided in digital format by Palm Beach County. The original orthophotographic base imagery was provided in color with a one-foot pixel resolution at a scale of 1" = 200' from photography flown November 2010 - January 2011.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- **ZONE A** No Base Flood Elevations determined.
- **ZONE AE** Base Flood Elevations determined.
- **ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- **ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- **ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- **ZONE A99** Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.
- **ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- **ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- **ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- **ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- **ZONE D** Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities
- 513 (EL 987) Base Flood Elevation line and value; elevation in feet* / Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- A–A Cross section line
- 23–23 Transect line
- 97°07'30", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 4275000mE 1000-meter Universal Transverse Mercator grid ticks, zone 17
- 6000000 FT 5000-foot grid values: Florida State Plane coordinate system, East Zone (FIPSZONE = 901), Transverse Mercator projection
- DX5510 Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile

MAP REPOSITORIES
Refer to Map Repositories List on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
OCTOBER 5, 2017

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 250 500 750 1,000 FEET
150 0 150 300 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0593F

FIRM

FLOOD INSURANCE RATE MAP
PALM BEACH COUNTY, FLORIDA
AND INCORPORATED AREAS

PANEL 593 OF 1200
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LAKE WORTH, CITY OF	120213	0593	F
PALM BEACH COUNTY	120192	0593	F
PALM BEACH, TOWN OF	120220	0593	F
WEST PALM BEACH, CITY OF	120229	0593	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

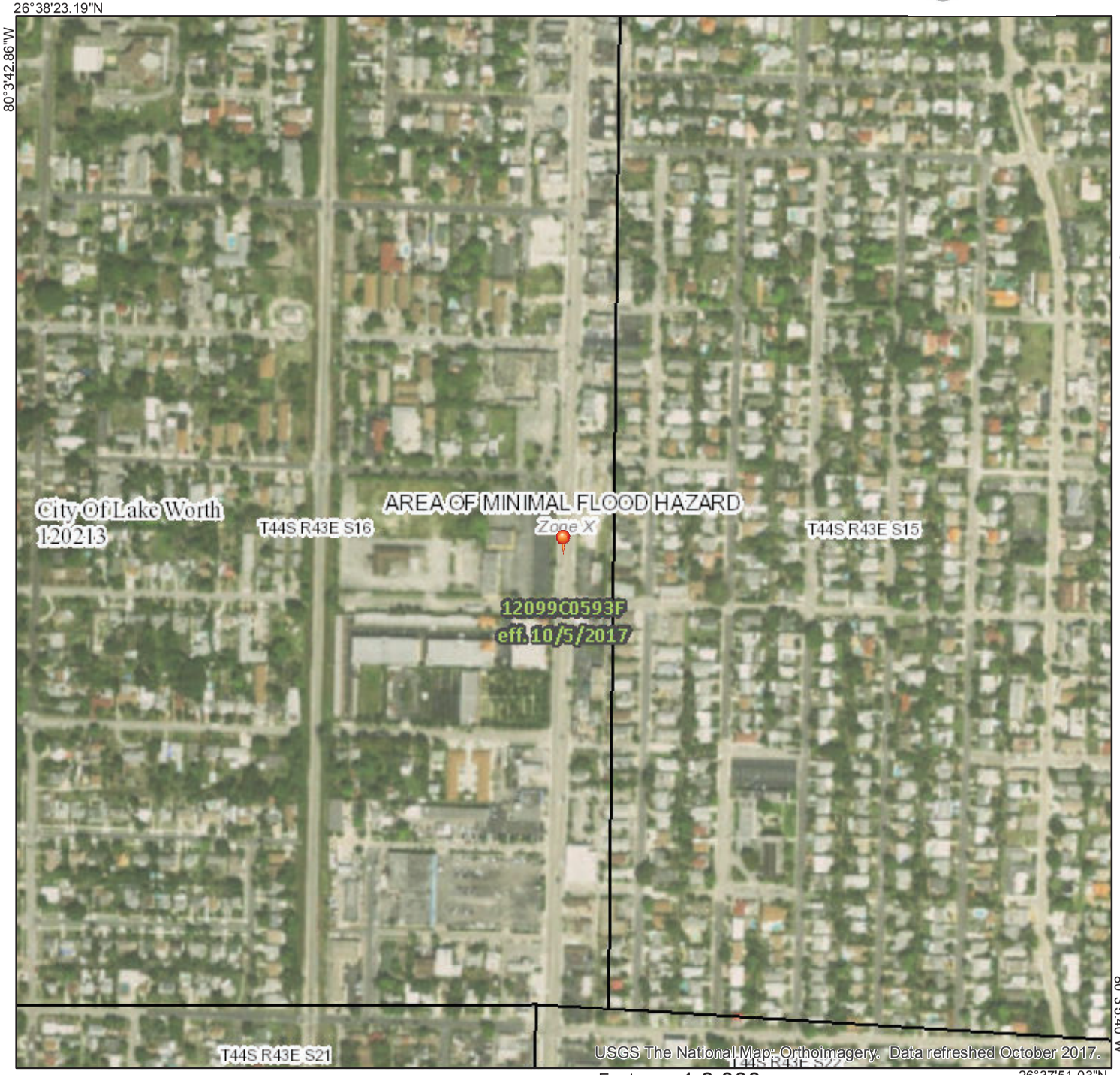
MAP NUMBER
12099C0593F

EFFECTIVE DATE
OCTOBER 5, 2017

Federal Emergency Management Agency

National Flood Hazard Layer FIRMette

FEMA



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 — Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 — Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/26/2018 at 7:47:15 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

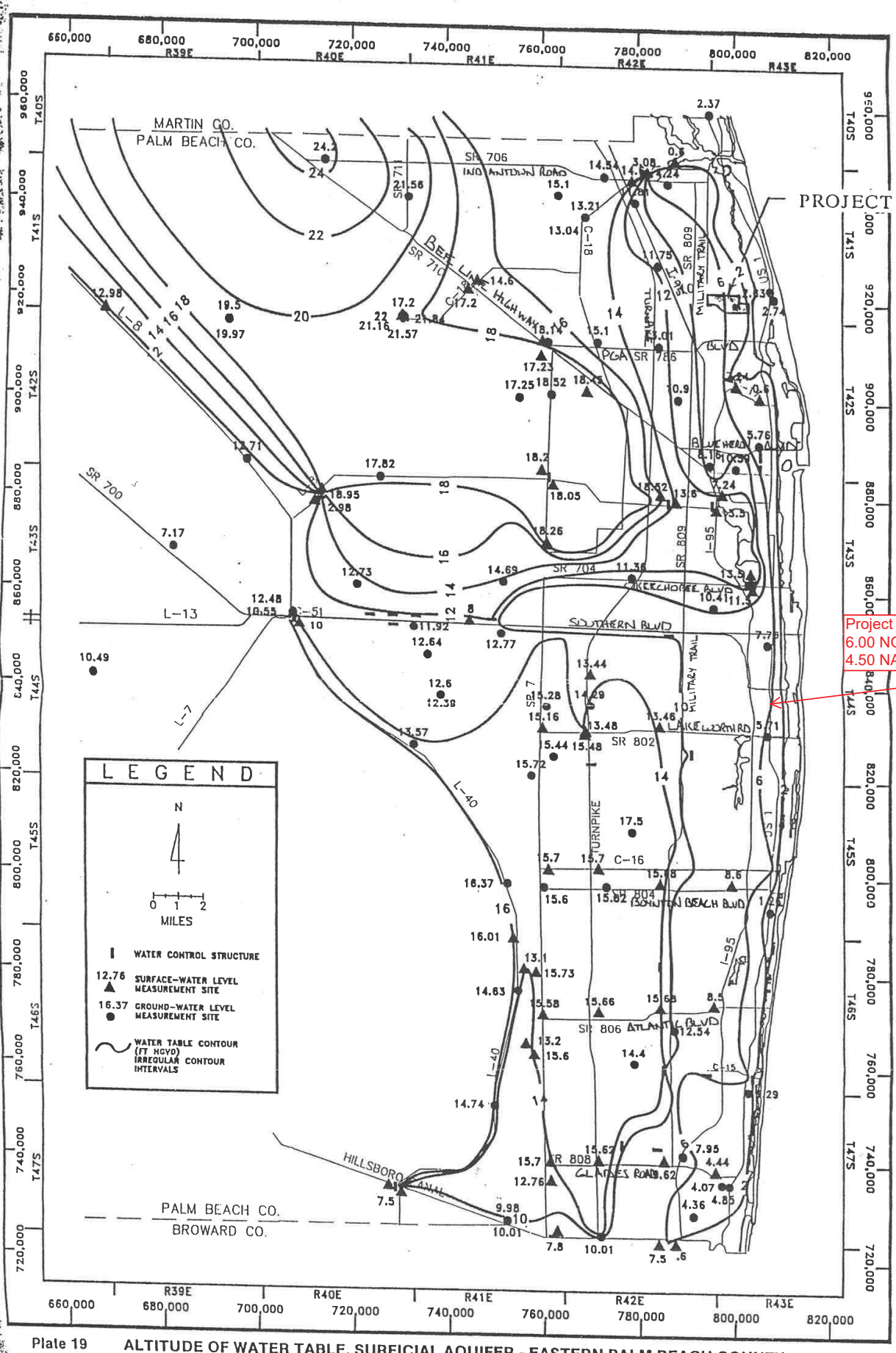


Plate 19 ALTITUDE OF WATER TABLE, SURFICIAL AQUIFER - EASTERN PALM BEACH COUNTY FLORIDA, NOVEMBER 9-14, 1984 (MODIFIED FROM MILLER 1985)

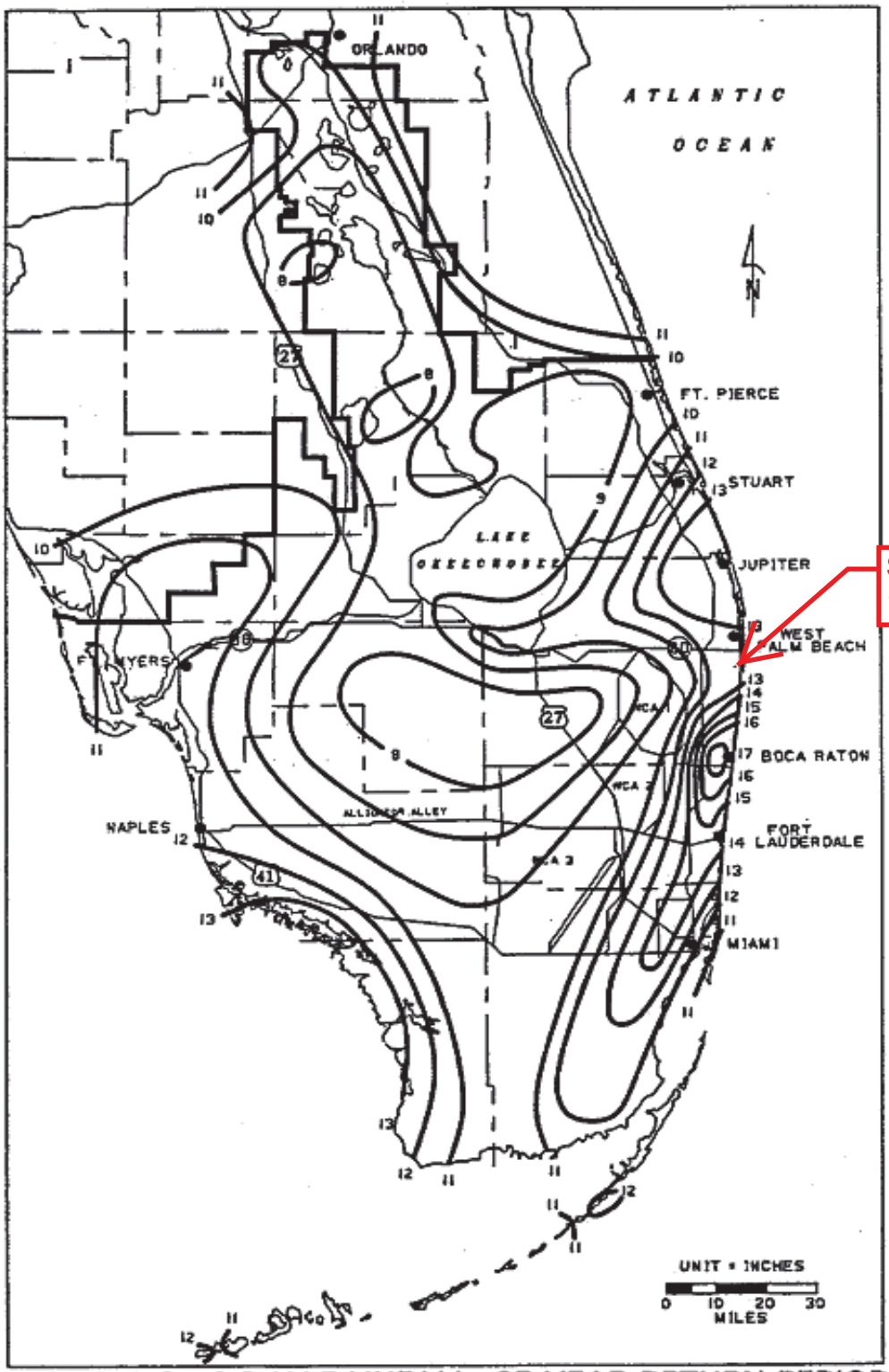


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

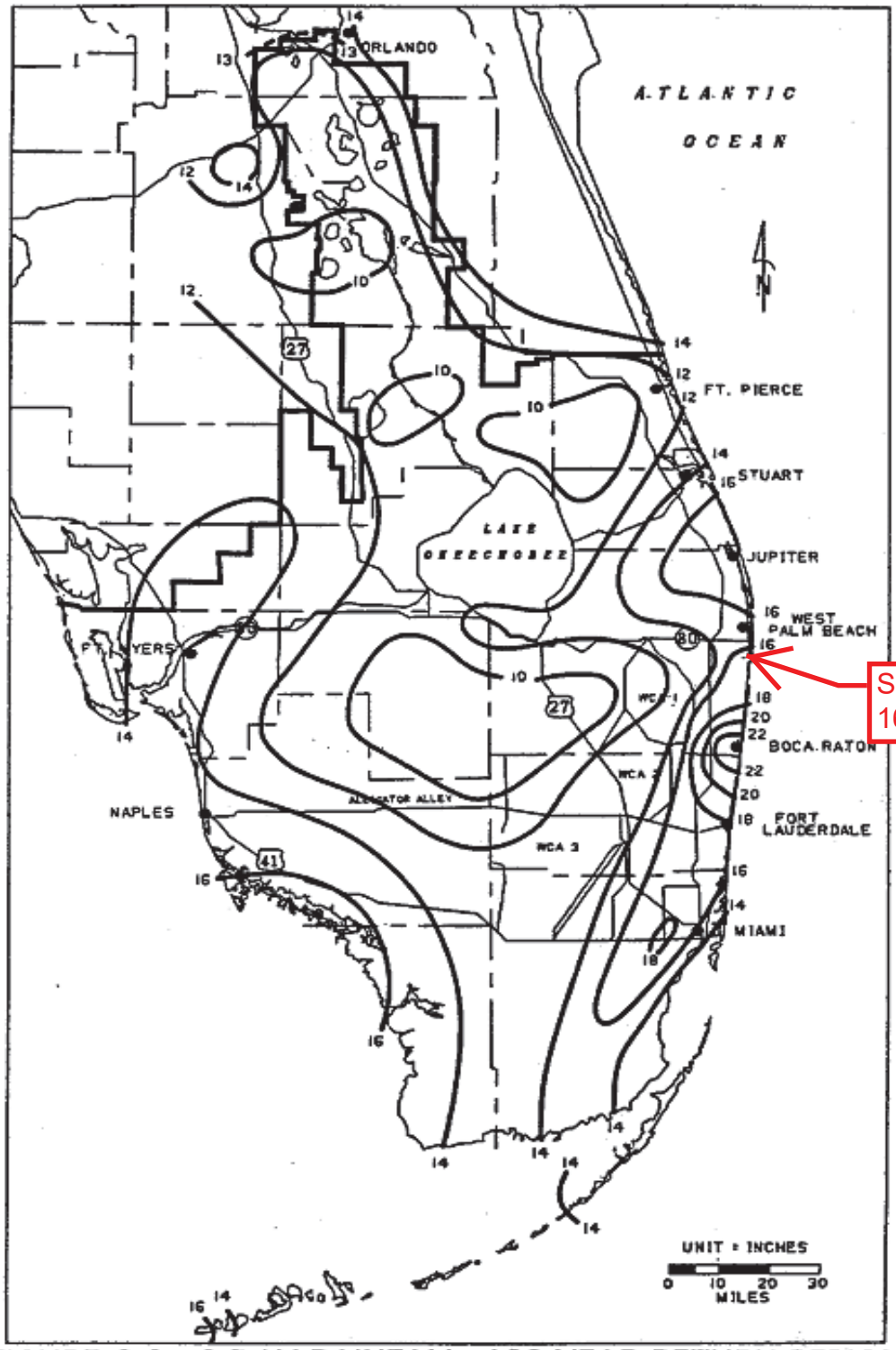


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: July 20, 2021 **DEPARTMENT:** Community Sustainability

TITLE:

Resolution No. 42-2021 - Adopting the final assessment roll for non-ad valorem assessments levied for Chronic Nuisance Services and directing that such final assessment roll be certified to the Palm Beach County Tax Collector

SUMMARY:

This resolution provides for the adoption of the final Chronic Nuisance Services Assessment Roll, which includes all costs for lot clearings, board and secures, and demolitions that remain delinquent and unpaid as of June 1, 2021 and to certify the final Chronic Nuisance Services Assessment Roll to the Tax Collector.

BACKGROUND AND JUSTIFICATION:

Pursuant to the provisions of sections 12-38 through 12-42 of the Code of Ordinances (the "Lot Clearing Ordinance"), sections 2-75.2 through 2-75.2.7 of the Code of Ordinances (the "Board and Secure Ordinance"), and sections 9-2.2(a) through 9-2.2(t) of the Code of Ordinances (the "Unsafe Building Abatement Code"), the owners of certain parcels of real property were notified of the existence of a public nuisance on their respective properties, failed to abate such nuisances and failed to pay the City for the costs the City incurred in the abatement of the nuisances. In accordance with section 12-42, section 2-75.2.7, and 9-2.2(q), the costs incurred by the City to abate said nuisances were assessed against each property as special assessment liens, and these liens were documented by the City Commission through the adoption of resolutions acknowledging the same. The City has complied with the requirements of Chapter 2, Article XIX, Division 2 "Levy and Collection of Non-Ad Valorem Assessments" of the City's Code of Ordinances in order to include the special assessments for unpaid chronic nuisance services costs on the property tax bills to be issued in November, 2021. The City Commission adopted Resolution No. 32-2021 which directed the creation of the preliminary Chronic Nuisance Services Assessment Roll; scheduled the date, time, and place of the July 20, 2021 public hearing to receive and consider comments from the public and consider the adoption of the chronic nuisance service roll for 2021; and provided notice by publication and first class mail to those property owners listed on the preliminary assessment roll. At the public hearing on July 20, 2021, the City Commission will receive any written objections to the assessment roll and shall hear testimony from all interested persons as required by section 197.3632, Florida Statutes, and, if appropriate, will adopt the final Chronic Nuisance Services Assessment Roll and direct the certification of the final roll to the Tax Collector. The adoption of the final roll shall constitute a legislative determination that all assessed parcels of real property derive a special benefit from the nuisance violation abatement services provided by the City, and a legal determination that the assessments are fairly and reasonably apportioned to the properties.

Attached is the proposed Resolution adopting the final Chronic Nuisance Services Assessment Roll and directing staff to certify the roll to the Tax Collector in compliance with section 197.3632, Florida Statutes, and the City's Code of Ordinances.

The total amount at this time being assessed is roughly **$13,645**. Of that amount, it is estimated that approximately 40% will be collected in FY 2022 and the remaining will be collected over the next three fiscal years. Many of the properties involved have absent owners and collection of the assessments may involve tax deed sales, which will delay collection.

MOTION:

Move to approve/disapprove Resolution No. 42-2021 - Adopting the final assessment roll for non-ad valorem assessments levied for Chronic Nuisance Services.

ATTACHMENT(S):

Fiscal Impact Analysis
Resolution 42-2021
Exhibit A – Affidavit Conforming Mailing of Notices
Exhibit B – Special Assessment roll for Lot clearing, board and secure and demolition

FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	**2022**	**2023**	**2024**	**2025**	**2026**
Capital Expenditures	0	0	0	0	0
Operating Expenditures	0	0	0	0	0
External Revenues	0	0	0	0	0
Program Income	5458	2729	2729	2729	0
In-kind Match	0	0	0	0	0
Net Fiscal Impact	0	0	0	0	0
No. of Addn'l Full-Time Employee Positions	0	0	0	0	0

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

Account Number	Account Description	Project Number	FY20 Budget	Current Balance	Budget Transfer	Agenda Expenditure	Balance

RESOLUTION NO. 42-2021 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, RELATED TO THOSE NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED FOR THE COST OF PROVIDING LOT CLEARING, BOARDING AND SECURING, AND DEMOLITION SERVICES TO ELIMINATE NUISANCE CONDITIONS ON PRIVATE REAL PROPERTY WITHIN THE INCORPORATED AREA OF THE CITY; APPROVING THE ASSESSMENT ROLL FOR FISCAL YEAR 2021 AND FOR OTHER PURPOSES; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, by sections 2-221, 2-75.2.7, 12-42, and 9-2.2(q) of the Code of Ordinances, the City Commission of the City of Lake Worth Beach (the "City Commission"), declared that any chronic nuisance services costs, defined to include any nuisance violation abatement costs, including, but not limited to, lot clearing, board and secure, and demolition costs, that remain delinquent and unpaid as of June 1st of each year shall be a special assessment levied against the benefitted real property as a non-ad valorem assessment superior to all other private rights, interest, liens, encumbrances, titles and claims upon the benefited real property and equal in rank and dignity with a lien for ad valorem taxes; and

WHEREAS, the City Commission adopted Resolution No. 49-2011 and Resolution No. 04-2016 regarding the City's intent to use the uniform method of collecting non-ad valorem assessments authorized in Section 197.3632, Florida Statutes, as amended, for collecting non-ad valorem assessments for chronic nuisance services costs, including, but not limited to, lot clearing, board and secure, and demolition costs that remain unpaid; and

WHEREAS, section 2-222 of the City's Code of Ordinances provides that in order to include the special assessment for unpaid chronic nuisance services costs on the property tax bills to be issued in November, the Finance Director shall prepare a preliminary assessment roll; schedule the date, time, and place of a public hearing to receive and consider comments from the public and consider the adoption of the Chronic Nuisance Services Assessment Roll for 2021; and provide notice by publication and first-class mail to those property owners listed on the preliminary assessment roll; and

WHEREAS, the City Commission adopted Resolution No. 32-2021 (the "Initial Assessment Resolution") which directed the creation of the proposed Assessment Roll and notice to assessed property owners; and

WHEREAS, the proposed Assessment Roll has been made available for inspection by the public; and

WHEREAS, notice of the public hearing has been published as required by the terms of the ordinance; and

WHEREAS, notice of the public hearing was also mailed to each effected property owner as required by the ordinance, providing notice of an opportunity to be heard; and an affidavit of the mailing of such notice is attached hereto as **"Exhibit A"**; and

WHEREAS, a public hearing was held on July 20, 2021, and comments and objections of all interested persons wishing to comment were heard and have been considered.

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. This resolution is adopted pursuant to the provisions of ch. 2, article XIX, division II of the Code of Ordinances, secs. 2-75.2.7, 12-42, and 9-2.2(q) of the Code of Ordinances, article 8, sec. 2(b) of the Florida Constitution, Section 166.021, Florida Statutes, Section 166.041, Florida Statutes, and Section 197.3632, Florida Statutes.

Section 3. Legislative Determinations. It is hereby ascertained and declared that the chronic nuisance services costs, which are defined to include all nuisance violation abatement costs, including but not limited to lot clearing, boarding and securing, and demolition (collectively and individually, the "Chronic Nuisance Services Costs"), 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 nuisance abatement services, including, but not limited to lot clearing, boarding and securing, and demolition, in an amount not less than the amount of the Chronic Nuisance Services Costs imposed against each parcel.

(B) It is fair and reasonable to assess the Chronic Nuisance Services Costs in the amounts actually expended by the City to benefit each assessed parcel.

Section 4. The proceeds of the Chronic Nuisance Services Costs are reimbursement to the City for funds previously expended to provide such services. A portion of the costs to continue to provide Chronic Nuisance Services may be funded from proceeds of the Chronic Nuisance Services Assessment. The remaining costs of providing Chronic Nuisance Services and related operating costs shall be funded by legally available City revenues other than Chronic Nuisance Services Assessment proceeds.

Section 5. The Chronic Nuisance Services Assessment Roll for collection on the November 2021 tax bill, attached as **"Exhibit B**,**"** is hereby approved and incorporated herein by this reference. The Chronic Nuisance Services Assessments in the amount set forth in the Assessment Roll, as may be corrected and adjusted pursuant to the ordinance,

are hereby levied and imposed on all parcels described in the Chronic Nuisance Services Assessment Roll.

Section 6. The Chronic Nuisance Services Assessment Roll shall constitute a lien upon the assessed parcels equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such liens shall be superior in dignity to all other liens, titles and claims, until paid.

Section 7. The Chronic Nuisance Services Assessments for November 2021 shall be collected and enforced pursuant to the Uniform Assessment Collection Act.

Section 8. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Section 9. 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 10. This resolution shall take effect upon adoption.

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

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

The Mayor thereupon declared this resolution duly passed and adopted on this ___ day of _____, 2021.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

_____
Melissa Coyne, Deputy City Clerk

EXHIBIT "A"

AFFIDAVIT CONFIRMING MAILING OF NOTICES

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, André C. McAden, being duly sworn, depose and say that:

1. I am the Controller for the City of Lake Worth Beach.

2. I prepared the notices required pursuant to subsection 197.3632(4), Florida Statutes, for each effected property owner listed on the preliminary Chronic Nuisance Service Assessment Roll that was attached to Resolution Number 32-2021 - directing the development of a preliminary assessment roll for non-ad valorem assessments for lot clearing and boarding and securing costs. The notices included all information required by subsection 197.3632(4) and the City's Code of Ordinances. I have personal knowledge that these notices were mailed by first-class U.S. Mail twenty (20) or more days prior to the July 20, 2021, public hearing scheduled before the City Commission, as required by law.

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

Signature **Date** 30 Jun 21

The foregoing instrument was acknowledged before me this 30 day of June, 2021, by McAden, André C. He is personally known to me or has produced _____ as identification.

Notary Public, State of Florida
My Commission Expires:

Sharon Gostnell
Notary Public
State of Florida
Comm# HH134596
Expires 8/27/2025

EXHIBIT "B"

CASE #	OWNER	MAILING ADDRESS	MAILING CITY/STATE	PCN	LEGAL DESCRIPTION	PROPERTY ADDRESS	INVOICE AMOUNT	ASSESSMENT TYPE
19-2852	PADMA RENTAL HOLDINGS LLC	6412 MELALEUCA LN	LAKE WORTH FL 33463 3807	38-43-44-21-15-124-0040	TOWN OF LAKE WORTH LTS 4 & 5 BLK 124	410 N E ST	$ 626.70	LOT CLEARING
20-1682	S PINE ST LAND TRUST FLORIDA TRUST SERVICES LLC TR	3014 N US HIGHWAY 301 STE 700	TAMPA FL 33619 2279	38-43-44-28-03-000-0280	ADD 1 TO LAKEVIEW HGTS LT 28	616 S PINE ST	$ 285.14	LOT CLEARING
20-1646	KEIRN MICHAEL & SCARCELLA KEIRN ANNETTE	1420 HILLCREST DR	LAKE WORTH BEACH, FL 33461	38-43-44-33-07-000-0150	LAKE OSBORNE MANOR LT 15	1420 HILLCREST DR	$ 226.40	LOT CLEARING
20-1686	APPRECIATE CHARITY INC	700 S DIXIE HWY	LAKE WORTH BEACH FL 33460 4951	38-43-44-21-15-223-0090	TOWN OF LAKE WORTH LT 9 (LESS E 2.25 FT & NELY TRGLR PAR US NO 1 R/W)	700 S DIXIE HWY	$ 380.57	LOT CLEARING
20-1582	JOHNSON BRUCE	412 S B ST	LAKE WORTH BEACH, FL 33460	38-43-44--21-15-137-0061	TOWN OF LAKE WORTH N 25 FT OF LT 6 BLK 137	412 S B ST	$ 258.57	LOT CLEARING
20-1684	PIMIENTA JUAN C	1015 S G ST	LAKE WORTH BEACH FL 33460 4845	38-43-44-21-15-281-0120	TOWN OF LAKE WORTH LTS 12 BLK 281	1015 S G ST	$ 1,598.26	LOT CLEARING
20-1326	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	$ 455.51	LOT CLEARING
20-1691	1018 N C ST LAND TRUST AGUSTI HECTOR & NEXOVANT PROPERTIES LLC TR	801 NORTHPOINT PKWY STE 141	WEST PALM BEACH FL 33407 1815	38-43-44-21-15-322-0050	TOWN OF LAKE WORTH LT 5 BLK 322	1018 N C ST	$ 1,530.76	LOT CLEARING
20-1846	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	$ 887.76	LOT CLEARING
20-1176	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	$ 660.14	LOT CLEARING
20-1511	GANCARZ ANDREW F & GANCARZ WILMA S	9125 MARKLEYS GROVE BLVD	SUMMERVILLE SC 29485 8679	38-43-44-27-01-089-0120	ADD 1 TO TOWN OF LAKE WORTH LT 12 BLK 89	1621 S FEDERAL HWY	$ 2,138.62	LOT CLEARING
20-1808	MTAG CUST FOR HAYDEN MANAGEMENT LLC	PO BOX 409584	ATLANTA GA 30384 9584	38-43-44-21-15-082-0010	TOWN OF LAKE WORTH LT 1 BLK 82	302 N G ST	$ 259.90	LOT CLEARING
20-2135	PIMIENTA JUAN C	1015 S G ST	LAKE WORTH EBACH FL 33460	38-43-44-21-15-281-0120	TOWN OF LAKE WORTH LT 12 BLK 281	1015 S G ST	$ 405.00	LOT CLEARING
20-2108	WHITE SAND PROPERTY DEV LLC	3170 N FEDERAL HWY STE 100M	POMPANO BEACH FL 33064	38-43-44-27-01-024-0020	ADD 1 TO TOWN OF LAKE WORTH LT 2 BLK 24	826 S LAKESIDE DR	$ 699.86	LOT CLEARING
20-2175	TARPON IV LLC	18305 BISCAYNE BLVD STE 400	AVENTURA FL 33160 2172	38-43-44-34-02-000-0010	AMENDED PL OF LATONA COURTS LTS 1&2 (LESS E 25 FT & RTN CRV RAILROAD	604 LATONA AVE	$ 520.96	LOT CLEARING
							$ 10,934.15	

CASE #	OWNER	OWNER ADDRESS	OWNER CITY/STATE	PCN	LEGAL	PROPERTY ADDRESS	INVOICE AMOUNT	ASSESSMENT TYPE
19-3245	PADMA RENTAL HOLDINGS LLC	6412 MELALEUCA LN	LAKE WORTH FL 33463	38-43-44-21-15-124-0040	TOWN OF LAKE WORTH LTS 4 & 5 BLK 124	410 N E ST	$ 2,710.90	BOARD & SECURE
							$ 2,710.90	
					TOTAL		$ 13,645.05	

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: July 20, 2021 **DEPARTMENT:** Community Sustainability

TITLE:

Resolution No. 43-2021 – abandoning an approximately 10-foot-wide section of public right-of-way (alley) located on the north side of 10th Avenue North between North E Street and North F Street

SUMMARY:

Resolution No. 43-2021 is the second resolution required in a two-step process to abandon the right-of-way. The subject abandonment was requested by Mark Hunley of Charette International Architecture on behalf of 1212 Tenth Avenue North LLC to allow for the construction of a 24-unit multi-family project proposed on the north side of 10th Avenue North between North E Street and North F Street. This project is commonly referred to as "Lake Worth Apartments." The subject right-of-way is approximately 110 feet in length by 10 feet wide, which is approximately 1,100 sf.

BACKGROUND AND JUSTIFICATION:

The procedure to abandon public rights-of-way is established in Section 19-4 of the City's Code of Ordinances. Section 19-4 states that the City Commission may, by its own initiative or upon request, adopt a resolution declaring the intention of the City Commission to consider the abandonment of rights-of-way.

The proposed abandonment is part of the request by Mark Hunley for the construction of a 24-unit multi-family project being proposed on vacant parcels located on the north side of 10th Avenue North between North E Street and North F Street and abutting the subject right-of-way. The multi-family project is commonly referred to as "Lake Worth Apartments." The subject right-of-way is depicted on the attached location map and is described in Resolution No. 43-2021.

Staff from Public Works, Water Utilities, and Electric Utilities Departments reviewed the request and had no issues with the abandonment. A condition of approval of the abandonment will require the applicant or property owner to record easements as necessary for utilities and public purposes prior to the issuance of a certificate of occupancy for the 24-unit project.

The City Commission approved a resolution declaring their intent to consider the abandonment of the public right-of-way described above at the June 15, 2021 meeting, which was the first resolution of two required by Section 19-4 of the City's Code of Ordinances.

MOTION:

Move to approve/disapprove Resolution 43-2021 to abandon the 10-foot wide section of public right-of-way.

ATTACHMENT(S):

Resolution 43-2021

RESOLUTION NO. 43-2021 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, ABANDONING AN APPROXIMATELY 10-FOOT-WIDE RIGHT-OF-WAY LOCATED BETWEEN LOTS 1, 2, 3, 14, 15, & 16 OF BLOCK 318 IN THE TOWNSITE OF LUCERNE, (N/K/A LAKE WORTH BEACH) AS RECORDED IN PLAT BOOK 2, PAGES 29 TO 40 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SUBJECT TO CONDITIONS; AND PROVIDING FOR RECORDING AND AN EFFECTIVE DATE

WHEREAS, the abutting property owners are 1212 Tenth Avenue North LLC (PCN: 38-43-44-21-15-318-0150 & 38-43-44-21-15-318-0140) identified as lots 14 & 15, block 318, Townsite Lucerne Plat Book 2, Pages 29-40 as recorded in the public records of Palm Beach County, Florida (hereinafter referred to as "1005 & 1009 North F Street"), Eric 1212 Tenth Avenue North LLC (PCN: 38-43-44-21-15-318-0010) identified as identified as lots 1, 2 & 3, block 318, Townsite Lucerne Plat Book 2, Pages 29-40 as recorded in the public records of Palm Beach County, Florida (hereinafter referred to as "1008 North E Street"), and the Lake Worth Beach Community Redevelopment Agency (PCN: 38-43-44-21-15-318-0160) identified as lot 16, block 318, Townsite of Lucerne Plat Book 2, Pages 29-40 as recorded in the public records of Palm Beach County, Florida (hereinafter referred to as “1003 North F Street”); and

WHEREAS, Mark Hunley of Charette International Architecture on behalf of 1212 Tenth Avenue North LLC has requested the right-of-way abandonment to allow for the construction of a 24-unit multi-family project proposed on the north side of 10th Avenue North between North E Street and North F Street. This project is commonly referred to as “Lake Worth Apartments;” and

WHEREAS, easement dedication/s will be entered into for utilities or public purposes prior to the issuance of a certificate of occupancy for the 24-unit multi-family project; and

WHEREAS, the City Commission adopted a resolution on June 15, 2021 to declare the City’s intention abandoning said right of way; and

WHEREAS, the City Commission finds that the right-of-way under consideration is not needed by the public as right-of-way and the same should therefore be returned to private ownership; and

WHEREAS, the City Commission held a public hearing on July 20, 2021 to consider any comments, objections or protest to the same; and

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

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

Section 2. The City Commission of the City of Lake Worth Beach, Florida, approves the abandonment of the following described right-of-way which will revert back to the property owners as follows:

THE APPROXIMATELY 10-FOOT-WIDE RIGHT-OF-WAY LOCATED BETWEEN LOTS 1, 2, 3, 14, 15, & 16 OF BLOCK 318 IN THE TOWNSITE OF LUCERNE, (N/K/A LAKE WORTH BEACH) AS RECORDED IN PLAT BOOK 2, PAGES 29 TO 40 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND REVERTING BACK TO THE PROPERTY OWNER OF SAID ABUTTING PROPERTIES (PCN: 38-43-44-21-15-318-0010, 38-43-44-21-15-318-0150, 38-43-44-21-15-318-0140, AND 38-43-44-21-15-318-0160) LOCATED ALONG THE EASTERN AND WESTERN BOUNDARY OF THE RIGHT-OF-WAY, AND AS GENERALLY DEPICTED IN EXHIBIT “A.”

Section 3. The City Commission has approved the abandonment subject to the condition that all necessary easements as required for utilities or public purposes by the City shall be recorded by or at the cost of the applicant or property owner prior to the issuance of a certificate of occupancy for the associated 24-unit multi-family project commonly referred to as “Lake Worth Apartments.”

Section 4. The City Clerk is hereby directed to cause this Resolution to be recorded upon its passage in the Official Records in and for the County of Palm Beach, Florida, to evidence this abandonment.

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

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

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

The Mayor thereupon declared this resolution duly passed and adopted this _____ day of _____, 2021.

LAKE WORTH BEACH CITY COMMISSION

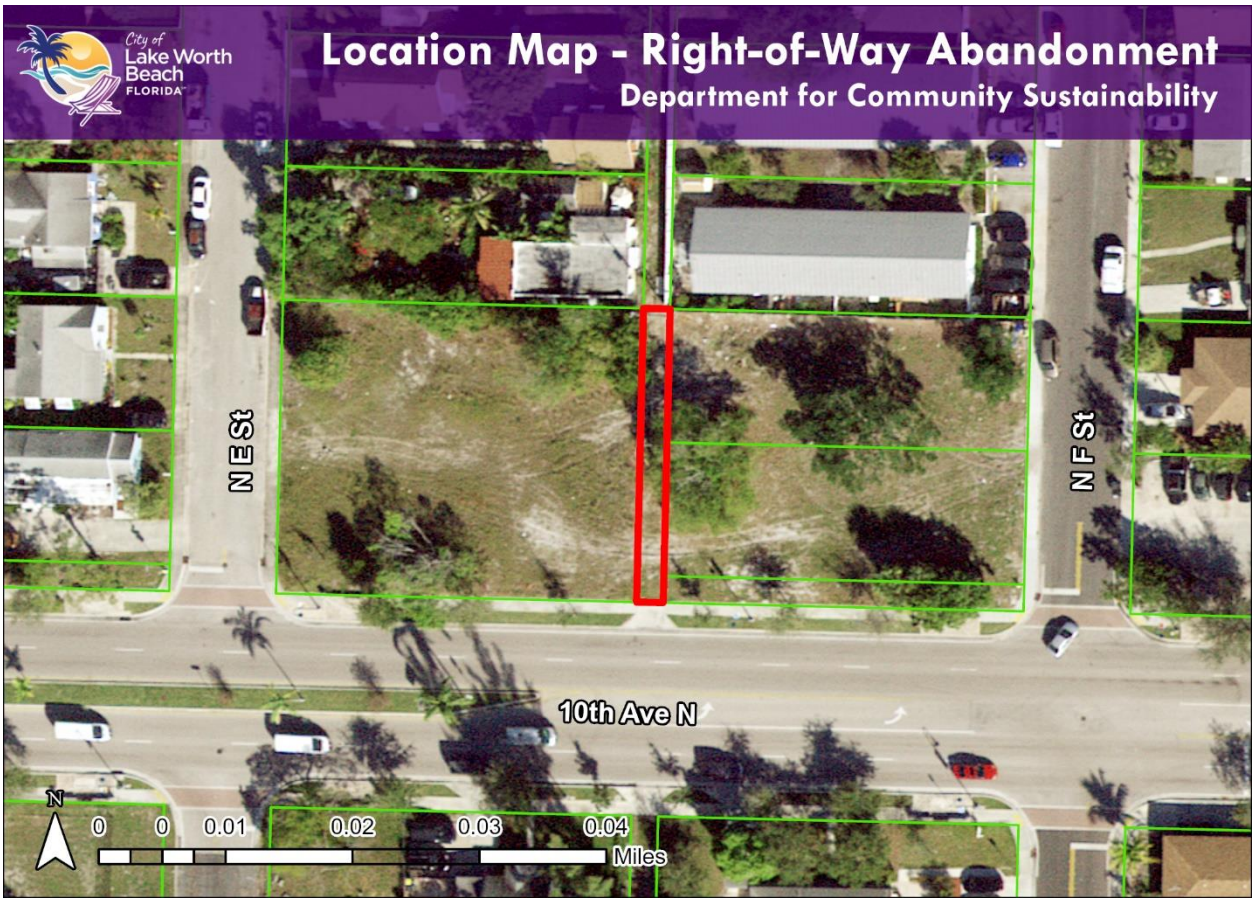
By: _____
Betty Resch, Mayor

ATTEST:

_____
Deborah M. Andrea, City Clerk

EXHIBIT "A"

General Location of Right-of-Way Abandonment



EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: July 20, 2021 **DEPARTMENT:** Community Sustainability

TITLE:

Ordinance No. 2021-07 – Second Reading (possible Quasi-judicial) – amending the Official Zoning Map by approving the creation of a Residential Urban Planned Development (Lake Worth Apartments) on 10th Avenue North between North E Street and North F Street

SUMMARY:

Lake Worth Apartments is a 24-unit multi-family project being proposed on a vacant 0.71 acre parcel located on the north side of 10th Avenue North between North E Street and North F Street as depicted in Exhibit A of the ordinance. The subject project is located inside of the CRA's boundaries.

The applicant, Mark Hunley of Charette International Architecture on behalf of 1212 Tenth Avenue North LLC, is requesting approval of the following:

1. Residential Urban Planned Development to construct a two-building, 24-unit multifamily development.
2. Major Site Plan for the development of a new multifamily development in excess of 7,500 square feet.
3. Conditional Use Permit to establish residential uses greater than 7,500 square feet.
4. Sustainable Bonus Incentive Program for additional density of 3 units.
5. Right-Of-Way Abandonment for the city to abandon the alley bisecting the project location.

If approved, the City's official zoning map will also be amended to reflect the establishment of the mixed-use urban planned development.

BACKGROUND AND JUSTIFICATION:

The proposed project will be comprised of 1 building with a landscaped parking area to the rear of the building. The project will be constructed in one phase. On May 5, 2021, the Planning and Zoning Board (PZB) recommended the project be approved by the City Commission with conditions outlined in Exhibit C of the ordinance (4-1 vote). On June 15, 2021, the City Commission approved the project on first reading (5-0 vote) with additional conditions of approval addressing dumpster location, site security, lighting, and fencing as follows:

1. Prior to the issuance of a building permit all applicable plans shall reflect the following conditions of approval, and on-site improvements shall comply with the following conditions prior to the issuance of a certificate of occupancy:
   a. Provide a 6-8' opaque fence or wall along the north property line.

b. Adjust the height of the parking lot and site lighting to be at a height no higher than the base of the second floor.

c. Provide security cameras and video doorbells to enhance the safety of the site.

2. Prior to the issuance of a building permit, the property owners and/or applicant shall work with appropriate departments to locate the dumpster farther to the east on the property as feasible and with the purpose to minimize impacts to residential properties to the north.

MOTION:

Move to approve/disapprove Ordinance No. 2021-07 -- amending the Official Zoning Map by approving the creation of a Residential Urban Planned Development on 10th Avenue North, between North E Street and North F Street

ATTACHMENT(S):

Ordinance 2021-07
PZB Staff Report
May 5, 2021 PZB Minutes
Development Plans
- Renderings
- Site and Architectural Plans
- Landscape
- Civil Plans
- Exfiltration Calculations
- Water Management Calculations
- Soil Report
- Soil Percolation

Supplemental Supporting Documents

2021-07

ORDINANCE NO. 2021-07 – AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY APPROVING THE CREATION OF A RESIDENTIAL URBAN PLANNED DEVELOPMENT DISTRICT, LOCATED ON THE NORTH SIDE OF 10TH AVENUE NORTH BETWEEN NORTH E STREET AND NORTH F STREET, CONSISTING OF APPROXIMATELY 0.71 ACRES AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A, LOCATED WITHIN THE MIXED USE - EAST (MU-E) ZONING DISTRICT WITH A FUTURE LAND USE DESIGNATION OF MIXED USE – EAST (MU-E) SUBJECT TO SPECIFIC DEVELOPMENT STANDARDS SET FORTH IN EXHIBIT B AND CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT C; APPROVING A CONDITIONAL USE PERMIT; APPROVING DENSITY BONUS INCENTIVES THROUGH THE CITY'S SUSTAINABLE BONUS INCENTIVE PROGRAM; APPROVING A MAJOR SITE PLAN FOR THE CONSTRUCTION OF A 24-UNIT RESIDENTIAL URBAN PLANNED DEVELOPMENT; APPROVING A RIGHT-OF-WAY ABANDONMENT; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Lake Worth Beach, Florida, ("the City") 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, Mark Hunley of Charette International Architecture on behalf of 1212 Tenth Avenue North LLC ("the applicant") has petitioned the City for creation of a Residential Urban Planned Development District to allow for the approval of a 24-unit residential development on a site located on the north side of 10th Avenue North between North E Street and North F Street (PCNS: 38-43-44-21-15-318-0010, 38-43-44-21-15-318-0140, 38-43-44-21-15-318-0150, and 38-43-44-21-15-318-0160) as further described in Exhibit A ("the Property") within the MU-E Zoning District and the MU-E Future Land Use designation, which, if approved, shall constitute an amendment to the City's official zoning map; and

WHEREAS, the applicant requests use of the City's Sustainable Bonus Incentive Program to allow for additional density to be considered in conjunction with the applicant's

request for approval for a major site plan for the construction of a residential urban planned development currently known as “Lake Worth Apartment” that will contain 24 dwelling units to be constructed on this site;

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

WHEREAS, the City Commission has considered all of the testimony and evidence and has determined that the Residential Urban Planned Development District, 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 Residential Urban Planned Development District located within the MU-E Zoning District with a future land use designation of MU-E, as described more particularly in **Exhibit A**, is hereby approved. This approval includes the approval of the following elements to be known as the Master Development Plan: (a) Residential Urban Planned Development (b) Major Site Plan (b) Sustainable Bonus Incentive Program (d) Conditional Use Permit (e) district development standards **(Exhibit B**) (f) conditions of approval (**Exhibit C**); (h) required plans including the site plan dated 8/4/2020, landscape plan dated 9/24/2020, and civil & drainage plans dated 3/22/2021; (j) supplemental supporting documents, as well as all agreements, provisions and/or covenants which shall govern the use, maintenance, and continued protection of the residential urban planned development and any of its common areas or facilities. The applicant is bound to all elements and requirements of the Master Development Plan.

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 was moved by Commissioner McVoy, seconded by Vice Mayor Robinson, and upon being put to a vote, the vote was as follows:

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

The Mayor thereupon declared this ordinance duly passed on this 15th day of June, 2021.

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

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

The Mayor thereupon declared this ordinance duly passed on the _____ day of _____, 2021.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

_____
Deborah M. Andrea, CMC, City Clerk

Exhibit A

Exhibit A

DEPARTMENT FOR COMMUNITY SUSTAINABILITY, PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
PROPERTY DESCRIPTION FOR **PZB CASE No. 21-01400039**

The subject site is a vacant 0.71 acre parcel and is located on the north side of 10th Avenue North between North E Street and North F Street.

Applicant	Mark Hunley of Charette International Architecture
Owner(s)	1212 Tenth Avenue North LLC (Lots 0010, 0140, & 0150) Lake Worth Beach CRA (Lot 0160 / 1,307 sf)
General Location	North side of 10th Ave N between N E and F Sts
Existing PCN Numbers	38-43-44-21-15-318-0010; 38-43-44-21-15-318-0140; 38-43-44-21-15-318-0150; 38-43-44-21-15-318-0160
Existing Land Use	Vacant
Zoning	Mixed Use – East (MU-E)
Future Land Use Designation	Mixed Use – East (MU-E)

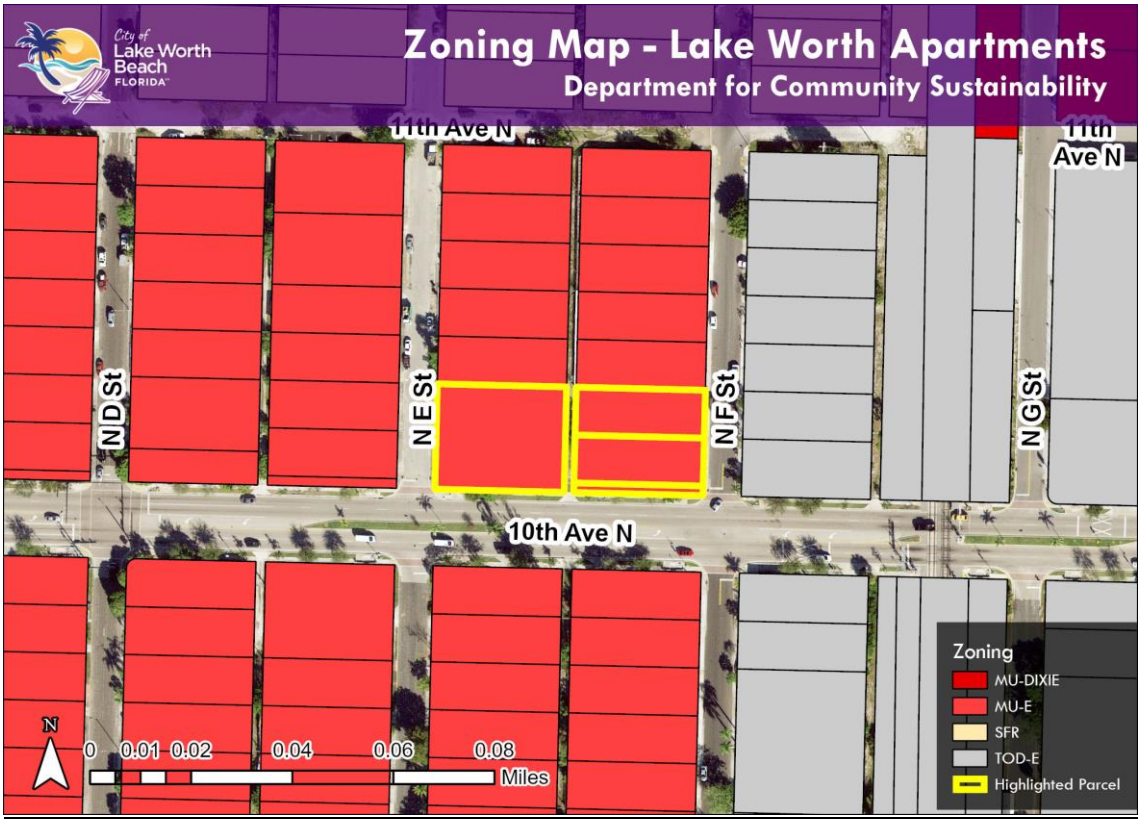


Exhibit B

DEPARTMENT FOR COMMUNITY SUSTAINABILITY, PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
DEVELOPMENT STANDARDS FOR **PZB CASE No. 21-01400039**

Development Standard		**Base Zoning District**	**Mixed-Use Urban Planned Development w/ Sustainable Bonus Incentive Program (SBIP)**	**Provided**
Lot Size (min) In square feet (sf)		6,500 sf	Greater or equal to 21,780 sf (0.5 acres)	30,807 sf (0.71 acres)
Lot Width (min)		100’	100’	280’
Setbacks	Front (min) (10th Ave N)	10’ min. 22’ max	10’ min 22’ max	10’
	Rear (min)	15’ or 10%	15’ or 10%	51.8’
	Side (min) (N E & F Sts)	10’	10’	10’ (both)
Impermeable Surface Coverage (maximum)		65%	75%	74.9%
Structure Coverage (max)		55%	65%	32.5%
Living Area (min)		Efficiency: 400 sf 1-bed: 600 sf 2-bed: 750 sf	Efficiency: 400 sf 1-bed: 600 sf 2-bed: 750 sf	Efficiency: 607 sf (Qty. 8) 1-bed: 686 sf (Qty. 8) 2-bed: 777 sf (Qty. 8)
Parking		36	36	Off-Street: 21 Off-Street Compact: 7 On-Street: 6 8 Bike Spaces: 2 Total: 36
Density (max)		30 du/acre (21 units)	37.5 du/acre (26 units)	34 du/acre (24 units)
Building Height (max)		30’	56.25’	29.5’
Floor Area Ratio (FAR) (max)		.90	1.94	0.65

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

Exhibit C

DEPARTMENT FOR COMMUNITY SUSTAINABILITY, PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
CONDITIONS OF APPROVAL FOR **PZB CASE No. 21-01400039**

Electric Utilities:

1. Prior to application for building permit, the applicant shall meet with Lake Worth Beach Electric Utilities to confirm that either one or two single-phase padmount transformers will be required between the two buildings, depending on the size and amount of private service cable being run from the multi-meter banks to the padmount transformers. Lake Worth Beach will need at least 20-feet of width between the two apartment buildings to install two single-phase padmount transformers and also allow for the appropriate spacing between the buildings and each transformer. Lake Worth Beach Electric also requests that no landscaping be installed within 8-feet of the front of the padmount transformers and 3-feet of the sides and rear of the padmount transformers. No landscaping is currently proposed between the two buildings.
2. Prior to issuance of a Certificate of Occupancy,
    a. Lake Worth Beach Electric will need a 10-ft wide utility easement for the underground primary line and the padmount transformers.
    b. The developer and/or property owner shall be responsible for the cost of the new underground electric lines and padmount transformers for the proposed project. There will be another charge separate from the overhead relocation charge for the underground lines and transformers that will need to be installed for the project.
    c. The developer and/or property owner shall be responsible for installing the 2-2" schedule-40 conduits down a minimum of 36" deep from the designated overhead pole to the padmount transformers.
3. Prior to the issuance of a Building Permit, Lake Worth Beach Electric has an existing overhead electric line and pole that looks to be in conflict with the parking lot. The property owner is responsible for the cost of removing this line and the other electric work that will be needed to prepare the overhead electric lines for the new underground service.

Planning and Zoning:

1. Prior to the issuance of a building permit all applicable plans shall reflect the following conditions of approval, and on-site improvements shall comply with the following conditions prior to the issuance of a certificate of occupancy:
    a. All lighting shall be shielded so as to not trespass upon neighboring residential properties or districts in excess of 12.57 lumens when measured from the property line and shall comply with lighting code regulations in LDR Section 23.4-3. If using LED lighting, a warm light tone not to exceed 2700 K is required. Lighting fixtures should comply with dark skies fixture recommendation and be consistent with the architectural style of the project.
    b. The parking space immediately south of the ingress and egress onto both North E and F streets shall be removed for traffic visibility and safety purposes.
    c. Continuous landscape screening material/s such as a hedge shall be planted along the north property line, utilizing Florida natives. The landscape screen shall be installed at a minimum planting height of no less than 24 inches, and shall form a continuous hedge within one year of planting

2. Prior to the issuance of a certificate of occupancy, the property shall be platted. The plat shall depict all utility easements and showing the revised boundaries of the property, including the required right-of-way abandonment and unity of title.
3. Prior to the issuance of a certificate of occupancy, the developer shall pay $21,600 toward the City's sustainability incentive trust account.

Public Works:

1. Prior to the issuance of a building permit:
    a. Permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.
    b. Provide evidence of any required permit(s) from the Lake Worth Drainage (LWDD) District's Engineering Department and South Florida Water Management District's (SFWMD) Engineering Department, as required. Provide evidence of discussions and outreach to the LWDD and SFWMD, including required permits.
    c. Provide an Erosion Control plan and indicate the BMP's and NPDES compliance practices.
2. Prior to the issuance of a certificate of occupancy:
    a. All conditions of approval have been satisfied under jurisdiction of the Department of Public Works.
    b. A new driveway curb cut on North F Street and North E Street shall be constructed that complies with the Public Works Department's specifications and Policy and Procedure Manual.
    c. The entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements shall be restored to the same condition prior to construction or better.
    d. All disturbed areas shall be fine graded and sod all disturbed areas with bahia sod.
    e. The property shall be broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
    f. A "Right of Way/Utility Permit" is required.
    g. All rights of way shall be restored to a like or better condition. Any damages to pavement, curbing, striping, sidewalks or other areas shall be restored in kind

Utilities Water & Sewer:

1. Prior to the issuance of building permit:
    a. If the platted alleyway be will be abandoned a Utility Easement will need to be established. Utility easements are a minimum of 15 feet wide and should be centered over the existing to provide a minimum of 7 feet east of the Sanitary Sewer.
    b. Detailed drainage calculations that meet the City's stormwater policy of containing the 3-year 1-hour storm event or 2.6 inches of precipitation over the entire site. If a connection to the City storm system is proposed, the calculations must meet attenuation time and pre/post discharges. Provide the elevation cross sections at each property line to confirm the site contains the 3-year 1-hour storm.
    c. Provide the geotechnical analysis for the percolation rate (K).
    d. Provide an Erosion Control plan with BMPs and NPDES compliance.

e. Pay in full all reserved capacity fees for water and sewer must be in accordance with the current City Ordinance.

Lake Worth Beach Community Redevelopment Agency:

1. A portion of this project requires the transfer of parcel #38-43-44-21-15-318-0160 from the Lake Worth Community Redevelopment Agency (CRA) to '1212 Tenth Avenue North, LLC', a Florida limited liability company.
2. The owner of the project, '1212 Tenth Avenue North LLC', shall have four hundred twenty five (425) days following the Closing Date as provided in the CRA's Purchase and Sale Agreement to obtain a certificate of occupancy for the development on the Property. Such failure to obtain the certificate of occupancy, subject, however, to extensions for delays attributable to Force Majeure which extensions must be approved by the CRA Board of Commissioners. Closing date between '1212 Tenth Avenue North LLC' and the Lake Worth Beach Community Redevelopment Agency (CRA) is expected to take place no later than the end of June 2021.

May 5th, 2021 Planning & Zoning Board Condition:

1. Prior to the issuance of a building permit, architecturally adjust the staircase element to provide additional architectural significance or design components to staircase as consistent with the Board discussion at the meeting.

June 15th, 2021 City Commission Conditions:

1. Prior to the issuance of a building permit all applicable plans shall reflect the following conditions of approval, and on-site improvements shall comply with the following conditions prior to the issuance of a certificate of occupancy:
    a. Provide a 6-8' opaque fence or wall along the north property line.
    b. Adjust the height of the parking lot and site lighting to be at a height no higher than the base of the second floor.
    c. Provide security cameras and video doorbells to enhance the safety of the site.

2. Prior to the issuance of a building permit, the property owners and/or applicant shall work with appropriate departments to locate the dumpster farther to the east on the property as feasible and with the purpose to minimize impacts to residential properties to the north.

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

DATE: April 29, 2021

TO: Members of the Planning and Zoning Board

FROM: Andrew Meyer, Senior Community Planner

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

MEETING: May 5, 2021

SUBJECT: **PZB Project Number 21-01400039:** A request by Mark Hunley of Charette International Architecture on behalf of 1212 Tenth Ave North LLC for consideration of a Residential Urban Planned Development, Major Site Plan, Conditional Use Permit, Sustainable Bonus Incentive Program, and Right of Way Abandonment to allow the construction of a two-building residential project consisting of 24 multi-family units on 10th Avenue North, between North E Street and North F Street, within the Mixed Use – East (MU-E) zoning district, PCN #s 38-43-44-21-15-318-0010, 38-43-44-21-15-318-0140, 38-43-44-21-15-318-0150, 38-43-44-21-15-318-0160.

PROJECT DESCRIPTION:

The applicant, Mark Hunley of Charette International Architecture on behalf of 1212 Tenth Avenue North LLC, is requesting approval of the following:

1. **Residential Urban Planned Development** to construct a two-building, 24-unit multifamily development.
2. **Major Site Plan** for the development of a new multifamily development in excess of 7,500 square feet.
3. **Conditional Use Permit** to establish residential uses greater than 7,500 square feet.
4. **Sustainable Bonus Incentive Program** for additional density of 3 units.
5. **Right-Of-Way Abandonment** for the city to abandon the alley bisecting the project location.

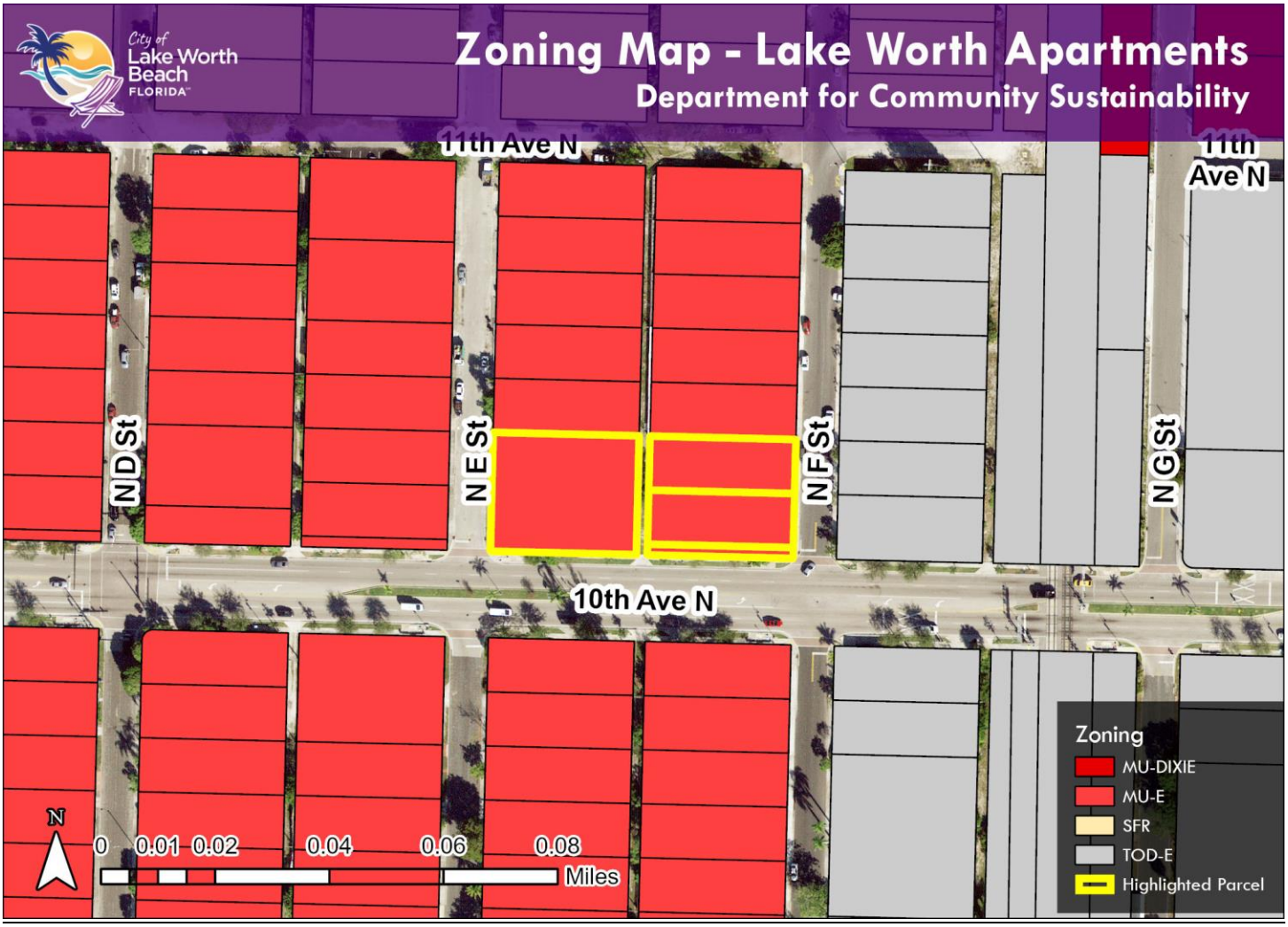
The 0.71-acre subject site is currently vacant, and is located on the north side of 10th Avenue North, between North E and F Streets. Prior to 2011, the site contained residential buildings, however the parcels are now currently vacant. The proposed project will be comprised of two, 2-story buildings, each with 12 dwelling units.

Staff Recommendation:
Staff has reviewed the documentation and materials provided by the applicant for consistency with applicable guidelines and standards found in the City of Lake Worth Beach Zoning Code and Comprehensive Plan. The proposed development meets the criteria of the Comprehensive Plan and LDRs. Therefore, staff recommends that the Board approve the Residential Urban Planned Development, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Right-of-Way Abandonment with conditions of approval to the City Commission.

PROPERTY DESCRIPTION:

Applicant	Mark Hunley of Charette International Architecture
Owner(s)	1212 Tenth Avenue North LLC (Lots 0010, 0140, & 0150) Lake Worth Beach CRA (Lot 0160 / 1,307 sf)
General Location	North side of 10th Ave N between N E and F Sts
Existing PCN Numbers	38-43-44-21-15-318-0010; 38-43-44-21-15-318-0140; 38-43-44-21-15-318-0150; 38-43-44-21-15-318-0160
Existing Land Use	Vacant
Zoning	Mixed Use – East (MU-E)
Future Land Use Designation	Mixed Use – East (MU-E)

ZONING MAP:



BACKGROUND:

The project site is located on the north side of 10th Avenue North, between North E and F Streets. Based on Palm Beach Property Appraiser's records and City records, the site previously contained a mixture of residential buildings along North E and F Streets, however these structures were demolished between 2009 and 2011, resulting in vacant land which remains vacant to this day, with no currently existing structures and no active business licenses issued. Additionally, a search performed on April 26, 2021 indicated that there are no open code compliance violations at the project site. The Lake Worth Beach CRA currently owns lot 0160, which is a narrow rectangular parcel that is 0.03 acres or 1,306 sf in size. The property will be transferred to the applicant around June 2021 with a condition of approval to complete the development of the project within four hundred and twenty-five (425) days from closing.

ANALYSIS:

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Mixed-Use East (MU-E). Per Policy 1.1.1.5, the MU-E FLU is established to provide for a mixture of residential, office, service and commercial retail uses within specific areas east of I-95, near or adjacent to the central commercial core and major thoroughfares of the City. The proposed development provides multi-family dwelling units along one of the major thoroughfares of the city. Therefore, the proposal is consistent with the intent of the MU-E FLU. Furthermore, Objective 1.2.2 states that the City shall facilitate a compact, sustainable urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services, and to reduce dependence on the automobile. This can be accomplished by concentrating more intensive growth within the City's mixed-use development areas. The proposed development is a residential urban planned development that utilizes the City's Sustainable Bonus Incentive Program, which grants the development additional density over what is permitted by right. Thus, this project is consistent with Objective 1.2.2.

The City's Strategic Plan focuses on fostering safer neighborhoods, encouraging community pride, building a vibrant and diverse economy, planning for the future, and enhancing the natural, historic, and cultural environment of the City. Pillars II.A of the Strategic Plan state that the City shall diversify housing options. In addition, Pillars I.A and I.B of the City's Strategic Plan represent a commitment to economic development, of which this project brings. Therefore, the project is consistent with Pillars I.A, I.B, and II.A of the City's Strategic Plan.

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

Consistency with the City's Land Development Regulations

Per Section 23.3-25, planned developments are intended to encourage innovative land planning and development techniques through incentives to create more desirable and attractive development within the City. The Department of Community Sustainability is tasked to review planned development applications in accordance with the City's LDRs, to assess compliance with the findings for granting planned developments (analyzed in the following sections) and to provide a recommendation for whether the application should be approved, approved with conditions, or denied. The subject planned development is proposing to waive or relax base zoning district requirements in one (1) area of the LDRs, LDR Section 23.3-10, the parking requirements, which is analyzed by topic area and in the table below in this section of the report.

Mixed Use – East (MU-E): Per LDR Section 23.3-13(a), the MU-DH zoning district is intended to provide for a broad range of office, commercial, hotel/motel and medium-density multiple-family residential development as well as to facilitate redevelopment within these areas that achieves a mix of residential and professional office land uses. The proposed development provides higher-density residential uses and is consistent with the intent of the MU-E district. The table below shows the proposed site features and its compliance with the Code, factoring in the Sustainable Bonus incentives, Planned Development incentives, and the Comprehensive Plan maximums:

Development Standard		Base Zoning District	Mixed-Use Urban Planned Development w/ Sustainable Bonus Incentive Program (SBIP)	Provided
Lot Size (min) In square feet (sf)		6,500 sf	Greater or equal to 21,780 sf (0.5 acres)	30,807 sf (0.71 acres)
Lot Width (min)		100'	100'	280'
Setbacks	Front (min) (10th Ave N)	10' min. 22' max	10' min 22' max	10'
	Rear (min)	15' or 10%	15' or 10%	51.8'
	Side (min) (N E & F Sts)	10'	10'	10' (both)
Impermeable Surface Coverage (maximum)		65%	75%	74.9%
Structure Coverage (max)		55%	65%	32.5%
Living Area (min)		Efficiency: 400 sf 1-bed: 600 sf 2-bed: 750 sf	Efficiency: 400 sf 1-bed: 600 sf 2-bed: 750 sf	Efficiency: 607 sf (Qty. 8) 1-bed: 686 sf (Qty. 8) 2-bed: 777 sf (Qty. 8)
Parking		36	36	Off-Street: 21 Off-Street Compact: 7 On-Street: 6 (On-Street Safety Recommendation: 4) 8 Bike Spaces: 2 Total: 34* as conditioned
Density (max)		30 du/acre (21 units)	37.5 du/acre (26 units)	34 du/acre (24 units)
Building Height (max)		30'	56.25'	29.5'
Floor Area Ratio (FAR) (max)		.90	1.94	0.65

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

Density & Floor Area Ratio (FAR): The base zoning district allows a maximum density of 30 units per acre. Based on Section 23.3-25(b)(2)(C) of the City's Land Development Regulations, planned developments may obtain a 25% bonus on density, intensity and height over the base outlined in Table 1 of the City's Comprehensive Plan. Table 1 of the City's Comprehensive Plan allows a density of 30 units an acre. Therefore, 30 units per acre plus 25% equals a density of 37.5 units per acre. The proposed residential planned development proposes a density of 34 units per acre (24 units) which does not exceed the maximum density allowed on this property. The FAR permitted by right at this location is .90, and a Planned Development at this location allows for a FAR of 1.94. The project proposes a building which is .64, well below the maximum FAR for this location.

Height: The maximum building height permitted by right at this location is 30 feet and 2 stories. Planned Development at this location allows for buildings in height of up to 56.25 feet and 5 stories in height. The project proposes a building which is 29.5 feet and 2 stories in height, well below the allowed height for this location.

Major Thoroughfare Design Guidelines / Urban Design: The project generally complies with the City's Major Thoroughfare Design Guidelines. The project orients the structures and massing toward 10th Avenue North which is a Major Thoroughfare within the city, and places parking and vehicular areas toward the rear of the site, promoting walkability along 10th Avenue North.

Parking: The project proposes a total of 36 parking spaces, met in part by supplying 6 on-street parking spaces, which meets the Land Development Regulations for parking. The plans were reviewed by the city engineering staff, who subsequently determined that the on-street parking directly adjacent to the ingress and egress points posed a visibility and safety issue. As such, staff is recommending a relaxation of Section 23.4-10 of two parking spaces in order to provide a safer condition along North E and F Streets.

Landscaping: The development proposal has been reviewed for landscaping and complies with the City's landscape regulations in LDR Section 23.6-1. The site provides perimeter landscaping and as well as landscaping internal to the site. Verawood, Live Oak, and Green Buttonwood trees are proposed along 10th Avenue North, lined with a Cocoplum hedge. Staff has conditioned that all ground-level mechanical equipment be properly screened with landscaping and all monument signs be landscaped at the base of the sign.

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

Signage: This application is proposing two small monument signs at the southeast and southwest corners of the site along 10th Avenue North. The project has been conditioned to provide the location of the proposed monument signs on the site plan, and include their dimensions and height.

Residential Urban Planned Development:

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

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

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

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

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

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

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

Staff Analysis: This residential urban planned development will be situated on a lot of .71 acres, which is over the required minimum area. **Meets Criterion.**

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

Staff Analysis: The project will contain exclusively multi-family units, which is permitted under this criterion. **Meets Criterion.**

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

Staff Analysis: The project complies with the base minimum required setbacks of the base zoning district, MU-E. **Meets Criterion**.

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

Staff Analysis: The proposed project has not requested to waive or reduce any of the requirements associated with parking, and exceeds the minimum parking requirements. Furthermore, Section 23.4-10 permits up to 25% of required parking to be in the form of alternative parking, including compact spaces and bicycle racks. The project provides these parking alternatives, and does not exceed 25% of the required parking at the site.

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

Staff Analysis: The development proposal has been reviewed for landscaping and complies with the City's landscape regulations in LDR Section 23.6-1. The site provides perimeter landscaping and as well as landscaping internal to the site. **Meets Criterion.**

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

Staff Analysis: The applicant has provided a photometric plan of the site. The project has been conditioned to ensure lighting does not exceed 12.57 lumens when measured from the property line. Furthermore, the project has also been conditioned to use fixtures which are architecturally appropriate and have a warm color temperature in alignment with Dark Sky guidelines. **Meets Criterion.**

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

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

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

Staff Analysis: The project has applied for the Sustainable Bonus Incentive Program and is providing a fee in-lieu of features to meet the intent and standards of the Sustainable Bonus Incentive Program. **Meets Criterion.**

Master Development Plan (Major Site Plan):
A master site plan is required in conjunction with a residential planned development. The review criteria below is intended to promote safety and minimize negative impacts of development on its neighbors by establishing qualitative requirements for the arrangements of buildings, structures, parking areas, landscaping and other site improvements.

Section 23.2-31(c): Qualitative Development Standards

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

Staff Analysis: The site design is consistent with the Major Thoroughfare Design Guidelines. The proposal locates the parking toward the rear of the site away from Dixie Highway, and locates the residential building closer to 10th Avenue North, focusing activity along the Major Thoroughfare. The project is designed harmoniously and efficiently with the project site and does not impede the development or improvement of surrounding properties. **Meets Criterion.**

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

Staff Analysis: The proposal is a redevelopment of the site which was developed prior, therefore the disturbance of the natural conditions had already taken place. The proposal incorporates landscaping and features which improve upon the conditions that had existed prior. **Meets Criterion.**

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

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

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

Staff Analysis: The proposed development provides landscape buffering to enhance the residential privacy of the occupants, and provides the entrance to the units from the rear of the site to provide enhanced privacy of the occupants from view of 10th Avenue North. **Meets Criterion.**

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

Staff Analysis: Emergency access is provided to all buildings through means of 10th Avenue North and North E and F Streets, and an interior private drive-aisle permits access around the rear of the site. **Meets Criterion.**

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

Staff Analysis: The site has vehicular access to both North E and F Streets, which are public streets. Furthermore, internal pedestrian circulation systems bring pedestrians from all surrounding public streets to all points of access to both buildings. **Meets Criterion.**

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

Staff Analysis: The vehicular access is located towards the rear of the site, and direct pedestrian access is provided from the buildings to 10th Avenue North so that all pedestrian traffic have a direct access to the Major Thoroughfares with no interaction with vehicular circulation. Furthermore, the side locates the drive aisles toward the rear of the site in order to limit vehicular congestion from occurring closer to 10th Avenue North, which would otherwise create hazardous conditions for pedestrians. **Meets Criterion.**

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

Staff Analysis: As stated, vehicular access to the site is provided off of North E and F Streets. These are located as far away as possible from 10the Avenue in order to promote pedestrian circulation and connectivity, as well as isolate traffic movements from nearby intersections. **Meets Criterion.**

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

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

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

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

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

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

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

Staff Analysis: The site plan proposes the refuse area within the parking area behind the western building. The dumpster is screened by a wall as well as landscaping to minimize the impact of noise, glare, and odor on adjacent property insofar as feasible. Locating the dumpster elsewhere on the site would either cause traffic to be blocked during trash pickup or not be in alignment with the major thoroughfare design guidelines. **Meets Criterion.**

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

Staff Analysis: The proposed project will revitalize the vacant site, constructing 24 multi-family units and further add to the City's tax base. **Meets Criterion.**

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

Staff Analysis: The subject site is within the MU-E zoning district, is next to Transit-Oriented Development - East (TOD-E) property to the east, and is next to MU-E zoned properties on the other sides. The project proposes a development that is consistent with the MU-E zoning district and the development incentives in the City's Comprehensive Plan, and provides an appropriate transition to higher density residential uses allowed under the TOD-E zoning district. **Meets Criterion.**

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

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

Section 23.2-31(l): Community Appearance Criteria

1. The plan for the proposed structure or project is in conformity with good taste, good design, and in general contributes to the image of the city as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality.

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

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

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

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

Staff Analysis: The proposal is consistent with the City's Comprehensive Plan and Strategic Plan, the City's LDRs and Major Thoroughfare Design Guidelines. **Meets Criterion.**

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

Staff Analysis: The project's compliance with the community appearance and conditional use criteria is detailed below. **Meets Criterion.**

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

Section 23.2-29(d): General findings relating to harmony with LDRs and protection of public interest
The proposed project is consistent with the general findings relating to harmony with the LDRs and protection of public interest, as follows:

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

Staff Analysis: The site contains a zoning designation of MU-E. Based on the intent of the MU-E zoning district, uses most likely to occur in the district are a broad range of office, commercial, hotel/motel and medium-density multiple-family residential development. The proposed residential development is consistent with the intent of the MU-E district. Therefore, the proposed residential planned development is compatible and harmonious with the existing and anticipated surrounding uses. **Meets Criterion.**

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

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

Direction	Future Land Use	Zoning District	Current Use
North (adjacent)	MU-E	MU-E	Multi-Family and Single-Family Residential
South (across 10th Ave N)	MU-E	MU-E	Multi-Family and Single-Family Residential
East (across N F St)	TOD	TOD-E	Multi-Family and Single-Family Residential
West (across N E St)	MU-E	MU-E	Single-Family Residential

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

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

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

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

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

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

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

Staff Analysis: Residential development east of I-95 in coastal Palm Beach County is exempt from County-wide concurrency requirements to promote urban infill in coastal communities. The applicant has submitted a traffic impact statement, which showed minimal impact to adjacent local roads at peak with only two (2) additional trips and a total trip generation of 176 trips per day. If the subject property were developed as a mixed use property or with two or more non-residential uses less than 2,500 square feet and a residential use less than 7,500 square feet, then it is likely that the cumulative volumes on the site would be greater than the proposed residential-only use. Therefore, the proposal is not anticipated result in a significantly lower level of service than if developed with uses permitted by right. The applicant's Traffic Study can be viewed in Attachment B. **Meets Criterion.**

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

Staff Analysis: Residential development east of I-95 in coastal Palm Beach County is exempt from County-wide concurrency requirements to promote urban infill in coastal communities. The applicant has submitted a traffic impact statement, which showed minimal impact to traffic on local roads (North E & F Streets) with only two (2) additional trips at peak hour. The project has been conditioned to provide a Traffic Performance Standards (TPS) review letter from Palm Beach County's Traffic Engineering to confirm the property's exemption from TPS review. The residential urban planned development is a conditional use because of its size (> 7,500 sf). Subdivision of the property and/or the development of the property with multiple non-residential uses less than 7,500 sf would not mitigate the reliance of future development on the adjacent local roads to access 10th Avenue North. Therefore, the traffic generated from the proposed development is not anticipated to generate a significant amount of through traffic on local streets than would result from a development permitted by right. **Meets Criterion.**

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

Staff Analysis: Staff does not anticipate the proposed 24-unit residential development to produce significant air pollution emissions that are greater than that of a development permitted by right. The proposed residential uses do not pose a pollution hazard to the nearby properties. **Meets Criterion.**

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

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

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

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

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

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

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

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

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

The requested use is for a 24-unit multi-family residential project. The use is not anticipated to cause unreasonable noise during the hours listed above. Therefore, the multi-family residential project is anticipated to generate noise levels that are compliant with Section 15.24. **Meets Criterion.**

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

Staff Analysis: The applicant has submitted a photometric plan which does not generate light or glare which encroaches onto any adjacent property in excess of that allowed in Section 23.4-3. Nonetheless, staff has conditioned the project to provide lighting fixtures which shall be compatible with the architectural style of the building and be shielded so as to not trespass upon neighboring residential properties or districts in excess of 12.57 lumens when measured from the property line. Further, all lighting shall comply with lighting code regulations in LDR Section 23.4-3. If using LED lighting,

a warm light tone not to exceed 2700 K is required and all fixtures shall be dark skies compliant. **Meets Criterion as Conditioned.**

Sustainable Bonus Incentive Program

The proposal includes a Sustainable Bonus Incentive Program as part of the Planned Development to obtain additional density from the base zoning district, MU-E. Section 23.3-25(b)(2)(B) states that mixed-use urban planned developments may obtain a 25% bonus on density, intensity and height over the base outlined in Table 1 of the City's Comprehensive Plan. The site proposes a density of 34 units/acre, which is a 13% increase on the base density under the maximum established under the subject section. Section 23.2-33(e) provides an applicant the option to pay a fee in lieu of on or off-site features and improvements to be held in a sustainability bonus incentive trust account to be expended on capital projects that enhance community sustainability. The increase in density result in an additional 3 units above the density permitted by right. With an average unit size of 720 square feet, a total of 2,160 square feet of residential units are being added above Table 1 in the Comprehensive Plan. Any increase in density above the allowances under Table 1 in the Comprehensive Plan are at a bonus cost of 10 dollars per square foot. The total Sustainable Bonus value is calculated as $21,600, which the applicant will provide through the payment to the City's Sustainability Bonus Incentive Trust account.

Right of Way Abandonment

The proposal includes a right of way abandonment for the south 110 feet of the alley bisecting the project site. The City Commission will consider this request concurrently with the residential urban planned development. At first reading, the City Commission will consider permission to advertise the proposed ROW abandonment and then will consider the ROW abandonment request. If approved, the portion of the alleyway within the project site would be granted to the property owner. There are no objections to the ROW abandonment from the Public Services Department or the City Engineer. The utilities department has requested that a utility easement of 15 feet in width be provided, and that the site maintain open access to the alleyway from the site's parking lot. These requests have been addressed and provided with the applicant's proposal.

Public Support/Opposition:

Staff has received a phone call and email with concerns about the noise on the property from the adjacent property owner. Staff encouraged the applicant to reach out to the property owner to mitigate their concerns.

CONCLUSION:

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

Electric Utilities:

1. Prior to application for building permit, the applicant shall meet with Lake Worth Beach Electric Utilities to confirm that either one or two single-phase padmount transformers will be required between the two buildings, depending on the size and amount of private service cable being run from the multi-meter banks to the padmount transformers. Lake Worth Beach will need at least 20-feet of width between the two apartment buildings to install two single-phase padmount transformers and also allow for the appropriate spacing between the buildings and each transformer. Lake Worth Beach Electric also requests that no landscaping be installed within 8-feet of the front of the padmount transformers and 3-feet of the sides and rear of the padmount transformers. No landscaping is currently proposed between the two buildings.

2. Prior to issuance of a Certificate of Occupancy,
    a. Lake Worth Beach Electric will need a 10-ft wide utility easement for the underground primary line and the padmount transformers.
    b. The developer and/or property owner shall be responsible for the cost of the new underground electric lines and padmount transformers for the proposed project. There will be another charge separate from the overhead relocation charge for the underground lines and transformers that will need to be installed for the project.
    c. The developer and/or property owner shall be responsible for installing the 2-2" schedule-40 conduits down a minimum of 36" deep from the designated overhead pole to the padmount transformers.
3. Prior to the issuance of a Building Permit, Lake Worth Beach Electric has an existing overhead electric line and pole that looks to be in conflict with the parking lot. The property owner is responsible for the cost of removing this line and the other electric work that will be needed to prepare the overhead electric lines for the new underground service.

Planning and Zoning:

1. All lighting shall be shielded so as to not trespass upon neighboring residential properties or districts in excess of 12.57 lumens when measured from the property line and shall comply with lighting code regulations in LDR Section 23.4-3. If using LED lighting, a warm light tone not to exceed 2700 K is required. Lighting fixtures should comply with dark skies fixture recommendation and be consistent with the architectural style of the project.
2. Twenty days prior to first site plan approval reading at the City Commission, the applicant shall provide a sign plan showing the dimensions and size of the monument signage proposed at the southwest and southeast corners of the site and indicate the location of such on the site plan.
3. Prior to the issuance of a certificate of occupancy, the property shall be platted. The plat shall depict all utility easements and showing the revised boundaries of the property, including the required right-of-way abandonment and unity of title.
4. Prior to the issuance of a certificate of occupancy, the developer shall pay $21,600 toward the City's sustainability incentive trust account.

Public Works:

1. Twenty days prior to first reading at City Commission:
    a. Contact and meet with a representative from the Public Works Solid Waste and Recycling Division to confirm dumpster enclosure location, accessibility and demand on property and that it is compatible with the requirements of the Department of Public Works. Solid Waste and Recycling Division contact number is 561-533-7344.
    b.
2. Prior to the issuance of a building permit:
    a. Permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.
    b. Provide evidence of any required permit(s) from the Lake Worth Drainage (LWDD) District's Engineering Department and South Florida Water Management District's (SFWMD) Engineering Department, as required. Provide evidence of discussions and outreach to the LWDD and SFWMD, including required permits.
    c. Provide an Erosion Control plan and indicate the BMP's and NPDES compliance practices.

3. Prior to the issuance of a certificate of occupancy:
    a. All conditions of approval have been satisfied under jurisdiction of the Department of Public Works.
    b. A new driveway curb cut on North F Street and North E Street shall be constructed that complies with the Public Works Department's specifications and Policy and Procedure Manual.
    c. The entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements shall be restored to the same condition prior to construction or better.
    d. All disturbed areas shall be fine graded and sod all disturbed areas with bahia sod.
    e. The property shall be broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
    f. A "Right of Way/Utility Permit" is required.
    g. All rights of way shall be restored to a like or better condition. Any damages to pavement, curbing, striping, sidewalks or other areas shall be restored in kind

Utilities Water & Sewer:

1. Twenty days prior to the City Commission's first reading:
    a. Eliminate one (1) on-street parking on North E and F streets closest to the northern property line for traffic egress visibility and safety purposes from the site plan package.
    b. Provide drainage calculations and/or drainage statement that meet the City's stormwater policy of containing the 3-year 1-hour storm event or 2.6 inches of precipitation over the entire site. If a connection to the City storm system is proposed, the calculations must meet attenuation time and pre/post discharges. Provide the elevation cross sections at each property line to confirm the site contains the 3-year 1-hour storm.
2. Prior to the issuance of building permit:
    a. If the platted alleyway be will be abandoned a Utility Easement will need to be established. Utility easements are a minimum of 15 feet wide and should be centered over the existing to provide a minimum of 7 feet east of the Sanitary Sewer.
    b. Detailed drainage calculations that meet the City's stormwater policy of containing the 3-year 1-hour storm event or 2.6 inches of precipitation over the entire site. If a connection to the City storm system is proposed, the calculations must meet attenuation time and pre/post discharges. Provide the elevation cross sections at each property line to confirm the site contains the 3-year 1-hour storm.
    c. Provide the geotechnical analysis for the percolation rate (K).
    d. Provide an Erosion Control plan with BMPs and NPDES compliance.
    e. Pay in full all reserved capacity fees for water and sewer must be in accordance with the current City Ordinance.

Lake Worth Beach Community Redevelopment Agency:

1. A portion of this project requires the transfer of parcel #38-43-44-21-15-318-0160 from the Lake Worth Community Redevelopment Agency (CRA) to '1212 Tenth Avenue North, LLC', a Florida limited liability company.
2. The owner of the project, '1212 Tenth Avenue North LLC', shall have four hundred twenty five (425) days following the Closing Date as provided in the CRA's Purchase and Sale Agreement to obtain a certificate of occupancy for the development on the Property. Such failure to obtain the certificate of occupancy, subject, however, to extensions for delays attributable to Force Majeure which extensions must be approved by the CRA Board of Commissioners. Closing date between '1212 Tenth Avenue North LLC' and the Lake Worth Beach Community Redevelopment Agency (CRA) is expected to take place no later than the end of June 2021.

Board Actions:
I MOVE TO RECOMMEND APPROVAL OF PZB PROJECT NUMBER 21-01400039 with staff recommended **conditions** for a Residential Urban Planned Development, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Right-of-Way Abandonment to construct a 24-unit residential development at the subject site. The project meets the applicable criteria based on the data and analysis in the staff report.

I MOVE TO RECOMMEND DENIAL OF PZB PROJECT NUMBER 21-01400039 for a Residential Urban Planned Development, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Right-of-Way Abandonment to construct a 24-unit residential development at the subject site. The project does not meet the applicable criteria for the following reasons [Board member please state reasons.]

Consequent Action:
The Planning & Zoning Board will be making a recommendation to the City Commission on the Residential Urban Planned Development, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Right-of-Way Abandonment.

ATTACHMENTS:
A. Site Plan Package
B. Supplemental Supporting Documents

Planning Zoning Historic Preservation Division
1900 2nd Avenue North
Lake Worth Beach, FL 33461
561.586.1687

MINUTES
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, MAY 05, 2021 -- 6:01 PM

ROLL CALL and RECORDING OF ABSENCES: Present were: Anthony Marotta, Vice-Chair (remote); Mark Humm; Laura Starr, Juan Contin, Robert Lepa (joining at 6:06 pm). Absent: Daniel Tanner, Greg Rice, Chairman. Also present were: Alexis Rosenberg, Senior Community Planner; Andrew Meyer, Senior Community Planner; Erin Sita, Assistant Director for Community Sustainability; Susan Garrett, Board Attorney; William Waters, Director for Community Sustainability; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE: Led by Juan Contin.

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

A. April 7, 2021 Regular Meeting Minutes

Motion: M. Humm moved to approve the minutes as presented; J. Contin 2nd.

Vote: Ayes all, unanimous.

CASES:

SWEARING IN OF STAFF AND APPLICANTS: Board Secretary administered oath to those wishing to give testimony.

PROOF OF PUBLICATION- Provided in the meeting packet.

1) L38406-Deco Green
   L38409-Lake Worth Apts.
   L38408-1831 N. Palmway
   L38407-Boutwell Rd Apts.

WITHDRAWLS / POSTPONEMENTS: None

CONSENT: None

PUBLIC HEARINGS:

BOARD DISCLOSURE: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. PZB # 21-01500003 - A Request by Wes Blackman, AICP of CWB Associates on behalf of David and Jennifer Hamel for consideration of a Variance to the minimum required side setback for a residential shed at 1831 North Palmway within the Single-Family Residential (SFR) zoning district.

Staff: A. Rosenberg provides case findings and analysis. A variance for a reduction in the required side setback. The variance requested is five (5) feet. The applicant applied for a building permit to replace an existing shed and was disapproved due to failure to meet the ten (10) foot setback. The new shed is proposed to be 240 square feet (twice the size of the existing shed) and would encroach on the pool deck if required to meet the setback. Approval of the variance request would allow the shed to remain off the pool deck. As the current, deteriorated shed (accessory structure) exists as a non-conforming structure, a new shed should not continue or perpetuate the non-conforming setback, rather it should meet current code. Regarding the variance criteria, there are no special circumstances or peculiarities regarding the lot. The 100-foot lot is comprised of 2 fifty-foot lots which could be split in the future (in which case the shed placement would then meet the five (5) foot setback). Staff does not consider the double lot to be a special circumstance. Staff does not recommend approval.

Agent for the Applicant: Wes Blackman, CWB Associates – The original garage was demolished. The northern side of the home has always been the main point of entry as evidenced by the porte-cochere. Regarding the variance criteria: disagrees with staff assessment that a double lot is not a special lot as the immediate area is lacking in double-lots. It may be correct to say that within the City, but not in the immediate vicinity. In the general area those with smaller lots have five (5) foot side setbacks. Several years ago, circa 2018, the standard lot width increased to 50-foot in width. States the lot cannot be split due to location of the house on the lot.

Board: J. Contin- That staff states 3 of the 4 criteria are not being met is significant. L. Starr- what building code does a shed have to meet? **Staff response:** It will go through building review at time of permit. The Florida Building code is applicable in this case with wind load calculations. Do the neighbors have anything to say? **Staff response:** The letters of support will be read. Is there running water? **Applicant Response:** No power, no water, there will be windows to mimic the house as will the roofline.

Property Owner: D. Hamel points out the immediate neighbors who have supported the shed placement. It is not visible, obscured by a six (6) foot privacy fence, mature coconut palms and the porte-cochere. The roofline of the porte-cochere will block the view. It is an 8 x 25 foot shed plus the roof; it is an engineered, site built shed, not a fabricated store bought shed. He is a residential contractor since 1991 and third generation carpenter.

Board: A. Marotta does not see the placement of a new shed on a double wide lot as being more injurious to the neighbors as opposed to being a single lot. J. Contin – It's not a habitable structure, it is just an expansion of the size. R. Lepa- As the proposed shed has doubled in size, where will the water runoff go? **Applicant response:** gutters could be installed.

Public Comment: Board Secretary read into the record the five comments from property owners within 400 feet of the subject parcel including:

John & Jennifer Rachell - 1828 N Ocean Breeze – no issues with the approval.

Gretchen & Brian Gong – 123 Wellesley Drive – support the proposal.

Loren B. Coleman – 136 Wellesley Drive – support the proposal.

Eleanore Schenck – 1831 N. Palmway – support the proposal.

Sharon Callaro – 1820 N. Palmway – no issue with the approval

The following comments from owners outside the 400-foot radius were read into the record:

Brian Luongo – 1327 N. Palmway – supports the proposal

Joe Towslee – 213 Vanderbilt Dr. – no issues with the approval

Erin Allen – 208 S. Lakeside – supports the proposal.

Motion: B. Lepa moves to approve PZB 21-0150003 with staff recommended conditions, the variance application criteria based on the data and analysis in the staff report. L. Starr 2nd.

Vote: Roll call vote - ayes all, unanimous.

B. PZB # 21-00900001 - A request by Patricia Ramudo, PE of IBI Group on behalf of Ricardo Hernandez of OAG Investment 5 LLC for consideration of a Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development Incentive Program to allow for the construction of a 126-unit mixed use development commonly known as "Deco Green" at 1715 North Dixie Highway within the Mixed-Use Dixie Highway (MU-DH) zoning district. The subject property's PCN is 38-43-44-16-06-014-0010.

Staff: A. Meyer present case findings and analysis. The proposal includes a 127-unit multi-family development. The site will be comprised of three buildings with heights up to seven floors with ground level parking with rooftop terraces, commercial activity on the lower level, a plaza, a dog park. The Sustainable Bonus and Transfer of Development rights allow for added density and height. As a Planned Development the relaxation of certain code regulations, such as impermeable surface coverage, are allowed in order to promote innovative design and development solutions. Parking surfaces located outside the building footprint will be semi-pervious pavers and exfiltration (as per SFWMD) will provide above the minimum water quality treatment required. As it is found to be in compliance with the City Comprehensive Plan, Strategic Plan, Major Thoroughfare Design Guidelines and Land Development Regulations, approval by the Board is recommended.

Agents for the Applicant: Patricia Ramudo, PE of IBI Group and Ricardo Hernandez-CEO of OAG Investment 5 LLC.

Andres Montero-Landscape Architect - there is a big outdoor space with open lawn/space. The public, communal space is bordered by extensive landscaping with a dog park, playground and seating areas, bike racks and outdoor lighting, mural. The public and private amenities are designed to encourage residents and the public to enjoy the outdoors. The landscape material was carefully selected to help soften the view of the structures from the street and surrounding properties. Provides for revitalization of the area with commercial/office/retail space, open space, playground, art throughout the property, residential units, and dog park.

Annabella Garcia- architect for Deco Green- Pedestrian friendly access was a primary consideration, was inspired by the Art Deco Bauhaus movement and that the City of Lake Worth Beach is where tranquility meets creativity. The plaza is a very important part of the design. The ground floor retail is exposed to the plaza rather than Dixie highway. The two smaller buildings will incorporate 1 & 2 bedroom townhome lofts. Two murals will also be on those structures facing Dixie Hwy. Building number 2 will have the residential amenities (loungeroom, small business center, exercise room) as well as three (3) bedroom corner units. The ground floor is the parking. The mailroom and elevator will be secure areas within the lobby.

Reinaldo Padron - The tenant mix may include yoga studio, art galleria, pet store, deli, bakery, ice cream shop, juice bar and a coffee shop. It is designed to honor the artists who have defined Lake Worth Beach. The investment is valued at 31 million. Discussion of public benefits.

Patricia Ramudo - Utilizing the Sustainable Bonus Incentive Program the total on and off site incentive provided is $864K.

Board: A. Marotta inquires if this project and the SBIP is now subject to the moratorium? **Response:** No, this project was under review at the time of the zoning in progress was instituted. R. Lepa has questions about the semi-pervious pavers. **Response:** It is a sustainable feature and is not added to the SBIP credit. It is pervious concrete and will be used on the parking surfaces to the north, south and west perimeter parking. Beneath the building footprint of Building 2, it must be concrete. It is more expensive but aids in the drainage. There is some tandem parking for residents with multiple cars. M. Humm asks if there are other similar projects this company has completed. **Applicant response**, Ricardo Hernandez, yes in Orlando and in Miami. The building in Orlando is similar without the Plaza. M. Humm queries if they are planning to sell after approval or would they own and operate? Where would the extra parking be for non-residents? **Response:** Some is dedicated to the retail operations, people are encouraged to walk, use bikes, scooters in addition to the on-street parking. What is the anticipated rent? **Response:** It will be market rate. 1 bedroom@ $1,500 2- bedrooms $1,800 and 3 bedrooms $2,000 and adjusted for inflation when opening. Will there be property management by a third party? **Response:** Avanti, one of the partners will be taking that role, it is in-house. Live on-site? **Response:** The property manager and leasing agent will be on site usually from 9-5. The property manager and leasing agent should be local. J. Contin asks about the impact fees and the distribution between the county and city. Relationship of parking to unit mix? At night the retail will be vacant during the day the parking can be for the public. A bus station stop is provided as the intent is to have young families with young children. What TDR rights were utilized? **Staff Response:** They are being bought from the City at $10.00 per foot. It allowed them to go 7 floors and added 10 % density. L. Starr- Is the CRA the property owner? **Response:** Went through an RFP, signed a contract for purchase and development agreement. Once the project is approved they will have 2 years to deliver the building. The cost of the property was 2.49 million. Are they paying the City anything? SBIP are paid by developer to the project. **Staff:** Total cost of the TDR is $246,720 required to be paid to the city into an infrastructure trust fund. It can be requested to be waived but it seems the city is not open to waiving at this time. The City does not charge impact fees, only the county. The City requires water/sewer capacity fees. L. Starr- how many commercial tenants? Up to 16, are there assigned spaces? Yes, the tandem parking spots will be assigned to the 3-bedroom units. Prefer families to be in the 3-bedroom units as opposed to students as there are family amenities on site. The on-street parking cannot be restricted, it is open to the public. L. Starr asks about signage. **Response:** The majority of the signage will be on the retail spaces, and it can be restricted by the yet to be submitted sign program. M. Humm-will there be wayfinding signage? Yes, no signage on Bldgs 1 and 3. L Starr- will there be any sandwich board signs? **Staff:** They are prohibited by code. A. Marotta- there are eight (8) parking spaces over what is required by code, and there could be more density by right. Would Board be approving the murals? **Staff:** LULA would find the artist(s) and supervise the installation but they could come back before the Board is so desired.

L. Starr- asks for explanation of what items the commission is concerned about and would be disallowed after the SBIP zoning in progress proceeds. W. Waters explains half of the funds would be deposited into a trust fund, similar to the TDR fund. On site and passive amenities such as dog parks, tot lots unless built off-site would not count toward the Sustainable Bonus

credit. J. Contin – Will there be security measures in and around the plaza? beyond PBSO, in place such as cameras? **Response:** A consultant has not yet been brought on board. With the orientation of the retail spaces toward the plaza there will be many eyes on the scene. **Staff:** The sheriff's office will assist with CPTED. M. Humm asks if shade trees around the plaza would not be better than palms? Andres Montero states they will look at that suggestion. The seating areas are surrounded by canopy trees. Annabella Garcia states the area with the palms is where events will be held. L. Starr- where is the refuse area located? **Response:** On the west side of Buildings 3 & 1, for Building #2 on the SW side at the parking level. Are there palms on the rooftop terraces? The 7th floor is not all units, it is terraces, floors 4 and higher afford a view of the intracoastal and ocean; Buildings 1&3 also have rooftop terraces.

Public Comment: Nelson Moscoso is concerned with the height of 6 floors.

Motion: B. Lepa moves to recommend approval of PZB 21-00900001 to the City Commission with staff recommended Conditions of Approval, with an added condition the west parking spots having permeable concrete. The project meets the criteria based upon the data and analysis found in the staff report M. Humm 2nd.

J. Contin would like the motion amended to read "127 not 126" units.

Motion amended by B. Lepa and 2nd by M. Humm to include the correction of the number of units to 127, not 126.

Vote: Roll call votes 4/1 L. Starr dissenting. Motion carries.

C. PZB # 21-01400002 - A request by WGI, an engineering and land development firm, on behalf of MA Investment Boca, LLC for consideration of a Residential Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Transfer of Development Rights, and Sustainable Bonus Incentive Program to allow the construction of 200-unit multi-family development at 3300 Boutwell Road, within the Mixed Use – West (MU-W) zoning district

Staff: A. Rosenberg presents case findings and analysis. The project will consist of two (2) five-story buildings including a clubhouse and mailroom with 200 multifamily units.

Agent for the Applicant: Yoan Machado displays a powerpoint presentation with additional detail. Mentions the previous approval, still vested, was one building but now the mass has been separated in two buildings. It was also lacking in aesthetics, greenspace and amenities with 2 access points on Boutwell Road. That approval did not avail itself to the sustainable bonus incentive program (SBIP) There will be a bus shelter provided on-site as well as a ride share drop-off area. Request for a side setback reduction for the northern boundary from 20 feet to 11 feet.

Board: M. Humm asks what the financial benefit will be to the City? **Response:** Yoan Machado-600K in real estate taxes. They will be market rate with approximately $1250.00 for 1 bedroom and $1750.00 for 2 bedrooms, there are no 3-bedroom units. J. Contin commends the waste disposal portion of the site plan stating if trash pickup can happen here, it can happen anywhere; inquires about the traffic study, Yoan Machado states as the previous approval (200 units) and trips are vested, along with the unit mix (121 units) will create a less than 1% impact on Boutwell Road. Juan Ortega of JFO Group Inc. states the project is within the TCEA-traffic concurrency exception area with peak area trips of 54 in the afternoon. The study was based upon 200 units. Is there a retention pond in the back? Yes, with an observation deck.

Parking: 320 spaces are required according to code; the study shows 262 parking are necessary. 293 are being provided only 26 will be exchange of spaces. The site will be deficient by 27 spaces according to code.

Staff: In keeping with the Urban Planned Development, which enables the relaxation of some codes, the applicant has provided a traffic study allowing for 264 parking spaces (up to 25% of the parking can be alternative parking solutions).

Board: Regarding the Sustainable Bonus- What is the total dollar value? **Response:** Page 15 of the staff report shows the amounts provided for Sustainable Bonus Incentive Program and Transfer of Development Rights.

Additional questions regarding acceptability of the traffic study. As there is no on street parking, any deficiency will be impact the marketability of the units. **Staff:** Boutwell Road improvements and 10th Avenue North improvements should be initiated in the fall of 2021.

Motion: J. Contin moves to approve PZB 21-0140002 with staff recommended conditions. The project meets the criteria based upon the data and analysis found in the staff report. 2nd Bob Lepa.

Vote: 3/2 M. Humm and L. Starr dissenting. Motion carries.

D. PZB # 21-01400039: A request by Mark Hunley of Charette International Architecture on behalf of 1212 Tenth Ave North LLC for consideration of a Residential Urban Planned Development, Major Site Plan, Conditional Use Permit, and Right of Way Abandonment to allow the construction of a two-building residential project consisting of 24 multi-family units on 10th Avenue North, between North E Street and North F Street, within the Mixed Use – East (MU-E) zoning district, PCN #s 38-43-44-21-15-318-0010, 38-43-44-21-15-318-0140, 38-43-44-21-15-318-0150, 38-43-44-21-15-318-0160.

Staff: A. Meyer presents case findings and analysis. Proposal is for 24 multi-family units in two (2) buildings and includes a request for an alley abandonment bisecting the three (3) parcels.

Applicant presentation by Mark Hunley-the alley was primarily used for the access to electric utilities which will now be funded by the applicant for re-location underground. Continued access was requested and accommodated via curb cuts on the northern boundary. Comprised of one and two bedroom units and efficiency units. The Major Thoroughfare Design Guidelines adherence is evident with the large amount of glazing facing 10th Avenue North.

Board: J. Contin has concerns with the stairways to the second level, the stairs look tacked on and could be more robust. Possibly with bike racks behind it for storage. **Staff response:** It may have been as a result of CPTED comments, for more visibility. **Applicant:** It does make it clear to police and fire where to go in the event of an emergency. M. Humm questions the access to the efficiency unit. What are the rent rates for the unit? **Applicant:** Eric Schwimmer$1050 for the efficiency, $1250 for the 1 bedroom and $1450 for the 2 bedroom units. Not in competition with the larger projects as there are no amenities. Looks to the transitional neighborhoods to provide improvements. R. Lepa asks about the parking. **Staff:** There is concern on the part of the engineer for the City, a waiver is requested for the two northerly on-street parking spots. Sight visibility upon exiting the parking area could be impeded and there is suggestion those two spaces should be eliminated. L. Starr- inquires about the CRA parcel that is ten feet in width and the alley abandonment. **Staff response:** The small parcel was gifted to the CRA from the City during the 10th Avenue re-do. Regarding the alley abandonment, that will go to the property owner. Are there any other projects the applicant has built? **Response from Mr. Schwimmer:** Yes, several mixed-use projects and multifamily units; he did not go through an RFP for this

project, is using Northstar Construction as he is not yet confident with the windstorm portion of contracting at this time. He is a licensed general contractor in New York and is currently studying for his Florida licensure. Enjoys smaller projects and affordable/workforce housing, not Section 8, just a nicer home for a modern day worker and one they can afford. Transitional community being defined as an area moving from lower end to a mid-market community. Lake Worth Beach is changing and being bettered. Believes the total tax generated would be $80-$90K. He will manage the properties himself with his own team. **Staff:** The Sustainable Bonus will be paid to the Trust Account in the amount of $21,600 to allow for the three (3) extra units. The two (2) spots on-street will be striped to disallow the parking at those locations.

Public Comment: Nelson Moscoso-Compliments the looks of the structure but is irate with the traffic in the area, states currently only one car can pass at a time. Why take away the parking when there isn't enough parking as it already is? and there is too much parking on the street, each side with visibility issues. His house is behind the parking lot. Going to have noise, and lights. Heard something about impact windows, wants restitution of some type.

Eric Schwimmer: Recollects that they spoke on the phone regarding the windows recalling he told Mr. Moscoso to select his own window vendor, provide the proposal and a check would be issued to cover the costs. He doesn't know about the experience in the evening when people are not at work, and lastly the project could have gone to three (3) story's. Mr. Moscoso is upset with the parking situation, stating neighbors have 5 cars parked in the street at all times.

James Ludwig -1109 North E Street was also opposed to the project as the area doesn't need any additional traffic or foot traffic.

Board: J. Contin- It's right to re-develop as there appears to be blight in the area especially coming off of I-95 in the major thoroughfare area; understands the parking and traffic issues. L. Starr agrees with those sentiments but that additional units should be eliminated to ease the lack of parking. It makes it difficult, if not impossible for trash pickup. Developers need to follow the code regarding parking. A. Marotta asks for explanation in the difference between a permitted by right and Conditional Use parking. **Staff:** The waiver was to make the site lines available, the project does meet parking code. Board may opt to retain the two (2) on street parking spaces and disregard the request for waiver if they so choose.

Motion: J. Contin moves to approve PZB 21-01400039 with staff recommended conditions. The project meets the applicable criteria based on the data and analysis in the staff report. Add a requirement that there shall be an architectural adjustment of the staircase creating a more solid and fluid appearance; remove staff recommendation of relaxing Section 23.4-10 (removal of 2 on-street parking spaces); R. Lepa 2nd.

Vote: Roll call vote 4/1, L. Starr dissenting. Motion carries.

PLANNING ISSUES: The Sustainable Bonus Incentive Program has been given a status of zoning in progress while several items are being considered. Items/amenities not accessible to the general public will no longer be eligible for inclusion in the program unless provided offsite. Two such items are tot lots and dog parks. The Gulfstream is still on track. Community Sustainability may possibly be opening to the public on a limited basis, by appointment only. Staff efficiency has improved with more online functions, volume is up and the majority of clients are pleased with the process especially with document sharing. Online bill pay is continuing to be developed.

PUBLIC COMMENTS (3 minute limit) None

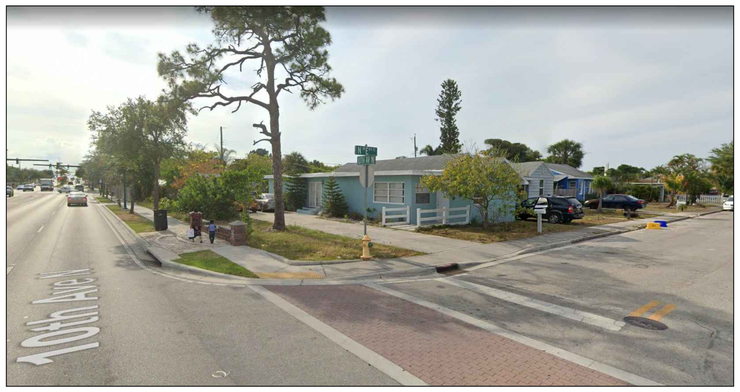
DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: Juan Contin thanks the Director for the installation of Bluebeam. W. Waters mentions the development in the City is busier now than the last 10.5 years which bodes well for the City. Robert Lepa bids farewell from the Board after residing in the City since 1985.

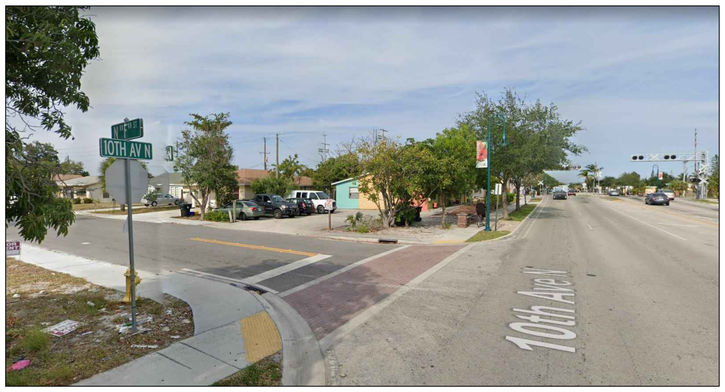
ADJOURNMENT: 10:04 pm

FRONT RENDERING

REAR RENDERING

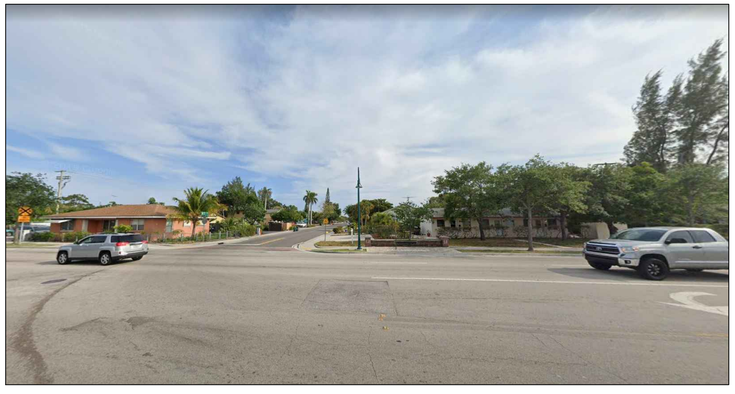


NORTHWEST



NORTHEAST

SOUTHWEST



SOUTHEAST

PAUL CHARETTE A.I.A.
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MARK HUNLEY A.I.A.
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CHARETTE INTERNATIONAL ARCHITECTURE INC
AA26002424 ◆ ARCHITECTURE ◆ PLANNING ◆ HISTORICAL RENOVATIONS
2528 N 38 TH AVE ◆ HOLLYWOOD, FL
paul@charettearch.com ◆ (561)756-6094 – (954)809-9802
mark@charettearch.com

APARTMENT UNITS
10TH AVE N
LAKE WORTH, FL
2020-108

STARTED:	08/04/2020
PRELIM:	
PRELIM 2:	
PRELIM 3:	
PRELIM FINAL:	
CONST DOCS:	
BLDG DEPT:	
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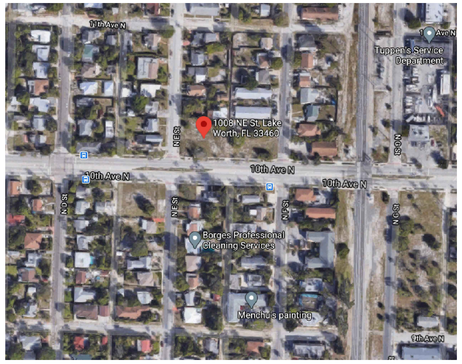
AS-BUILTS:	
SCALE:	1/4" : 1'-0"

SHEET
A-7



LOCATION MAP
SCALE: NTS

GENERAL PROJECT DATA:

PROJECT LOCATION: 10TH AVE N
LAKE WORTH BEACH, FL

PROJECT SUMMARY: NEW 24 UNIT MULTIFAMILY RESIDENTIAL

PARKING REQUIREMENTS

PARKING COUNT

STANDARD SPACES	19	
COMPACT SPACES	7	
ADA SPACES	2	
ON-STREET SPACES	6	
BICYCLE SPACE	2 (1 EACH 4 BIKES)	
TOTAL SPACES	36 PROVIDED SPACES	
STUDIO UNITS	8	10 (8 X 1.25 SPACES)
ONE BEDROOM UNITS	8	12 (8 X 1.5 SPACES)
TWO BEDROOM UNITS	8	14 (8 X 1.75 SPACES)
TOTAL REQUIRED	24	36

SITE DATA

ZONING CLASSIFICATIONS: MU-E

BUILDING S.F	UNIT A: 632 SQ FT UNIT B: 803 SQ FT UNIT C: 726 SQ FT	GRAND TOTAL: 17,288 SQ FT
SITE AREA:	GROSS: 30,754 S.F.	
PERVIOUS AREA: 7,980 SF		
IMPERVIOUS AREA: 22,778 SF		

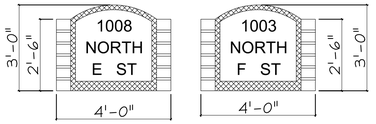
BUILDING PLACEMENT- MU-E

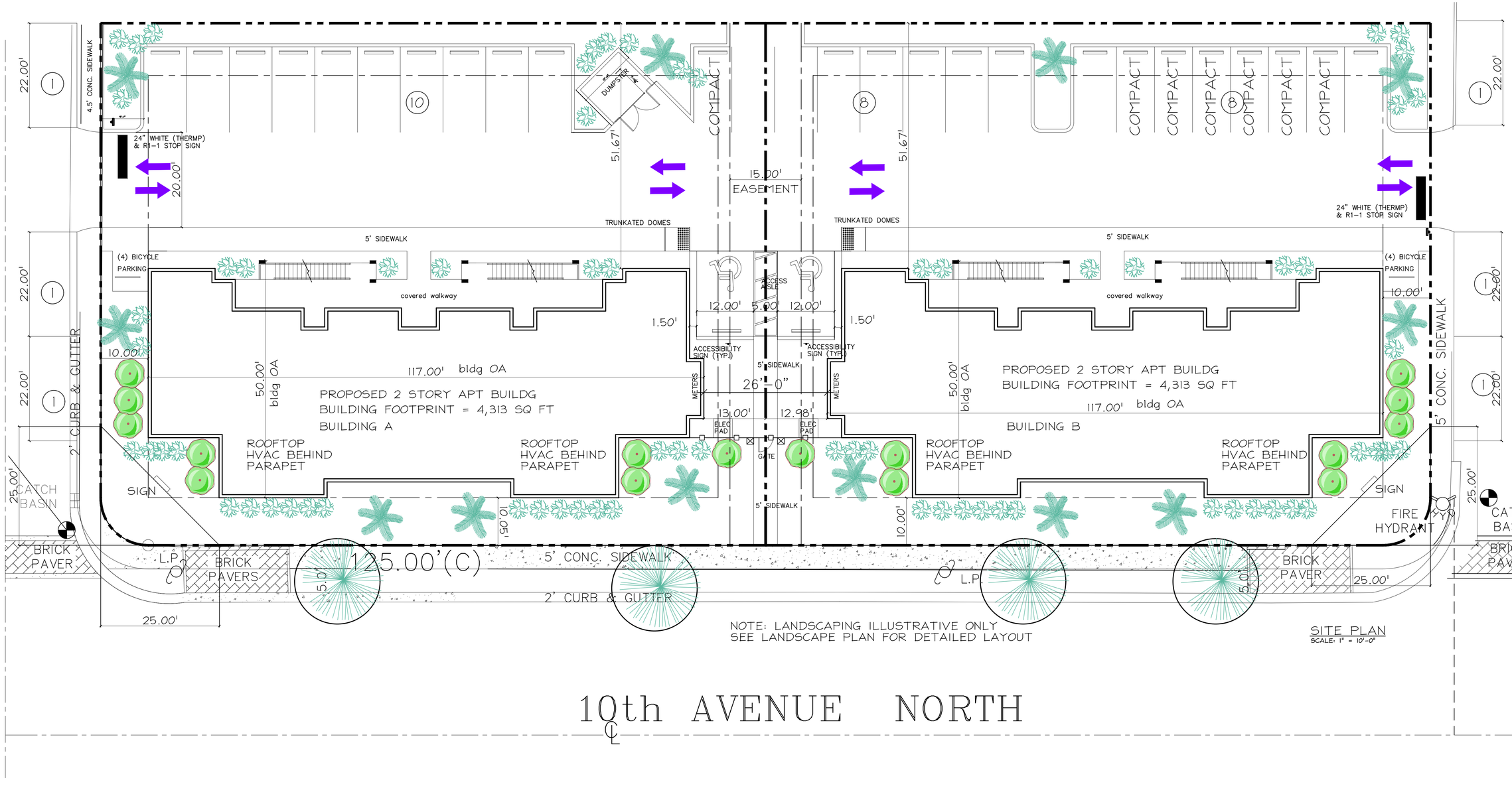
		REQUIRED	PROVIDED
A	FRONT SETBACK	10 FT.	10'-0"
B	SIDE SETBACK	10 FT	10'-0"
C	REAR SETBACK	11 FT	51'-8"

CRITERIA	EXISTING / REQUIRED	PROPOSED
ZONING DISTRICT	MU-E	MU-E
FUTURE LAND USE DESIGNATION	MU-E	MU-E
LOT AREA	6,500	15,377 (2)
LOT WIDTH	50'	140 (2)
BUILDING HEIGHT	30'	25'-2"
BUILDING SETBACKS		
FRONT	10'	10'-0"
REAR	11'	51'-8"
SIDE STREET	10'	10'-0"
LIVING AREA		
EFFICIENCY	400	632
ONE BEDROOM	600	726
TWO BEDROOM	750	803
IMPERMEABLE SURFACE	65%	74.05%
LOT COVERAGE	55%	14.05%
WALL HEIGHT AT SIDE SETBACK	30'-0"	22'-6"
FLOOR AREA RATIO	0.90	0.28

SUSTAINABLE BONUS

UNITS ALLOWED:	30,754 SQ FT / 1,450 SQ FT = 21.21 (21)
UNITS PROVIDED:	24
ADDITIONAL UNITS:	3
AVERAGE UNIT SIZE:	(632 + 803 + 726) / 3 = 720 SQ FT
TOTAL ADDITIONAL AREA:	3 X 720 SQ FT = 2,160 SQ FT
DOLLAR VALUE:	2,160 SQ FT X $10 = $21,600
IMPROVEMENTS:	
DUAL FLUSH TOILETS:	$349.17 - $134.40 = $214.77 X 24 = $5,154.48
16 SEER A/C:	$3,192 - $2,573 = $619 X 24 = $14,856
TOTAL IMPROVEMENTS:	$5,154.48 + $14,856 = $20,010.48





NOTE: LANDSCAPING ILLUSTRATIVE ONLY
SEE LANDSCAPE PLAN FOR DETAILED LAYOUT

SITE PLAN
SCALE: 1" = 10'-0"

PAUL CHARETTE A.I.A.
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MARK HUNLEY A.I.A.
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2528 N 38 TH AVE ◆ HOLLYWOOD, FL
paul@charettearch.com ◆ (561)756-6094 - (954)809-9802
mark@charettearch.com

APT UNITS
10TH AVE NORTH
LAKE WORTH, FL
2020-108

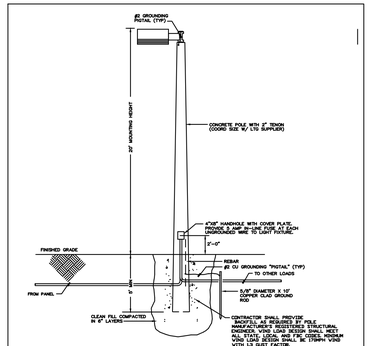
STARTED:	08/04/2020
PRELIM:	
PRELIM 2:	
PRELIM 3:	
PRELIM FINAL:	
CONST DOCS:	
BLDG DEPT:	
BLDG DEPT:	
BLDG DEPT:	
AS-BUILTS:	
SCALE:	1" : 10'-0"

SHEET
SP-1

LUMINAIRE SCHEDULE							
TYPE	SYMBOL	QTY	DESCRIPTION	LUMENS	MOUNTING	LIGHT LOSS FACTOR	LLF
A	WP	8	TWH LED ALO PERFORMANCE PCK 4000K TYP 3 LITHONIA LIGHTING	58.4	BUILDING 15 MH	.80	1.0
B		6	MRP LIGHT POST HEAD 42 LED 1000 MA DRIVE CURRENT 40K COLOR TEMO TYPE 2 DIST. LITHONIA LIGHTING	188	20' MH POLE	.80	1.0

CALCULATION SUMMARY-

AREA NAME	DIMENSIONS	CALC TYPE	UNITS	GRID NAME	AVE	MAX	MIN
BUILDING A PARKING 3 poles	130 X 50	ILLUMINANCE	FC	New Grid	<+> 1.0 <*> 2.4	2.8	2.4
BUILDING B PARKING 2 poles	130 X 50	ILLUMINANCE	FC	New Grid	<+> 1.0 <*> 2.4	2.8	2.4



PARKING AREA LIGHTING FIXTURE – TYPE 'B'

FINAL SITE / PARKING LOT LIGHTING SHALL BE TESTED AND CERTIFIED AFTER INSTALLATION
NOTE: ALL SIDEWALKS LEADING TO ACTIVE ENTRANCES TO BE 1 FC
COORDINATE WITH LANDSCAPE PLAN NOT TO BLOCK LIGHT POLES

NOTE: CONTRACTOR SHALL INSTALL POLES SUCH THAT THE BASE OF THE POLE IS MIN 2' FROM PARKING STOP AND 15 FEET FROM ANY TREE TRUNKS OR POLES
CONTRACTOR SHALL PROVIDE AND INSTALL SHIELDS ON LIGHTS LOCATED NEAR PROPERTY LINES AS REQUIRED TO LIMIT LIGHT SPILLAGE OUT SIDE OF PROPERTY LINES TO MAX .25 FC

NOTE EXISTING CITY STREET LIGHTING NOT SHOWEN

NORTH ARROW

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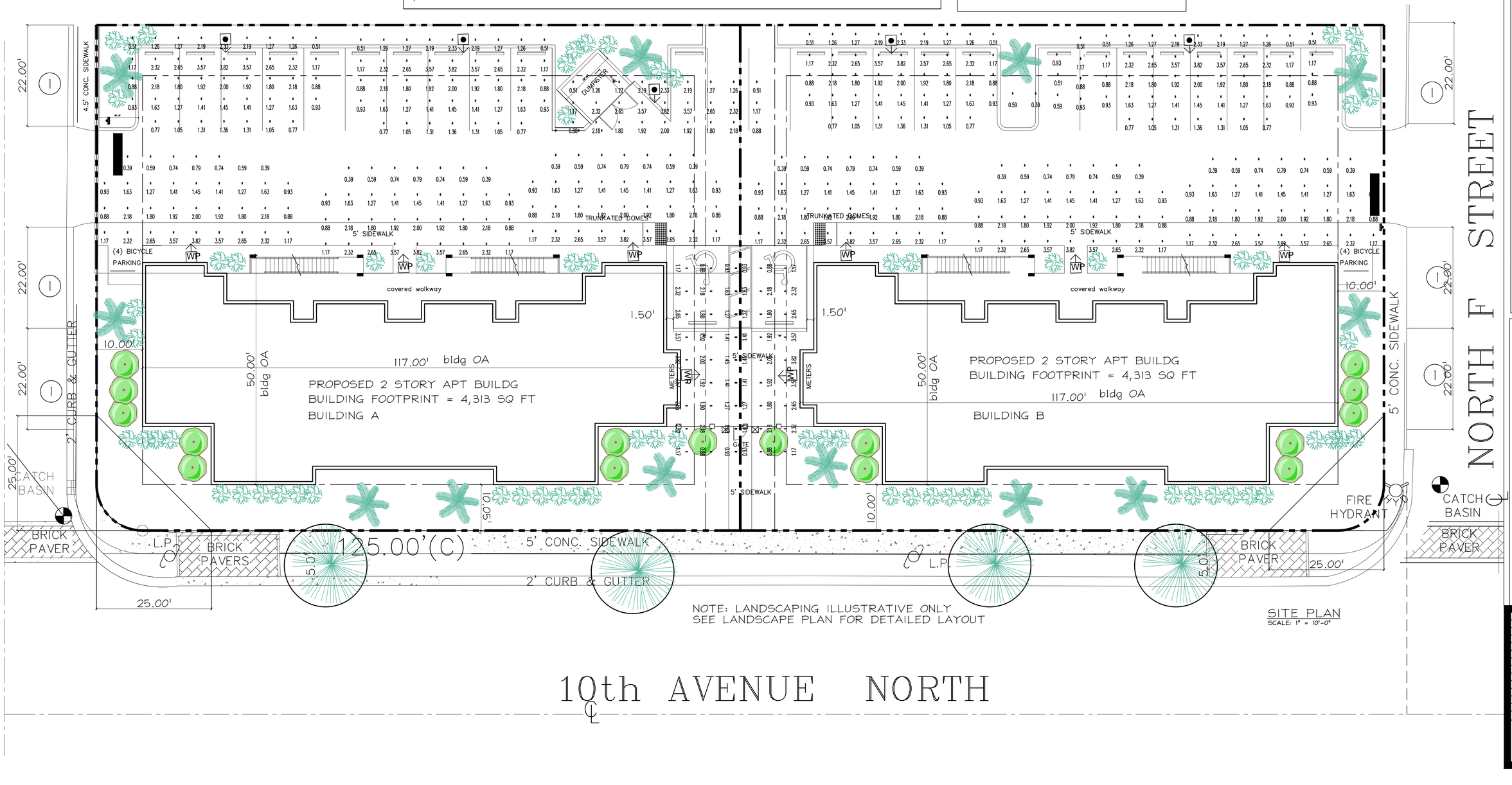

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SEE LANDSCAPE PLAN FOR DETAILED LAYOUT

SITE PLAN
SCALE: 1" = 10'-0"

APT UNITS
10TH AVE NORTH
LAKE WORTH, FL
2020-108

STARTED:	08/04/2020
PRELIM:	
PRELIM 2:	
PRELIM 3:	
PRELIM FINAL:	
CONST DOCS:	02/12/2021
BLDG DEPT:	
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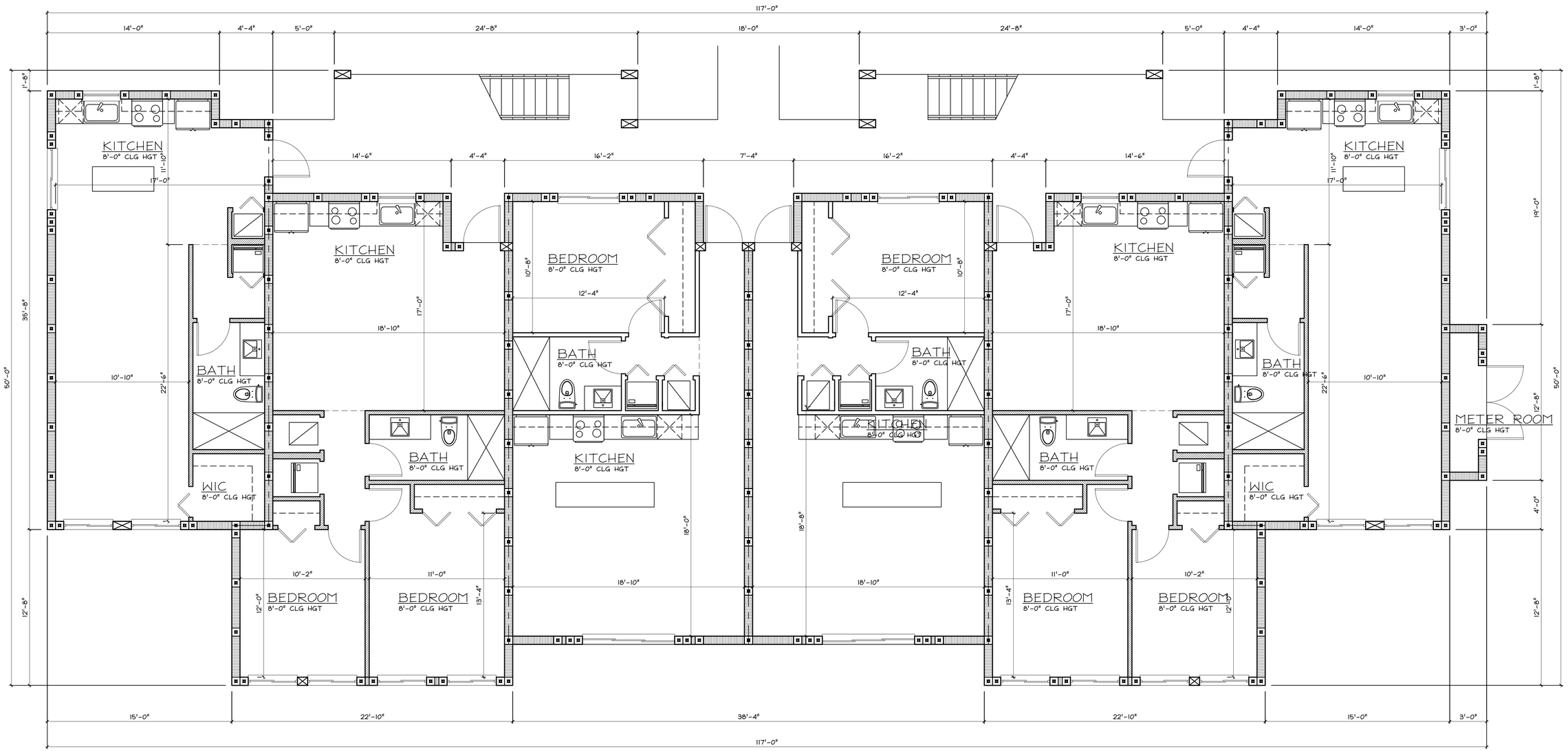
AS-BUILTS:	
SCALE:	1" : 10'-0"

SHEET
PH-1



FIRST FLOOR PLAN

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

NORTH ARROW

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APARTMENT UNITS
10TH AVE N
LAKE WORTH, FL
2020-108

STARTED:	08/04/2020
PRELIM:	
PRELIM 2:	
PRELIM 3:	
PRELIM FINAL:	
CONST DOCS:	
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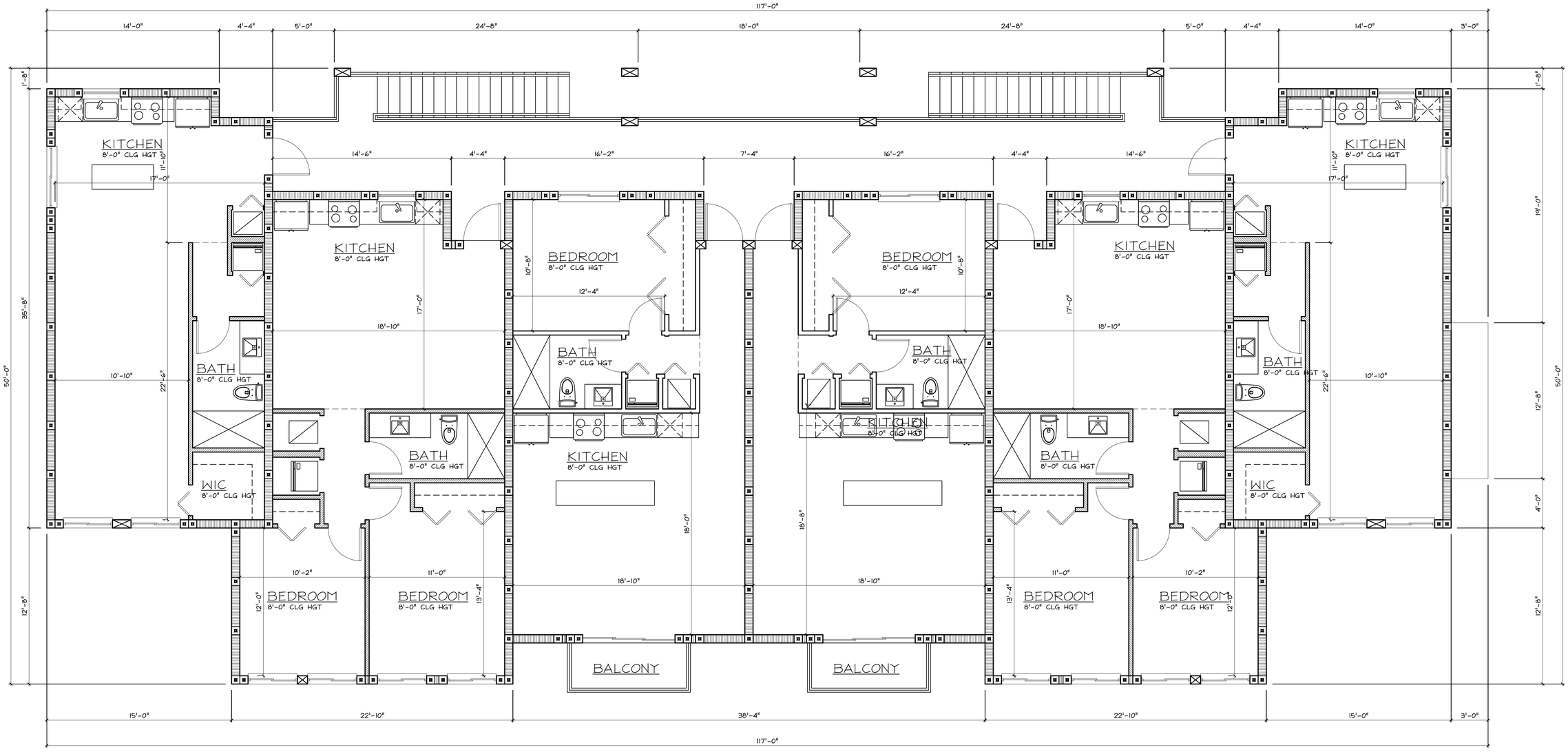
AS-BUILTS:	
SCALE:	1/4" : 1'-0"

SHEET

A-1



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH ARROW

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LAKE WORTH, FL
2020-108

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PRELIM 3:	
PRELIM FINAL:	
CONST DOCS:	
BLDG DEPT:	
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BLDG DEPT:	
AS-BUILTS:	
SCALE:	1/4" : 1'-0"

SHEET
A-2

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

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

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

NORTH ARROW

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PRELIM FINAL:	
CONST DOCS:	
BLDG DEPT:	
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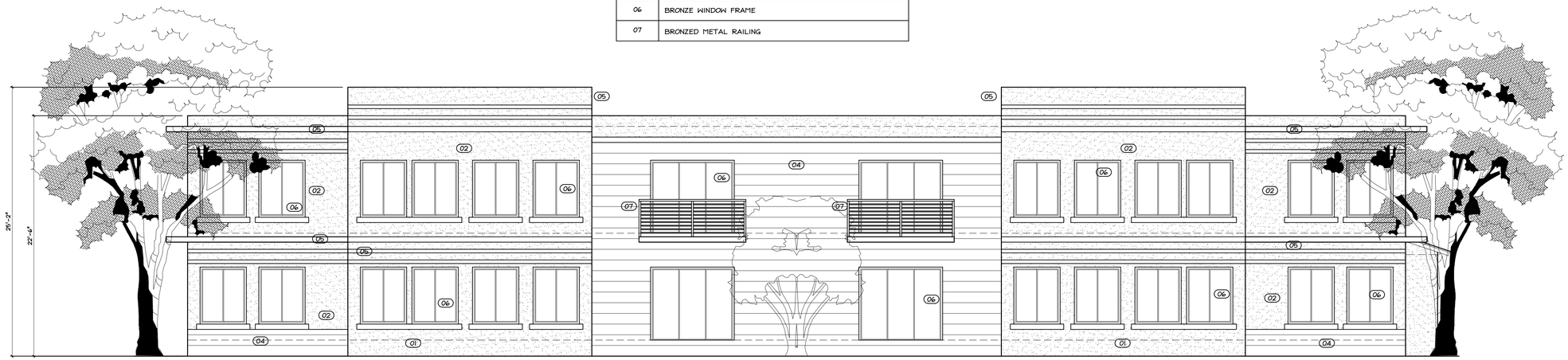
BLDG DEPT:	
AS-BUILTS:	
SCALE:	1/4" : 1'-0"

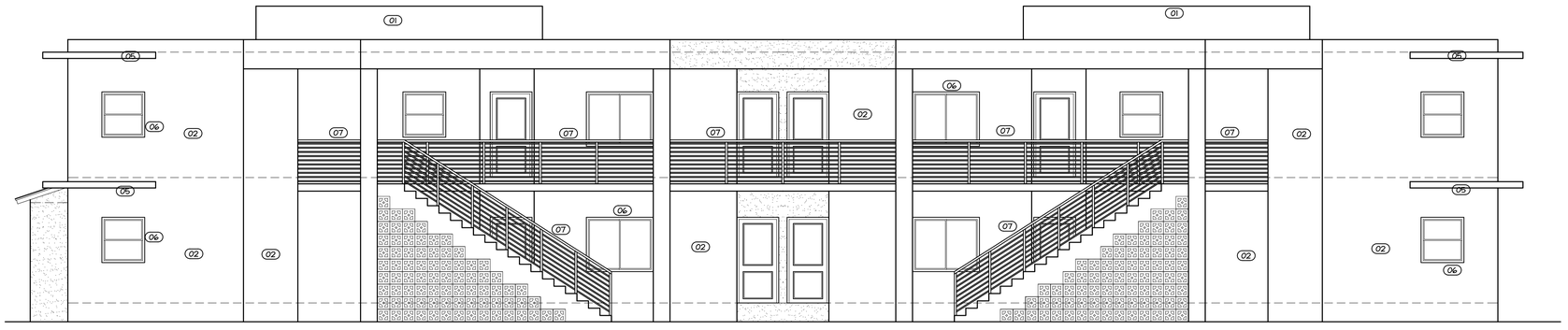
SHEET
A-3

FINISH SCHEDULE

MARK	DESCRIPTION
01	SCORED STUCCO - BENJAMIN MOORE AC26 "OZARK SHADOW"
02	SMOOTH STUCCO - BENJAMIN MOORE OC66 "SNOW WHITE"
03	SCORED STUCCO - BENJAMIN MOORE AC26 "OZARK SHADOW"
04	SCORED STUCCO - BENJAMIN MOORE AC26 "OZARK SHADOW"
05	SMOOTH STUCCO - BENJAMIN MOORE 2137-20 "CHAR BROWN"
06	BRONZE WINDOW FRAME
07	BRONZED METAL RAILING



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



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

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2528 N 38 TH AVE
HOLLYWOOD, FL
paul@charettearch.com
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10TH AVE N
LAKE WORTH, FL
2020-108

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PRELIM 3:	
PRELIM FINAL:	
CONST DOCS:	
BLDG DEPT:	
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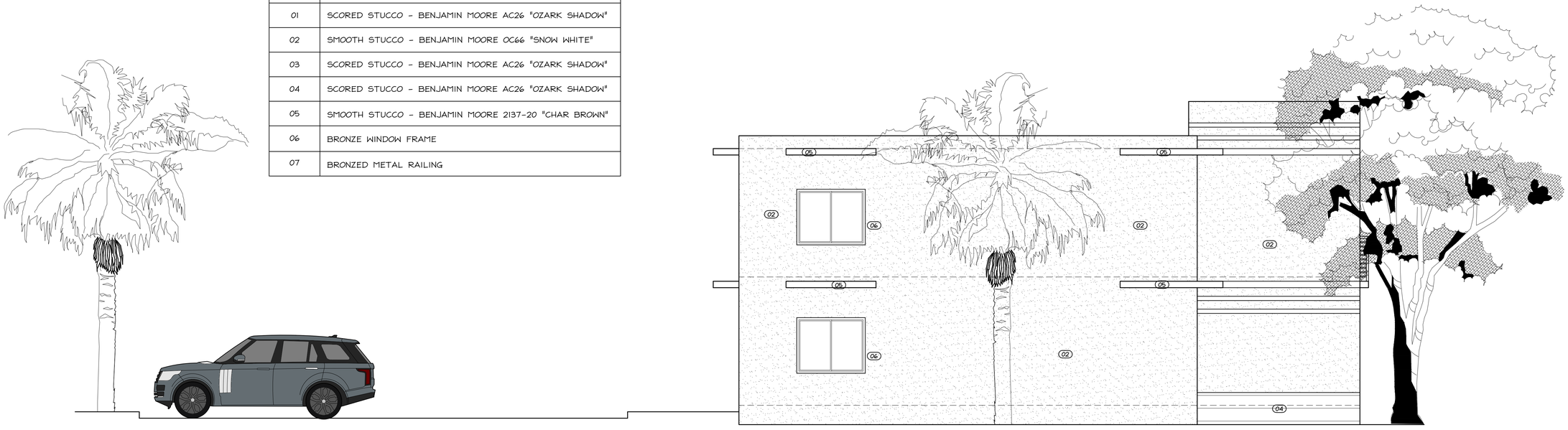
BLDG DEPT:	
AS-BUILTS:	
SCALE:	3/16" : 1'-0"

SHEET
A-4

FINISH SCHEDULE

MARK	DESCRIPTION
01	SCORED STUCCO - BENJAMIN MOORE AC26 "OZARK SHADOW"
02	SMOOTH STUCCO - BENJAMIN MOORE OC66 "SNOW WHITE"
03	SCORED STUCCO - BENJAMIN MOORE AC26 "OZARK SHADOW"
04	SCORED STUCCO - BENJAMIN MOORE AC26 "OZARK SHADOW"
05	SMOOTH STUCCO - BENJAMIN MOORE 2137-20 "CHAR BROWN"
06	BRONZE WINDOW FRAME
07	BRONZED METAL RAILING



LEFT ELEVATION
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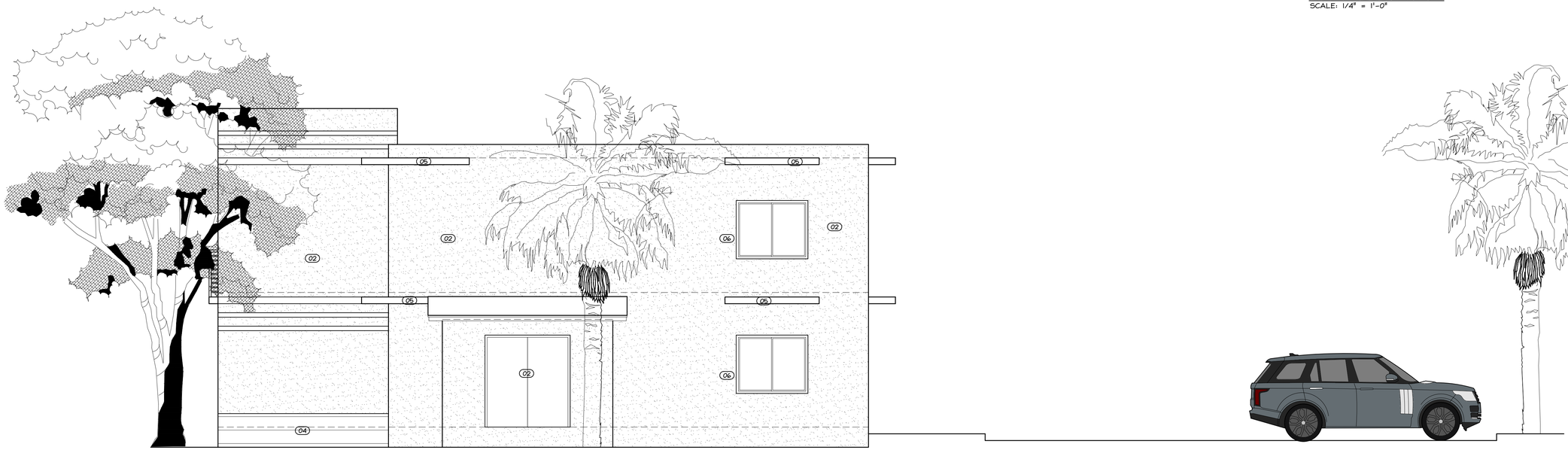

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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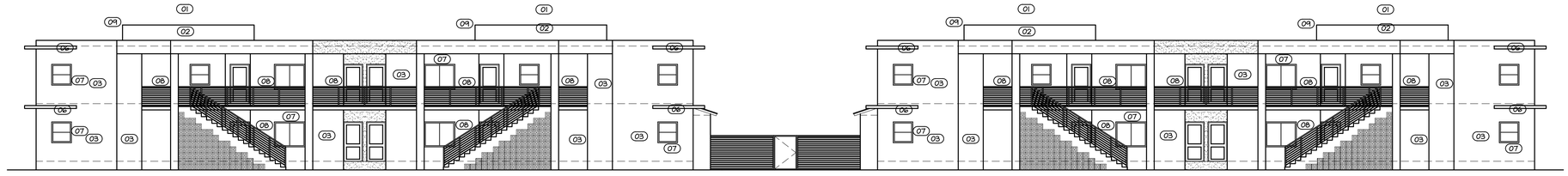
PRELIM 3:	
PRELIM FINAL:	
CONST DOCS:	
BLDG DEPT:	
BLDG DEPT:	
BLDG DEPT:	
AS-BUILTS:	
SCALE:	1/4" : 1'-0"

SHEET
A-5

FINISH SCHEDULE

MARK	DESCRIPTION
01	NATURAL ANODIZED METAL ROOF
02	ROUGH STUCCO - BENJAMIN MOORE AC26 "OZARK SHADOW"
03	SMOOTH STUCCO - BENJAMIN MOORE OC66 "SNOW WHITE"
04	SCORED STUCCO - BENJAMIN MOORE AC26 "OZARK SHADOW"
05	SCORED STUCCO - BENJAMIN MOORE AC26 "OZARK SHADOW"
06	SMOOTH STUCCO - BENJAMIN MOORE 2137-20 "CHAR BROWN"
07	BRONZE WINDOW FRAME
08	BRONZED METAL RAILING
09	PAINTED FASCIA - BENJAMIN MOORE 2137-20 "CHAR BROWN"

FULL FRONT ELEVATION



FULL REAR ELEVATION
SCALE: 3/32" = 1'-0"

PAUL CHARETTE A.I.A.
LICENSE AR 0016279

MARK HUNLEY A.I.A.
LICENSE AR 0099784

CHARETTE INTERNATIONAL ARCHITECTURE INC
AA26002424
ARCHITECTURE ◆ PLANNING ◆ HISTORICAL RENOVATIONS

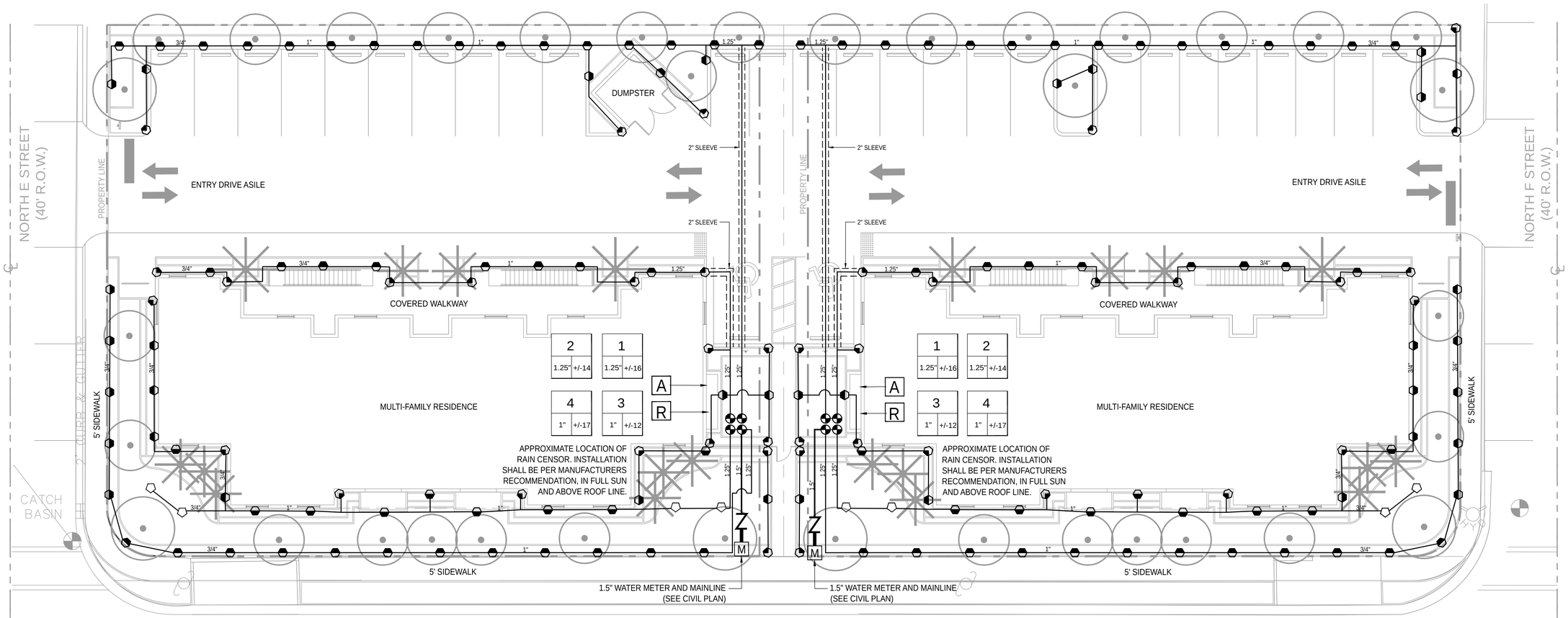
2528 N 38 TH AVE
paul@charettearch.com
mark@charettearch.com

◆ HOLLYWOOD, FL
◆ (561)756-6094 - (954)809-9802

APARTMENT UNITS
10TH AVE N
LAKE WORTH, FL
2020-108

STARTED:	08/04/2020
PRELIM:	
PRELIM 2:	
PRELIM 3:	
PRELIM FINAL:	
CONST DOCS:	
BLDG DEPT:	
BLDG DEPT:	
BLDG DEPT:	
AS-BUILTS:	
SCALE:	3/32" : 1'-0"

SHEET
A-6



Irrigation Notes

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

PIPES 4" AND UNDER TO BE SOLVENT WELD. LARGER PIPES TO BE GASKETED 'O' RING PIPES AND USE THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS AT TURNING LOCATIONS.

***SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND**
***INSTALL RAIN SENSOR AS PER LOCAL CODE**

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHEN APPLICABLE.

AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.

WIRE SIZED AND COLORED AS FOLLOWS:
#12 WHITE FOR COMMON
#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)
#14 RED HOT WIRES
#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)

WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING

TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.

SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

DESIGN

THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, , ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.

THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE741 THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.

INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.

DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTRUCTIONS OR DIFFERENCES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR TO ASSUME FULL RESPONSIBILITY.

EQUIPMENT TABLE

Backflow Preventers

Symbol	Description
	Pressure Vacuum Breaker

Controllers

Symbol	Description
A	Rainbird ESP-Me
R	Rain Sensor

Irrigation Heads

Symbol	Description
	RAINBIRD 1800 SERIES 15 Strip Series trajectory 30 deg EST*
	RAINBIRD 1800 SERIES 15 Strip Series trajectory 30 deg SST*
	RAINBIRD 1800 SERIES HE-VAN 08 Series 90°
	RAINBIRD 1800 SERIES HE-VAN 08 Series 180°
	RAINBIRD 1800 SERIES HE-VAN 10 Series 90°
	RAINBIRD 1800 SERIES HE-VAN 10 Series 180°
	RAINBIRD 1800 SERIES HE-VAN 12 Series 90°
	RAINBIRD 1800 SERIES HE-VAN 12 Series 180°
	RAINBIRD 1800 SERIES HE-VAN 12 Series 360°
	RAINBIRD 1800 SERIES HE-VAN 15 Series 90°
	RAINBIRD 1800 SERIES HE-VAN 15 Series 180°
	RAINBIRD 1800 SERIES SQ Nozzle 4 Feet Throw EST*

Pipe (Lateral)

Symbol	Description
	Class 160 PVC (Lateral)

Pipe (Mainline)

Symbol	Description
	Schedule 40 PVC Pipe

Pipe (Sleeve)

Symbol	Description
	Schedule 40 PVC Pipe

Valves

Symbol	Description
	Rainbird PGA Valve

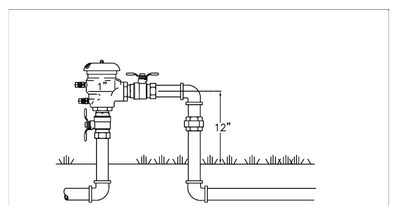
Water Meters

Symbol	Description
M	1" Water Meter

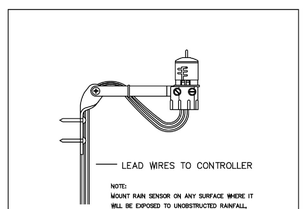
VALVE NUMBER
1
2" 20
VALVE SIZE — GALLONS PER MINUTE

IRRIGATION NOTE: MAIN LINE, LATERAL LINE, BACKFLOW PREVENTER AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPE AREAS TO RECEIVE 100% COVERAGE BY IRRIGATION SYSTEM. FINAL AND BEST LOCATION OF TIMER, RAIN SENSOR AND VALVES SHALL BE DETERMINED BY IRRIGATION CONTRACTOR.

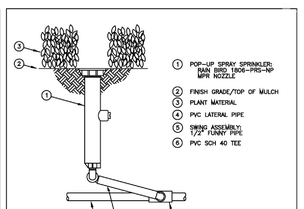
10TH AVENUE NORTH
(80' RIGHT-OF-WAY)



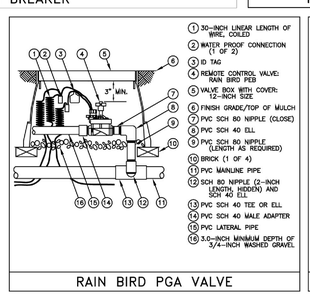
PRESSURE VACUUM BREAKER



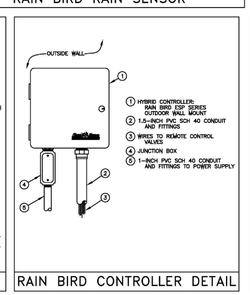
RAIN BIRD RAIN SENSOR



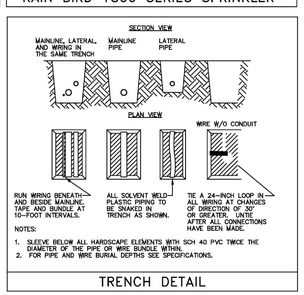
RAIN BIRD 1800 SERIES SPRINKLER



RAIN BIRD PGA VALVE



RAIN BIRD CONTROLLER DETAIL



TRENCH DETAIL

CHRIS CABEZAS
LANDSCAPE ARCHITECTURE, INC.
80 NE 5TH AVENUE
DELRAY BEACH, FL 33483
561.596.6771 | chriscabezas@gmail.com
www.chriscabezaslandscape.com

PROJECT:
1008 N E ST & 1005 N F ST LAKE WORTH FL 33460
LANDSCAPE PERMIT DRAWINGS

CLIENT:
1212 TENTH AVENUE NORTH LLC

REVISIONS:

No.	Date	Description

SEAL:
LANDSCAPE ARCHITECT: Christopher Cabezas

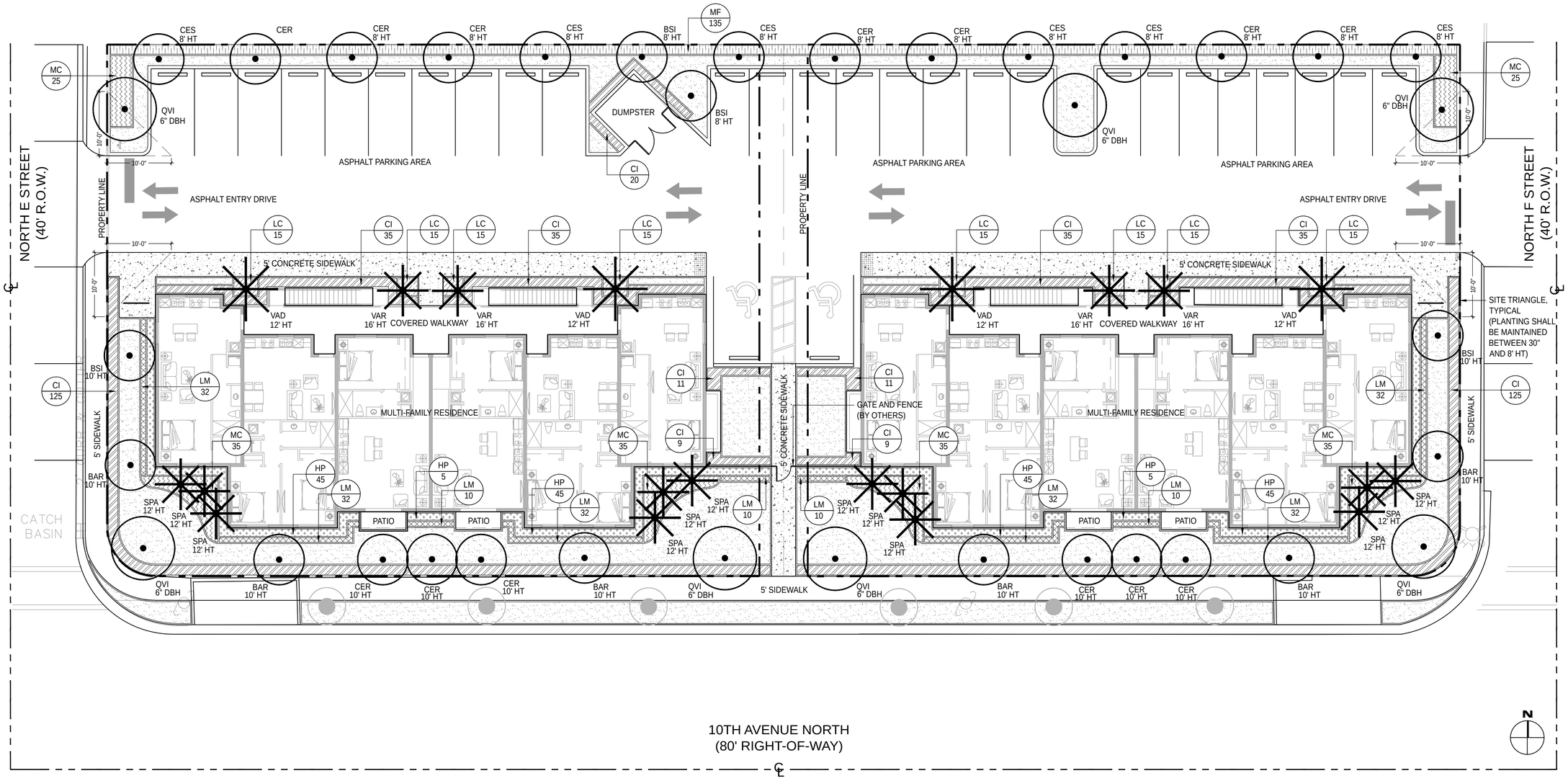
REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER R CABEZAS LA 6667347 STATE OF FLORIDA

REGISTRATION NO. RLA 6667347

SHEET TITLE:
IRRIGATION PLAN

Scale: 3/32" = 1' - 0"
Drawn By: CC
Checked By: CC
Date: 09/24/2020

SHEET NUMBER:
LI-1



LANDSCAPE CALCULATIONS		
Zoning: MU-E—Mixed Use East		
Total Lot Area: 30,758 SF		
Pervious Area: 7,980 SF		
Impervious Area: 22,778 SF		
Perimeter Landscaping	**Required**	**Provided**
5' Landscape Strip	Yes	Yes
ROW Trees (1 Large Tree/ 25')	Yes	Yes
Interior Hedge	Yes	Yes
Multiple Tier Planting	Yes	Yes
8' HT Hedge for Multifamily Separation	Yes	Yes
VAU abutting properties (1 Tree/ 20')	Yes	Yes
Interior Landscaping	**Required**	**Provided**
Lot: 1 Large Tree/ 650 SF Pervious Area	12 Trees	12 Trees
5' Landscape Strip at Bldg Foundation	Yes	Yes
1 Tree/Interior Parking Islands	2 Trees	2 Trees
General Requirements:	**Required**	**Provided**
Native Trees (75%)	75%	85%
Native Shrubs (75%)	75%	100%
Palms (Max. 20% of Total Trees)	20%	10%
Total Tree Requirements:	**Required**	**Provided**
Total Trees (Lot, Islands + Mitigation)	26 Trees	40 Trees
Total Palms (Mitigation)	3 Palms	8 Palms

MITIGATION SUMMARY		
Mitigation Trees Required (see Tree Dispo Sheet)	**Required**	**Provided**
Inch for Inch: 3 Trees Removed	41" DBH	7 Trees @6" DBH
Tree: One for one	5 Trees	5 Trees @ 10' HT
Palm: One for one	3 Palms	3 Palms @ 16' HT

PLANT SCHEDULE						
TREES	**QTY**	**Scientific Name**	**Common Name**	**Specs**	**Notes**	**Native**
BAR	6	Bulnesia Arborea	Verawood	10' HT Min., 1.5" DBH	Standard	
BSI	4	Bursera simaruba	Gumbo Limbo	10' HT Min., 1.5" DBH	Standard	√
CGR	13	Conocarpus erectus	Green Buttonwood	10' HT Min., 1.5" DBH	Standard	√
CES	6	Conocarpus erectus var. sericeus	Silver Buttonwood	10' HT Min., 1.5" DBH	Standard	√
QVI	7	Quercus virginia	Live Oak	12' HT Min., 6" DBH	Standard	√
PALMS	**QTY**	**Scientific Name**	**Common Name**	**Specs**	**Notes**	**Native**
SPA	12	Sabal palmetto	Sabal Palm	12' HT Min.	Booted	√
VAD	4	Veithcia arecina	Montgomery Palm	12' HT Min.	Double	
VAR	4	Veithcia arecina	Montgomery Palm	16' HT Min.	Single	
SHRUBS	**QTY**	**Scientific Name**	**Common Name**	**Specs**	**Notes**	**Native**
CI	450	Chrysobalanus icaco	'Redtip' Cocoplum	3 Gallon, 24" HT. Min	24" O.C., to be maintained at 3' HT	√
HP	190	Hamelia patens	Firebush	3 Gallon, 24" HT. Min	24" O.C.	√
MC	190	Muhlenbergia capillaris	Pink Muhly Grass	3 Gallon, 18" HT. Min	18" O.C.	√
MF	135	Myrcianthes fragrans	Simpson's Stopper	3 Gallon, 24" HT. Min	24" O.C., to be maintained between 3' - 6' HT	√
GROUND-COVERS	**QTY**	**Scientific Name**	**Common Name**	**Specs**	**Notes**	**Native**
LC	120	Lantana camera 'New Gold'	Same	1 Gallon	12" O.C.	
LM	232	Liriope muscari 'Super Blue'	Lilyturf	1 Gallon	12" O.C.	
SOD	**QTY**	**Scientific Name**	**Common Name**	**Specs**	**Notes**	
SS	+/-3,860 sf	Stenotaphrum secundatum	Saint Augustine	Pallets		

LEGEND

PROPOSED:

- TREE (XXX)
- PALM (XXX)
- HAMELIA PATENS (FIREBUSH)
- LIRIOPE MUSCARI (LILYTURF)
- LANTANA CAMERA
- LAWN AREA
- CONCRETE AREA
- (PINK MUHLY GRASS)
- (COCOPLUM)
- LIRIOPE 'SUPER BLUE'

EXISTING:

- EXISTING TREE

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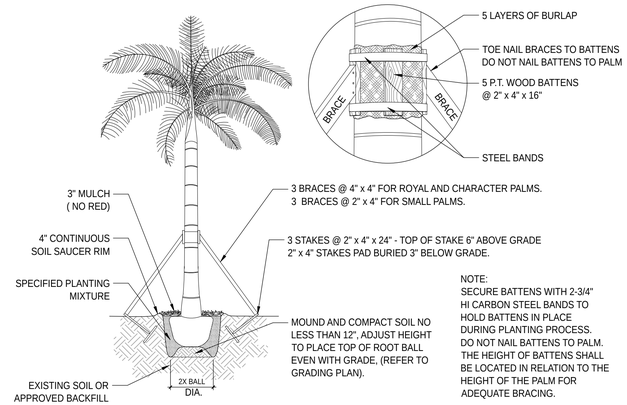

1 PALM PLANTING AND STAKING DETAIL

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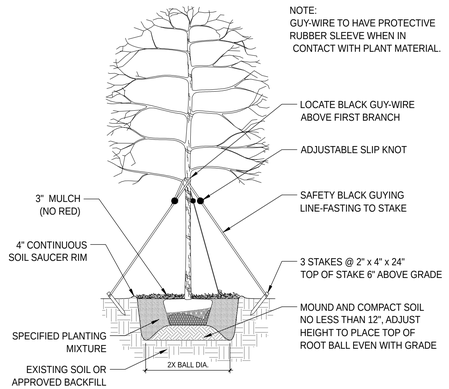

2 UNDERSTORY TREE PLANTING AND STAKING DETAIL

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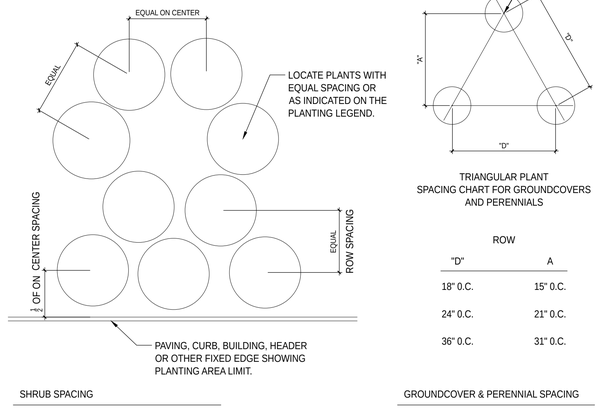
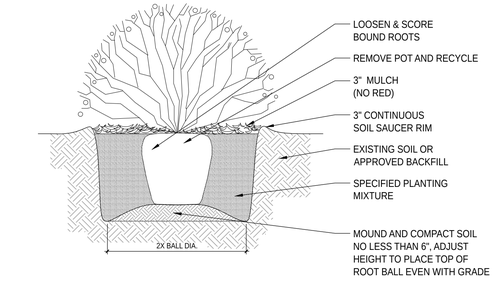


4 PLANT & SHRUB SPACING DETAIL

SCALE: N/A



3 SHRUB PLANTING DETAIL

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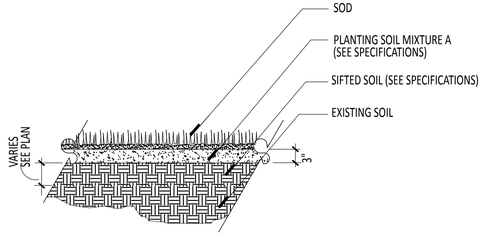

5 SOD SECTION

SCALE: N/A

GENERAL LANDSCAPE NOTES AND SPECIFICATIONS

1. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO SUBMITTING A BID.
2. LANDSCAPE CONTRACTOR SHOULD VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS PRIOR TO SUBMITTING A BID.
3. PLANT LIST SHALL TAKE PRECEDENCE OVER PLANTING PLAN IN CASE OF DISCREPANCIES.
4. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLANS SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS.
5. ALL SIZES SPECIFIED FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST SHALL BE CONSIDERED MINIMUM.
6. ALL PLANT MATERIAL MUST MEET OR EXCEED THE SPECIFIED MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD.
7. ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. .
8. ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF 6 MONTHS FROM DATE OF FINAL ACCEPTANCE.
9. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING.
10. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, THE REMOVAL OF ALL BUILDING CONSTRUCTION DEBRIS AND FOREIGN MATERIAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
11. SITE PREPARATION SHOULD INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS OR GRASS, REMOVAL AND CLEAN UP OF ANY DEAD MATERIAL AND ROUGH AND FINISH GRADING PER SPECS AND OR LANDSCAPE PLANS.
12. FOR PLANT MATERIAL DESIGNATED TO BE REMOVED, THE ENTIRE ROOT SYSTEM SHALL BE DUG AND REMOVED FROM THE SITE.
13. ALL PLANTING AREAS SHOULD RECEIVE AN 80/20 MIX FILL SOIL. SAND USED IN PLANTING SOIL MIX SHALL BE SILICA SAND.
14. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE 'GRADES AND STANDARDS FOR NURSERY PLANTS" SECOND EDITION FEB. 1998 INCLUDING REVISIONS AND WHICH MEET OR EXCEED THE SIZES INDICATED IN THE PLANTING SCHEDULE AND DETAILS.
15. ALL TREES SHALL BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO BRACING NOTES AND PLANTING DETAILS)
16. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, ALL REMAINING HOLES SHALL BE BACK FILLED AROUND AND UNDER ROOT BALL.
17. ALL EXISTING PLANT MATERIAL TO REMAIN, SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY PLANT MATERIAL SCARRED OR DESTROYED DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES SIZE AND QUALITY.
18. ALL TREES AND ALL PLANTING BEDS TO BE TOPPED WITH 3" MIN. "GRADE A" ORGANIC MULCH (MELALEUCA IS PREFERRED), UNLESS OTHERWISE NOTED. (CYPRESS MULCH AND RED MULCH SHALL NOT BE USED).
19. ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 12' HEIGHT TREE, UNLESS NOTED OTHERWISE.
20. ALL 1 GALLON MATERIAL SHALL HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 18-24" SPREAD MINIMUM.
21. ALL PLANTING AREAS WITHIN THE LIMITS OF WORK SHALL RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. SEE IRRIGATION PLANS FOR ADDITIONAL SPECIFICATIONS.
22. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR SHALL HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
23. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER APPROPRIATE CONTRACTORS.
24. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
25. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
26. THESE DRAWINGS, DOCUMENTS, AND ALL CONTENTS ARE THE PROPERTY OF CHRIS CABEZAS LANDSCAPE ARCHITECTURE, INC. ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR PRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.
27. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS FROM THE FEDERAL, STATE OR LOCAL GOVERNMENT REQUIRED FOR THE WORK INCLUDED IN THIS CONTRACT AND ON THESE DRAWINGS.
28. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY UNFORESEEN CONDITIONS, I.E., COMPACTED SOIL / SUBGRADE, POOR DRAINAGE, UNCONSOLIDATED SOIL, EROSION, UTILITY CONFLICTS, EXCESSIVE SUN OR SHADE, ETC., PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION.
29. ALL PLANTS, MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.

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REVISIONS:

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REGISTRATION NO. RLA 6667347

SHEET TITLE:
PLANTING DETAILS
+ SPECIFICATIONS

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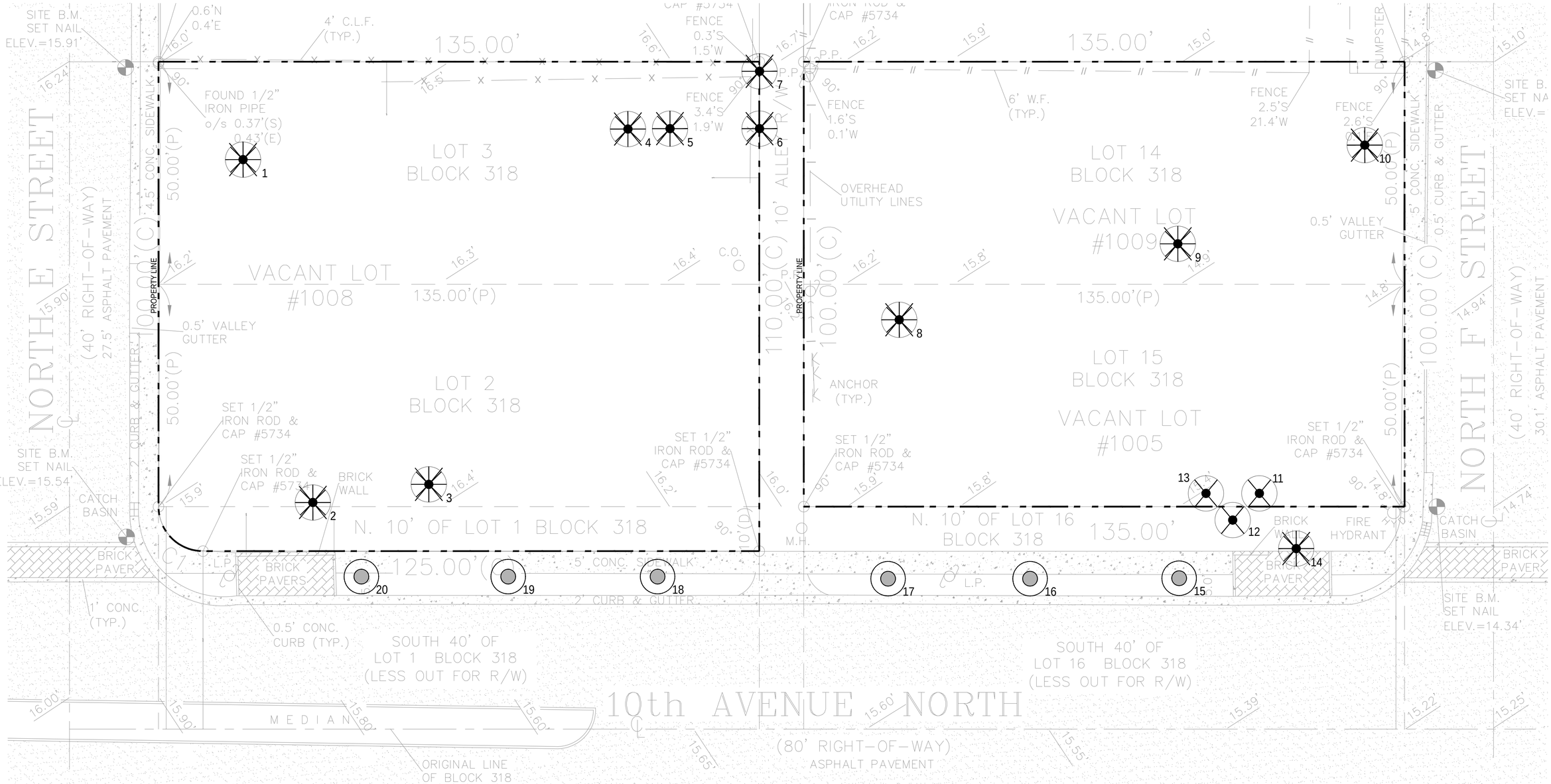
Drawn By: CC
Checked By: CC
Date: 09/24/2020

SHEET NUMBER:
LP-2



TREE PROTECTION NOTES

1. TREE SURVEY BASED ON ALL AVAILABLE INFORMATION. CONTRACTOR TO REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.

2. TREES SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITY THROUGH THE USE OF PROTECTIVE BARRIERS (SEE PROVIDED DETAIL). TREES THAT ARE TO REMAIN SHALL BE CLEARLY IDENTIFIED WITH TAGS. TREE PROTECTION BARRIERS SHALL BE MAINTAINED AROUND THE TREES IN ACCORDANCE WITH THE TREE PROTECTION PLAN APPROVED BY THE DEPARTMENT.

3. PRIOR TO AND DURING DEMOLITION, DEVELOPMENT, OR CONSTRUCTION, PROTECTIVE BARRIERS SHALL BE PLACED AROUND THE PERIMETER OF EACH TREE'S TPZ AND SHALL REMAIN IN PLACE IN ORDER TO PREVENT THE DESTRUCTION OR DAMAGING OF ROOTS, STEMS OR CROWNS OF SUCH TREES. THE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL APPROVED LANDSCAPE OPERATIONS BEGIN.

4. BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE CONSTRUCTION NEEDS, PROVIDED THAT THE MANNER AND PURPOSE FOR SUCH TEMPORARY REMOVAL WILL NOT HARM THE TREES.

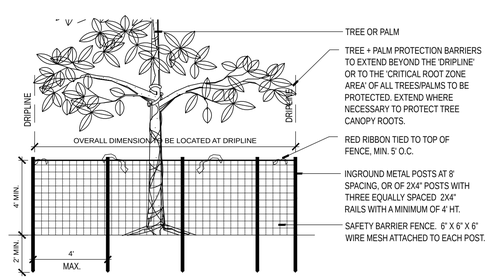
5. THE TREES SHALL BE PROPERLY IRRIGATED THROUGHOUT THE BUILDING PROCESS.

6. NO PRUNING OF TREES SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

7. CONTRACTOR SHALL VERIFY ALL EXISTING ABOVE AND UNDERGROUND UTILITIES 48 HOURS PRIOR TO ANY ON-SITE EXCAVATION.

8. CONTRACTOR TO COORDINATE DEMOLITION PLAN WITH ARCHITECTS

9. ANY PLANT MATERIAL SCARRED OR DESTROYED THAT IS DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES AND QUALITY.



NOTE:
BARRIER TO BE CONTINUOUS AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN. IN NO CASE SHALL THE FENCE BE INSTALLED LESS THAN TEN FEET FROM THE TRUNK.

1 TREE PROTECTION DETAIL
ELEVATION SCALE: N.T.S.

TREE DISPOSITION

Tree Number	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Canopy (FT)	Condition	Disposition	Mitigation Type	Mitigation
1	Mangifera indica	Mango Tree	20"	16'	19'	Good 75%	Remove	Inch for inch	20" DBH
2	Swietenia mahagoni	Mahogany Tree	6"	15'	12'	Fair 58%	Remove	Inch for inch	6" DBH
3	Ficus Benjamina	Weeping Fig	28"	22'	32'	Very Poor 15%	Remove	One for one	1 Tree
4	Pithecellobium dulce	Manila Tamarind	26"	28'	34'	Very Poor 18%	Remove	One for one	1 Tree
5	Schinus terebinthifolia	Brazilian Pepper	23"	18'	28"	N/A-Invasive	Remove	-	-
6	Cupaniopsis anacardioides	Carrotwood Tree	7"	15'	16'	N/A-Invasive	Remove	-	-
7	Cupaniopsis anacardioides	Carrotwood Tree	8"	19'	18'	N/A-Invasive	Remove	-	-
8	Pithecellobium dulce	Manila Tamarind	38"	22'	42"	Fair 55%	Remove	One for one	1 Tree
9	Ficus benghalensis	Ficus Tree	36"	20'	40"	Fair 42%	Remove	One for one	1 Tree
10	Ficus benghalensis	Ficus Tree	25"	18'	27"	Fair 45%	Remove	One for one	1 Tree
11	Sabal palmetto	Sabal Palm	11"	11'	14'	Fair 50%	Remove	One for one	1 Palm
12	Sabal palmetto	Sabal Palm	10"	12'	14'	Fair 45%	Remove	One for one	1 Palm
13	Sabal palmetto	Sabal Palm	12"	12'	14;	Fair 55%	Remove	One for one	1 Palm
14	Mangifera indica	Mango Tree	15"	32'	28'	Fair 58%	Remove	Inch for inch	15" DBH
15	Quercus virginiana	Live Oak	6"	20'	20'	In ROW	Remain	-	-
16	Quercus virginiana	Live Oak	8"	20'	20'	In ROW	Remain	-	-
17	Magnolia grandiflora	Southern Magnolia	4"	18'	7'	In ROW	Remain	-	-
18	Magnolia grandiflora	Southern Magnolia	4"	18'	7'	In ROW	Remain	-	-
19	Quercus virginiana	Live Oak	6"	20'	20"	In ROW	Remain	-	-
20	Quercus virginiana	Live Oak	6"	20'	20'	In ROW	Remain	-	-
								Mitigation Required: 41" DBH + 5 Trees + 3 Palms @16' HT	

PLANT SYMBOLS

	TREES	PALMS
EXISTING TO REMAIN		
EXISTING TO BE REMOVED		

N

811 Know what's below. Call before you dig.

CHRIS CABEZAS
LANDSCAPE ARCHITECTURE, INC.
80 NE 5TH AVENUE
DELRAY BEACH, FL 33483
561.596.6771 | chriscabezas@gmail.com
www.chriscabezaslandscape.com

PROJECT:
1008 N E ST & 1005 N F ST LAKE WORTH FL 33460
LANDSCAPE PERMIT DRAWINGS

CLIENT:
1212 TENTH AVENUE NORTH LLC

REVISIONS:

No.	Date	Description

SEAL:
LANDSCAPE ARCHITECT: Christopher Cabezas
REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER R CABEZAS LA 6667347 STATE OF FLORIDA
REGISTRATION NO. RLA 6667347

SHEET TITLE:
TREE DISPOSITION

Scale: 3/32" = 1' - 0"
Drawn By: CC
Checked By: CC
Date: 09/24/2020

SHEET NUMBER:
LR-1

LEGEND:

- EXISTING ELEVATION
- PROPOSED ELEVATION
- RUNOFF FLOW
- PROPOSED BRICK PAVERS
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE
- TBR — TO BE REMOVED
- TBV — TO BE VERIFIED
- 7.0 — SWALE CONTOUR
- PROPERTY LINE
- ELEC — OVERHEAD WIRES

AREA COVERAGES:

BUILDING FOOTPRINT AREA	= 8,550 SF	= 0.196	ACRE 27.8 %
PAVEMENT AREA	= 13,126 SF	= 0.301	ACRE 42.7 %
PERVIOUS AREA	= 9,082 SF	= 0.208	ACRE 29.5 %
TOTAL AREA	= 30,758 SF	= 0.706	ACRE 100 %

NOTES:

1. LOCAL DRAINAGE DISTRICT: TOWN OF LAKE WORTH
2. WET SEASON WATER TABLE = 8.0 NAVD
3. 10 YEAR – 1 DAY RAINFALL = 10.0 INCHES
4. 25 YEAR – 1 DAY RAINFALL = 12.0 INCHES
5. 100 YEAR – 1 DAY RAINFALL = 16.0 INCHES
6. 3 YEAR – 1 HOUR RAINFALL = 2.6 INCHES

CONSTRUCTION NOTES:

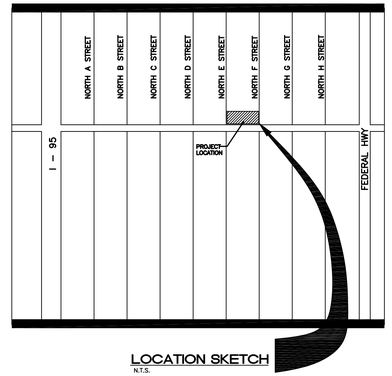
1. CONTRACTOR TO FIELD LOCATE SIZE, DEPTH, MATERIAL AND LOCATION OF EXISTING WATER SERVICE TO BUILDING PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INFORMATION.
2. CONTRACTOR TO FIELD LOCATE SIZE, DEPTH, MATERIAL AND LOCATION OF EXISTING SANITARY SEWER LATERAL SERVICE TO BUILDING PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INFORMATION.
3. EXISTING TOPOGRAPHIC INFORMATION PROVIDED BY MILLER LAND SURVEYING, INC.
4. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF LAKE WORTH BEACH ENGINEERING.
5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
6. THE LOCATION OF EXISTING FACILITIES WERE PLOTTED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
8. ALL SIDEWALKS AND PATIOS SHALL BE SLOPED AWAY FROM HOUSE.
9. MAXIMUM GRASS SLOPES SHALL NOT EXCEED 4:1.
10. CONTRACTOR SHALL COORDINATE GRADING PLAN WITH LANDSCAPE ARCHITECT.
11. REMOVE ALL ORGANIC AND DELERIOUS MATERIAL BETWEEN THE EDGE OF PAVEMENT AND RIGHT OF WAY LINE (14' SODDED SWALE). NO MATERIAL OF F.D.O.T. CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED IN THE RIGHT OF WAY.
12. **ALL ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.**
13. BEFORE ANY SHUT-DOWN AND/OR REMOVAL OF EXISTING WATERMAIN OR SANITARY SEWER LINE TAKES PLACE, THE TOWN OF LAKE WORTH UTILITIES MUST BE GIVEN AT LEAST 48 HOURS NOTIFICATION.
14. ONCE ALL PERMITS ARE SECURED, A PRE-CONSTRUCTION MUST BE SCHEDULED THROUGH THE TOWN OF LAKE WORTH BEACH PRIOR TO STARTING ANY SITE WORK.

SAWCUT NOTES:

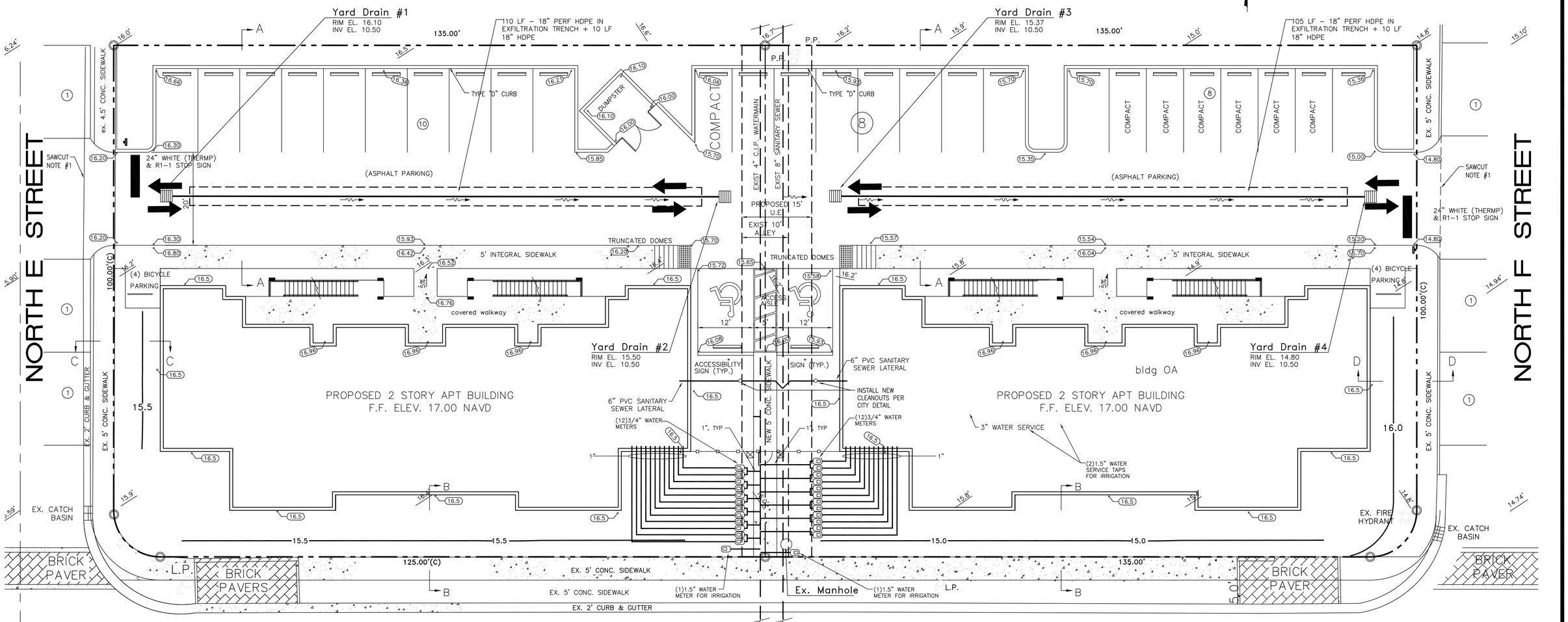
1. SAWCUT EXISTING ASPHALT PAVEMENT. MATCH NEW ASPHALT GRADE TO EXISTING ASPHALT GRADE.

NOTES:

FLOOD ZONE : X
BASE FLOOD ELEVATION : N/A
CONTROL PANEL NUMBER : 120213-05931-F
DATE : 10-5-17



LOCATION SKETCH
N.T.S.



NOTE : OWNER SHALL SUBMIT FINAL SURVEY TO THE CITY WITH SUFFICIENT TOPOGRAPHY TO VERIFY CONFORMANCE TO DESIGN

Designed J.J.H.
Drawn E.L.H.
Checked J.J.H.

NO.	DATE	REVISION	BY
1	3-22-21	Revised per city comments	

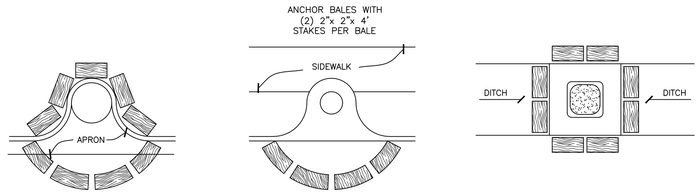
HALEY ENGINEERING, INC.
CIVIL ENGINEERING SERVICES.
1680 SE 4th Street – Deerfield Beach, Fla. 33441
Phone: (954) 260-6194
Email: johnjhaley@comcast.net
F.B.P.E. Authorization No. 9463

APARTMENT BUILDINGS
10TH AVENUE NORTH
LAKE WORTH, FLORIDA

WATER, SEWER, PAVING AND DRAINAGE PLAN

APPROVED:
_____ DATE: _____
JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

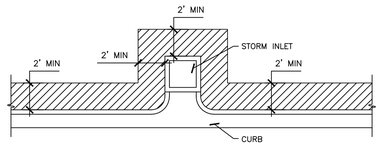
SCALE: 1" = 10'
PROJECT NUMBER: 20-2714
1/5



PARTIAL INLET | COMPLETED INLET | DITCH BOTTOM INLET

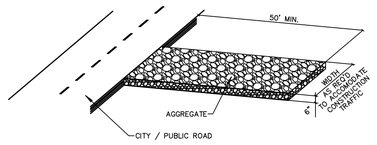
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
N.T.S.

FIGURE 6



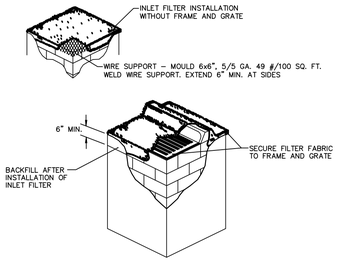
SOD ALONG CURB
AND AROUND INLET
N.T.S.

FIGURE 9



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.

STABILIZED CONSTRUCTION ENTRANCE DETAIL D9.1C



NOT TO SCALE

NOTES:

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

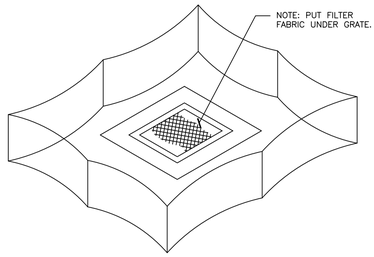
A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

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.

INLET FILTER DETAIL D 8.1

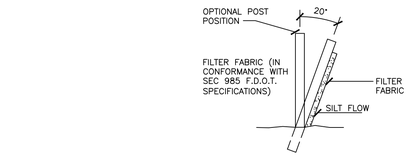
1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURISDICTION 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.

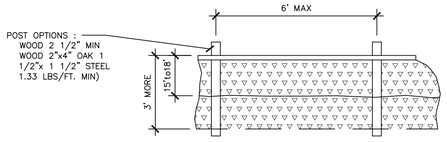
EROSION CONTROL NOTES DETAIL D9.1



STAKED SILK BARRIER OR SILT FENCE
PROTECTION AROUND DITCH BOTTOM
INLETS
N.T.S.

FIGURE 7

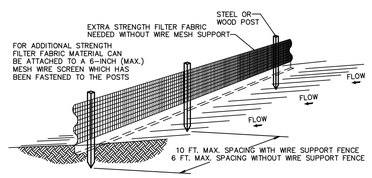




ELEVATION

TYPICAL SILT FENCE
N.T.S.

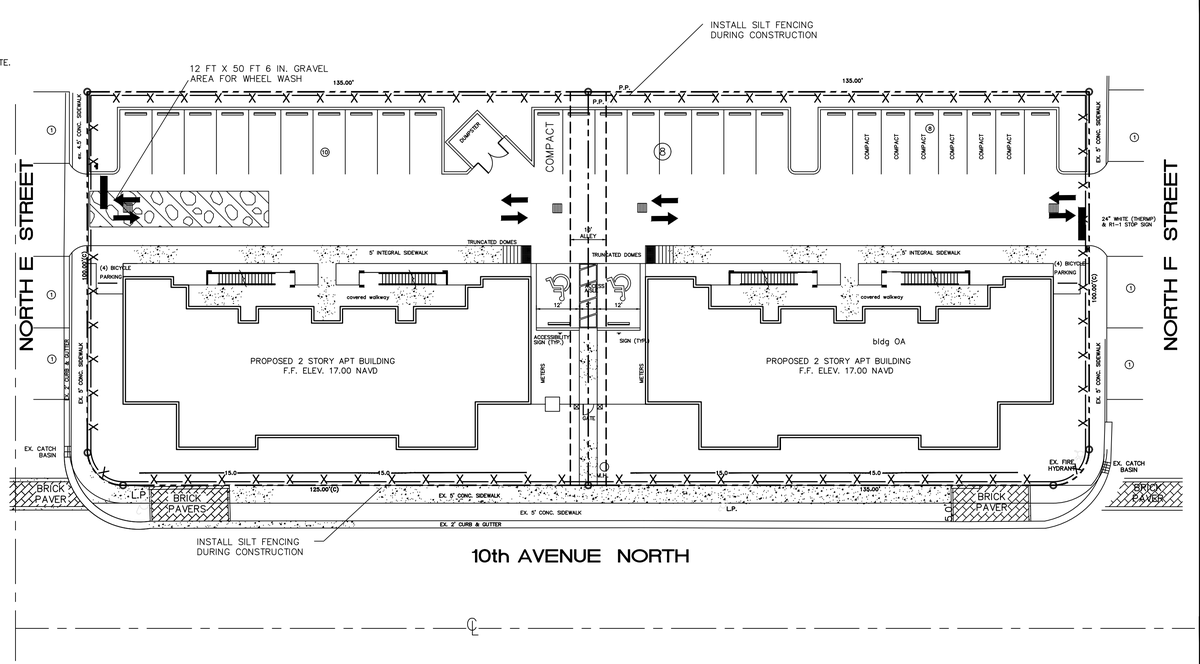
FIGURE 2

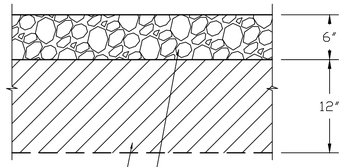


NOTES:

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.

SILT FENCE INSTALLATION DETAIL D 9.1a





12" COMPACTED SUBGRADE LBR 40 MIN., COMPACTED TO 98% MAX. DENSITY PER AASHTO T-180

6" F.D.O.T. GRAVEL

CONSTRUCTION ENTRANCE SECTION

BEST MANAGEMENT PRACTICES PLAN

SCALE 1"=20'-0"

BEST MANAGEMENT PRACTICES

SECTION A GENERAL EROSION CONTROL

A.1 General erosion control BMP's shall be employed to minimize soil erosion and potential lake slope cave-ins. While the various techniques required will be site and plan specific, they should be employed as soon as possible during construction activities.

A.2 Cleared site development areas not continually scheduled for construction activities shall be covered with hay or overseeded and periodically watered sufficient to stabilize the temporary groundcover.

A.3 Slopes of banks retention/detention ponds shall be constructed not steeper than 4H:1V from top of bank to two feet below normal water level as shown in Figure 5.

A.4 All grass slopes constructed steeper than 4H:1V shall be sodded as soon as practical after their construction as shown in Figure 8.

A.5 Sod shall be placed for a 3-foot wide srtip adjoining all curbing and around all inlets as shown in Figure 9. Sod shall be placed before silt barriers, shown in Figure 6, are removed.

A.6 Where required to prevent erosion from sheet flow across bare ground from entering a lake or swale, a temporary sediment sump shall be constructed as shown in Figure 10. The temporary sediment sump shall remain in place until vegetation is established on the ground draining to the sump.

SECTION B PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION

B.1 Surface water quality shall be maintained by employing the following BMP's in the construction planning and construction of all improvements.

B.2 Where practical, stormwater shall be conveyed by swales. Swales shall be constructed as shown in Figure 5.

B.3 Erosion control measures shall be employed to minimize turbidity of surface waters located downstream of any construction activity. While the various measures required will be site specific, they shall be employed as needed in accordance with the following.

a. In general erosion shall be controlled at the furthest practical upstream location.
b. Stormwater inlets shall be protected during construction as shown in Figures 6 and 7. Protection measures shall be employed as soon as practical during the various stages of inlet construction. Silt barriers shall remain in place until sodding around inlets is complete.

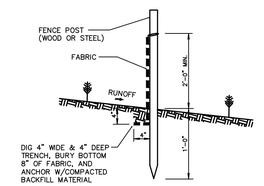
B.4 Heavy construction equipment parking and maintenance areas shall be designed to prevent oil, grease and lubricants from entering site drainage feeders in cluding stormwater collection and treatment systems. Contractors shall provide broad dikes, hay bales or silt screens around, and sediment sumps within, such areas as required to contain spills of oil, grease or lubricants. Contractors shall have available, and shall use absorbent filter pods to clean up spills as soon as poissible after occurence.

B.5 Silt barriers, any silt which accumulates behind the barriers, and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

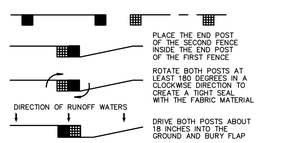
SECTION C CONTROL OF WIND EROSION

C.1 Wind erosion shall be controlled by employing the following methods as necessary and appropriate:

a. Bare earth areas shall be watered during construction as necessary to minimize the transport of fugitive dust. It may be necessary to limit construction vehicle speed if bare earth has not been effectively watered. In no case shall fugitive dust be allowed to leave the site under construction.
b. As soon as practical after completion of construction, bare earth areas shall be vegetated.
c. At any time both during and after site construction that watering and/or vegetation are not effective in controlling wind erosion and/or transport of fugitive dust, other methods as are necessary for such control shall be employed. These methods may include erection of dust control fences. If required, dust control fences shall be constructed in accordance with the detail for a silt fence shown in Figure 2, except the minimum height shall be 4 feet.



SILT FENCE SECTION
NOT TO SCALE



ATTACHING TWO SILT FENCES
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL D 9.1b

NO.	DATE	REVISION	BY

Designed J.J.H.
Drawn E.L.H.
Checked J.J.H.

HALEY ENGINEERING, INC.
CIVIL ENGINEERING SERVICES.
1680 SE 4th Street – Deerfield Beach, Fla. 33441
Phone: (954) 260-6194
Email: johnjhaley@comcast.net
F.B.P.E. Authorization No. 9463

APARTMENT BUILDINGS
10TH AVENUE NORTH
LAKE WORTH, FLORIDA

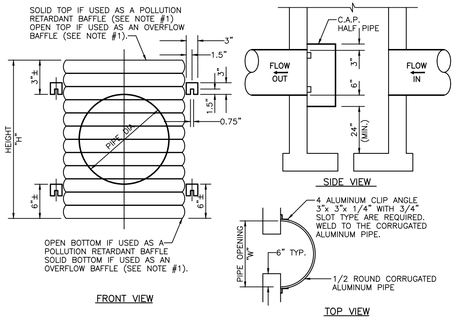
BEST MANAGEMENT PRACTICES DETAILS

APPROVED:

_____ DATE:_____

JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE: N.T.S.
PROJECT NUMBER: 20-2714
2/5

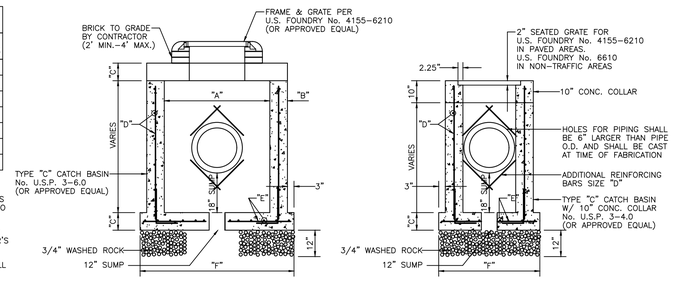


POLLUTION RETARDANT BAFFLE (OPTION)

STANDARD DIMENSIONS			
PIPE DIA.	W (INCHES)	T (GAUGE)	H (INCHES)
18"	30"	16	27"
24"	36"	16	33"
30"	42"	14	39"
36"	48"	14	45"
42"	54"	14	51"
48"	60"	14	57"
54"	66"	14	63"

NOTES:

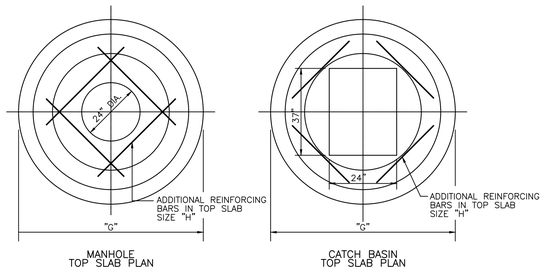
1. ALUMINUM SHEET OF SAME THICKNESS (GAGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING.
2. BAFFLE SHALL BE AS MANUFACTURED BY SOUTHERN CULVERT OR ENGINEER'S APPROVED EQUAL.
3. NEOPRENE GASKET (3/8" x 2") SHALL BE INSTALLED AT ALL BAFFLES.
4. POLLUTION RETARDANT BAFFLE TO BE ATTACHED TO STRUCTURE W/ 3/8" x 2" STAINLESS STEEL BOLTS.
5. MINIMUM ELEVATION ON POLLUTION RETARDANT BAFFLE TO BE 2" BELOW CONTROL ELEVATION.

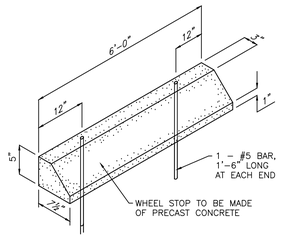


TYPE	"A"	"B"	"C"	"D"	"E"	"F"
INLET	24" x 37"	8"	8"	#4 @ 12" C.C.E.W.	#4 @ 12" C.C.E.W.	46" x 59"
INLET*	42" x 48"	6"	8"	#4 @ 12" C.C.E.W.	#4 @ 9" C.C.E.W.	60" x 66"

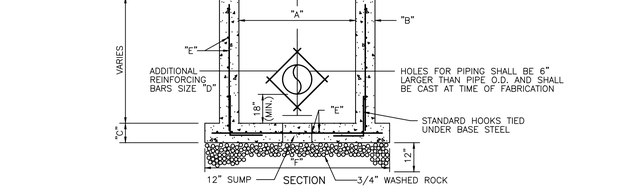
PRECAST INLET TYPE "C" (OPTION)

*USE U.S. FOUNDRY GRATE No. 6626 FOR F.D.O.T. INLET (OR APPROVED EQUAL)



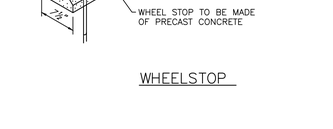


WHEELSTOP

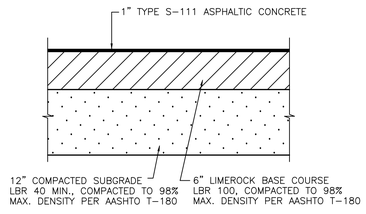


TYPE	"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
C–4/M–4	4'–0" ø	8"	8"	#4 @ 12" C.C.E.W.	#4 @ 12" C.C.E.W.	6'–4" ø	5'–4" ø	#4 @ 6" C.C.E.W.
C–5/M–5	5'–0" ø	8"	8"	#5 @ 12" C.C.E.W.	#5 @ 12" C.C.E.W.	7'–4" ø	6'–4" ø	#5 @ 8" C.C.E.W.
C–6/M–6	6'–0" ø	8"	8"	#5 @ 6" C.C.E.W.	#5 @ 6" C.C.E.W.	8'–4" ø	7'–4" ø	#5 @ 6" C.C.E.W.

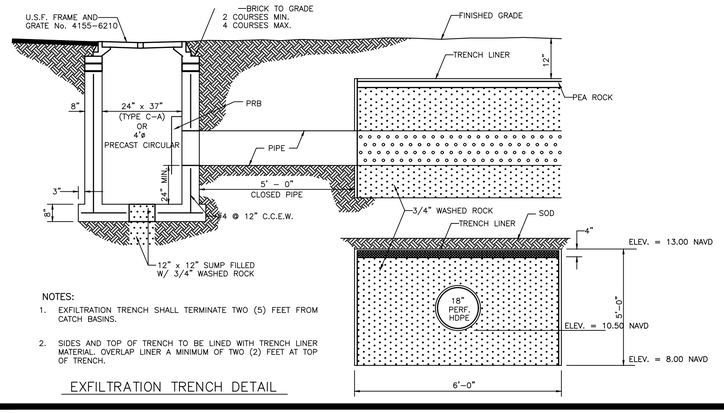
PRECAST CATCH BASIN AND MANHOLE



TYPE "D" CONC. CURB



PAVING SECTION A–A



NOTES:

1. EXFILTRATION TRENCH SHALL TERMINATE TWO (5) FEET FROM CATCH BASINS.
2. SIDES AND TOP OF TRENCH TO BE LINED WITH TRENCH LINER MATERIAL, OVERLAP LINER A MINIMUM OF TWO (2) FEET AT TOP OF TRENCH.

EXFILTRATION TRENCH DETAIL

Designed J.J.H.
Drawn E.L.H.
Checked J.J.H.

NO.	DATE	REVISION	BY

HALEY ENGINEERING, INC.
CIVIL ENGINEERING SERVICES.
1680 SE 4th Street – Deerfield Beach, Fla. 33441
Phone: (954) 260–6194
Email: johnjhaley@comcast.net
F.B.P.E. Authorization No. 9463

APARTMENT BUILDINGS
10TH AVENUE NORTH
LAKE WORTH, FLORIDA

PAVING AND DRAINAGE DETAILS

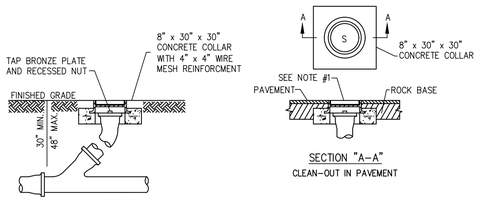
APPROVED:

DATE:

JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE: N.T.S.

PROJECT NUMBER: 20-2714



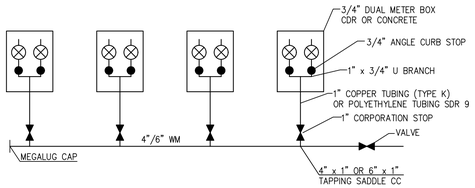
SECTION "A-A"
CLEAN-OUT IN PAVEMENT

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

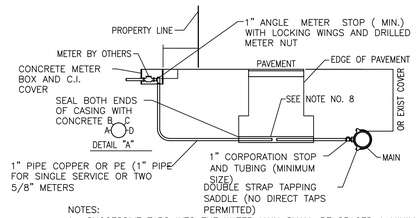
CLEANOUT DETAIL

TAPPING SADDLE 1" – JCM 402-CC
MULLERS PARTS MATERIAL OR A. Y. McDONALD ONLY

	MULLER	A. Y. McDONALD
CORPORATION STOP	H-15008	XXX
CURB STOP	B-25170	XXX
ANGLE CURB STOP	H-14265	XXX
METER COUPLING – 3/4" OR 1"	H-10890	XXX
U-BRANCH CONNECTION – 1"x 3/4"x 6 1/2"	H-15365	XXX



MULTIPLE WATER SERVICES



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

WATER SERVICE FOR 1" OR 2" PIPE

Designed J.J.H.
Drawn E.L.H.
Checked J.J.H.

NO.	DATE	REVISION	BY

HALEY ENGINEERING, INC.
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APARTMENT BUILDINGS
10TH AVENUE NORTH
LAKE WORTH, FLORIDA

WATER AND SEWER DETAILS

APPROVED:
_____DATE:_____
JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE: N.T.S.
PROJECT NUMBER: 20-2714
4/5

GENERAL NOTES

A. APPLICABLE CODES

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY, COUNTY AND STATE.

2. CONSTRUCTION SAFETY – ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION OSHA), AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

3. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH CHAPTER 90–96 OF THE LAWS OF FLORIDA (THE TRENCH SAFETY ACT) AND OSHA STANDARD 29 C.F.R. SECTION 1926.650 SUBPART P. THE CONTRACTOR SHALL SUBMIT WITH HIS CONTRACT A COMPLETED, SIGNED, AND NOTARIZED COPY OF THE TRENCH SAFETY ACT COMPLIANCE STATEMENT. THE CONTRACTOR SHALL ALSO SUBMIT A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY CODES.

4. NO CONSTRUCTION MAY COMMENCE UNTIL THE APPROPRIATE PERMITS HAVE BEEN OBTAINED FROM ALL LOCAL, STATE AND FEDERAL AGENCIES.

B. PRE CONSTRUCTION RESPONSIBILITIES

1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRE CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND HIMSELF.

2. THE CONTRACTOR SHALL OBTAIN AN SUNSHINE STATE ONE CALL OF FLORIDA CERTIFICATION NUMBER AT LEAST 48 HOURS PRIOR TO PRIOR TO BEGINNING ANY EXCAVATION.

3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.

5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

C. INSPECTIONS

1. THE OWNER, ENGINEER, AND LOCAL PERMITTING AGENCIES MAY MAKE INSPECTIONS OF THE WORK AT ANY TIME. THE CONTRACTOR SHALL COOPERATE FULLY WITH ALL INSPECTIONS.

D. SHOP DRAWINGS

1. THE CONTRACTOR SHALL SUBMIT (5) FIVE SETS OF SHOP DRAWINGS FOR APPROVAL TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION FOR ALL MATERIALS USED ON THE PROJECT. APPROVED SHOP DRAWINGS FROM THE ENGINEER SHALL THEN BE SUBMITTED BY THE CONTRACTOR TO THE COUNTY OR CITY FOR THEIR APPROVAL. NO CONSTRUCTION SHALL COMMENCE UNTIL THE APPROVED SHOP DRAWINGS HAVE BEEN OBTAINED BY THE CONTRACTOR FROM THE ENGINEER, CITY, AND/OR COUNTY.

2. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED, CATALOG LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

E. TEMPORARY FACILITIES

1. TEMPORARY UTILITIES – IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO HIS EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.

2. TRAFFIC REGULATION – MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT–OF–WAY SHALL BE IN ACCORDANCE WITH THE MUTCD AND THE FDOT STANDARD SPECIFICATIONS.

3. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC. NO HOLES SHALL BE LEFT OPEN OVERNIGHT.

F.PROJECT SITE

1. DURING CONSTRUCTION THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THIS END, THE CONTRACTOR SHALL DO AS REQUIRED ALL NECESSARY HIGHWAY OR DRIVEWAY, WALK, AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

G. PROJECT RECORD DOCUMENTS

1. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED. INFORMATION RELATIVE TO MANHOLES, VALVES, SERVICES, FITTINGS, LENGTH OF PIPE, INVERT ELEVATIONS, FINISHED GRADE ELEVATIONS AND THE LIKE, SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR. TOP ELEVATIONS @ 100' O.C.

2. PRIOR TO THE PLACEMENT OF ANY ASPHALT OR CONCRETE PAVEMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD "AS–BUILT" PLANS SHOWING LIMEROCK BASE GRADES, ALL DRAINAGE, WATER, AND SEWER IMPROVEMENTS. PAVING OPERATIONS SHALL NOT COMMENCE UNTIL THE ENGINEER HAS REVIEWED THE "AS–BUILTS" AND THE ENGINEER HAS APPROVED PAVING TO COMMENCE.

3. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR SUBGRADE SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING LIMEROCK BASE MATERIAL.

4. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR LIMEROCK SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING ASPHALT.

5. ALL "AS–BUILT" INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER AND ANY APPLICABLE REVIEWING AGENCY THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.

6. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD FIVE COMPLETE SETS OF "AS–BUILT" CONSTRUCTION DRAWINGS (PRINTS) AND ONE MYLAR ORIGINAL. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS–BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED BY THE CONTRACTOR.

7. ALL "AS–BUILT" INFORMATION ON ELEVATIONS OF PAVING, DRAINAGE, WATER, AND SEWER SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR.

8. IT IS THE INTENT THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION: DATED 1991 TOGETHER WITH "SUPPLEMENTAL SPECIFICATIONS TO THE 1991 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" DATED 1991 BE USED WHERE APPLICABLE FOR THE VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THE WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT. IF WITHIN A PARTICULAR SECTION, ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE PART OF THE STANDARD SPECIFICATIONS ALSO. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL AND STATE LAWS, REGULATIONS AND BUILDING CODES WHICH HAVE JURISDICTION IN THE AREA.

H. EARTHWORK AND COMPACTION

a. GENERAL

1. NONE OF THE EXISTING MATERIAL IS TO BE INCORPORATED IN THE LIMEROCK BASE.

2. ALL SUBGRADE UNDER PAVED AREAS SHALL HAVE A MINIMUM LBR VALUE OF 40 AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T–180.

3. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T–180.

4. A 2" BLANKET OF TOP SOIL SHALL BE PLACED OVER ALL AREAS TO BE SODDED.

5. SOD SHALL BE ST. AUGUSTINE, BITTER BLUE OR FLORATAM AND SHALL BE PLACED ON THE GRADED TOP SOIL AND WATERED TO INSURE SATISFACTORY CONDITION UPON FINAL ACCEPTANCE OF THE PROJECT.

6. WHEN WORKING IN AND AROUND EXISTING DRAINAGE CANALS OR LAKES, APPROPRIATE SILT BARRIERS SHALL BE INSTALLED.

b. ON–SITE:

1. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL WITHIN THREE FEET OF AREAS TO BE PAVED SHALL BE REMOVED.

2. SUITABLE BACKFILL SHALL BE MINIMUM LBR 40 MATERIAL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T–180 FOR THREE (3) FEET BEYOND THE PERIMETER OF THE PAVING.

I. STORM DRAINAGE

a. CONTRACTOR MAY UTILIZE ONE OF THE FOLLOWING MATERIALS.

1. ALUMINUM:

A. PIPE SHALL BE ALUMINUM, MANUFACTURED IN CONFORMANCE WITH ASTM B209.

B. PIPE SHALL BE SPIRAL RIB DRAINAGE PIPE WITH 3/4" BY 3/4" RIBS, APPROXIMATELY 7–1/2" ON CENTER. GAUGE THICKNESS SHALL MEET FDOT STANDARD 945–1.

C. PIPE COUPLING BANDS SHALL BE 12" WIDE STANDARD SPLIT BANDS OF THE SAME ALLOY AS THE PIPE AND MAY BE ONE GAUGE LIGHTER THAN THE PIPE.

D. POLYURETHANE OR OTHER SEALANT SHALL BE USED WITH COUPLING BANDS ON ALL NON–PERFORATED PIPE.

2. REINFORCED CONCRETE PIPE (RCP):

CONCRETE PIPE FOR STORM SEWERS SHALL CONFORM TO ASTM L70–79, TABLE III, WALL B, OR LATEST REVISION. ALL PIPE SHALL HAVE MODIFIED TONGUE AND GROOVE JOINTS, AND HAVE RUBBER GASKETS, UNLESS OTHERWISE SPECIFIED.

3. MISCELLANEOUS:

A. BEDDING AND INITIAL BACKFILL OVER DRAINAGE PIPES SHALL BE SAND WITH NO ROCK LARGER THAN 1" DIAMETER.

B. BACKFILL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY ASSHTO T–180.

C. BACKFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T–180.

D. CATCH BASINS SHALL BE PRECAST MINIMUM 3000 PSI CONCRETE AND GRADE 40 REINFORCED STEEL.

4. INSTALLATION:

A. PIPE SHALL BE PLACED ON STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO UNIFORM GRADE AND LINE.

B. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL WELL TAMPED IN LAYERS NOT TO EXCEED SIX INCHES (6").

C. PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

D. THE CONTRACTOR SHALL NOTIFY THE LOCAL WATER CONTROL DISTRICT AT LEAST 24 HOURS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

5. HDPE DRAINAGE PIPE SHALL CONFORM TO AASHTO M294, STANDARD SPECIFICATION FOR CORRUGATED POLYETHYLENE PIPE, 12" TO 36" DIAMETER, SMOOTH LINED INSIDE WALLS.

J. STORM DRAINAGE PRE–TREATMENT/EXFILTRATION SYSTEM

a. ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY IMPERMEABLE MATERIAL ENCOUNTERED IN THE EXCAVATION FOR THE DRAIN FIELD SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.

b. THE TRENCH LINER SHALL BE TYPAR SPUN BONDED POLYPROPYLENE FILTER FABRIC AS MANUFACTURED BY THE DUPONT COMPANY, OR APPROVED EQUAL. IT SHALL BE USED ON THE SIDES AND TOP OF DRAIN FIELD DITCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 24 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

c. PERFORATED PIPE WITHIN THE DRAIN FIELD SHALL HAVE 3/8 INCH PERFORATIONS 360° AROUND THE PIPE WITH APPROXIMATELY 120 PERFORATIONS PER FOOT OF PIPE.

d. PERFORATED PIPE SHALL TERMINATE FIVE FEET (5') FROM THE DRAINAGE STRUCTURE. THE REMAINING FIVE FEET (5') SHALL BE NON–PERFORATED PIPE.

e. PIPES SHALL TERMINATE TWO FEET (2') FROM THE END OF THE TRENCH OR CONNECT TO ADDITIONAL CATCH BASINS.

K. PAVING

a. GENERAL:

1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF LIMEROCK BASE AND PRIOR TO PLACEMENT OF THE PAVEMENT.

2. ALL EXISTING PAVEMENT CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

3. WHERE PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

4. ALL STREET CORNER PAVEMENT RADII SHALL BE 25 FEET UNLESS OTHERWISE NOTED ON THE PLANS.

5. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD AND THE CITY OF LAKE WORTH "AS–BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND THE PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN AND EDGE OF PAVEMENT AT 50 FEET INTERVALS. THESE "AS–BUILTS" SHALL BE APPROVED BY THE CITY PRIOR TO THE PLACEMENT OF ASPHALT.

b. MATERIALS:

1. BASE COURSE SHALL BE CRUSHED LIMEROCK MIAMI OOLITE WITH A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM (60% FOR LOCAL STREETS AND PARKING AREAS) AND A MINIMUM LIMEROCK BEARING RATIO 100.

2. PRIME COAT AND TACK COAT SHALL MEET F.D.O.T. STANDARDS.

3. SURFACE COURSE SHALL BE EQUAL TO F.D.O.T. TYPE S–3 ASPHALT.

4. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" X 6" NO. 6 GAUGE WIRE MESH.

c. INSTALLATION:

1. LIMEROCK BASE MATERIAL SHALL BE 6 INCHES THICK AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T80–C.

2. LIMEROCK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS. BASES GREATER THAN 6" SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS.

3. ASPHALTIC CONCRETE SHALL BE A MINIMUM OF 1" THICK.

NOTE: LBR AND PROCTOR REPORTS TO BE PROVIDED FOR ALL SUBGRADE AND LIMEROCK BASE MATERIALS PRIOR TO SCHEDULING THE REQUIRED TESTING AND INSPECTIONS.

4. PRIME COAT SHALL BE PLACED ON ALL LIMEROCK BASES IN ACCORDANCE WITH F.D.O.T. STANDARDS.

5. TACK COAT SHALL BE PLACED AS REQUIRED IN ACCORDANCE WITH F.D.O.T. STANDARDS.

d. TESTING:

ALL SUBGRADE, LIMEROCK AND ASPHALT TESTS REQUIRED SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER AND/OR THE CITY OF LAKE WORTH.

1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.

2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, AND TAKEN AS DIRECTED BY THE ENGINEER AND THE CITY OF LAKE WORTH.

3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE OWNER EXCEPT THOSE TESTS FAILING TO MEET THE SPECIFIED REQUIREMENTS, WHICH ARE TO BE PAID BY THE CONTRACTOR.

PAVEMENT MARKING SPECIFICATIONS

All Pavement markings to be installed per these typicals, plans and specifications, and as directed by the City Engineer and shall conform to the requirements of F.D.O.T. and the manual on uniform traffic control devices, (MUTCD).

PERMANENT MARKINGS

Installation:
- All markings shall be installed by the extruded method.
- Markings shall be free of weaves, bows, drips, drags, and other degrading items.
- Chalk shall be used for all layout markings

Materials:
- All materials shall be alkyd or hydrocarbon thermoplastic meeting all FDOT specifications.

Thickness:
- All markings shall be installed to yield 90 mils of material measured above the pavement surface.

Spheres:
- Reflective glass sheres are to be applied to all stripes and markings per FDOT specifications.

Alternate Material:
- STAYMARK marking tape, or equivalent may be used, as approved or directed by the City Engineer.

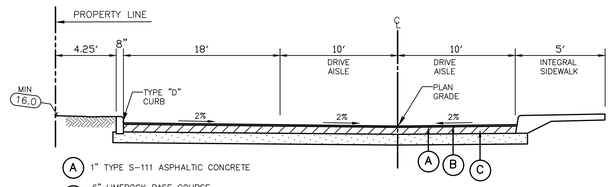
Layout:
- Layout shall be made using marking chalk.
- It is recommended that marking layout be inspected by the City Engineer prior to the placement of final markings.

TEMPORARY MARKINGS

Temporary markings may be used only as specified in this section, or as approved or directed by the City Engineer.

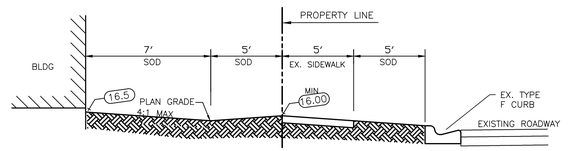
Final Pavement Surface:
- Only foil backed marking tape is allowed.
- All tape shall be totally removed concurrent with permanent marking placement.

Other Pavement Surfaces:
- Intermediate pavement surfaces may be marked with FDOT approved materials, designs, and specifications.

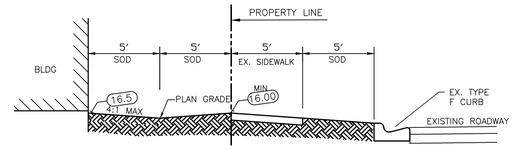


A 1" TYPE S–111 ASPHALTIC CONCRETE
B 6" LIMEROCK BASE COURSE LBR 100, COMPACTED TO 98% MAX. DENSITY PER AASHTO T–180
C 12" COMPACTED SUBGRADE LBR 40 MIN., COMPACTED TO 98% MAX. DENSITY PER AASHTO T–180

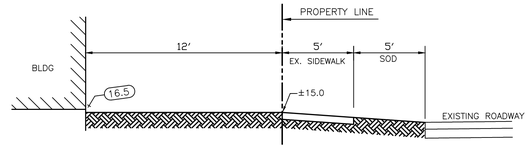
SECTION A–A
N.T.S.



SECTION B–B
N.T.S.



SECTION C–C
N.T.S.



SECTION D–D
N.T.S.

Designed J.J.H.
Drawn E.L.H.
Checked J.J.H.

NO.	DATE	REVISION	BY

HALEY ENGINEERING, INC.
CIVIL ENGINEERING SERVICES.
1680 SE 4th Street – Deerfield Beach, Fla. 33441
Phone: (954) 260–6194
Email: johnjhaley@comcast.net
F.B.P.E. Authorization No. 9463

APARTMENT BUILDINGS
10TH AVENUE NORTH
LAKE WORTH, FLORIDA

NOTES AND SPECIFICATIONS

APPROVED:

DATE:

JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE: N.T.S.

PROJECT NUMBER: 20–2714

5/5

10th Ave North Apartments
Lake Worth Beach, FL
Project No.20-2714

EXFILTRATION TRENCH CALCULATIONS

V =	*5.65*	*AC-IN*	0.470833 acre feet
k =	*0.000262*	*CFS/FT2-FT*	*(SEE APPENDIX A FOR HYDRAULIC CONDUCTIVITY)*
H_2 =	*6.80*	*AVG FT*	
W =	*6.00*	*FT*	INPUT
Du =	*5.00*	*FT*	CALC
Ds =	*0.00*	*FT*	
H =	*5.00*	*FT*	
L(req'd)=	*216.26*	*FT OF EXFILTRATION TRENCH REQUIRED*	
L(Minimum)=	*215.00*	*MINIMUM TOTAL LENGTH*	
L(provided)=	*215.00*	*OVERALL MINIMUM LENGTH TO BE SHOWN ON PLANS*	

Lowest Rim Elevation =	**14.80 NAVD**
Top of Trench Elevation =	**13.00 NAVD**
Bottom of Trench Elevation =	**8.00 NAVD**
Water Table Elevation =	**8.00 NAVD**
Pipe Invert Elevation =	**10.50 NAVD**

JOHN J. HALEY LICENSE No. 40023 STATE OF FLORIDA PROFESSIONAL ENGINEER

John J. Haley, P.E., State of Florida, Professional Engineer, License No. 40023
This item has been digitally signed and sealed by John J. Haley, P.E. on 5-28-21
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

John J. Haley
Digitally signed by John J. Haley
Date: 2021.05.28 08:59:03 -04'00'

John J. Haley, PE
Haley Engineering, Inc.
FL Reg No. 40023

Haley Engineering, Inc.
1680 SE 4th Street
Deerfield Beach, FL 33441
954-260-6194 johnjhaley@comcast.net
www.haleyeng.com

POST-DEVELOPMENT
SURFACE WATER MANAGEMENT CALCULATIONS
For
10th Avenue North Apartments, City of Lake Worth Beach, FL

Date:3-21-21
Job # 20-2714

1) POST-DEVELOPMENT AREAS

Site Area = 0.706 acres
Building Area = 0.196 acres
Pavement Area = 0.301 acres
Pervious Area = 0.208 acres

2) FLOOD AND RAINFALL CRITERIA

10 Year – 1 Day Rainfall = 10.0 inches
25 Year – 1 Day Rainfall = 12.00 inches , 3 Day = 14 inches
100 Year – 1 Day Rainfall = 16.00 inches , 3 Day = 17 inches
3 Year – 1 Hour Rainfall = 2.6 inches

3) COMPUTE SOIL STORAGE

Wet Season Water Elevation = 8.0 navd
Average Groundwater Elevation = 8.0 navd
Average Site Elevation = 15.75 navd
Depth to Water Table = 7.75 ft

Assuming 25% compaction, available ground storage is 8.18 inches.
Storage available in pervious areas of the site is 0.142 acre feet
Converting to site wide moisture storage , S = 2.41 inches

4) COMPUTE STAGE STORAGE

Pavement Areas store linearly from elev. 15.0 to elev. 16.5 then vertically.
Pervious Areas store linearly from elev. 15.0 to elev. 16.5 then vertically.

Storage (acre feet)

Stage	Lake	Dry	Pavement	Pervious	Exfilt Trench	Total
8.00	0.0	0.0	0.0	0.0	0.0	0.0
8.50	0.0	0.0	0.0	0.0	0.048	0.048
9.00	0.0	0.0	0.0	0.0	0.095	0.095
9.50	0.0	0.0	0.0	0.0	0.142	0.142
10.00	0.0	0.0	0.0	0.0	0.189	0.189
10.50	0.0	0.0	0.0	0.0	0.236	0.236
11.00	0.0	0.0	0.0	0.0	0.283	0.283
11.50	0.0	0.0	0.0	0.0	0.330	0.330
12.00	0.0	0.0	0.0	0.0	0.377	0.377
12.50	0.0	0.0	0.0	0.0	0.424	0.424
13.00	0.0	0.0	0.0	0.0	0.471	0.471
13.50	0.0	0.0	0.0	0.0	0.471	0.471
14.00	0.0	0.0	0.0	0.0	0.471	0.471
14.50	0.0	0.0	0.0	0.0	0.471	0.471
15.00	0.0	0.0	0.0	0.0	0.471	0.471
15.50	0.0	0.0	0.025	0.017	0.471	0.513
16.00	0.0	0.0	0.100	0.089	0.471	0.660
16.50	0.0	0.0	0.226	0.156	0.471	0.853
17.00	0.0	0.0	0.377	0.260	0.471	1.108
17.50	0.0	0.0	0.528	0.364	0.471	1.363

5) FLOOD STAGE CRITERIA

3 Year – 1 Hour Storm = 2.6 inches
Runoff = 0.99 inches
Volume of Runoff = 0.058 acre feet

Corresponding stage is between 8.5 and 9.0 NAVD
Interpolating gives an elevation of 8.5 NAVD.

6) DESIGN STORM : 25 YEAR – 3 DAY – NO DISCHARGE ELEVATION

25 Year – 3 Day Storm = 14.00 inches
Runoff = 11.5 inches
Volume of Runoff = 0.67 acre feet

Corresponding stage is between 16.0 and 16.5 NAVD.
Interpolating gives an elevation of 16.0 NAVD.

7) WATER QUALITY – DETENTION REQUIREMENTS

a.) Based on 2.6 inches of runoff

Site Area = 0.706 acres
Required Detention = 0.153 acre feet

b.) Based on 2.5 inches times percent impervious

Site Area = 0.706 acres
Impervious Area = 0.498 acres (Site Area less Pervious)
Percent Impervious = 70.5 %
Required Detention = 0.10 acre feet
Therefore, the Required Detention is 0.153 acre feet.

Corresponding Stage is between 9.5 navd and 10.0 navd.
Interpolating generates an elevation of 9.6 navd.

The water quality detention volume is adequately stored within the exfiltration trench and the site's perimeter.

9) 100 YEAR – 3 DAY STORM – NO DISCHARGE ELEVATION

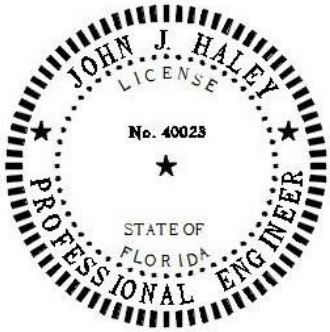
100 Year – 3 Day Storm = 17 inches
Runoff = 14.4 inches
Volume of Runoff = 0.85 acre feet

Corresponding stage is between 16.5 NAVD and 17.0 NAVD.

Interpolating gives an elevation of 16.5 NAVD.

10) EXFILTRATION TRENCH CALCULATIONS

Detention Volume handled in exfiltration trench.....0.471 acre feet
Trench Width.....6 feet
Trench Height.....5 feet
Top of Baffle Elevation.....14.8 NAVD
Perforated Pipe Diameter.....18 inches
Trench Bottom Elevation.....8.0 NAVD
Hydraulic Conductivity (K Value).....2.62E-04 cfs/sq.ft.
Depth to Water Table.....6.8 feet
Non-Saturated Trench Depth.....5.0 feet
Saturated Trench Depth.....0.0 feet
Length of Exfiltration Required for Detention Volume Indicated.....215 feet
Total Trench Length Provided.....215 feet



This item has been digitally signed and sealed by John J. Haley, P.E. on this date using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

John J. Haley

Digitally signed by John J. Haley
Date: 2021.05.28 09:04:29 -04'00'

John J. Haley, PE
Haley Engineering, Inc.
FL Reg No. 40023

3931 SW 47 Avenue, Suite 104
Davie, Fl. 33314
Tel: 954-584-6115
E-mail: ppeana@soilprobe.net

Soilprobe Engineering & Testing, Inc.

July 23, 2020

Eric Schwimmer
17199 Shaddock Lane
Boca Raton, FL 33487

RE: **Subsurface Investigation**
Proposed Townhouses
1005 and 1009 N. F Street
and 1008 N. E Street
Lake Worth, FL 33460

Pursuant with your request and authorization, **Soilprobe Engineering & Testing, Inc.** has completed subsurface exploration and geotechnical studies at the above referenced project site. We explored the general subsurface conditions in order to evaluate their suitability for supporting the proposed townhouse and to provide recommendations for site preparation and foundation design. Our work included standard penetration test (SPT) borings and engineering analyses. This report describes our explorations and tests, reports their findings, and presents our recommendations developed from the investigation.

Our report has been prepared specifically for this project. It is intended for the exclusive use of **Eric Schwimmer,** his representatives and/or assigns. Our work has used methods and procedures consistent with local foundation engineering practices. No other warranty, expressed or implied, is made. We do not guarantee project performance in any respect, only that our work meets normal standards of professional care.

We understand that the existing vacant lot is considered for a new 24-units, two-story townhouses development arranged in four, two-story buildings. At the time of our tests, the site plan or structural drawings were not available. However, for the purposes of this report we had assumed that the structure will consist of conventionally poured in place reinforced concrete and concrete masonry unit (CMU). Bearing walls will be supported by shallow continuous and isolated footings designed for an allowable soil bearing capacity of 2,500 PSF. The slabs will be placed on grade and poured separately from foundations (stem wall type construction). Geotechnical recommendations presented in this report are based on the available project information, proposed buildings locations and the assumed data described in this report. If any of the noted information is incorrect, please inform this office, so that we may amend the recommendations presented in this report as appropriate.

Subsurface conditions at the site were explored with four (4), engineering borings advanced to a depths of 14 and 18 feet below existing ground surface. Tests locations were selected in the field by our representative as shown in the attached location sketch. At the time our tests the site was vacant with an elevation close to existing adjacent road. Vegetation consisted of grass and weed and several scattered trees.

Samples of the in place materials were recovered at frequent intervals with a standard 24 inches split barrel sampler driven into the ground with a 140-pound hammer falling 30 inches. This field work was completed on July 21, 2020 following closely the procedures recommended in ASTM Method D-1586. Our drillers examined the soil recovered from the SPT sampler and maintained a log for each boring. Soil samples were inspected and classified using nomenclature consistent with the Unified Soil Classification System (USCS). Classifications of soils and other pertinent data obtained from our explorations and tests are reported on the attached boring logs. Soil stratification, shown on the boring logs, is based on examination of recovered soil samples and drillers interpretation in the field. It indicates only the approximate boundaries between soil types. The actual transitions between the adjacent soil strata may be gradual and indistinct.

Generally, the tests revealed a surfacing layer of dark sand with roots approximately 12 inches thick. Below this surfacing layer, and extending to the end of exploration depths, the soil consisted of interlayered of gray and brown sand. Standard penetration resistance, N-value, recorded during the tests, indicated soil condition as loose in the upper 5.00 to 6.00 feet and in a medium dense at deeper locations.

Groundwater, measured at the time of test was found at an approximately depth of 7.00 feet below prevailing grade. Fluctuations in groundwater level should be anticipated throughout the year due to seasonal variations in rainfall, drainage and other factors. The groundwater level measured at the time of test is not intended to define a limit or ensure that future seasonal fluctuations in groundwater levels will not vary from this level. We recommend that the Contractor determine the actual water table at the time of the construction to determine groundwater impact on his construction procedures.

Building Pads Preparation.

Based on our observations, results of borings, and evaluation of the existing soil conditions, it is our opinion that the soil at the site is generally suitable to support the proposed structure on conventional shallow foundations designed for an allowable soil bearing capacity of 2,500 PSF. However, densification of the loose subsoils is required; if they are to support the shallow foundations, in order to avoid excessive settlements, which may be detrimental to the structure. The following site preparation procedures are recommended prior to the installation of foundations:

1. Clear and grub the proposed buildings areas, plus a perimeter of minimum five feet outside the foundation limits, removing any vegetation, topsoil, roots and debris. Tree roots shall be entirely removed.

2. **Undercut the existing grade to a level of proposed bottom of footing elevation and store the soil on site for later use as backfill material. Level and proof roll the building area with a light to medium heavy** (4 to 10-ton) vibratory roller with minimum 20 passes each direction. Any soft spots, revealed by proof rolling operation, shall be excavated and replaced with clean, compactable fill material. This proof-rolled operation shall bring the loose sandy soils to a minimum 95% of maximum dry density as determined by ASTM Method D-1557. Adequate number of field density tests shall verify the achieved compaction prior placing any fill material.

3. Once the excavated building pad area is inspected by a geotechnical engineer representative and field density tests verified attaining minimum density of 95%, the building area may be filled to the design elevations using stockpiled material or clean imported fill material, consisting of sand or sand rock mixture, free of organic and other deleterious materials and containing not more than eight percent passing the No. 200 sieve and having rocks not larger than 3 inches. Any imported fill material shall be sampled and suitability tested before being delivered and used on jobsite. **The fill shall be** placed and **compacted, in lifts** not exceeding 12 inches in loose thickness, **to a minimum 95% of maximum dry density**.

The building pads areas, prepared in accordance with the above site preparation recommendations, should be suitable to support the proposed structure on conventional shallow foundation designed for an allowable bearing capacity of 2,500 PSF. We also recommend that continuous, strip footings to be minimum 24 inches wide, and all isolated column footings to be at least 36 inches square. The recommend spread footings shall have the base placed at a minimum 24 inches below post-construction, adjacent grades. Concrete slab may be placed on compacted subgrade poured separate from the walls and column footings (stem-wall type construction).

The following soil parameters shall be used for retaining wall and slab on grade design:

- Soil unit weight moist: 130 PSF, Submerged: 70 PSF
- Angle of internal friction: 30 degrees
- Earth pressure coefficient Ka: 0.33, Kp: 3.0
- Modulus of subgrade reaction: 150 pounds per cubic inch (pci)

Furthermore, once the foundation excavations are complete and before steel placement, the soils disturbed during excavations shall be re-compacted to minimum 95% of maximum dry density (ASTM-D 1557). Also, if any footing bearing soils become disturbed by storm water runoff, the soft and disturbed material shall be removed and replaced with compacted granular fill.

The yard final grading shall divert and convey storm water runoff away from foundation walls by sloping the grade away from structure in order to protect the foundation. Roof gutters also may be installed to collect, convey and discharge the water a minimum 5.00 feet from walls.

Any modification to the above-recommended procedures should be approved by **Soilprobe Engineering &Testing, Inc**. Also, in order to verify compliance with these recommendations and specifications, we recommend that Soilprobe Engineering & Testing, Inc. tests the compacting effort if is desired that this office to certify bearing capacity of finished building pad. This office does not accept any responsibility for any conditions that deviate from those described in this report, nor for the performance of the foundation if not engaged to provide construction observation, testing and certification of the above construction related items for this project.

Pavement Areas

For pavement areas the preparation of the surface shall require clearing of vegetation, roots including tree roots system. Once completion of this stripping operation, which shall extend laterally minimum of 2.00 feet outside pavement limits shall be proof rolled to attain a minimum 95% of max. dry density to a depth of minimum 12 inches. For the proposed paved areas we recommend a pavement section consisting of an asphalt concrete wearing surface on a calcareous base course supported on stabilized subgrade. The fill material, which will comprise the pavement subgrade, shall have thickness of 12 inches and an LBR value of minimum 40. The existing soil, consisting of sand, do not meet the required LBR value of 40. The LBR value may be increased as necessary by mixing the existing sand with rock or lime. The base course may have a thickness of 6 inches in parking area and 8 inches in driveways and meet the FDOT Standard Specifications for Roads and Bridge Construction. Base course shall have a minimum LBR value of 100 and be compacted to a minimum compaction of 98% as determined by modified proctor ASHTO T180.

In all cases were vibrato-compaction is utilized, care must be taken to prevent damages to the nearby structures. Monitor the adjacent structures for induced vibrations, select compaction equipment adjust the compaction operation as needed to prevent any damages to these buildings. In case that the vibro-compaction method may not be tolerated, compaction may be achieved using 25-ton static compactor.

Due to the fact that soils are generally, naturally deposited materials under variable conditions, it must be understood that major subsurface discontinuity may occur within short distances. It is unlikely that the tests used for this investigation revealed all subsurface conditions. Our office does not warrant or imply that the data collected on our log of borings are indicative of the subsurface features; except the locations where borings were taken. If unusual or variant conditions are found during construction, please notify this office for further evaluation and recommendation.

It was a pleasure to have had the opportunity to perform this investigation for you, and we hope that you will call on us if we may be of further service.

Sincerely,
SOILPROBE ENGINEERING & TESTING, INC.

PAUL PEANA, PE.
#37334

Enc. Soil logs
Location sketch
SPT Appendix

LOG OF BORING

JOB #:		Sheet:	1 of 1
Boring:	1	Date:	7/23/20

CLIENT:	Schwimmer, Eric	Date started:	7/21/20
PROJECT:	Proposed Townhomes Development, Lake Worth, FL	Date completed:	7/21/20
LOCATION:	See Attached location sketch	Driller (s):	RC/AO

Sample number	Depth In Feet	Blows / 6 inches	N Value	Sample Recovery (inches)	Water	Layer thick-ness	Symbol	DESCRIPTION: Soil type, color, texture, and consistency. Notes on drilling conditions.
	0.00					0'-0"		weeds
		3				0'-3"		Dark sand
	1.00	3	5	19				Dark grey muck
		4				1'-6"		
	2.00	5						
		5						Light grey sand
	3.00	5	10	23				
		5						
	4.00	5						
		3						
	5.00	3	6	24				
		3						
	6.00	4				6'-0"		
		7						
	7.00	8	14	24	≡	7'-0"		
		6						
	8.00	9						
		6						Grey sand
	9.00	6	12	24				
		6						
	10.00	6						
		9						
	11.00	9	26	24		11'-0"		
		17						
	12.00	9						
		8						
	13.00	10	19	24				Brown sand
		9						
	14.00	9						
		8						
	15.00	7	17	24				
		10						
	16.00	9						
		8						
	17.00	8	14	24				
		6						
	18.00	10				18'-0"		
								End of test 18'-0"
	19.00							
	20.00							

TYPE of SAMPLE: 3
D – disturbed (22) – Penetrometer
U.L. - Undist. Liner 2
S.T. – Shelby tube

Cohesionless Density:
0-10 Loose
10-30 Medium
30-50 Dense

Cohesive Consistency:
0-4 Soft
4-8 Medium Stiff
8-15 Stiff

140 Lb. WT. Hammer x 30" fall on 2" sampler

LOG OF BORING

JOB #:		Sheet:	1 of 1
Boring:	2	Date:	7/23/20

CLIENT:	Schwimmer, Eric	Date started:	7/21/20
PROJECT:	Proposed Townhomes Development, Lake Worth, FL	Date completed:	7/21/20
LOCATION:	See Attached location sketch	Driller (s):	RC/AO

Sample number	Depth In Feet	Blows / 6 inches	N Value	Sample Recovery (inches)	Water	Layer thick-ness	Symbol	DESCRIPTION: Soil type, color, texture, and consistency. Notes on drilling conditions.
	0.00					0'-0"		weeds
		2						
	1.00	4	8	22				Dark grey sand
		4				1'-6"		
	2.00	4						
		2						Light grey sand
	3.00	2	4	24				
		2						
	4.00	2						
		4						
	5.00	4	8	24				
		4						
	6.00	4						
		3						
	7.00	3	5	24	≡	7'-0"		
		3						
	8.00	3				8'-0"		
		8						
	9.00	7	15	24				
		9						
	10.00	9						
		6						
	11.00	5	11	24				Brown sand
		7						
	12.00	8						
		6						
	13.00	8	14	24				
		10						
	14.00	14				14'-0"		
								End of test 14'-0"
	15.00							
	16.00							
	17.00							
	18.00							
	19.00							
	20.00							

TYPE of SAMPLE: 3
D – disturbed (22) – Penetrometer
U.L. - Undist. Liner 2
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140 Lb. WT. Hammer x 30" fall on 2" sampler

LOG OF BORING

JOB #:		Sheet:	1 of 1
Boring:	3	Date:	7/23/20
CLIENT:	Schwimmer, Eric	Date started:	7/21/20
PROJECT:	Proposed Townhomes Development, Lake Worth, FL	Date completed:	7/21/20
LOCATION:	See Attached location sketch	Driller (s):	RC/AO

Sample number	Depth In Feet	Blows / 6 inches	N Value	Sample Recovery (inches)	Water	Layer thick-ness	Symbol	DESCRIPTION: Soil type, color, texture, and consistency. Notes on drilling conditions.
	0.00					0'-0"		weeds
		1				0'-6"		Dark sand
	1.00	2	4	22				
		2						Light grey sand
	2.00	2						
		2						
	3.00	3	5	22				
		2						
	4.00	3						
		2						
	5.00	3	5	24				
		2						
	6.00	3						
		4						
	7.00	4	12	24	≡	7'-0"		
		8						
	8.00	8				8'-0"		
		4						Dark brown sand
	9.00	4	8	24				
		4						
	10.00	4				10'-0"		
		8						
	11.00	12	27	24				
		15						Brown reddish sand
	12.00	12						
		18						
	13.00	12	28	24				
		16						
	14.00	13				14'-0"		
								End of test 14'-0"
	15.00							
	16.00							
	17.00							
	18.00							
	19.00							
	20.00							

TYPE of SAMPLE: 3
D – disturbed
U.L. - Undist. Liner
S.T. – Shelby tube

(22) – Penetrometer
2

Cohesionless Density:
0-10 Loose
10-30 Medium
30-50 Dense

Cohesive Consistency:
0-4 Soft
4-8 Medium Stiff
8-15 Stiff

140 Lb. WT. Hammer x 30" fall on 2" sampler

LOG OF BORING

JOB #:		Sheet:	1 of 1
Boring:	4	Date:	7/23/20
CLIENT:	Schwimmer, Eric	Date started:	7/21/20
PROJECT:	Proposed Townhomes Development, Lake Worth, FL	Date completed:	7/21/20
LOCATION:	See Attached location sketch	Driller (s):	RC/AO

Sample number	Depth In Feet	Blows / 6 inches	N Value	Sample Recovery (inches)	Water	Layer thick-ness	Symbol	DESCRIPTION: Soil type, color, texture, and consistency. Notes on drilling conditions.
	0.00					0'-0"		weeds
		2						Dark sand
	1.00	3	6	22		1'-0"		
		3						
	2.00	5						Light grey sand
		3						
	3.00	3	6	22				
		3						
	4.00	3						
		2						
	5.00	3	5	23				
		2						
	6.00	3						
		6						
	7.00	6	11	24	≡	7'-0"		
		5						
	8.00	7						Grey sand
		4						
	9.00	4	8	24				
		4						
	10.00	4				10'-0"		Dark brown sand
		12						
	11.00	15	31	24		11'-0"		
		16						
	12.00	20						
		10						
	13.00	12	20	24				Brown reddish sand
		8						
	14.00	15						
		12						
	15.00	12	26	24				
		14						
	16.00	11						
		10						
	17.00	11	23	24				
		12						
	18.00	12				18'-0"		End of test 18'-0"
	19.00							
	20.00							

TYPE of SAMPLE: 3
D – disturbed (22) – Penetrometer
U.L. - Undist. Liner 2
S.T. – Shelby tube

Cohesionless Density:
0-10 Loose
10-30 Medium
30-50 Dense

Cohesive Consistency:
0-4 Soft
4-8 Medium Stiff
8-15 Stiff

140 Lb. WT. Hammer x 30" fall on 2" sampler

3931 SW 47th Avenue Suite 104
Davie, Fl. 33314
Tel: 954-584-6115
E-mail: ppeana@soilprobe.net

APPENDIX "A"
SUBSURFACE EXPLORATION INFORMATION

Our borings describe subsurface conditions only at the locations drilled and at the time drilled. They provide no information about subsurface conditions below the bottom of the boreholes. At locations not explored, subsurface conditions that differ from those observed in the borings may exist and should be anticipated.

The groundwater depth shown on our boring logs is the water level the driller(s) observed in the borehole when it was drilled. These water levels may have been influenced by the drilling procedures. An accurate determination of groundwater level requires long-term observation of suitable monitoring wells. The absence of a groundwater level on certain logs indicates that no groundwater data is available. It does not mean that no groundwater will be encountered at that boring location.

Standard Penetration Test Borings

The Standard Penetration Test (SPT) is a widely accepted method of testing foundation in place. The N-value obtained from the test has been correlated empirically with various soil properties. These empirical correlations allow satisfactory estimates to be made of how the soil is likely to behave when subjected to foundation loads. Tests are usually performed in the boreholes at intervals of five feet. In addition, our Firm performs tests continuously in the interval directly below the expected foundation-bearing grade where the soil will be most highly stressed.

Boreholes where SPT will be performed are drilled with a truck mounted SIMCO 2800 drill-rig. The boreholes are advanced by rotary drilling with a winged bit that makes a hole about seven inches in diameter. After the borehole has been advanced to the depth where a SPT will be performed, the soil sampler used to run the test is attached the end of drill rods and lowered to the bottom of the borehole. The testing procedure used conforms closely to the methods recommended in ASTM D-1586. The sampler has a split-barrel 24 inches long and an outside diameter of 2.0 inches. It is driven into the ground below the bottom of the borehole using a hammer that weights 140 pounds and falls freely 30 inches. The driller records the number of hammer blows needed to advance the sampler the second and third six-inch increments. The total number of blows required to advance the sampler the second and the third six-inch increments constitutes the test results; that is N-Value at the depth. The test is completed after the sampler has been driven not more than 24 inches or when refusal is encountered, whichever occurs first. Refusal occurs when 100 hammer blows advance the sampler six inches or less.

After the test is completed, the sampler is removed from the borehole and opened. The driller examines and classifies the soil recovered by the sampler. He places representative soil specimen from each test in closed jars or plastic bags and takes them to our laboratory. In the laboratory, additional evaluations and tests are performed, if needed. Jar samples are retained in our laboratory for thirty days, then discarded unless our clients request otherwise.

Hand Auger Borings

Hand auger borings are used if soil conditions are favorable, when the soil strata are to be determined within a shallow (approximately 6 feet) depth, or when access is not available for our truck-mounted or portable mounted drill-rigs. A three inches diameter hand bucket auger with a cutting head is simultaneously turned and pressed into the ground. The bucket auger is retrieved at approximately six inches increments and its content emptied for inspection. Sometimes posthole diggers are used, especially in the upper three feet or so. The soil samples obtained are described and representative samples put in jars or plastic bags and transported to the laboratory for further classification and testing, if necessary.

Google Maps 1005 N F St

SOILPROBE ENGINEERING AND TESTING 3931 SW 47th Ave. #104 Davie, FL 33314 Tel. (954) 584-6115	**Schwimmer, Eric**	**Soil Test Location Sketch** **1005, 1009 North F St.** **1008 North E St.** **Lake Worth, FL**

3931 SW 47th Avenue, Suite 104
Davie, Fl. 33314
Tel: 954-584-6115
E-mail: ppeana@soilprobe.net

Soilprobe Engineering & Testing, Inc.

March 16, 2021

Eric Schwimmer
17199 Shaddock Lane
Boca Raton, FL 33487

RE: Exfiltration Tests
Proposed Townhouses
1005 and 1009 N. F Street
And 1008 N. E Street
Lake Worth, FL 33460

As per your request, representative of this office performed two FDOT standard exfiltration tests at the referenced site. The purpose of these tests was to determine the type of soil underlying the site and their percolation characteristics required for the design of the storm water drainage system. The following presents the tests data and evaluation:

Test #1

A. Location of test: Approx. center of proposed east parking area.

B. Soil profile:

Depth in feet:	Soil description:
0'-0" to 1'-0"	Dark gray sand.
1'-0" to 10'-0"	Gray sand.

C. Hydraulic conductivity:

$$K = \frac{4\,Q}{II\,(20.25\,H_2 - H_2^{\,2} - 9)} = 2.54338 \times 10^{-4}\ (CFS/FT^2.\text{-FT. HEAD})$$

Q = Stabilized flow rate = 0.0177778 CFS (8.0 GPM)

H_2 = Depth to water table = 8.00 FT.

Test # 2

A. Location of test: Approx. center of proposed west parking area.

B. Soil profile:

Depth in feet:	Soil description:
0'-0" to 0'-8"	Dark gray sand.
0'-8" to 10'-0"	Gray sand.

C. Hydraulic conductivity:

$$K = \frac{4\,Q}{\Pi\,(20.25\,H_2 - H_2^{\,2} - 9)} = 2.71454 \times 10^{-4}\ (CFS/FT^2.\text{-FT. HEAD})$$

Q = Stabilized flow rate = 0.0188889 CFS (8.50 GPM)

H_2 = Depth to water table = 8.00 FT.

The above tests were performed in substantial accordance with the DOT test method procedures as outlined in the attached Exhibit "A" with the modification of the depth of test to 15 feet.

Should you have any questions regarding the above, or if you require additional information, please contact this office.

Sincerely,
SOILPROBE ENGINEERING & TESTING, INC.

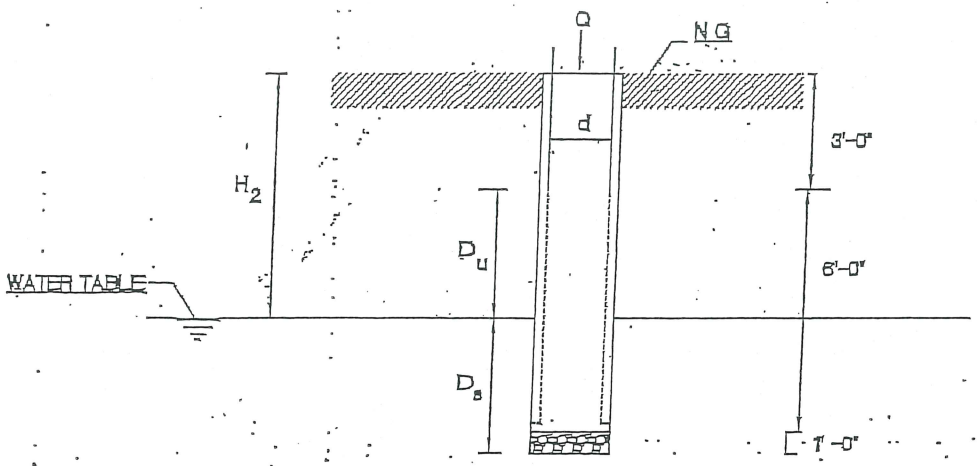
PAUL PEANA LICENSED No 37334 STATE OF FLORIDA PROFESSIONAL ENGINEER

Paul Peana, PE.
#37334

Enc. Exhibit "A"

EXHIBIT " A"

D.O.T. STANDARD TEST



FOR H_2 > 3.0 FEET

$$K = \frac{4Q}{\pi(2\ 0.25 H_2 - H_2^2 - 9)}$$

K = HYDRAULIC CONDUCTIVITY (CFS / FT.^{2} - FT. HEAD)
Q = " STABILIZED " FLOW RATE (CFS)
d = DIAMETER OF TEST HOLE (FEET)
D_u = UNSATURATED HOLE DEPTH (FEET)
D_s = SATURATED HOLE DEPTH (FEET)
H_2 = DEPTH TO WATER TABLE (FEET)

FOR H_2 ≤ 3.0 FEET

$$K = \frac{Q}{11.92\ H_2}$$

EXHIBIT "A"

D.O.T. Standard Test

The Florida Department of Transportation utilizes a standard test for design of seepage trenches in conjunction with highway projects. The D.O.T. test procedure is as follows:

1. Auger a 7 inch diameter hole to a depth of 10 feet below normal ground surface.
2. Record distance from ground surface to water table prior to addition of test water.
3. Pour 1/8 cubic foot of ½ inch diameter gravel in hole to prevent scouring.
4. 4. Lower a 6 inch diameter perforated 10 gauge aluminum casing into hole. Casing to be 9 feet in length with perforations in the bottom 6 feet of the casing.
5. Fill hole with water and maintain water level at ground surface. Record rate of pumping in g.p.m. giving direct readings from water meter at fixed intervals. Use one minute intervals or greater, depending on the hydraulic conductivity of the soil. Continue recording rate of pumping for 10 minutes following the stabilization of the recorded pumping rate.

A schematic cross-section of the D.O.T. test hole is shown in Figure 4 with a formula which relates the hydraulic conductivity to the field data.

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: July 20, 2021 **DEPARTMENT:** Community Sustainability

TITLE:

Ordinance No. 2021-10 – First Reading – amending Chapter 23 "Land Development Regulations" regarding changes to floodplain management standards for manufactured homes as required by FEMA

SUMMARY:

The subject amendments were drafted based on guidance provided by the Florida Department of Emergency Management's Floodplain Management Office to local governments participating in the FEMA Community Rating System (CRS). These amendments would require manufactured homes located in the City's special flood hazard area to be elevated if they are replaced or substantially improved in the future. However, no impacts are anticipated within the City's boundaries as the existing manufactured and mobile home parks are located outside the special flood hazard area.

BACKGROUND AND JUSTIFICATION:

FEMA Community Rating System (CRS) assigns class ratings based on the level of participation in the CRS program, which include local floodplain land development requirements. CRS Classes are rated from 9 to 1, where a lower classification provides a greater discount on flood insurance premiums to residents. The City currently has a CRS Class 7 rating, which entitles residents to a 15% reduction in their Federal Flood Insurance rates. Last year, FEMA announced new prerequisite requirements to obtain or retain a CRS Class 8 rating or lower. If the subject amendments are not adopted, then the City's CRS rating would automatically become a Class 9. This would reduce the Federal Flood Insurance discount to 5% for residents.

The subject amendments were recommended by both the Florida Department of Emergency Management and the City's Floodplain Administrator. Existing manufactured and mobile homes within the City will not be impacted by these amendments as these homes are located outside the special flood hazard area.

The proposed amendments would modify the following sections of the LDR in Chapter 23 of the City's Code of Ordinances:

- Article 7, Section 23.7-10 – Definitions
- Article 7, Section 23.7-14 - Manufactured Homes

The Planning & Zoning Board (PZB) unanimously voted to recommend approval of the proposed text amendment to the City Commission at the June 23, 2021 meeting. The Historic Resources Preservation Board (HRPB) also unanimously voted to recommend approval of the proposed text amendment to the City Commission at the June 16, 2021 meeting.

MOTION:

Move to approve/disapprove on first reading and schedule the second reading and public hearing for the August 3, 2021.

ATTACHMENT(S):

Ordinance 2021-10
PZHP Staff Report

ORDINANCE 2021-10 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH AMENDING CHAPTER 23 OF THE LAKE WORTH BEACH CODE OF ORDINANCES RELATED TO FLOODPLAIN MANAGEMENT STANDARDS FOR MANUFACTURED HOMES AND PROVIDING FOR IDENTICAL ELEVATION STANDARDS; PROVIDING FOR APPLICABILITY, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Lake Worth Beach, Florida ("the City"), pursuant to the authority granted in Chapters 163 and 166, Florida Statutes, is authorized to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the City has adopted floodplain management regulations as set forth in Chapter 23, Land Development Regulations, Article 7. Floodplain Management, of the City Code of Ordinances "the Floodplain Management Ordinance"); and

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of the City of Lake Worth Beach and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare, and

WHEREAS, the City was accepted for participation in the National Flood Insurance Program on August 2, 1974 and the City Commission desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59 and 23, necessary for such participation; and

WHEREAS, on June 16, 2021 these amendments were reviewed by the City of Lake Worth Beach Historic Resources Preservation Board, which made a recommendation to the City Commission to adopt the amendments; and

WHEREAS, on June 23, 2021 these amendments were reviewed by the City of Lake Worth Beach Planning and Zoning Board, which made a recommendation to the City Commission to adopt the amendments; and

WHEREAS, the City Commission has reviewed the recommended amendments and has determined that it is in the best interest of the public health, safety and general welfare of the City, its residents and visitors to adopt these amendments.

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

Section 1. The foregoing recitals are incorporated herein by reference and made a part hereof.

Section 2. Chapter 23, Land Development Regulations, Article 7. Floodplain Management, Section 23-7-10, Definitions, is hereby amended as follows (words stricken are deletions; words underlined are additions):

Sec. 23-7-10. Definitions.

~~*Existing manufactured home park* or *subdivision:* A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before November 6, 1978.~~

~~*Expansion to an existing manufactured home park* or *subdivision:* The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).~~

~~*New manufactured home park* or *subdivision:* A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after November 6, 1978.~~

Section 3. Chapter 23, Land Development Regulations, Article 7. Floodplain Management, Section 14, Manufactured Homes, is hereby amended as follows (words stricken are deletions; words underlined are additions):

SECTION 23.7-14. - MANUFACTURED HOMES

a) *General.* All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to section 320.8249, F.S. and shall comply with the requirements of Chapter 15C-1, F.A.C. and the requirements of this ordinance. If located seaward of the coastal construction control line, all manufactured homes shall comply with the more restrictive of the applicable requirements.

1. Limitations on installation in floodways and coastal high hazard areas (Zone V). New installations of manufactured homes shall not be permitted in floodways and coastal high hazard areas (Zone V).

b). Foundations. All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that:

1. In flood hazard areas (Zone A) other than coastal high hazard areas, are designed in accordance with the foundation requirements of the *Florida Building Code, Residential* Section R322.2 and this Chapter.

~~Foundations for manufactured homes subject to Section 23.7-14(d)(2) of this Chapter are permitted to be reinforced piers or other foundation elements of at least equivalent strength.~~

2. In coastal high hazard areas (Zone V), are designed in accordance with the foundation requirements of the *Florida Building Code, Residential* Section R322.3 and this ordinance.

c) *Anchoring.* All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.

d). *Elevation*. ~~Manufactured homes that are placed, replaced, or substantially improved shall comply with subsections 23.7-14(d)(1) or (2) of this ordinance, as applicable.~~ All manufactured homes that are placed, replaced, or substantially improved in flood hazard areas shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the *Florida Building Code, Residential* Section R322.2 (Zone A) or Section R322.3 (Zone V and Coastal A Zone).

~~1. General elevation requirement. Unless subject to the requirements of Section 23.7-14(d)(2) of this ordinance, all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; or (d) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the *Florida Building Code, Residential* Section R322.2 (Zone A) or Section R322.3 (Zone V).~~

~~2. Elevation requirement for certain existing manufactured home parks and subdivisions. Manufactured homes that are not subject to Section 23.7-14(d)(1) of this Chapter, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as result of flooding has occurred, shall be elevated such that either the:~~

~~A. Bottom of the frame of the manufactured home is at or above the elevation required, as applicable to the flood hazard area, in the *Florida Building Code, Residential* Section R322.2 (Zone A) or Section R322.3 (Zone V); or~~

~~B. Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than forty-eight (48) inches in height above grade.~~

Section 4. Applicability. This ordinance shall apply to all applications for development in the City of Lake Worth Beach, Florida, including building permit applications and subdivision proposals, submitted on or after the effective date of this ordinance.

Section 5: Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 6: Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 7: Codification. The sections of the ordinance may be made a part of the City Code of Laws and ordinances and may be re-numbered or re-lettered to accomplish such, and the word “ordinance” may be changed to “section”, “division”, or any other appropriate word.

Section 14: Effective Date. This ordinance shall become effective 10 days after passage.

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

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

The Mayor thereupon declared this ordinance duly passed on first reading on the _____ day of_____, 2021.

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

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

The Mayor thereupon declared this ordinance duly passed on the _____ day of _____, 2021.

LAKE WORTH CITY COMMISSION
By: _____
Betty Resch, Mayor

ATTEST:
_____
Deborah M. Andrea, City Clerk

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

DATE: June 9, 2021

TO: Members of the Historic Resources Preservation and Planning & Zoning Boards

FROM: William Waters, Director Community Sustainability

MEETING: June 16, 2021 & June 23, 2021

SUBJECT: **PZB/HRPB 21-00400002 (Ordinance 2021-10):** Consideration of an ordinance to Chapter 23 "Land Development Regulations" regarding changes to floodplain management standards for manufactured homes as required by FEMA.

BACKGROUND/ PROPOSAL:

The subject amendments were drafted based on guidance provided by the Florida Department of Emergency Management's Floodplain Management Office to local governments participating in the FEMA Community Rating System (CRS). The City currently has a CRS Class 7 rating, which entitles residents to a 15% reduction in their Federal Flood Insurance rates. Last year, FEMA announced new prerequisite requirements to obtain or retain a CRS Class 8 rating or lower. If the subject amendments are not adopted, then the City's CRS rating would automatically become a Class 9. This would reduce the Federal Flood Insurance discount to 5% for residents. The subject amendments were recommended by both the Florida Department of Emergency Management and the City's Floodplain Administrator. There is not anticipated to be any impact within the City's boundaries as the existing manufactured and mobile home parks are all located outside the special flood hazard area.

The proposed amendments would modify the following sections of the LDR in Chapter 23 of the City's Code of Ordinances:

- Article 7, Section 23.7-10 - Definitions
- Article 7, Section 23.7-14 - Manufactured Homes

Definitions: The proposed amendments will delete obsolete definitions as guided by FEMA and the Florida Department of Emergency Management.

Definitions: The proposed amendments will require the elevation of manufactured homes consistent with base flood elevation requirements within the special flood hazard area. There are no manufactured or mobile home parks within the special flood hazard area in the City.

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt PZB/HRPB 21-00400002 (Ordinance 2021-10).

POTENTIAL MOTION:

I move to RECOMMEND/NOT RECOMMEND TO THE CITY COMMISSION **TO ADOPT** the proposed LDR text amendments included in PZB/HRPB 21-00400002 (Ordinance 2021-10)

Attachments

A. Draft Ordinance 2021-10

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: July 20, 2021 **DEPARTMENT:** Community Sustainability

TITLE:

Ordinance No. 2021-05 – First Reading – amending the Future Land Use Map from the future land use designation of Mixed Use – East (MU-E) to Public Recreation Open Space (PROS) for the property 32 South B Street

SUMMARY:

The proposed City initiated FLUM amendment would amend the FLU designation of 32 South B Street from Mixed Use – East (MU-E) to Public Recreation and Open Space (PROS). The proposed FLUM amendment is being reviewed concurrent with a rezoning of 32 South B Street from Single Family Residential (SFR) to PROS. The site is currently being utilized as a neighborhood playground. The approval of the FLUM amendment would reflect the existing use as a neighborhood playground and picnic area as permitted in the PROS future land use designation.

The proposed FLUM amendment is eligible for processing as a small-scale future land use map amendment per F.S. 163.3187. If adopted, the proposed amendment would be transmitted to the Florida Department of Economic Opportunity (DEO) upon adoption and become effective 31 days after adoption if not challenged within 30 days.

BACKGROUND AND JUSTIFICATION:

The property is located at 32 South B Street which is located in the northeast corner of 1st Avenue South and South B Street. The staff report was prepared in accordance with the requirements of Chapter 163 of the Florida Statutes, and provides the required, relevant and appropriate data based the City's community goals and vision and consistency with level of service requirements. The amendment is supported by and is consistent with the City's Comprehensive Plan, the Land Development Regulations, and Strategic Plan as described in the data and analysis contained in the attached advisory board staff report.

The Planning & Zoning Board (PZB) unanimously voted to recommend approval of the proposed future land use map amendment to the City Commission at their June 2, 2021 meeting.

MOTION:

Move to approve/disapprove Ordinance No. 2021-05 on first reading and schedule the second reading and public hearing for August 3, 2021.

ATTACHMENT(S):

Ordinance 2021-05
PZB Staff Report
Future Land Use Map

ORDINANCE NO. 2021-05 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE MAP THROUGH A SMALL SCALE MAP AMENDMENT FROM THE FUTURE LAND USE (FLU) DESIGNATION OF MIXED USE EAST (MU-E) TO THE FLU DESIGNATION OF PUBLIC RECREATION AND OPEN SPACE (PROS) ON PROPERTY LOCATED AT 32 SOUTH B STREET AND MORE FULLY DESCRIBED IN EXHIBIT A; PROVIDING THAT CONFLICTING ORDINANCES ARE REPEALED; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Local Government Comprehensive Planning and Land Development Regulation Act, section 163.3220, *et seq*., Florida Statutes, requires each municipality to adopt a comprehensive plan, including a future land use map and authorizes amendments to an adopted comprehensive plan; and

WHEREAS, this is a City-initiated request for the property located at 32 South B Street in the City of Lake Worth Beach, Florida, as more fully described in Exhibit A, attached hereto and incorporated herein (the "Property"), for a small scale map amendment to change the future land use designation of the property; and

WHEREAS, City staff has prepared and reviewed an amendment to the Future Land Use Map of the City's Comprehensive Plan to change the land use designations of the property described below from a City of Lake Worth future land use designation of Mixed Use East (MU-E) to a City future land use designation of Public Recreation and Open Space (PROS); and

WHEREAS, on June 2, 2021, the City Planning and Zoning Board, sitting as the duly constituted Local Planning Agency for the City, recommended approval of the Future Land Use Map Amendment to the Comprehensive Plan of the City; and

WHEREAS, the amendment qualifies and meets the criteria to be reviewed and approved as a small scale map amendment in accordance with section 163.3187, Florida Statutes; and

WHEREAS, the City Commission acknowledges that this Future Land Use Map Amendment is subject to the provisions of Section 163.3187 and 163.3177, Florida Statutes, and that the City shall maintain compliance with all provisions thereof; and

WHEREAS, the City has received public input and participation through hearings before the Local Planning Agency and the City Commission in accordance with Section 163.3181, Florida Statutes; and

WHEREAS, the City Commission has determined that the adoption of this Ordinance is in the best interest of the citizens and residents of the City of Lake Worth Beach.

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

Section 1. The foregoing recitals are hereby affirmed and ratified.

Section 2. The parcel of land more particularly described in **Exhibit A** is hereby designated Public Recreation and Open Space (PROS) on the City's Future Land Use Map.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. If any provision of this ordinance, or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications 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 5. The effective date of this small scale map amendment shall be thirty-one (31) days after adoption provided there is no challenge within 30 days.

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

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

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

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

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

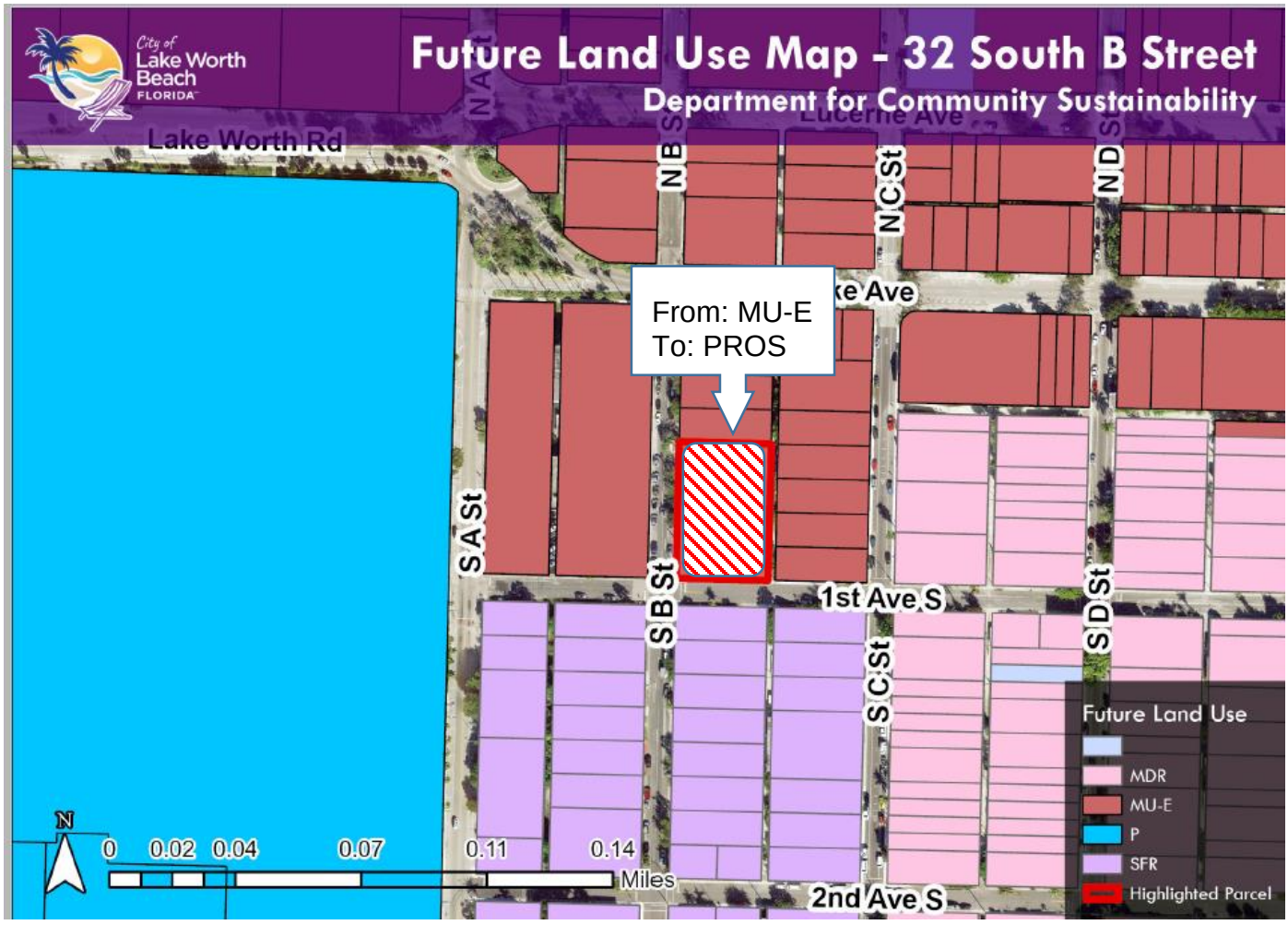
The Mayor thereupon declared this ordinance duly passed on the _____ day of _____, 2021.

LAKE WORTH CITY COMMISSION
By: _____
Betty Resch, Mayor

ATTEST:
_____
Deborah M. Andrea, City Clerk

Exhibit A

Applicant	City of Lake Worth Beach Public Works Department
Owner	City of Lake Worth Beach
General Location	Northeast corner of 1st Avenue South and South B Street
Existing PCN Numbers	38-43-44-21-15-003-0010
Existing Land Use	Neighborhood playground
Current Future Land Use Designation	Mixed Use – East (MU-E)
Amended Future Land Use Designation	Public Recreation and Open Space (PROS)



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

DATE: May 26, 2021

TO: Members of the Planning & Zoning Board

FROM: Alexis Rosenberg, Senior Community Planner

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

MEETING: June 2, 2021

SUBJECT: **PZB Project Number 20-00300001**: A City initiated small scale Future Land Use Map (FLUM) amendment of the property located at 32 South B Street from Mixed Use – East (MU-E) to Public Recreation and Open Space (PROS). PCN # 38-43-44-21-15-003-0010.

PROJECT DESCRIPTION:

The proposed City initiated FLUM amendment would amend the FLU designation of 32 South B Street from Mixed Use – East (MU-E) to Public Recreation and Open Space (PROS). The proposed FLUM amendment is being reviewed concurrent with a rezoning of 32 South B Street from Single Family Residential (SFR) to PROS. The site is currently being utilized as a neighborhood playground. The approval of the FLUM amendment would reflect the existing use as a neighborhood playground and picnic area as permitted in the PROS zoning district. The amendment is supported by and is consistent with the Comprehensive Plan and City Strategic Plan as described in the Comprehensive Plan and Strategic Plan analysis section of this report.

The current FLU and proposed FLU maps are included as Exhibit A in the attached proposed Ordinance. The data and analysis section in the staff report was prepared in accordance with the requirement of F.S. 163.3177 and provides relevant and appropriate data based the City's community goals and vision and consistency with level of service requirements. The proposed FLUM amendment is eligible for processing as a small-scale future land use map amendment per F.S. 163.3187. If adopted, the proposed amendment would be sent to the Florida Department of Economic Opportunity (DEO) upon adoption and become effective 31 days after adoption if not challenged within 30 days.

Staff Recommendation:

Staff has reviewed the documentation and materials provided, applying the applicable guidelines and standards found in the City of Lake Worth Beach zoning code. The proposed FLUM amendment meets the criteria of the Comprehensive Plan and LDRs. Therefore, staff recommends that the Planning and Zoning Board recommend that the City Commission adopt the proposed small scale FLUM amendment.

PROPERTY DESCRIPTION:

Applicant	City of Lake Worth Beach Public Works Department
Owner	City of Lake Worth Beach
General Location	Northeast corner of 1st Avenue South and South B Street
Existing PCN Numbers	38-43-44-21-15-003-0010
Existing Land Use	Neighborhood playground
Existing Zoning	Single Family Residential (SFR)
Existing Future Land Use Designation	Mixed Use – East (MU-E)

LOCATION MAP:

BACKGROUND:

The subject site is a 27,000 (200' x 135') square foot lot that is made up of four 50-foot wide platted lots. The property is located at 32 South B Street which is located in the northeast corner of 1st Avenue South and South B Street. Based on City records, it appears that at one time, all four lots had their own parcel numbers and separate addresses.

ANALYSIS:

Public Support/Opposition

Staff not received letters of support or opposition for this application.

Data and Analysis

The proposed PROS Future Land Use for the subject property is compatible with the Future Land Use designations of surrounding properties. The following outlines the Future Land Use designations for the adjacent areas:

- Future Land Use Map amendment for approximately 0.62 acres from Mixed Use - East (MU-E) to Public Recreation and Open Space (PROS) located at 32 South B Street, on the northeast corner of 1st Avenue South and South B Street.

Current Zoning	Adjacent Direction	Future Land Use
Single Family Residential	North	Mixed Use - East
Single Family Residential	South	Single Family Residential
Single Family Residential	East	Mixed Use East
Single Family Residential	West	Mixed Use East

JUSTIFICATION:

The PROS FLU designation designates locations for parks and other outdoor open space areas intended for active or passive use. The amendment provides open space amenities to the Royal Poinciana Neighborhood which aids in delivering sustainable outdoor opportunities to City residents. The implementing zoning district of the PROS land use designation is PROS. Currently, the land use is not consistent with the Comprehensive Plan. However, if the FLU is successfully amended to PROS and if the property is successfully rezoned to PROS, the land use will be consistent with the Comprehensive Plan.

COMPREHENSIVE PLAN AND STRATEGIC PLAN ANALYSIS:

Consistency with the Comprehensive Plan

The proposed FLUM amendment is consistent and in support of the following associated Objectives and Policies of the City of Lake Worth Beach's Comprehensive Plan. The underlined text emphasizes key concepts, strategies and objectives within these objectives and policies that are furthered by the subject amendments.

1. FUTURE LAND USE ELEMENT

Policy 1.1.2.13: The Public and Public Recreation and Open Space land use designations are mapped on sites where such uses already exist. The mapping of these uses on these sites indicates that no alternative use of these sites should be established without a properly considered and enacted Future Land Use Map amendment.

2. HOUSING AND NEIGHBORHOODS ELEMENT

Policy 3.3.1.7: The City shall strengthen the sense of place in each neighborhood with adequate and well-designed, public facilities such as libraries, schools, recreation centers, fire stations, and streetscapes.

3. CONSERVATION ELEMENT

Policy 6.1.3.2: The City will adopt incentives to encourage the provision of open space areas within future developed areas. Consistent provisions are in the Recreation and Open Space and the Future Land Use elements.

4. RECREATION AND OPEN SPACE ELEMENT

Policy 7.1.1.2: The City shall identify properties available for acquisition and/or vacant or underutilized properties, and consider acquiring these properties in order to expand its inventory of usable recreation and open space.

Policy 7.1.1.5: The City shall consider acquiring and preserving open space lands for purposes of recreation, habitat protection and enhancement.

Consistency with the Strategic Plan

The proposed amendment furthers the City's Strategic Plan that is committed to building a vibrant and diverse economy, planning thoughtfully for the future, and support the Strategic Pillars of Positioning Lake Worth Beach to be a competitive viable location of choice, Strengthening Lake Worth Beach as a "Community of Neighborhoods", and Navigating towards a sustainable community.

Specifically, the proposed amendments are consistency with the following Strategic Plan Pillars:

Pillar I: Positioning Lake Worth Beach To Be A Competitive Viable Location Of Choice
E: Provide superior public amenities and services to retain existing an entice new residents and businesses.

Pillar II: Strengthening Lake Worth Beach as a 'Community of Neighborhoods'
E: Deliver sustainable indoor-outdoor leisure opportunities (Parks and Open Spaces).

Level of Service Analysis

Pursuant to Chapter 163 of the Florida Statutes, any FLU amendment must be evaluated to determine if the proposed future land use will have a significant impact on the long-range level of service (LOS) for public facilities (i.e. drainage, potable water, wastewater, solid waste, parks, schools, and traffic) that service the property and the surrounding area. The LOS for public facilities is analyzed based on the maximum development potential for the existing and proposed FLU, and whether or not each public facility has capacity to accommodate any additional demands. According to the City's Comprehensive Plan, the maximum development potential change is for the existing Mixed Use – East FLU at 30 du/acre to the proposed PROS FLU at 0 du/acre resulting in a decrease of 30 du/acre.

Analysis of the decreased density (30 du/acre to 0 du/acre = 0 du/acre) on the long-range Level of Service (LOS) impacts concluded community facilities and services are available in the area to sustain the future demands and long-range LOS can be met with current and planned system capacities. The decrease in density from 30 du/acre to 0 du/acre results in a decrease of facilities and services needed. The following table provides a LOS summary.

FLUM AMENDMENT LOS SUMMARY TABLE

Type of Facility:	Existing FLU Designations: (at 30 du/acre for Mixed Use - East)	Proposed FLU Designations: (at 0 du/acre for PROS)
Drainage	3-year, 1-hour storm duration, as recorded in the FDOT Drainage Manual IDF curves, current edition and fully contained onsite.	3-year, 1-hour storm duration Both FLU designations meet the 3 yr. – 1 hr. drainage LOS requirements. Site improvements will be required to provide drainage collection and conveyance systems to positive outfall.
Potable Water	105 GPCD (gallons per capita per day. 105 gpcd x 30 du/acre x 2.53 pph =7,970	105 gpcd x 0 du/acre x 2.53 pph = 0 Decrease of 7,970 gpcd The City facilities have available capacity to accommodate the decreased demand.
Sanitary Sewer	Collection and treatment of 100 gallons per capita per day at secondary treatment level, or 250 gallons per ERU per day. 100 gpcd x 30 du/acre x 2.53 pph =7,590	100 gpcd x 0 du/acre x 2.53 pph = 0 Decrease of 7,590 gpcd The City facilities have available capacity to accommodate the decreased demand.
Solid Waste	Collection and disposal of 6.5 pounds of solid waste per capita per day. 6.5 lbs/pcd x 30 du/acre x 2.53 pph x 365 days/year / 2,000 = 90 Tons/year	Solid waste pickup will be limited to trash cans located on the property and is substantially less than the potential impacts of residential development. The Solid Waste Authority has available capacity to accommodate the reduced demand.

Parks	2.5 acres of community parks for every 1,000 persons and 2.0 acres of neighborhood parks for every 1,000 persons. 0.62 acres x 30 du/acre = 18 du/acre x 2.53 pph/du= 45 persons	The proposed amendment results in additional Public Rec and Open Space
Schools	18 dwelling units	0 dwelling units Decrease of 18 du School District to determine impact of decreased units; School Capacity Availability Determination (SCAD).
Traffic	0.62 acres x 30 du/acre = 18 du 18 du x 7 daily trips* = 4,356 Daily Trips * ITE 9th Edition Trip Generation Rates	0.62 acres x 2 daily trips/acre for city park = 1 daily trip Capacity is available to accommodate the reduction in demand.

CONCLUSION:

The proposed FLUM amendment request is consistent with the purpose, intent, and requirements of the Comprehensive Plan and LDRs. Therefore, staff **recommends approval of the draft site-specific amendments**, as:

- The amendment is consistent with the City's goals of acquiring and expanding its inventory of usable recreation and open space;
- The amendment is consistent with the Strategic Plan's goals of providing superior public amenities and services to retain existing an entice new residents and businesses.
- The amendment is supported by and are consistent with the Comprehensive Plan and City Strategic Plan as described in the Comprehensive Plan and Strategic Plan Analysis section of this report; and
- The amendment is supported by data and analysis prepared in accordance with the requirement of F.S. 163.3177 that provides relevant and appropriate data based the City's community goals and vision and consistency with level of service requirements.

Board Actions:

I MOVE TO RECOMMEND PZB PROJECT NUMBER 20-00300001: Proposed amendment to the Future Land Use Map of the Lake Worth Beach Comprehensive Plan from the Future Land Use (FLU) designation of Mixed Use - East to the Public Recreation and Open Space FLU designation.

I MOVE TO NOT RECOMMEND PZB PROJECT NUMBER 20-00300001: Proposed amendment to the Future Land Use Map of the Lake Worth Beach Comprehensive Plan from the Future Land Use (FLU) designation of Mixed Use - East to the Public Recreation and Open Space FLU designation. The proposal does not meet the City's Comprehensive Plan and Strategic Plan for the following reasons [Board member please state reasons.]

Consequent Action:

The Planning & Zoning Board will be making a recommendation to the City Commission on the FLUM amendment request.

ATTACHMENTS:

A. FLU Map of 32 South B Street

Attachment D – Site Photos

SCHOOL
SPEED LIMIT
20
BUMP
AHEAD
Welcome to
City of Lake Worth Beach
FLORIDA
Royal Poinciana Park
Royal Poinciana Park

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: July 20, 2021 **DEPARTMENT:** Community Sustainability

TITLE:

Ordinance No. 2021-06 – First Reading – amending the City's Official Zoning Map from the zoning district of Single Family Residential (SFR) to Public Recreation and Open Space (PROS) for the property 32 South B Street

SUMMARY:

The proposed City initiated rezoning would rezone the subject site, 32 South B Street, from Single Family Residential (SFR) to Public Recreation and Open Space (PROS). The rezoning is being reviewed concurrently with a Future Land Use Map (FLUM) amendment to change the future land use designation of 32 South B Street from Mixed Use – East (MU-E) to Public Recreation and Open Space (PROS). The site is currently being utilized as a neighborhood playground which is a permitted use in the PROS zoning district. The Royal Poinciana Neighborhood Association had previously expressed the need for the playground facilities in the area and worked with the City to establish the playground. The approval of the proposed rezoning would reflect the existing use of a neighborhood playground and picnic facility on the zoning map.

BACKGROUND AND JUSTIFICATION:

The property is located at 32 South B Street, which is located in the northeast corner of 1st Avenue South and South B Street. The approval of the proposed rezoning reflects the existing use of a neighborhood playground and picnic facility as permitted in the PROS zoning district. The subject site is surrounded by a mixture of single-family residences, multi-family residences, and a place of worship. Based on the data and analysis in the attached advisory board staff report, the proposed rezoning is consistent with the purpose, intent, and requirements of the City's Comprehensive Plan, Land Development Regulations and Strategic Plan.

The Planning & Zoning Board (PZB) unanimously voted to recommend approval of the proposed rezoning to the City Commission at their June 2, 2021 meeting.

MOTION:

Move to approve/disapprove Ordinance No. 2021-06 on first reading and to schedule the second reading and public hearing for August 03, 2021.

ATTACHMENT(S):

Ordinance 2021-06
PZB Staff Report
Zoning Map

ORDINANCE NO. 2021-06 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP FROM THE ZONING DISTRICT OF SINGLE FAMILY RESIDENTIAL (SFR) TO PUBLIC RECREATION AND OPEN SPACE (PROS) FOR THE PROPERTY 32 SOUTH B STREET, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A; AND 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 amending the City's Official Zoning Map; and

WHEREAS, this is a City-initiated request for a zoning map amendment to change the zoning district of the property as more particularly described in Exhibit A. attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, City staff has prepared and reviewed an amendment to the City's Official Zoning Map to change the zoning district of the property described below from Single Family Residential (SFR) to Public Recreation and Open Space (PROS), pursuant to the City of Lake Worth Beach Land Development Regulations and Comprehensive Plan; and

WHEREAS, on June 2, 2021, the City Planning and Zoning Board, sitting as the duly constituted Local Planning Agency for the City, considered a concurrent FLUM amendment to the PROS future land use; and

WHEREAS, on June 2, 2021, the City Planning and Zoning Board, sitting as the duly constituted Local Planning Agency for the City, recommended approval of the subject zoning map amendment to the City's Official Zoning Map; and

WHEREAS, the City has received public input and participation through hearings before the Local Planning Agency and the City Commission in accordance with Section 163.3181, Florida Statutes; and

WHEREAS, the City Commission has considered all of the testimony and evidence and has determined that the rezoning meets the rezoning review criteria of the Land Development Regulations, Section 23.2-36 and is consistent with the City's Comprehensive Plan and Strategic Plan.

WHEREAS, the City Commission has considered all of the testimony and evidence and has determined that the adoption of this Ordinance is in the best interest of the citizens and residents of the City of Lake Worth Beach.

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

Section 1. The foregoing recitals are hereby affirmed and ratified.

Section 2. The parcel of land more particularly described in **Exhibit A** is hereby designated Public Recreation and Open Space (PROS) on the City's Official Zoning Map.

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 upon the same day as the concurrent Future Land Use Map amendment (Ordinance 2021-05). Per Florida Statute 163.3187. The Future Land Use Map amendment (Ordinance 2021-05) shall be effective 31 days after adoption provided there is no challenge.

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

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

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

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

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

The Mayor thereupon declared this ordinance duly passed on the _____ day of _____, 2021.

LAKE WORTH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

_____
Deborah M. Andrea, City Clerk

Exhibit A

Applicant	City of Lake Worth Beach Public Works Department
Owner	City of Lake Worth Beach
General Location	Northeast corner of 1st Avenue South and South B Street
Existing PCN Numbers	38-43-44-21-15-003-0010
Existing Land Use	Neighborhood playground
Current Zoning District	Single Family Residential (SFR)
Amended Zoning District	Public Recreation and Open Space (PROS)

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

DATE: May 26, 2021

TO: Members of the Planning & Zoning Board

FROM: Alexis Rosenberg, Senior Community Planner

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

MEETING: June 2, 2021

SUBJECT: **PZB Project Number 20-01300001**: A City initiated rezoning of the property located at 32 South B Street from Single Family Residential (SFR) to Public Recreation and Open Space (PROS). PCN # 38-43-44-21-15-003-0010.

PROJECT DESCRIPTION:

The proposed City initiated rezoning would rezone the subject site, 32 South B Street, from Single Family Residential (SFR) to Public Recreation and Open Space (PROS). The rezoning is being reviewed concurrently with a Future Land Use Map (FLUM) amendment to change the future land use designation of 32 South B Street from Mixed Use – East (MU-E) to Public Recreation and Open Space (PROS). The site is currently being utilized as a neighborhood playground which is a permitted use in the PROS zoning district. The approval of the proposed rezoning reflects the existing use of a neighborhood playground and picnic facility as permitted in the PROS zoning district. The subject site is surrounded by a mixture of single-family residences, multi-family residences, and a place of worship. The Royal Poinciana Neighborhood Association had previously expressed the need for the playground facilities in the area and worked with the City to establish the playground.

Staff Recommendation:

Staff has reviewed the documentation and materials provided, applying the applicable guidelines and standards found in the City of Lake Worth Beach zoning code. The proposed rezoning meets the criteria of the Comprehensive Plan and LDRs. Therefore, staff recommends that the Board recommend approval of the Rezone request with conditions of approval to the City Commission.

PROPERTY DESCRIPTION:

Applicant	City of Lake Worth Beach Public Works Department
Owner	City of Lake Worth Beach
General Location	Northeast corner of 1st Avenue South and South B Street
Existing PCN Numbers	38-43-44-21-15-003-0010
Existing Land Use	Neighborhood playground
Existing Zoning	Single Family Residential (SFR)
Existing Future Land Use Designation	Mixed Use – East (MU-E)

LOCATION MAP:

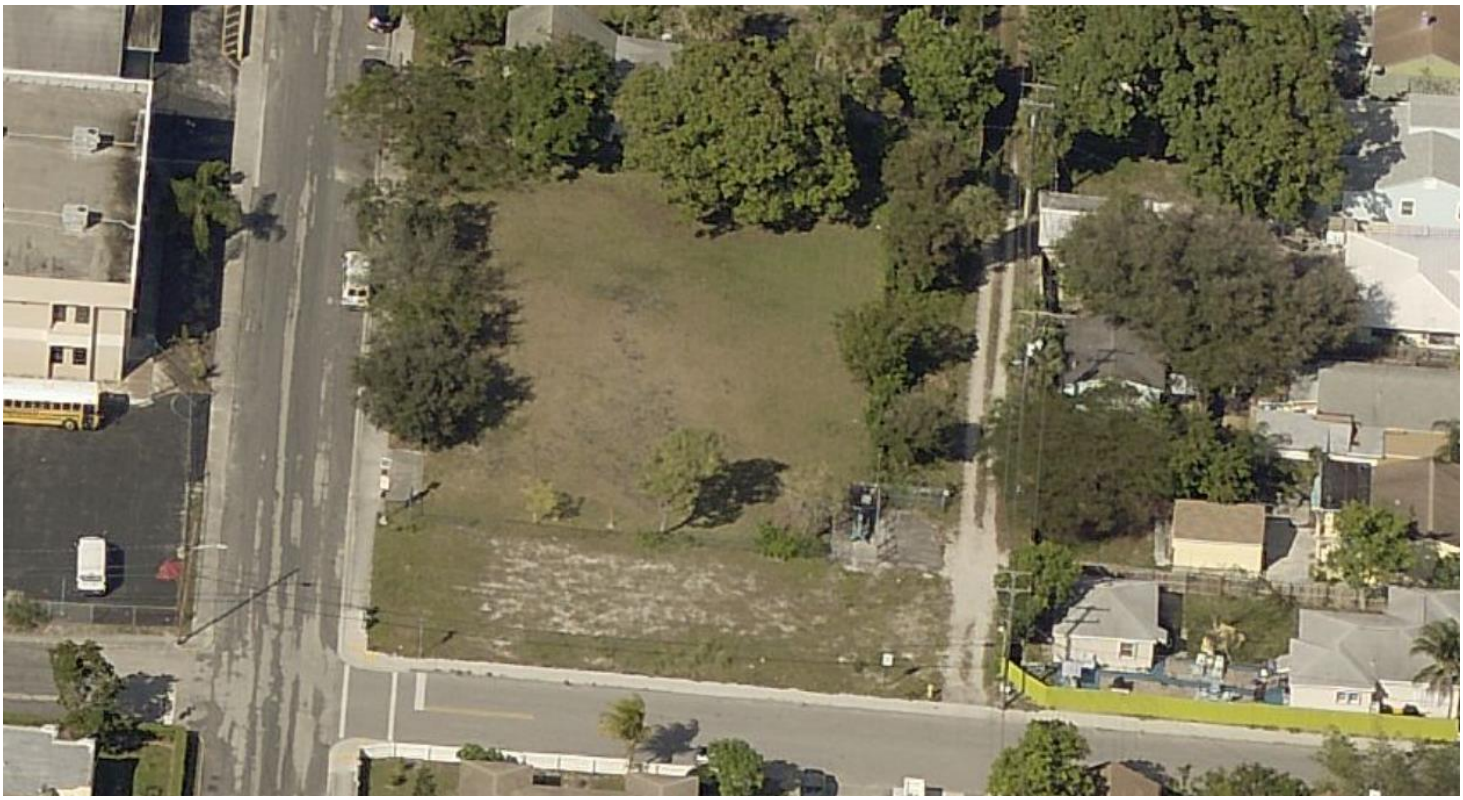
BACKGROUND:

The subject site is a 27,000 (200' x 135') square foot lot that is made up of four 50-foot wide platted lots. The property is located at 32 South B Street which is located in the northeast corner of 1st Avenue South and South B Street. Based on City records, it appears that at one time, all four lots had their own parcel numbers and separate addresses. Below is a timeline summary of the property, categorized by lot, based on Palm Beach Property Appraiser's records and City records:

- Lot 1, Block 3
  - Used to be referred to as 32 South B Street.
  - 1950 – a 1,825 square foot duplex and 946 square foot detached garage was constructed on the site.
  - 2001 – the 946 square foot detached garage was demolished.
  - September 2, 2014 – the 1,825 square foot duplex was demolished.
  - May 10, 2021 – a search of the City's database shows that there are no active business licenses linked to this property
  - May 10, 2021 – a search of the City's database shows that there are no active code cases linked to this property
- Lot 2, Block 3
  - Used to be referred to as 26 South B Street and 28 South B Street.
  - 1954 – a 1,055 square foot duplex was constructed on the site.
  - January 14, 1992 – the 1,055 square foot duplex was demolished.
  - May 10, 2021 – a search of the City's database shows that there are no active business licenses linked to this property
  - May 10, 2021 – a search of the City's database shows that there are no active code cases linked to this property
- Lot 3, Block 3
  - Used to be referred to as 22 South B Street.
  - 1929 – a 1,443 square foot cottage and 202 square foot detached garage was constructed on the property.
  - 1949 – a 600 square foot dwelling was constructed on the property.
  - January 14, 1992 – the 1,443 square foot cottage was demolished. It is unclear as to whether the detached garage was demolished at this time too.
  - June 17, 1998 – a letter from the City was issued to the property owner ordering the demolition of the remaining residence due to numerous building code violations that deemed the building unsafe.
  - August 1998 – The subject structure, which was the only remaining structure on the lot, was demolished.
  - May 10, 2021 – a search of the City's database shows that there are no active business licenses linked to this property
  - May 10, 2021 – a search of the City's database shows that there are no active code cases linked to this property
- Lot 4, Block 3
  - Used to be referred to as 18 South B Street.
  - 1920 – a 1,004 square foot residence and 602 square foot garage apartment was constructed on the property.
  - June 17, 1998 – a letter from the City was issued to the property owner ordering the demolition of the remaining residence due to numerous building code violations that deemed the building unsafe.
  - September 6, 1988 – the two-story garage apartment was demolished. The 1,004 square foot residence remained on the property.
  - 1988 – 2021 – the 1,004 square foot residence was demolished.
  - May 10, 2021 – a search of the City's database shows that there are no active business licenses linked to this property

- May 10, 2021 – a search of the City's database shows that there are no active code cases linked to this property

- All Lots (Lots 1-4, Block 3)
  - September 18, 2020 – a building permit (permit # 20-2712) was issued for a green vinyl coated chain-link fence around the perimeter of the site for the playground. Staff approved the permit with the condition that within six months of the permit approval, a rezoning application shall be made to the City to rezone the property from SFR to PROS.
  - March 30, 2021 – a building permit (permit 21-624) was issued for a 12' x 12' shade structure to go over a picnic/seating area at the site. Staff approved the permit with the condition that a rezoning and FLUM amendment, and Minor Site Plan continue to be pursued by the Public Works Department. A unity of title was required prior to processing these requests.
  - December 15, 2020 – A Unity of Title was recorded combining Lots 1 thru 4, Block 3.
  - April 8, 2021 – the City obtained an updated property survey reflecting the Unity of Title.



ANALYSIS:

Public Support/Opposition

Staff not received letters of support or opposition for this application.

Consistency with the Comprehensive Plan and Strategic Plan

The subject site currently has a Future Land Use (FLU) designation of MU-E. Per Policy 1.1.1.5, the MU-E future land use area is intended to provide a mixture of residential, office, service and commercial retail uses within specific areas east of I-95, near or adjacent to the central commercial core and major thoroughfares of the City. The subject proposal is to rezone 32 South B Street to PROS. As the PROS zoning district is not an implementing zoning district of the MU-E future land use designation, this application is being reviewed concurrently with a future land use map amendment requesting to change the future land use of 32 South B Street from MU-E to PROS. Per Policy 1.1.1.11, the PROS future land use area designates locations for parks and other outdoor open space areas intended for active or passive use. The implementing zoning district of the PROS land use designation is PROS. The propose concurrent amendments to the FLUM and the Zoning are required for consistency with the Comprehensive Plan with the existing use of a neighborhood.

The proposal, if approved, would be consistent with Pillar I.E and Pillar II.E of the Strategic Plan which states that the City shall provide superior public amenities and services to retain existing and entice new residences and businesses and deliver sustainable indoor-outdoor leisure opportunities (parks and open space). The Royal Poinciana Neighborhood Association expressed the need for the playground and has been working with the City to establish the existing playground.

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

Consistency with the City's Land Development Regulations

The Department of Community Sustainability is tasked in the Code to review rezone applications for consistency with the findings for granting rezone applications in LDR Section 23.2-26 (analyzed in the next section) and to provide a recommendation for whether the application should be approved, approved with conditions, or denied.

At the hearing on the application, the Planning and Zoning Board or Historic Resources Preservation Board shall consider the rezoning/FLUM amendment application and request, the staff report including recommendations of staff, and shall receive testimony and information from the petitioner, the owner, city staff, and public comment. At the conclusion of the hearing, the Board shall make a recommendation on the rezoning/FLUM amendment request to the City Commission.

Staff Analysis: Playgrounds are not permitted in the SFR zoning district. If successfully rezoned to PROS, 32 South B Street will be consistent the City's LDRs and Comprehensive Plan.

The data and analysis below review the application against the regular findings for approval for all rezone requests:

Section 23.2-36(4), Rezoning of Land Amendments

An amendment to the official zoning map processed with the FLUM amendment shall be reviewed based on the following factors:

a. Consistency. Whether the proposed FLUM amendment would be consistent with the purpose and intent of the applicable comprehensive plan policies, redevelopment plans, and land development regulations. Approvals of a request to rezone to a planned zoning district may include limitations or requirements imposed on the master plan in order to maintain such consistency.

Staff Response: If the rezoning and FLUM amendment are approved, the new PROS zoning district would be consistent with the purpose and intent of the PROS future land use designation. Additionally, the existing use of a playground would be consistent with the PROS zoning district and the PROS future land use designation.

The proposed Rezone is consistent with the following Policy and Objectives in the Comprehensive Plan:

Policy 1.1.2.13: Locational Criteria for the Public Recreation and Open Space Designations – the PROS land use designations are intended for sites where such uses already exist.

The subject site, 32 South B Street, has an existing playground on the property that was approved with the condition that an application be submitted to the City to rezone the property to PROS within 6 months of the permit approval date.

Policy 3.3.1.7: Strengthen the sense of place in each neighborhood with adequate and well-designed, public facilities such as libraries, schools, recreation centers, fire stations and streetscapes.

The proposed Rezone to PROS reflects the existing public playground, which increased opportunities for play in the Royal Poinciana Neighborhood.

Goal 7.1: The City of Lake Worth Beach's open space and recreation system shall provide sustainable indoor-outdoor leisure opportunities, to meet the physical, social, recreational and cultural needs of current and future demands of all population segments with access to a variety of passive and active recreation programs through the use of both public and private resources.

Prior to the construction of the existing playground at 32 South B Street, the Royal Poinciana Neighborhood did not have a public playground in the immediate area. There are properties zoned PROS that operate as sport fields on the corner of 1st Avenue South and South B Street. The addition of a playground to the neighborhood adds more variety to the outdoor recreation options in the area and for the City at large.

b. Land Use Pattern. Whether the proposed FLUM amendment would be contrary to the established land use pattern, or would create an isolated land use classification unrelated to adjacent and nearby classifications, or would constitute a grant of special privilege to an individual property owner as contrasted with the protection of the public welfare. This factor is not intended to exclude FLUM amendments that would result in more desirable and sustainable growth for the community.

Staff Response: The proposed rezoning will not be contrary or incompatible to the established land pattern, nor will it create an isolated zoning district unrelated to the adjacent and nearby classifications or constitute a grant of special privilege to the petitioner as contrasted with the protection of the public welfare. Please refer to the table below outlining the existing zoning and future land use designations of adjacent properties.

Direction	Future Land Use	Zoning District	Current Use
North (adjacent)	MU -E	SFR	Vacant
South (across from 1st Ave S)	SFR	SFR	Multi-family Residences
East (across alleyway)	MU -E	SFR	Multi-family Residences Single-family Residences
West (across	MU -E	SFR	Place of Worship

South B St)			

While the subject site does not abut PROS zoned property, the surrounding uses are compatible in nature with uses allowed in the PROS zoning district. The PROS district depicts the location of publicly owned recreational and open space amenities within the City. The nearby properties consist of single-family and multi-family residences and a place of worship which are compatible with a neighborhood playground. **Meets Criterion.**

c. Sustainability. Whether the proposed FLUM amendment would support the integration of a mix of land uses consistent with smart growth or sustainability initiatives, with an emphasis on 1) complementary land uses; 2) access to alternative modes of transportation; and 3) interconnectivity within the project and between adjacent properties.

Staff Response: The proposed rezoning to PROS promotes neighborhood sustainability and is consistent with the City's goal to provide sustainable outdoor leisure opportunities such as parks and open space. A neighborhood playground has recently been constructed on the subject site, which is compatible with the surrounding residential properties and place of worship. **Meets Criterion.**

d. Availability of Public Services/Infrastructure. Requests for rezoning to planned zoning districts shall be subject to review pursuant to Section 23.5-2.

Staff Response: This criterion is applicable to requests to rezone to a planned zoning district only; therefore, this criterion does not apply. **Criterion not applicable.**

e. Compatibility. The application shall consider the following compatibility factors:

1) Whether the proposed FLUM amendment would be compatible with the current and future use of adjacent and nearby properties, or would negatively affect the property values of adjacent and nearby properties.

Staff Response: The proposed rezoning is compatible with the existing and future land uses of adjacent and nearby properties and will not negatively affect the property values of the neighborhood. If approved, the existing use of a playground, which has been a long-time request of the Royal Poinciana Neighborhood Association, would be depicted on the City's zoning map as a public recreation facility. The playground currently has security fencing around the perimeter of the property and is not anticipated to cause negative affects on the nearby properties. If at any time the playground is replaced with another use, said use would need to go through staff and/or Board review. Uses allowed in the PROS zoning district are typically associated with indoor or outdoor recreation and open space. **Meets Criterion.**

f. Direct Community Sustainability and Economic Development Benefits. For FLUM amendments involving rezoning to a planned zoning district, the review shall consider the economic benefits of the proposed amendment, specifically, whether the proposal would:

1) Further implementation of the city's economic development (CED) program;
2) Contribute to the enhancement and diversification of the city's tax base;
3) Respond to the current market demand or community needs or provide services or retail choices not locally available;
4) Create new employment opportunities for the residents, with pay at or above the county average hourly wage;
5) Represent innovative methods/technologies, especially those promoting sustainability;
6) Support more efficient and sustainable use of land resources in furtherance of overall community health, safety and general welfare;
7) Be complementary to existing uses, thus fostering synergy effects; and
8) Alleviate blight/economic obsolescence of the subject area.

Staff Response: This petition does not involve rezoning to a planned zoning district. Thus, this criterion does not apply to this petition. **Criterion not applicable.**

g. Economic Development Impact Determination for Conventional Zoning Districts. For FLUM amendments involving rezoning to a conventional zoning district, the review shall consider whether the proposal would further the City's economic development program, and also determine whether the proposal would:

1) Represent a potential decrease in the possible intensity of development, given the uses permitted in the proposed land use category; and
2) Represent a potential decrease in the number of uses with high probable economic development benefits.

Staff Response: The proposed rezoning to the PROS zoning district will result in the addition of a public amenity for the neighborhood. While the PROS zoning district does not offer an increase in density from the SFR zoning district, the playground use is consistent with the City's goal to provide sustainable outdoor leisure opportunities such as parks and open space which benefit quality life within the City. **Meets Criterion.**

h. Commercial and industrial land supply. The review shall consider whether the proposed FLUM amendment would reduce the amount of land available for commercial/industrial development. If such determination is made, the approval can be recommended under the following conditions:

1) The size, shape, and/or location of the property makes it unsuitable for commercial/industrial development; or
2) The proposed FLUM amendment provides substantiated evidence of satisfying at least four (4) of the direct economic development benefits listed in subparagraph "f" above; and
3) The proposed FLUM amendment would result in comparable or higher employment numbers, building size and valuation than the potential of existing land use designation.

Staff Response: If approved, the proposed rezoning will not result in a reduction of land available for commercial and industrial development. Commercial and industrial uses are not permitted under the existing zoning. Therefore, the change from SFR to PROS zoning would not reduce or change the commercial and industrial development potential at the subject site. **Meets Criterion.**

i. Alternative sites. Whether there are sites available elsewhere in the City in zoning districts which already allow the desired use.

Staff Response: The purpose of the rezoning application is to reflect the existing use on the subject site, a neighborhood playground. As stated, the playground has been a long-time request of the Royal Poinciana Neighborhood Association. The only other PROS zoned property in Royal Poinciana is located on the northwest corner of 6th Avenue South and South A Street. The properties are currently used as recreational fields for baseball, soccer, etc. As the existing PROS zoned properties in the area are fully utilized, there are no available pieces of land in the immediate area that could house the desired use of a playground.

j. Master plan and site plan compliance with land development regulations. When master plan and site plan review are required pursuant to section 2.D.1.e. above, both shall comply with the requirements of the respective zoning district regulations of article III and the site development standards of section 23.2-32.

Staff Response: Staff has conditioned the Rezone application so that if approved, a Minor Site Plan shall be applied for to review the site conditions in conformance with the LDRs. **Meets Criterion as Conditioned.**

CONCLUSION:

The proposed rezoning is consistent with the purpose, intent, and requirements of the Comprehensive Plan and LDRs subject to compliance with staff's proposed conditions of approval. Therefore, staff recommends that the Board recommend approval of rezoning to the City Commission with the conditions below:

Board Actions:

I MOVE TO RECOMMEND APPROVAL OF PZB PROJECT NUMBER 20-01300001 with staff recommended conditions to rezone the property at 32 South B Street from Single Family Residential (SFR) to Public Recreation and Open Space (PROS). The application meets the rezone criteria based on the data and analysis in the staff report.

I MOVE TO RECOMMEND DISAPPROVAL OF PZB PROJECT NUMBER 20-01300001 to rezone the property at 32 South B Street from Single Family Residential (SFR) to Public Recreation and Open Space (PROS). The proposal does not meet the rezone criteria for the following reasons [Board member please state reasons.]

Consequent Action:

The Planning & Zoning Board will be making a recommendation to the City Commission on the Rezone request.

ATTACHMENTS:

A. Location Map
B. Zoning Map
C. Application Package

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: July 20, 2021 **DEPARTMENT:** Community Sustainability

TITLE:

Resolution No. 31-2021 – (continuance) an amendment to page 198 of the City's Historic Preservation Design Guidelines to allow Low-E coatings with a minimum visible light transmittance (VLT) of 60% for glazing in the historic districts

SUMMARY:

At the May 4, 2021 City Commission meeting, staff was directed to amend historic preservation requirements that limit Low-E coatings to a minimum 70% VLT. Members of the public expressed concern that the most widely available Low-E coatings do not satisfy the adopted VLT requirement. Lowering the VLT requirement to 60% increases the range of the Low-E coatings that are permitted for properties located within the City's historic districts. As a result, darker Low-E coatings, which cannot be considered visually similar to clear, will be permitted if the subject resolution is approved.

BACKGROUND AND JUSTIFICATION:

Low-E Coatings in Historic Districts: At the **January 15, 2019 City Commission Meeting**, the LWB **Historic Preservation Design Guidelines** were adopted via Resolution No. 03-2019. Page 198 of the Guidelines states the following for window replacements: "Windows historically utilized clear glass, and therefore clear glass is the most compatible type for historic structures. Windows with Low-E or Solarban coatings, applied tint, and mirrored finishes are not recommended."

In 2019, the City of Lake Worth Beach also published **Educational Guidelines** through a Florida Department of State, Division of Historical Resources small-matching grant (#19.HSM.300.087). The Educational Guidelines review steps towards energy efficiency, which can be applied to both existing homes and new construction. As indicated on page 11, "Low-E' is a non-reflective, non-tinted window film that greatly reduces heat gain through windows. It's available as a film applied to existing windows or in replacement windows. Tints and mirrored glass are typically not appropriate for historic structures and are not as effective as a 'Low-E' treatment."

At the **October 14, 2021 HRPB meeting**, the Board determined that Low-E coatings with a minimum 70% VLT are within the range of "clear glazing", which is the standard set by the LWBHPDG. Visible light transmittance (VLT) refers to the amount of light that passes through a glazing material. A higher (VLT) means there is more light is being transmitted. For impact glass, the VLT typically ranges from 80% for uncoated clear glass to less than 10% for highly reflective coatings on very dark tinted glass. The VTL is determined by the thickness of the frame and sash, coating or tint on the glass, and any grids or muntins as they block some of the light. The VTL representative of the center-of-glazing (COG) region only measures the amount of light that is being transmitted through the glass, not the entire window or door product.

At the **May 4, 2021 City Commission meeting**, staff was directed to amend historic preservation requirements that limit Low-E coatings to a minimum 70% VLT. Members of the public expressed concern that the most widely available Low-E coatings do not satisfy the adopted VLT requirement. Lowering the VLT requirement to 60% increases the range of the Low-E coatings that are permitted for properties located within the City's historic districts.

Pursuant to the City's participation in the **Certified Local Government program**, a notice of at least 30 days was provided to the Florida Department of State regarding a City Commission meeting (June 15, 2021) to review the amendment to the LWBHPDG. **The letter received by the Florida Department of State, Division of Historical Resources, is included as an attachment**. The Florida Department of State Certified Local Government Coordinator, Mariah Justice, indicated that the proposed amendment to the LWBHPDG that allow Low-E coatings with a visual light transmittance of less than 70% is not in agreement with the Secretary of Interior Standards for Rehabilitation and Guidelines on Sustainability for Rehabilitating Historic Buildings: "retrofitting historically-clear windows with tinted glass or reflective coatings will negatively impact the historic character of a building…"

At the **June 9, 2021 HRPB meeting**, the Board reviewed the draft resolution and the recommendation provided by the Florida Department of State, Division of Historical Resources. The Board recommended denial of the resolution as the proposed change is not recommended by the Division of Historical Resources as it is not in compliance with the Secretary of Interior Standards for Rehabilitation and the Guidelines on Sustainability for Rehabilitating Historic Buildings.

The item was continued by the City Commission at the June 15, 2021 meeting to the July 20, 2021 meeting.

MOTION:

Move to approve/disapprove Resolution 31-2021 amending page 198 of the City's Historic Preservation Design Guidelines to allow Low-E coatings with a minimum visible light transmittance (VLT) of 60% for glazing in the historic districts.

ATTACHMENT(S):

Resolution 31-2021
HRPB Staff Report
Florida Department of State Letter
Design Guidelines Amendment Process Memorandum

RESOLUTION NO. 31-2021 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING HISTORIC PRESERVATION DESIGN GUIDELINES AS A SUPPLEMENT TO THE HISTORIC PRESERVATION ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, as provided in Section 2(b), Article VIII of the Constitution of the State of Florida, and Section 166.021(1), Florida Statutes, the City of Lake Worth Beach (the "City"), a municipal corporation, enjoys all governmental, corporate, and proprietary powers necessary to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except as expressly prohibited by law; and

WHEREAS, as provided in Section 166.021(3), Florida Statutes, the governing body of each municipality in the state has the power to enact legislation concerning any subject matter upon which the state legislature may act, except when expressly prohibited by law; and

WHEREAS, in 1997, the City attained designation as a Certified Local Government ("CLG") under Florida's Certified Local Government Program created pursuant to 1980 Amendments to the National Historic Preservation Act of 1966; and

WHEREAS, pursuant to its authority under the Community Planning Act, Section 163, Florida Statutes, and in order to protect and preserve the historic resources within the city, the City has enacted Historic Preservation regulations set forth in Section 23.5-4 of the City Code, and has established six (6) historic districts within the city; and

WHEREAS, the City amended its Historic Preservation regulations in 2018; and,

WHERAS, pursuant to Section 23.5-4 (e).15 of the City's Historic Preservation regulations, as amended, the City Commission may, by resolution, adopt design guidelines to supplement the land development regulations in order to conserve and enhance the special aesthetic, historical and cultural character of landmarks or historic districts; and

WHEREAS, by Resolution 03-2019, upon recommendation of the Historic Resources Preservation Board (HRPB), the City Commission adopted Historic Preservation Design Guidelines ("Design Guidelines") to provide clear guidance on all of the building elements that make up a particular architectural style; and

WHEREAS, the current Design Guidelines indicate on page 198 that clear glass is the most compatible for historic structures with the City's historic districts, and further notes that windows with Low-E or Solarban coatings, applied tint, and mirrored finishes are not recommended; and

WHEREAS, windows with Low-E coatings have become increasingly popular due to their energy conserving characteristics, and

WHEREAS, the HRPB has recently determined that Low-E coatings with a visible light transmittance (VLT) of 70% or greater resemble clear glass in appearance; and

WHEREAS, after receiving input from members of the public, the City Commission directed staff to prepare proposed amendments to the Design Guidelines to allow darker Low-E coatings, in order to promote energy conservation and reflect industry trends towards Low-E coatings with a 60% VLT; and,

WHEREAS, staff has proposed amendments to page 198 of the Design Guidelines to allow Low-E coatings with a minimum 60% VLT, as more fully set forth in Exhibit "A," attached hereto and incorporated herein by reference; and

WHEREAS, the HRPB considered the proposed amendments to the Design Guidelines at its regularly scheduled June 9, 2021 meeting and recommended denial; and

WHEREAS, the proposed amendments were reviewed by the State Historic Preservation Office, as required by the City's CLG status, and were not recommended for approval; and

WHEREAS, the proposed amendments will serve the interests of energy conservation within the City's historic districts.

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

Section 1. The above Recitals are true and incorporated herein.

Section 2. The City hereby amends the Historic Preservation Design Guidelines as provided in Exhibit A, and said Design Guidelines, as amended, shall operate as a supplement to the Historic Preservation Ordinance. Should there be a conflict between the Ordinance and the Design Guidelines, the Ordinance shall take precedence.

Section 3. This resolution shall become effective immediately upon its passage.

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

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

The Mayor thereupon declared this resolution duly passed and adopted this _____ day of _____, 2021.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

_____
Deborah M. Andrea, City Clerk

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

MEMORANDUM DATE: June 2, 2021

AGENDA DATE: June 9, 2021

RE: **Resolution 31-2021 – Low-E Window Coatings in Historic Districts**

TO: Chair and Members of the Historic Resources Preservation Board

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

FROM: Jordan Hodges, Senior Preservation Coordinator
Abraham Fogel, Preservation Planner
Community Sustainability Department

TITLE: **Resolution 31-2021:** An amendment to page 198 of the City's Historic Preservation Design Guidelines to allow Low-E coatings with a minimum visible light transmittance (VLT) of 60% for glazing in the historic districts.

BACKGROUND:

- The City of Lake Worth Beach was awarded a Small Matching Grant (#18.HSM.300.007) from the Florida Department of State to create a set of City of Lake Worth Beach Historic Preservation Design Guidelines (LWBHPDG) to specifically address the City's unique historic resources.
- Design Guidelines are intended to be used as a tool for design professionals, homeowners, city staff, and other interested parties who want to understand what is significant about their communities' historic resources, and how to peruse rehabilitation in a sensitive manner.
- The grant funds awarded by the State were utilized by the City to hire a consultant to research, design, plan, process, and draft the Design Guidelines document. The City's consultant for this project, Treasure Coast Regional Planning Council, produced the document.
- At the January 15, 2019 City Commission Meeting, the LWBHPDG were adopted through Resolution No. 03-2019.
- Page 198 of the LWBHPDG provides special considerations for window replacement. Item #5 states "Windows historically utilized clear glass, and therefore clear glass is the most compatible type for historic structures. Windows with Low-E or Solarban coatings, applied tint, and mirrored finishes are not recommended."
- After the adoption of the LWBHPDG, the Historic Resources Preservation Board (HRPB) gave the directive that "clear Low-E" coatings were visually consistent with clear glass and could be approved by either administrative review or review by the HRPB.
- At the August 12, 2020 HRPB meeting, the Board made a motion to place a moratorium on all glass types other than clear, as "clear Low-E" coatings varied in appearance between manufacturers due to inconsistent industry standards. The HRPB requested that staff research visual light transmittance (VLT), a quantifiable industry standard measuring how much light is transmitted through glass, to create clear and enforceable regulations for glass coatings. As a result, all administrative and Board

cases related to windows and doors (that utilize glass) required clear glass until the moratorium was lifted.

- At the September 9, 2020 HRPB meeting, the Board requested that staff provide additional research that compares the efficiency of clear glass and glass with Low-E coatings. The Board also requested that the standard for visible light transmittance (VLT) be revised to only account for the glazing and not the entire product (frames, simulated divided lights, etc.) to more effectively review glass types.
- At the October 14, 2020 HRPB meeting, the Board lifted the moratorium and amended the Certificate of Appropriateness (COA) Approval Matrix to create a standard for Low-E glass that was equivalent to clear glass in historic districts: "*All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 70% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass*."
- At the May 4, 2021 City Commission meeting, staff was directed to amend historic preservation requirements that limited Low-E coatings to a minimum 70% VLT. Members of the public expressed concern that the most widely available Low-E coatings do not satisfy the adopted VLT requirement. Lowering the VLT requirement to 60% increases the range of the Low-E coatings that are permitted for properties located within the City's historic districts.
- The City Attorney, Susan Garrett, wrote a memorandum providing procedural guidance to adopt the 70% VLT standard, which indicated that an amendment to the LWBHPDG was required to allow for the implementation of the 60% VLT standard. The memorandum is included as **Attachment C**.
- Pursuant to the City's participation in the Certified Local Government program, a notice of at least 30 days was provided to the Florida Department of State regarding a City Commission meeting (June 15, 2021) to review the amendment to the LWBHPDG. The letter received by the Florida Department of State, Division of Historical Resources, is included as **Attachment B.**

ANALYSIS:

Energy Efficiency

The construction and maintenance of buildings consumes an enormous amount of natural resources and energy produced in the United States. In an effort to curb the growing energy and material consumption associated with the built environment, architects, engineers, builders and planners, have developed or often rediscovered, "green" building practices which aim to improve energy efficiency. When applying "green" concepts to a building, it's important to look to the past while considering the future. Historic homes often have advantages in "green" building since they were designed and built when energy and water efficiency were necessities. Historic homes responded to the South Florida climate in ways that were effective and affordable:

- Windows and doors with large overhang eaves and porches which prevent harsh sun and heat gain in the home;
- Covered outdoor spaces which allow for outdoor living;
- Roof venting through attic vents allow heat and moisture to escape once in the home;
- Two or more operable windows in each habitable room allow ample cross ventilation;
- Ceiling fans to encourage air movement;
- Cool flooring like terrazzo or breathable materials like wood to allow air movement;

- Raised foundations which allow air circulation against cooler ground, and raises home above minor flood events;
- Heat producing systems located outside the main living spaces, such as locating a washer and dryer outside or in non-conditioned spaces;
- Smaller building footprints.

Whenever possible, it is the best practice to use the originally designed sustainability features as intended. However, adaptive reuse may prompt modifications to historic structures, so it is important to balance the efficient use of the building with the restoration and historic qualities.

Glazing

Windows and doors are character-defining architectural features of historic homes that should be given special consideration for compatibility and continued operational use. Windows and doors should aim to achieve energy efficiency, while being consistent with the structure's historic architectural style. Apart from the window or door product itself, there are many variables that influence its overall energy efficiency. The orientation in relation to the sun, shading due to nearby landscaping or roof overhangs, and use of curtains or blinds all will influence how glazing performs.

Low-E Coatings in Historic Districts

In 2019, the City of Lake Worth Beach published Educational Guidelines through a Florida Department of State, Division of Historical Resources small-matching grant (#19.HSM.300.087). The Educational Guidelines review steps towards energy efficiency, which can be applied to both existing homes and new construction. As indicated on page 11, "Low-E' is a non-reflective, non-tinted window film that greatly reduces heat gain through windows. It's available as a film applied to existing windows or in replacement windows. Tints and mirrored glass are typically not appropriate for historic structures and are not as effective as a 'Low-E' treatment."

Visible light transmittance (VLT) refers to the amount of light that passes through a glazing material. A higher (VLT) means there is more light is being transmitted. For impact glass, the VLT typically ranges from 80% for uncoated clear glass to less than 10% for highly reflective coatings on tinted glass. The VTL is determined by the thickness of the frame and sash, coating or tint on the glass, and any grids or muntins as they block some of the light. The VTL representative of the center-of-glazing (COG) region only measures the amount of light that is being transmitted through the glass, not the entire window or door product.

At the October 14, 2021 HRPB meeting, the Board determined that Low-E coatings with a minimum 70% VLT are within the range of "clear glazing", which is the standard set by the LWBHPDG.

At the May 4, 2021 City Commission meeting, staff was directed to amend historic preservation requirements that limited Low-E coatings to a minimum 70% VLT. Members of the public expressed concern that the most widely available Low-E coatings do not satisfy the adopted VLT requirement. Lowering the VLT requirement to 60% increases the range of the Low-E coatings that are permitted for properties located within the City's historic districts. As a result, darker Low-E coatings which cannot be considered visually similar to clear will be permitted. The Resolution 31-2021 draft is included as **Attachment A**.

RECOMENDATION BY THE FLORIDA DEPARTMENT OF STATE:

The Certified Local Government (CLG) Program links three levels of government; federal, state and local, into a partnership for the identification, evaluation and protection of historic properties. Designation as a certified local government, either as a municipality or a county, makes historic preservation a public policy through passage of a historic preservation ordinance. The ordinance establishes a historic preservation board to develop and oversee the functions of its historic preservation program.

Pursuant to the City's participation in the Certified Local Government program, a notice of at least 30 days was provided to the Florida Department of State regarding a City Commission meeting (June 15, 2021) to review the amendment to the LWBHPDG. The letter received by the Florida Department of State, Division of Historical Resources, is included as **Attachment B.**

The Florida Department of State Certified Local Government Coordinator, Mariah Justice, indicated that the proposed amendment to the LWBHPDG that allow Low-E coatings with a visual light transmittance of less than 70% is not in agreement with the Secretary of Interior Standards for Rehabilitation and Guidelines on Sustainability for Rehabilitating Historic Buildings: "retrofitting historically-clear windows with tinted glass or reflective coatings will negatively impact the historic character of a building…". Therefore, the amendment is not recommended for the LWBHPDG to permit its use on historic properties.

PUBLIC COMMENT:

Staff has not received public comment for this item.

POTENTIAL MOTION:

I MOVE TO **RECCOMDEND APPROVAL TO THE CITY COMMISSSION OF RESOLUTION 31-2021** to amend page 198 of the City's Historic Preservation Design Guidelines to allow Low-E coatings with a minimum visible light transmittance (VLT) of 60% for glazing in the historic districts.

I MOVE TO **RECCOMDEND DENIAL TO THE CITY COMMISSSION OF RESOLUTION 31-2021** to amend page 198 of the City's Historic Preservation Design Guidelines to allow Low-E coatings with a minimum visible light transmittance (VLT) of 60% for glazing in the historic districts.

ATTACHMENTS:

A. Resolution 31-2021 Draft
B. Florida State Department Letter
C. City Attorney Memorandum

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

ATTACHMENT B – FLORIDA DEPARTMENT OF STATE RESPONSE LETTER

MEMORANDUM DATE: June 2, 2021

AGENDA DATE: June 9, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **Resolution 31-2021**

FROM: Jordan Hodges, Senior Preservation Coordinator
Abraham Fogel, Preservation Planner
Department for Community Sustainability

TITLE: **Resolution 31-2021:** An amendment to page 198 of the City's Historic Preservation Design Guidelines to allow Low-E coatings with a minimum visible light transmittance (VLT) of 60% for glazing in the historic districts.

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

May 28, 2021

Ms. Erin Sita
Assistant Director
Department for Community Sustainability
7 North Dixie Highway
Lake Worth Beach, FL 33460

Re: City of Lake Worth Beach Historic Preservation Design Guidelines (LWBHPDG) Amendment

Dear Ms. Sita,

Thank you for the submission of the proposed changes to the City of Lake Worth Beach Historic Preservation Design Guidelines. Upon review of the proposed changes, we conclude that the proposed amendment is not recommended.

The proposed amendment is not in agreement with the Secretary of the Interior's Standards. The *Secretary of Interior Standards for Rehabilitation and Guidelines on Sustainability for Rehabilitating Historic Buildings* state that, "retrofitting historically-clear windows with tinted glass or reflective coatings that will negatively impact the historic character of the building…" is not recommended (p.6). The Standards continue that low-emissivity (low-e) glass is recommended if it is clear. Since a low-e coating with a visible light transmittance of less than 70% was determined by the Lake Worth Beach HRPB to be not clear glass, it is therefore not recommended for the design guidelines to permit its use on historic properties.

Please feel free to contact me at 850.245.6341 or Mariah.Justice@dos.myflorida.com if you have any questions or concerns.

Sincerely,

Mariah Justice
Certified Local Government Coordinator

cc: Jordan Hodges

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

ATTACHMENT C – CITY ATTORNEY MEMORANDUM

MEMORANDUM DATE: June 2, 2021

AGENDA DATE: June 9, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **Resolution 31-2021**

FROM: Jordan Hodges, Senior Preservation Coordinator
Abraham Fogel, Preservation Planner
Department for Community Sustainability

TITLE: **Resolution 31-2021:** An amendment to page 198 of the City's Historic Preservation Design Guidelines to allow Low-E coatings with a minimum visible light transmittance (VLT) of 60% for glazing in the historic districts.

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

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

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

*FLORIDA BAR BOARD CERTIFIED
CITY COUNTY AND LOCAL GOVERNMENT ATTORNEY

Memorandum

To: William Waters, Community Sustainability Director
Erin Sita, Assistant Director, Community Sustainability
Jordan Hodges, Senior Preservation Coordinator
Abraham Fogel, Preservation Planner
From: Susan M. Garrett
Cc: Christy L. Goddeau
Glen J. Torcivia
Date: May 6, 2021

Re: Preservation Guidelines and Replacement Glass

You have asked for legal guidance concerning (1) the required procedure for making revisions to the preservation guidelines; (2) whether the Historic Resources Preservation Board's recent interpretation of one of the guidelines concerning replacement window glass was an unauthorized amendment to the guidelines; and (3) whether changes made to administrative forms used in the processing of applications for Certificate of Appropriateness would be considered amendments to the Guidelines. As more fully discussed below, while revisions to the preservation guidelines require approval by resolution of the City Commission, the HRPB's determination that Low-E glass having minimum 70% visual light transmittance (VLT) may be approved administratively was not an amendment to the Guidelines. Further, the Code expressly authorizes the HRPB to develop and expand the list of items that can be approved administratively by staff.

Procedure for Revising Historic Preservation Design Guidelines

Under the City of Lake Worth Beach Code of Ordinances (the "Code"), the Historic Preservation Design Guidelines (the "Guidelines") are recommended by the HRPB and adopted by Resolution of the City Commission. Revisions to the Guidelines follow the same procedure. In addition, as a condition of the City's participation in the Certified Local Government Program, amendments must be submitted to the State Historic Preservation Officer("SHPO") for review and comment at least thirty (30) days prior to adoption.

Section 23.1-12 of the Code defines the term "guidelines" as follows:

> Guidelines*:* Standards set forth in a Design Guidelines Handbook, which is adopted, amended or replaced by the HRPB, and which are subsequently ratified and adopted by the city commission, intended to preserve the historic, cultural and architectural character of an area or a building, site or structure.

Section 23.5.4-(e)15 of the Code sets out the procedure for the adoption of preservation design guidelines, as follows:

> *Design guidelines.* The HRPB may recommend to the city commission supplemental design guidelines which will apply to proposed changes in the exterior appearance of individual landmarks or of buildings or structures in historic districts. The purpose of the design guidelines is to conserve and enhance the special aesthetic, historical and cultural character of the landmark or the historic district. Once adopted by the city commission via resolution, these guidelines will supplement the land development regulations applicable to the site or sites within a district. Guidelines may be amended from time to time as provided herein, and may be published in the form of a manual or as otherwise determined by the city commission used in processing applications for certificates of appropriateness.

Accordingly, design guidelines, and amendments thereto, are initially adopted, amended or replaced by the HRPB, but must also be ratified and adopted by resolution, after giving the required notice to the SHPO. Once so adopted, the guidelines may be promulgated by the HRPB in a Design Guidelines Handbook for use in processing applications for certificates of appropriateness. The current City of Lake Worth Beach Historic Preservation Design Guidelines were adopted by the City Commission on January 15, 2019 (Resolution No. 03-2019).

<u>HRPB's Interpretation of the Window Glass Guidelines</u>

The guidelines concerning replacement windows include the following:

> 5. Windows historically utilized clear glass, and therefore clear glass is the most compatible type for historic structures. Windows with Low-E or Solarban coatings, applied tint, and mirrored finishes are not recommended. Guidelines, p. 198.

Thus, the standard established by the adopted guidelines is that window glass must be clear in appearance in order to meet historic preservation standards. Any modification of the guidelines to modify the clear glass standard would require recommendation by the HRPB, review by the SHPO, and adoption by the City Commission as discussed above.

While this guideline further notes that Low-E or Solarban coatings, applied tint, and mirror finishes are "not recommended," it does not necessarily prohibit such glass outright, *provided that*

it meets the standard of being clear in appearance.

After receiving requests for Certificates of Appropriateness ("COA") for the use of Low-E glass in replacement windows, the HRPB discussed in public session the interpretation of the applicable guideline as under the agenda item for Planning Issues. The focus of the discussion was whether such replacement glass could ever be approved administratively by staff, or whether it would require consideration by the HRPB.

Under Section 23.5-4(h) of the Code, certain COA applications may be approved administratively by staff without need for the applicant to appear before the HRPB. This code section also authorizes the HRPB to prepare, maintain, and modify the list of administrative approvals without further review by the City Commission. Section 23.5-4(h) provides in pertinent part as follows:

> h) *Certificate of appropriateness, administrative approvals.*
>
> 1. *Administrative approvals, in general.* **The HRPB shall prepare and maintain a list of routine alterations that may receive a certificate of appropriateness from the department for community sustainability without a decision by the HRPB**, or a determination that a certificate of appropriateness is not needed, when an applicant complies with the design guidelines of the HRPB. **This list shall be in the form of a certificate of appropriateness approval matrix, reviewed and approved by the HRPB as necessary.** The development review officer may impose reasonable conditions on the approval in order to implement the goals and intent of this section. These routine alterations shall include, but are not limited to, the following:
> *[Subsections A. through H. omitted]*
> I. Replacement of windows with windows compatible with the original style in size, type and materials or compatible with the existing architectural style and fenestration pattern;
> *[Subsection J. omitted]*
> K. Installation of hurricane protection to include:
> i. Any installation not visible from any public street; and
> ii. Any replacement of windows or doors to improve hurricane protection where they conform to the original door and window openings, and as closely as possible replicate the original fenestration pattern so that the character of the property is preserved and conforms to the city's adopted illustrated guidelines;
> *[Subsections L. through. M omitted]*
> 2. Revisions to list of administrative approvals. **The HRPB may expand or otherwise revise the list of exterior improvements which may be approved administratively.**
>
> Code, Section 23.5-4(h) (Emphasis supplied.)

With respect to Low-E windows, the HRPB discussed whether any type of Low-E window glass could be approved administratively in light of the guideline provision that window glass should be clear. After reviewing industry research and examining examples of various types of glass, the HRPB concluded that Low-E glass having minimum 70% visible light transmittance (VLT) was essentially clear in appearance and therefore could be approved administratively. Any applications for replacement glass having a lower VLT would require consideration by the HRPB.

The HRPB's Authority to Revise the COA Approval Matrix

Based upon its review and discussion, the HRPB directed staff to modify the COA Approval Matrix. As shown in the attached COA Approval Matrix, as revised, footnote (4) was added to indicate that staff could administratively approve only clear, untinted glass *or* Low-E glass with minimum 70% VLT. As shown above, this action was fully authorized under Code Section 23.5-4(h)(1), which directs the HRPB to develop and maintain the list of administrative approvals in the form of the COA Approval Matrix, and Code Section 23.5-4(h)(2), which expressly authorizes the HRPB to expand or revise the list.

City of Lake Worth
Historic Resources Preservation Board
Certificate of Appropriateness (COA) Approval Matrix (1)

Action (2)	Designated Landmarks or Contributing Structures			Non-Contributing Structures		
	No	Staff	Board	No	Staff	Board
Compatible Design: Staff approval is limited to compatible exterior alterations that are consistent with the City's Ordinances, Historic Preservation Design Guidelines, and Secretary of Interior Standards For Rehabilitation, and all other application regulations. **Incompatible Design:** All incompatible exterior alterations that are not consistent with the City's Ordinances, Historic Preservation Design Guidelines, and Secretary of Interior Standards For Rehabilitation, and all other application regulations are subject to Board Approval.	**Approval (3)**	**Approval**	**Approval**	**Approval (3)**	**Approval**	**Approval**
Additions to Structures - Visible from Street		❐			❐	
Additions to Structures - Not Visible from Street		❐		❐		
Alterations, Interior (Not Affecting Exterior Appearance)	❐			❐		
Alterations, Exterior - Visible from Street		❐			❐	
Alterations, Exterior - Not Visible from Street		❐		❐		
Awnings - Visible from Street		❐			❐	
Awnings - Not Visible from Street		❐		❐		
Deck - Visible from Street		❐			❐	
Deck - Not Visible from Street	❐			❐		
Demolition (Due to Condemnation by City) - National Register Listing			❐			❐
Demolition (Due to Condemnation by City) - Local Register Listing		❐	**Board Notice**		❐	**Board Notice**
Demolition, Private			❐			❐
Dock	❐			❐		
Doors, Exterior - Visible from Street (4)		❐			❐	
Doors, Exterior - Not Visible from the Street (4)		❐		❐		
Flat Hardscape (Driveways, Pavers, Patio, Sidewalks, etc) Initial Installation or Repaving with New Material - Visible from Street		❐			❐	
Flat Hardscape (Driveways, Pavers, Patio, Sidewalks, etc) Initial Installation or Repaving with New Material - Not Visible from Street	❐			❐		
Fences, Walls and Gates, Installation or Modification of Materials	❐			❐		
Landscape and Lawn Maintenance	❐			❐		
New Construction - New Structure on Vacant Lot			❐			❐
New Construction - Accessory Structure - Visible from Street			❐			❐
New Construction - Accessory Structure - Not Visible from Street		❐			❐	
Occasional Maintenance and Repair (5)		❐			❐	
Paint Over Unpainted Masonry, Stone or Terra Cotta		❐			❐	
Paint General (Not Over Unpainted Masonry, Stone or Terra Cotta)	❐			❐		
Pool, Above Ground - Visible from Street			❐			❐
Pool, Ground Level - Visible from Street		❐			❐	
Pool - Not Visible from Street	❐			❐		
Porches, Porch Columns & Steps, Initial Installation or Alterations - Visible from Street		❐			❐	
Porches, Porch Columns & Steps, Initial Installation or Alterations - Not Visible from Street		❐		❐		
Roof Replacement		❐			❐	
Shed		❐			❐	
Shutters, Decorative or Protective, Permanent or Removable - Visible from Street		❐			❐	
Shutters, Decorative or Protective, Permanent or Removable - Not Visible from Street		❐		❐		
Siding and other exterior wall finishes - Visible from Street		❐			❐	
Siding and other exterior wall finishes - Not Visible from Street		❐		❐		
Murals			❐			❐
Signs - Permanent		❐			❐	
Skylights - Visible from Street		❐			❐	
Skylights - Not Visible from Street		❐		❐		
Solar Panels/Solar Energy Systems - Visible from Street			❐		❐	
Solar Panels/Solar Energy Systems - Not Visible from Street		❐		❐		
Windows - Visible from Street (4)		❐			❐	
Windows - Not Visible from Street (4)		❐		❐		

Adopted by the City of Lake Worth Historic Preservation Board, 08/20/1997. Amended 12/10/99. Amended 01/11/2012. Amended 4/11/2012. Amended 10/9/2013. Amended 01/13/2016. Amended 01/10/2018. Amended 09/09/2020.

Footnotes:

(1) Refer to Sections 23.5-4(f) ~~and~~ to (h) of the historic preservation ordinance for details of the authority of the HRPB to adopt this Approval Matrix.

(2) May include changes not specifically listed within the Approval Matrix.

(3) Refer to historic preservation approval. The actions listed on this matrix are not exempt from complying with the Florida Building Code and zoning ordinance of the City of Lake Worth Beach.

(4) All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 70% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.

(5) Refer to Section 23.5-4(m) of the historic preservation ordinance for a list of items which qualify this category. exceptions that do not require a certificate of appropriateness.

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: July 20, 2021 **DEPARTMENT:** Public Works

TITLE:

Lease Renewal with FDOT for the Sidewalk Café Permits

SUMMARY:

The Lease Renewal with FDOT authorizes an additional 5 years of Sidewalk Café leasing of sidewalk and valet parking space.

BACKGROUND AND JUSTIFICATION:

On June 13, 2016 the City entered into a Lease Agreement with FDOT for the leasing of public sidewalk and valet parking space along Lake and Lucerne which are in FDOT right of way. The lease agreement allows the City to work with local businesses along Lake and Lucerne to provide additional sidewalk space and valet parking space for businesses. The City has successfully worked with numerous local businesses on this program since entering into the agreement in 2016. The original Lease Agreement expires on July 6, 2021 and the Lease Renewal provides for an additional 5 year lease term to continue the sidewalk café and valet parking space rental. If approved by Commission, this lease agreement will be retroactively dated for July 6, 2021. The City receives lease payment from the local businesses for the square footage of space leased, and in turn then pays FDOT for the total amount of space leased.

MOTION:

Move to approve/disapprove the Lease Renewal with FDOT for the Sidewalk Café Permits.

ATTACHMENT(S):

Fiscal Impact Analysis
Lease Renewal

FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	**2021**	**2022**	**2023**	**2024**	**2025**
Capital Expenditures	0	0	0	0	0
Operating Expenditures	(4,325)	(4,325)	(4,325)	(4,325)	(4,325)
External Revenues	6,920	6,920	6,920	6,920	6,920
Program Income	0	0	0	0	0
In-kind Match	0	0	0	0	0
Net Fiscal Impact	2,595	2,595	2,595	2,595	2,595
No. of Addn'l Full-Time Employee Positions	0	0	0	0	0

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

Account Number	Account Description	Project Number	FY21 Budget	Current Balance	Budget Transfer	Agenda Expenditure	Balance
001-5010-519-34-50	Contractual Services	N/A	65,159	18,866.65	0	(4,325)	14,541.65
001-0000-322-10-50*	Permits	N/A	17,500	7,601.82	0	6,920	14,521.82

* Revenue account

LEASE RENEWAL

The lease between the State of Florida Department of Transportation, Lessor, and the City of Lake Worth, a political subdivision of the State of Florida Lessee, originally entered into on June 13, 2016, for a period of five (5) years, is hereby renewed on this date, _____, pursuant to Paragraph 1 of said original Lease Agreement dated June 13, 2016, for an additional five (5) year period beginning on July 7, 2021, and ending on July 6, 2026, subject to the following revision(s):

1. Consideration for the renewal of (5) year term shall be $5.00 per square-foot for each permitted sidewalk café and valet parking queue on Lake Avenue along with Lucerne Avenue, paid annually beginning July 7, 2021.
2. Lessee acknowledges that the leased area cannot be and is not being used for site plan approval in conjunction with any development order, permits, or any other governmental requirements.
3. Any changes in the use of or improvements/alterations made on or to the leased property shall require a permit issued from Lessor's Permits Office and/or a lease amendment, when applicable. Lessor will advise Lessee of the appropriate document upon request.
4. This lease is subject to all utilities remaining in place and in use or relocated at the expense of Lessee.
5. Lessee agrees to provide Lessor with a copy of any local, state, or federal permit(s) obtained that include the leased area.
6. Lessee acknowledges that the leased area cannot be and is not being used to obtain any grant, award, donation, endowment, subsidy, or allotment for any reason, whether repayable or non-repayable.
7. Lessee agrees that this lease shall not be recorded in the public records without the express written consent of the Department.
8. Nothing is permitted to be discharged into drains/inlets on or adjacent to the leased property, if applicable.
9. The limits of insurance listed in paragraph # 7 are hereby amended to one million dollars ($1,000,000) for bodily injury or death to any one person or any number of persons in any one occurrence and not less than one million dollars ($1,000,000) for property damage, or a combined coverage of not less than two million dollars ($2,000,000).

All other provisions, terms and conditions of the original Lease Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed, the day and year first written above.

City of Lake Worth (LESSEE)

By: _____ Date: _____

Name: _____

Title: _____

ATTEST:

_____
Signature

_____
Print name

[Department Signatures on the Following Page]

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION (LESSOR)

By: _____ Date: _____

Name: Gerry O'Reilly, P.E.

Title: District Four Secretary

ATTEST:

_____
Signature (Seal)

Name: Alia E. Chanel

Title: Executive Secretary

APPROVED AS TO FORM:

_____
Signature

Name: Elizabeth Quintana

Title: Senior Attorney

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: July 20, 2021 **DEPARTMENT:** Water Utilities

TITLE:

Authorize Drinking Water State Revolving Fund Amendment 3 to Loan Agreement DW501731 for the 2-inch watermain phase 4 project

SUMMARY:

Amendment 3 adjusts the State Revolving Fund Loan DW501731 project costs and reduces the semiannual loan payment.

BACKGROUND AND JUSTIFICATION:

The City Water Utility Department has completed the 2-inch watermain replacement phase 4 project in District 1 with larger 4 and 6-inch diameter ductile iron and polyvinyl chloride pipe (PVC) pipe. To fund this capital improvement, the Utility sought water system revenue financing from the Drinking Water State Revolving Fund. The City was fortunate to receive a loan for this project.

This Amendment finalizes the project costs at $2,907,708 (reduced by $1,929,626 that was savings unused in the project) as the project has come to an end and reduces the projects semiannual loan payment as the project came in under the estimate. The first semiannual loan payment of $80,017.76 is due by October 15, 2021.

MOTION:

Move to approve/disapprove the Drinking Water State Revolving Fund Amendment 3 to Loan Agreement DW501731 for the 2-inch watermain phase 4 project.

ATTACHMENT(S):

Fiscal Impact Analysis
Amendment 3
Amortization Schedule

FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	**2021**	**2022**	**2023**	**2024**	**2025**
Capital Expenditures	0	$160,035.52	$160,035.52	$160,035.52	$160,035.52
Operating Expenditures	0	0	0	0	0
External Revenues	0	0	0	0	0
Program Income	0	0	0	0	0
In-kind Match	0	0	0	0	0
Net Fiscal Impact	0	$160,035.52	$160,035.52	$160,035.52	$160,035.52
No. of Addn'l Full-Time Employee Positions	0	0	0	0	0

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

Account Number	Account Description	Project Number	Proposed FY22 Budget	Current Balance	Budget Transfer	Agenda Expenditure	Balance
402-7090-533.71-00	Principal					$75,537.66	
402-7090-533.72-00	Interest					$84,497.86	

STATE REVOLVING FUND
AMENDMENT 3 TO LOAN AGREEMENT DW501731
CITY OF LAKE WORTH BEACH

This amendment is executed by the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (Department) and the CITY OF LAKE WORTH BEACH, FLORIDA, (Project Sponsor) existing as a local governmental entity under the laws of the State of Florida. Collectively, the Department and the Project Sponsor shall be referred to as "Parties" or individually as "Party".

The Department and the Project Sponsor entered into a Drinking Water State Revolving Fund Loan Agreement, Number DW501731, as amended, authorizing a Loan amount of $4,837,334, excluding Capitalized Interest; and

The Loan Amount, Semiannual Loan Payment amount, Loan Service Fee, and Project costs need adjustment to reflect actual costs; and

Certain provisions of the Agreement need to be revised.

The Parties hereto agree as follows:

1. The total amount awarded is reduced by $1,929,626. The revised total amount awarded is $2,907,708.

2. The Loan Service Fee is reduced by $38,593, and the adjusted total service fee, rounded to the nearest dollar, for this Loan is $58,154. The fee represents two percent of the Loan amount excluding Capitalized Interest; that is, two percent of $2,907,708.

3. The total amount of the Loan is $2,972,941.09, which consists of $2,907,708.00 disbursed to the Project Sponsor, $7,079.09 of accrued Capitalized Interest and $58,154.00 of service fee charges.

4. The total amount remaining to repay, which amount accounts for the Department's receipt of 1 Semiannual Loan Payment is $2,845,385.05, consisting of unpaid principal of the Loan of $2,787,231.05 and an unpaid service fee charge of $58,154.00 both at an interest rate of 0.94 percent per annum.

5. The Semiannual Loan Payment amount, adjusted to account for repayments received to date, is hereby revised and shall be in the amount of $80,017.76. Such payments shall be received by the Department on October 15, 2021 and semiannually thereafter on April 15 and October 15 of each year until all amounts due hereunder have been fully paid.

6. Subsection 2.03(1) of the Agreement is deleted and replaced as follows:

(1) The financial assistance authorized pursuant to this Loan Agreement consists of the following:

State Resources Awarded to the Project Sponsor Pursuant to this Agreement Consist of the Following:					
State Program Number	Funding Source	CSFA Number	CSFA Title or Fund Source Description	Funding Amount	State Appropriation Category
Original Agreement	Drinking Water Revolving Loan TF	37.076	Drinking Water Facility Construction	$2,907,708	140129

7. The Project Sponsor and the Department acknowledge that changes in Project costs may occur as a result of an audit. Unless this Agreement is amended subsequent to an audit, the following Project disbursements shall be final.

CATEGORY	PROJECT COSTS ($)
Construction and Demolition	2,674,658.00
Technical Services During Construction	233,050.00
SUBTOTAL (Total Disbursed)	2,907,708.00
Capitalized Interest	7,079.09
TOTAL (Loan Principal Amount)	2,914,787.09

8. All other terms and provisions of the Loan Agreement shall remain in effect.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

This Amendment 3 to Loan Agreement DW501731 may be executed in two or more counterparts, any of which shall be regarded as an original and all of which constitute but one and the same instrument.

IN WITNESS WHEREOF, the Department has caused this amendment to the Loan Agreement to be executed on its behalf by the Secretary or Designee, and the Project Sponsor has caused this amendment to be executed on its behalf by its Authorized Representative and by its affixed seal. The effective date of this amendment shall be as set forth below by the Department.

for
CITY OF LAKE WORTH BEACH

_____
Mayor

Attest:

_____
City Clerk

SEAL

Approved as to form and legal sufficiency:

_____
City Attorney

for

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

_____
Secretary or Designee

_____
Date

Calculation of Semiannual Payment for Remaining Years

Sponsor: Lake Worth Beach
Beginning of Repayment Period: 10/15/2020

Funding Number: 501731
Payments Remaining: 39

Original Loan

Combined Rate: .94

Date	Balance Forward	Disbursement Or Serv. Fee	Comb. Int At 10/15/2021	Total Owed At 10/15/2021	Present Value* At 04/15/2021	Payment Amount
04/15/2021	2,787,231.05	0.00	13,099.99	2,800,331.04		
06/14/2021	0.00	58,154.00	184.21	58,338.21		
Totals:				2,858,669.25	2,845,296.36	80,017.76
Totals:				2,858,669.25	2,845,296.36	80,017.76

*Present value is the total owed divided by (1+(Combined interest rate)/2)
The Payment Amount is computed using the present value.

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: July 20, 2021 **DEPARTMENT:** City Attorney

TITLE:

First Amendment to Standard Agreement for Legal Services with Baker, Donelson, Bearman, Caldwell & Berkowitz, PC.

SUMMARY:

The First Amendment proposes to amend the agreement with the law firm of Baker, Donelson, Bearman, Caldwell & Berkowitz, PC ("Firm") to increase the not to exceed amount to address the pending litigation with FEMA.

BACKGROUND AND JUSTIFICATION:

The City entered into a Standard Agreement for Legal Services ("Agreement") with the Firm on March 19, 2019 to provide litigation and litigation related legal services in regards to FEMA's deobligation/disallowance of disaster assistance awarded to the City in the aftermath of Hurricanes Frances and Jeanne. The Agreement was for an initial not to exceed amount of $100,000. Due to the pending status of the litigation, it is necessary to authorize funding beyond the initial $100,000 provided for in the Agreement. The First Amendment authorizes an additional not to exceed amount of $100,000, which will be authorized retroactively and into the future in accordance with the fees and expenses set forth in the Agreement and the First Amendment.

MOTION:

Move to approve/disapprove the execution of the First Amendment to Standard Agreement for Legal Services with the law firm of Baker, Donelson, Bearman, Caldwell & Berkowitz, PC, for an additional not to exceed amount of $100,000.

ATTACHMENT(S):

Fiscal Impact Analysis
First Amendment
Standard Agreement

FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	**2021**	**2022**	**2023**	**2024**	**2025**
Capital Expenditures	0	0	0	0	0
Operating Expenditures	100,000	0	0	0	0
External Revenues	0	0	0	0	0
Program Income	0	0	0	0	0
In-kind Match	0	0	0	0	0
Net Fiscal Impact	0	0	0	0	0
No. of Addn'l Full-Time Employee Positions	0	0	0	0	0

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

Account Number	Account Description	Project Number	FY21 Budget	Current Balance	Budget Transfer	Agenda Expenditure	Balance
001-1110-514.31-10	Professional Services/Legal	N/A	688,000	238,505	N/A	100,000	138,505

FIRST AMENDMENT TO CITY OF LAKE WORTH BEACH STANDARD AGREEMENT FOR LEGAL SERVICES

This First Amendment to the Standard Agreement ("Amendment") is made as of the 8Th day of June, 2021, by and between the **City of Lake Worth Beach**, a Florida Municipal Corporation, whose mailing address is 7 North Dixie Highway, Lake Worth Beach, Florida 33460 ("City") and **Baker, Donelson, Bearman, Caldwell & Berkowitz, PC**, whose mailing address is 901 K Street, N.W., Suite 900, Washington, D.C. 20001 ("Firm").

WHEREAS, on March 19, 2019, the City and Firm entered a Standard Agreement for Legal Services (the "Agreement"); and,

WHEREAS, the City and Firm desire to amend the Agreement to increase the compensation to the Firm; and,

WHEREAS, the City finds the amendments to the Agreement as set forth in this Amendment serves a valid public purpose.

NOW, THEREFORE, in consideration of the mutual promises contained in this Amendment to City of Lake Worth Beach Standard Agreement for Legal Services, the City and Firm agree as follows:

1. **Recitals.** The above recitals are true and correct and are incorporated herein by reference.

2. **Amendments to the Agreement.** The parties agree that the Agreement is amended as follows:

   a. Section 12.1 of the Agreement is amended as follows:

   The City shall compensate the Firm on an hourly basis for legal services. The hourly rates of the Firm are as follows:

Name	Title	Hourly Rate
Ernie Abbott	Of Counsel	$557
Joshua Tropper	Of Counsel	$510
Wendy Huff Ellard	Shareholder	$437
Eve Cann	Shareholder	$437
Michelle Zaltsberg	Shareholder	$364
Spencer Leach	Associate	$364
Danielle Aymond	Of Counsel	$350
Jordan Corbitt	Associate	$276
Parker Wiseman	Of Counsel	$267
Chris Bomhoff	Disaster Policy Specialist	$230
Anastasia Zhitareva	Paralegal	$190
Melody Williams	Disaster Recovery Coordinator	$157

   The Firm will obtain the prior written consent of the City Attorney or City Manager if other attorneys are proposed to bill time for work under this Agreement. The hourly rate must be provided with the request for said consent.

   b. Section 12.3 of the Agreement is amended as follows:

The total compensation to be paid to the Firm under this Agreement (including all amendments thereto) shall not exceed $200,000 including all costs, unless an amendment to this Agreement is approved by the City Commission and executed by the Mayor and City Clerk. However, this is a non-exclusive Agreement and the City does not guarantee any level or amount of services hereunder or that the City will not terminate this Agreement before all services are utilized.

3. **E-Verify**. Pursuant to Section 448.095(2), Florida Statutes, beginning on January 1, 2021, the Firm shall:

a. Register with and use the E-Verify system to verify the work authorization status of all newly hired employees and require all subcontractor (providing services or receiving funding under this Agreement) to register with and use the E-Verify system to verify the work authorization status of all the subcontractors' newly hired employees;

b. Secure an affidavit from all subcontractors (providing services or receiving funding under this Agreement) stating that the subcontractor does not employ, contract with, or subcontract with an "unauthorized alien" as defined in Section 448.095(1)(k), Florida Statutes;

c. Maintain copies of all subcontractor affidavits for the duration of this Agreement and provide the same to the City upon request;

d. Comply fully, and ensure all of its subcontractors comply fully, with Section 448.095, Florida Statutes;

e. Be aware that a violation of section 448.09, Florida Statutes (Unauthorized Aliens; Employment Prohibited), shall be grounds for termination of this Agreement; and,

f. Be aware that if the City terminates this Agreement under Section 448.095(2)(c), Florida Statutes, the Firm may not be awarded a contract for at least one (1) year after the date on which the Agreement is terminated and will be liable for any additional costs incurred by the City as a result of the termination of the Agreement.

4. **Entire Agreement.** The City and the Firm agree that the Agreement and this Amendment set forth the entire agreement between the parties, and that there are no promises or understandings other than those stated herein. None of the provisions, terms and conditions contained in this Amendment may be added to, modified, superseded or otherwise altered, except by written instrument executed by the parties hereto. All other terms and conditions of the Agreement (except as amended herein) remain in full force and effect.

5. **Counterparts.** This Amendment may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. Either or both parties may sign this Amendment via facsimile, email or electronically and such signature is as valid as the original signature of such party.

6. **Scrutinized Companies.**

a. The Firm certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List and are not engaged in the boycott of Israel. Pursuant to section 287.135, Florida Statutes, the City may immediately terminate this Agreement at its sole option if the FIRM or any of its subcontractors are found to have submitted a false certification; or if the Firm or any of its subcontractors, are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of this Agreement.

b. If this Agreement is for one million dollars or more, the Firm certifies that it and its subcontractors are also not on the Scrutinized Companies with Activities in Sudan List, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged in business operations in Cuba

or Syria as identified in Section 287.135, Florida Statutes. Pursuant to Section 287.135, the City may immediately terminate this Agreement at its sole option if the Firm, or any of its subcontractors are found to have submitted a false certification; or if the Firm or any of its subcontractors are placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or are or have been engaged with business operations in Cuba or Syria during the term of this Agreement.

c. The Firm agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under this Agreement.
d. The Firm agrees that the certifications in this section shall be effective and relied upon by the City for the term of this Agreement, including any and all renewals.
e. The Firm agrees that if it or any of its subcontractors' status changes in regards to any certification herein, the Firm shall immediately notify the City of the same.
f. As provided in Subsection 287.135(8), Florida Statutes, if federal law ceases to authorize the above-stated contracting prohibitions then they shall become inoperative.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK
SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to the Standard Agreement for Legal Services to be executed as of the day and year set forth above.

ATTESTS:

CITY OF LAKE WORTH BEACH

By:_____
Deborah M. Andrea, City Clerk

By:_____
Betty Resch, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By:_____
Glen J. Torcivia, City Attorney

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC

By: Michelle Zaltsberg

[Corporate Seal]

Print Name: Michelle Zaltsberg

Title: Shareholder

CITY OF LAKE WORTH STANDARD AGREEMENT FOR LEGAL SERVICES

This Standard Agreement ("Agreement") is made as of the 19th day of March, 2019, by and between the **City of Lake Worth**, a Florida Municipal Corporation, whose mailing address is 7 North Dixie Highway, Lake Worth, Florida 33460 ("City") and **Baker, Donelson, Bearman, Caldwell & Berkowitz, PC**, whose mailing address is 901 K Street, N.W., Suite 900, Washington, D.C. 20001 ("Firm").

In consideration of the mutual promises contained in this Agreement (into which the Firm's proposal attached hereto as Exhibit "A" is hereby incorporated), the City and Firm agree as follows:

SECTION 1 – SCOPE OF SERVICES AND TERM

1.1 The City engages the Firm to provide litigation and litigation related legal services in regards to FEMA's deoligation / disallowance of disaster assistance awarded to the City in the aftermath of Hurricanes Frances and Jeanne. This Agreement is in addition to the City's current agreement with the Firm for legal services related to the City's appeals of FEMA's deoligation / disallowance of disaster assistance awarded to the City in the aftermath of Hurricanes Frances and Jeanne. Either the City or the Firm may terminate this Agreement at any time upon written notice to the other. Termination of this Agreement shall not affect any rights, obligations, and liabilities of the parties arising out of transactions which occurred prior to termination.

SECTION 2 – REMEDIES

2.1 This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in Palm Beach County, Florida. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise.

SECTION 3 – WAIVER OF JURY TRIAL AND ENFORCEMENT COSTS

3.1 WAIVER OF JURY TRIAL. TO ENCOURAGE PROMPT AND EQUITABLE RESOLUTION OF ANY LITIGATION, EACH PARTY HEREBY WAIVES ITS RIGHTS TO A TRIAL BY JURY IN ANY LITIGATION RELATED TO THIS AGREEMENT.

3.2 If any legal action or other proceeding is brought for the enforcement of the Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any provisions of the Agreement, the parties agree that each party shall be responsible for its own attorney's fees.

SECTION 4 - AUTHORITY TO PRACTICE

4.1 The Firm hereby represents and warrants that it has and will continue to maintain all licenses and approvals required to conduct its business, and that it will at all times conduct its business activities in a reputable manner and in accordance with applicable law. Proof of such licenses and approvals shall be submitted to the City upon request.

SECTION 5 – SEVERABILITY

5.1 If any term or provision of the Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the Agreement, or the application of such terms or provision, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of the Agreement shall be deemed valid and enforceable to the extent permitted by law.

SECTION 6 - PUBLIC ENTITY CRIMES

6.1 As provided in Sections 287.132-133, Florida Statutes, as amended from time to time, by entering into the Agreement, Firm certifies that it, its affiliates, suppliers, subcontractors and any other contractors who will perform hereunder, have not been placed on the convicted vendor list maintained by the State of

Florida Department of Management Services within the thirty-six (36) months immediately preceding the date hereof.

SECTION 7 - ENTIRETY OF CONTRACTUAL AGREEMENT

7.1 The City and Firm agree that this Agreement including Exhibit "A" sets forth the entire contract between the parties with respect to the Scope of Services described in Section 1, and that there are no promises or understandings other than those stated herein. None of the provisions, terms and conditions contained in this Agreement may be added to, modified, superseded or otherwise altered, except by written instrument executed by the parties hereto. If there any conflicts between the terms of this Agreement and Exhibit "A", the terms of this Agreement shall prevail.

SECTION 8 – WAIVER

8.1 Failure of either party to enforce or exercise any right(s) under the Agreement shall not be deemed a waiver of either party's right to enforce or exercise said right(s) at any time thereafter.

SECTION 9 – COMPLIANCE

9.1 Each of the parties agrees to perform its obligations under the Agreement in conformance with all laws, regulations and administrative instructions that relate to the parties' performance of the Agreement. In the event that either party becomes aware of a possible violation of law, regulation or administrative instruction that might affect the validity or legality of the services provided under the Agreement, such party shall immediately notify the other party and the parties shall agree on appropriate corrective action. In the event either party becomes aware that any investigation or proceeding has been initiated with respect to any of the services provided hereunder, such party shall immediately notify the other party.

SECTION 10 – EFFECTIVENESS, COUNTERPARTS AND PALM BEACH COUNTY IG

10.1 This Agreement shall not become effective until approved by the City Commission. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and will become effective and binding upon the parties as of the effective date at such time as all the signatories hereto have signed a counterpart of this Agreement.

10.2 This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and will become effective and binding on the City and Firm at such time as both have executed a counterpart of this Agreement.

10.3 In accordance with Palm Beach County ordinance number 2011-009, this Agreement and the Agreement may be subject to investigation and/or audit by the Palm Beach County Inspector General. Firm should review Palm Beach County ordinance number 2011-009 in order to be aware of its rights and/or obligations under such ordinance and as applicable.

SECTION 11 – INDEPENDENT CONTRACTOR

11.1 No relationship of employer or employee is created by this Agreement, it being understood that Firm will act hereunder as an independent contractor and none of the Firm's, officers, directors, employees, independent contractors, representatives or agents performing services for Firm pursuant to this Agreement shall have any claim against the City for compensation of any kind under this Agreement. The relationship between the City and Firm is that of independent contractors, and neither shall be considered a joint venturer, partner, employee, agent, representative or other relationship of the other for any purpose expressly or by implication.

SECTION 12 –COMPENSATION AND INVOICING

12.1 The City shall compensate the Firm on an hourly basis for legal services provided; **however, as set forth in the Firm's proposal attached hereto as Exhibit "A" and incorporated herein, the total compensation to the Firm for hourly legal services shall not exceed $100,000**. The hourly rates of the

Firm are as follows: $510.00 per hour for Ernest Abbott; $340.00 per hour for Wendy Huff Ellard; $340.00 per hour for Michelle F. Zaltsberg; $225-$300 per hour for junior associates; and $190 for paralegals. The Firm will obtain the prior written consent of the City Attorney or City Manager if other attorneys are proposed to bill time for work under this Agreement. The hourly rate must be provided with the request for said consent.

12.2 The Firm shall render monthly invoices to the City for services that have been rendered in conformity with this Agreement in the previous month. Invoices will normally be paid within thirty (30) days following the City's receipt of the Firm's invoice.

12.3 The total compensation to be paid to the Firm under this Agreement (including all amendments thereto) shall not exceed $100,000 plus those costs specifically identified in Exhibit "A" unless an amendment to this Agreement is approved by the City Commission and executed by the Mayor and City Clerk. However, this is a non-exclusive Agreement and the City does not guarantee any level or amount of services hereunder or that the City will not terminate this Agreement before all services are utilized.

12.4 All invoices must be submitted to the Finance Department, 7 North Dixie Highway, Lake Worth, FL 33460, on a monthly basis for review and approval prior to payment. Invoices should be itemized to specifically and concisely identify each task performed and should reflect the actual time spent on each task, using 1/10 of an hour increments. The City does not accept grouping of activities or "block billing." Each task must be billed separately and each billing entry must be sufficiently descriptive so that it can be determined exactly what professional service was provided and the appropriateness of the related time charge can be assessed. Additionally, the personnel who perform each task must be specified together with their hourly rate. Any other type of billing or timekeeping, which allows compensation for time not actually spent by the Firm, is not permitted by the City.

12.6 The City will reimburse the Firm for any out-of-pocket expenses, including, but not limited to, filing fees, long distance telephone charges, postage charges, courier fees, outside printing, photocopying, court reporting and transcription fees. Payment for some of these fees is outlined more specifically below.

(a) In-house photocopying will be paid at the rate of ten cents (.10) per page. (It would be helpful if each invoice specified the number of copies for which reimbursement is sought).

(b) The City will not pay for local facsimile transmissions.

(c) Long distance telephone calls must state the number of calls, date, length of call, and per minute cost.

(d) Any travel, per diem, mileage, or meal expenses, which may be reimbursable, must be approved in advance (orally) and will be paid in accordance with the rates and conditions set forth in Section 112.061, Florida Statues.

(e) The City does not pay for local travel (Palm Beach County), including, but not limited to, attorney's time for such local travel and/or reimbursement for meals.

(f) For all disbursements, the City requires copies of paid receipts, invoices, or other documentation acceptable to the City of Lake Worth Finance Department. Such documentation must be sufficient to establish that the expense was actually incurred and necessary in the performance of legal services provided.

(g) The City will not be responsible for the cost of any computerized legal research service that the Firm receives on a fixed or "flat fee" basis. For payment of computerized research on a "per

minute" basis, the City requires copies of transaction reports indicating the total time for each research session, the charge per minute, and a brief description of the issues researched. Any extensive research project (research in excess of three hours whether said research is performed during one session or over several sessions or which is likely to exceed $300) must be discussed with and approved in advance. Since assignments are made to firms which have been selected for their expertise in particular areas of law, the City will not pay for research that is routine in nature. The City will pay only for updating and Shepardizing existing research and/or fact specific research.

SECTION 13 - INSURANCE

13.1 The Firm shall maintain during the term of this Agreement all insurance coverage as required hereunder. Such insurance policy(s) shall be issued by the United States Treasury or insurance carriers approved and authorized to do business in the State of Florida, and who must have a rating of no less than "excellent" by A.M. Best or as mutually agreed upon by the City and the Firm.

Type of Coverage	Amount of Coverage
Professional liability/ Errors and Omissions	$300,000 annual aggregate
Commercial General Liability Insurance	$1,000,000 per occurrence $2,000,000 aggregate
Automobile Liability (optional /per case basis)	$1,000,000 combined Single Limit
Workers' Compensation	Must be in accordance with State and Federal Laws (no minimum amount)

Proof of all insurance coverage shall be furnished to the City by way of an endorsement to same or certificate of insurance upon request by the City. The City shall be identified as an "Additional Insured" on general and auto liability. Failure to comply with the foregoing requirements shall not relieve Firm of its liability and obligations under this Agreement.

SECTION 14 – PUBLIC RECORDS

14.1 The Firm shall comply with Florida's Public Records Act, Chapter 119, Florida Statutes, and, if determined to be acting on behalf of the City as provided under section 119.011(2), Florida Statutes, specifically agrees to:

(a) Keep and maintain public records required by the City to perform the service.

(b) Upon request from the City's custodian of public records or designee, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement and following completion of this Agreement if the Firm does not transfer the records to the City.

(d) Upon completion of this Agreement, transfer, at no cost, to the City all public records in possession of the Firm or keep and maintain public records required by the City to perform the

service. If the Firm transfers all public records to the City upon completion of the Agreement, the Firm shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Firm keeps and maintains public records upon completion of the Agreement, the Firm shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records or designee, in a format that is compatible with the information technology systems of the City.

IF THE FIRM HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE FIRM'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS OR DESIGNEE AT (561) 586-1660, dandrea@LakeWorth.org, or 7 North Dixie Highway, Lake Worth, FL 33460.

IN WITNESS WHEREOF, the parties hereto have caused this Standard Agreement for Legal Services to be executed as of the day and year set forth above.

CITY OF LAKE WORTH

ATTESTS:

By: _____
Deborah M. Andrea, City Clerk

By: _____
Pam Triolo, Mayor

CITY OF LAKE WORTH INCORPORATED 1913 PALM BEACH COUNTY STATE OF FLORIDA

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: _____ FOR
Glen J. Torcivia, City Attorney

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC

By: _____

Print Name: Ernest B. Abbott

Title: Of Counsel

[Corporate Seal]

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: July 20, 2021 **DEPARTMENT:** City Commission

TITLE:

Discussion regarding the city manager and utility director residency requirement brought forth by Commissioner Malega

SUMMARY:

The city manager and utility director are required to reside in the city by the city's code of ordinances.

BACKGROUND AND JUSTIFICATION:

Located in Part II – City Code of Ordinances, Chapter 2 – Administration, Article I – In General, Section 2-3 specifies a residency requirement for the city manager and utility director:

Sec. 2-3. - City manager and utility director residence requirement.

The city manager and utility director must establish a bona fide residence in the city, within six (6) months of appointment as city manager. A bona fide residence, for the purpose of this section, is a permanent domicile within the city which has not been adopted with the intention of again taking up or claiming a previous residence acquired outside of the city limits.

(Ord. No. 87-2, § 1, 1-19-87; Ord. No. 88-11, § 1, 5-16-88; Ord. No. 92-11, § 1, 5-4-92; Ord. No. 2006-20, § 1, 6-20-06)

Commissioner Sarah Malega requested that the item be put on the agenda for discussion. Should the commission wish to amend the ordinance, one would be drafted for approval at a future meeing.

MOTION:

N/A

ATTACHMENT(S):

Fiscal Impact Analysis – N/A
Ordinance 2006-02
Utility Service Area Map
LWB District Map

ORDINANCE NO. 2006-20 OF THE CITY OF LAKE WORTH, FLORIDA, AMENDING SECTION 2-3 OF CHAPTER 2 OF THE CODE OF ORDINANCES BY DELETING THE RESIDENCE REQUIREMENT FOR CERTAIN DEPARTMENT HEADS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING THAT CONFLICTING ORDINANCES ARE REPEALED; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Section 2-3 of the Code of Ordinances is amended to read as follows:

ADMINISTRATION

ARTICLE I. IN GENERAL

* * *

Sec. 2-3. ~~Department heads and~~ Ccity manager and utility director residence requirement.

(a) ~~Each department head hereafter appointed or employed by the city who was not employed by the city on March 1, 1988, must establish a bona fide residence in the city, within six (6) months of appointment as a department head. Personnel shall maintain an up-to-date record of residence with the city clerk. A bona fide residence, for the purpose of this section, is a permanent domicile within the city which has not been adopted with the intention of again taking up or claiming a previous residence acquired outside of the city limits.~~ The city manager and utility director must establish a bona fide residence in the city, within six (6) months of appointment as city manager. A bona fide residence, for the purpose of this section, is a permanent domicile within the city which has not been adopted with the intention of again taking up or claiming a previous residence acquired outside of the city limits.

~~(b) Reserved.~~

~~(c) The city manager must establish a bona fide residence, as defined in subsection (a) above, in the city within six (6) months of appointment.~~

Section 2. If any provision of this Ordinance, or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications 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 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Section 1 of this Ordinance shall be codified.

Section 5. This Ordinance shall become effective ten (10) days after passage.

The passage of this Ordinance on first reading was moved by Commissioner Burns, seconded by Commissioner Jennings, and upon being put to a vote, the vote was as follows:

Mayor Marc J. Drautz	AYE
Vice Mayor Retha Lowe	AYE
Commissioner Cara Jennings	AYE
Commissioner Nadine Burns	AYE
Commissioner Dave Vespo	NAY

The Mayor thereupon declared this Ordinance duly passed on first reading on the 6th day of June 2006.

The passage of this Ordinance on second reading was moved by Commissioner Jennings, seconded by Commissioner Burns, and upon being put to a vote, the vote was as follows:

Mayor Marc J. Drautz	AYE
Vice Mayor Retha Lowe	AYE
Commissioner Cara Jennings	AYE
Commissioner Nadine Burns	AYE
Commissioner Dave Vespo	NAY

The Mayor thereupon declared this Ordinance duly passed and enacted on second reading on the 20th day of June 2006.

LAKE WORTH CITY COMMISSION

By: _____
Marc J. Drautz, Mayor

ATTEST:

_____
Pamela J. Lopez, City Clerk

City of Lake Worth Beach Utility Service Area's

Electric | Water | Sewer | Service Finder

Discover which utility services are offered for your location by clicking the magnify glass icon and entering your desired address. Next, click on the map location to view detailed information.

Utilities Customer Service Contact:
Address:
414 Lake Avenue, Lake Worth FL 33460
Phone:
(561) 533-7300
Email:
Customer_service@LakeWorthBeachFL.gov

Utility Billing

To report an outage & receive outage updates, please call: 1.877.454.4480 or please make an Online Outage Report

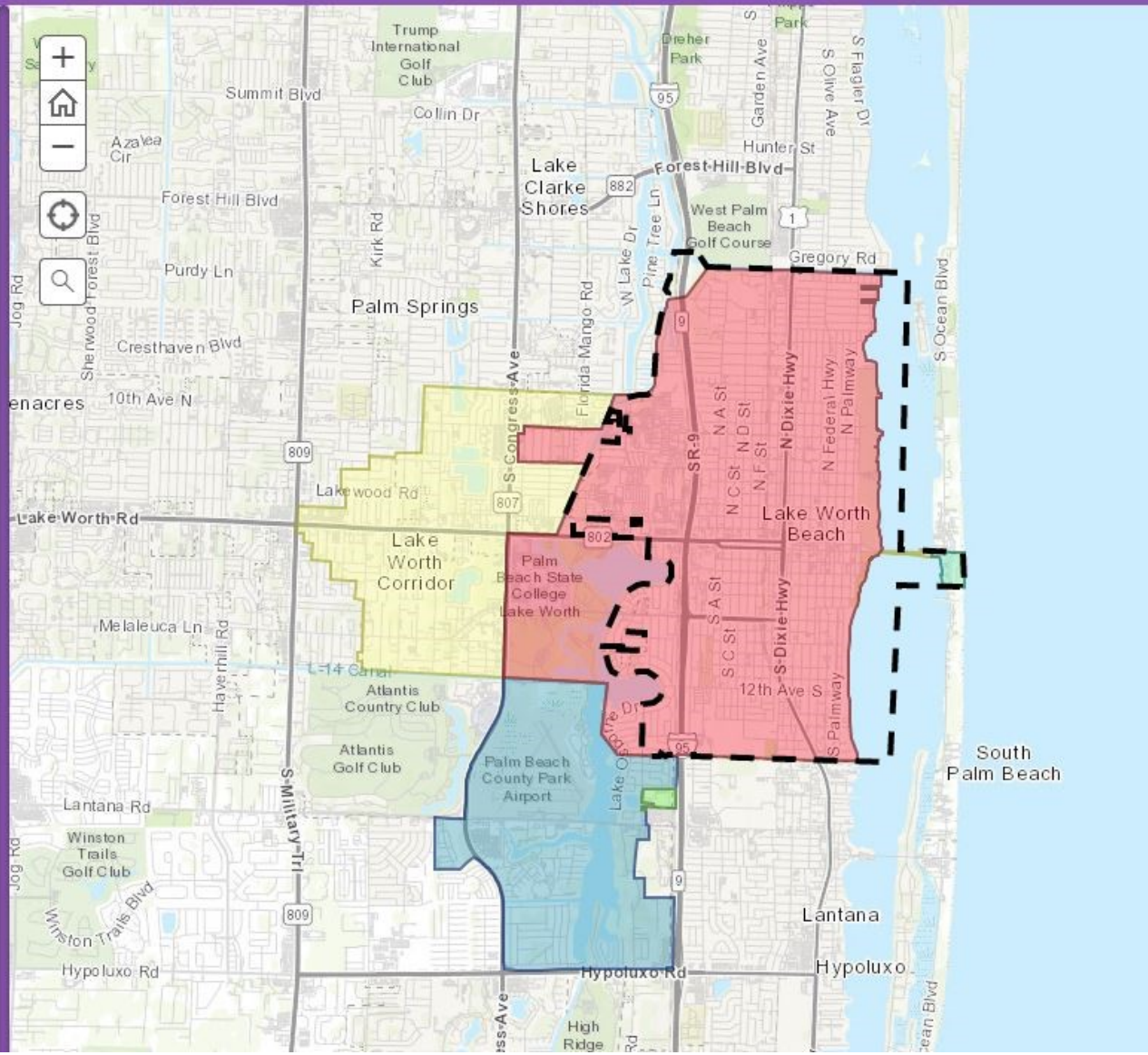
Para ver esta aplicación en español haz click aquí.

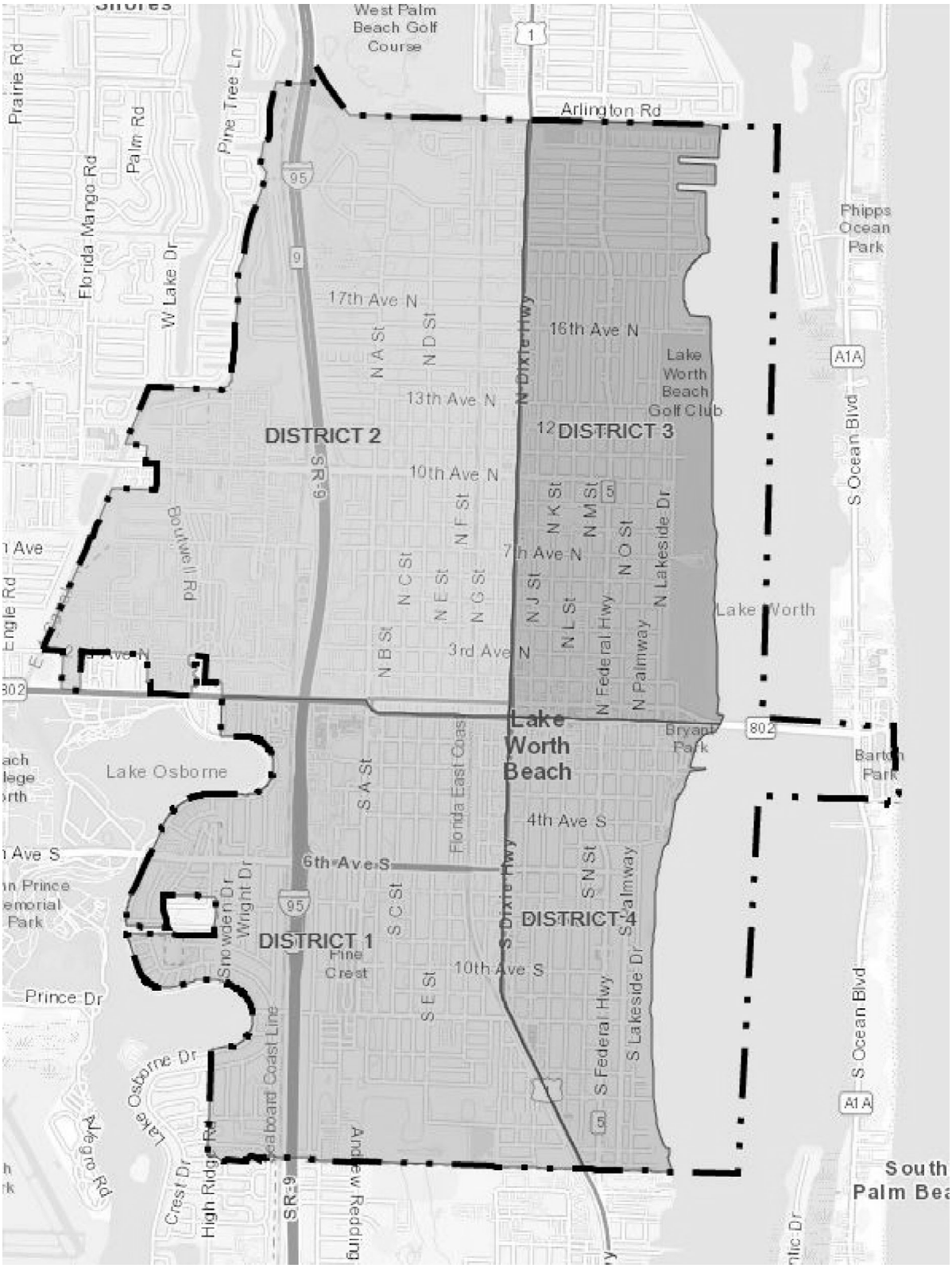
City of Lake Worth Beach FLORIDA

Lake Worth Beach Municipal Boundary

Utility Service Area

Electric, Potable Water and Sewer




West Palm Beach Golf Course
Arlington Rd
Prairie Rd
Palm Rd
Pine Tree Ln
Florida Mango Rd
W Lake Dr
17th Ave N
16th Ave N
13th Ave N
10th Ave N
7th Ave N
3rd Ave N
N A St
N D St
N Dixie Hwy
N C St
N E St
N F St
N G St
N J St
N K St
N L St
N M St
N O St
N Federal Hwy
N Palmway
N Lakeside Dr
Lake Worth Beach Golf Club
Phipps Ocean Park
S Ocean Blvd
A1A
DISTRICT 2
DISTRICT 3
Lake Worth
Lake Worth Beach
Bryant Park
Barton Park
Lake Osborne
4th Ave S
6th Ave S
S A St
S C St
S E St
S N St
S Dixie Hwy
S Federal Hwy
S Lakeside Dr
S Palmway
Florida East Coast
DISTRICT 1
DISTRICT 4
Fine Crest
10th Ave S
Prince Dr
Lake Osborne Dr
Seaboard Coast Line
Andrew Redding
High Ridge Rd
Crest Dr
Wright Dr
Snowden Dr
SR 9
South Palm Bea

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: August 20, 2021 **DEPARTMENT:** City Commission

TITLE:

Designation of voting delegate for the business meeting during the 2021 Florida League of Cities' (FLC) 95th annual conference in Orlando, Florida on August 12-14, 2021

SUMMARY:

This item is to select a voting delegate for the Florida League of Cities' Annual Business Meeting held during their annual conference in Orlando, Florida on August 12-14, 2021.

BACKGROUND AND JUSTIFICATION:

Annually, the Florida League of Cities holds a conference to provide opportunities for networking among officials from across the state as well as conducting the annual business meeting. Numerous presentation and panel discussions help officials stay current on important issues affecting local government. Especially important is staying familiar with activities and actions of the Florida State government. Attendees engage in discussing specific problems with their peers, identifying solutions and sharing ideas. A voting delegate needs to be appointed to represent the City during the business meeting.

MOTION:

Move to approve the appointment of _____as the voting delegate for the Florida League of Cities Annual Business Meeting at the Florida League of Cities annual conference on August 12-14, 2021 in Orlando, Florida.

ATTACHMENT(S):

Fiscal Impact Analysis – N/A
FLC 2021 Voting Delegate Memo
FLC 2021 Annual Conference Announcement

FLC
FLORIDA LEAGUE OF CITIES

To: Key Official

From: Eryn Russell, Florida League of Cities

Date: June 11, 2021

Subject: 95th Annual Conference Voting Delegate Information

The Florida League of Cities' Annual Conference will be held at the World Center Marriot, Orlando, Florida on August 12-14, 2021. This conference will provide valuable educational opportunities to help Florida's municipal officials serve their citizenry more effectively.

It is important that each municipality designate one official to be the voting delegate. Election of League leadership and adoption of resolutions are undertaken during the business meeting. One official from each municipality will make decisions that determine the direction of the League.

In accordance with the League's by-laws, each municipality's vote is determined by population, and the League will use the Estimates of Population from the University of Florida.

Conference registration materials were sent to each municipality via newsletter and are also available online at *floridaleagueofcities.com/education-and-events/annual-conference*.

If you have any questions on voting delegates, please call (850) 701-3616 or email *erussell@flcities.com*. **Voting delegate forms must be received by the League no later than July 28, 2021.**

Attachments: Form Designating Voting Delegate

301 S. Bronough Street, Suite 300
Tallahassee, Florida 32301

P.O. Box 1757
Tallahassee, Florida 32302-1757

Phone: 850.222.9684
Fax: 850.222.3806

flcities.com

95th Annual Conference
Florida League of Cities, Inc.
August 12-14, 2021
Orlando, Florida

It is important that each member municipality sending delegates to the Annual Conference of the Florida League of Cities, designate one of their officials to cast their votes at the Annual Business Session. League By-Laws requires that each municipality select one person to serve as the municipalities voting delegate. *Municipalities do not need to adopt a resolution to designate a voting delegate.*

Please fill out this form and return it to the League office so that your voting delegate may be properly identified. **Voting delegate forms must be received by the League no later than July 28, 2021.**

Designation of Voting Delegate

Name of Voting Delegate: _____

Title: _____

Municipality of: _____

AUTHORIZED BY:

_____
Name

_____
Title

Return this form to:

Eryn Russell
Florida League of Cities, Inc.
Post Office Box 1757
Tallahassee, FL 32302-1757
Fax: (850) 222-3806
Email: *erussell@flcities.com*

#FLCities2021

FLC

FLORIDA LEAGUE OF CITIES

2021 ANNUAL CONFERENCE

REGISTRATION INFORMATION

August 12-14, 2021 • Orlando World Center Marriott

Hotel Registration Deadline: July 22, 2021

Conference Registration Deadline: July 30, 2021

Paid registration is required to receive housing information, so sign up early! See page 6 for details.

GENERAL INFORMATION

The Florida League of Cities 2021 Annual Conference will be held **in person** August 12-14, 2021, at the Orlando World Center Marriott.

The conference is an opportunity for municipal officials and senior staff to enhance leadership skills, learn from municipal experts, share ideas with peers, discuss strategies for Florida's future and hear about the latest in products and services for municipal governments.

This year's conference will include breakout sessions, committee meetings, keynote presentations, awards and more. Plus, we will discuss and adopt the FLC 2022 Legislative Action Agenda to guide advocacy efforts at the state Capitol. Don't miss this opportunity to learn, network and share.

LOCATION/DATES

Orlando World Center Marriott
Thursday, August 12 - Saturday, August 14, 2021

REGISTRATION HOURS

Thursday, August 12:	7:00 a.m. - 7:00 p.m.
Friday, August 13:	7:00 a.m. - 5:00 p.m.
Saturday, August 14:	7:30 a.m. - 4:00 p.m.

REGISTRATION FEES

City/County/Government ($550), **Corporate** ($650) and **Guest** ($150): These fees cover your name badge, admission to all conference sessions and the exhibit hall, refreshment breaks, Friday's Home Rule Heroes Reception, Saturday's Past Presidents' Luncheon and the Inaugural Celebration Saturday night.

NOTE: Registrants are defined as any elected government official or any employee of governments, organizations or corporations. **Guests** are defined as spouses, partners or other nonprofessional relations of conference delegates. Guest registration **may not** be used for other elected government officials, staff or company representatives.

Teen Guest 13-18 years ($20) and **Child Guest 3-12 years** ($15): These fees cover your name badge, admission to the exhibit hall, Friday's Home Rule Heroes Reception and refreshment breaks. **Teen and child guest registration does not include Saturday's Past Presidents' Luncheon or Inaugural Celebration.**

Exhibit Hall Pass ($50): This pass allows family members and guests who are not registered for the conference to access all events in the exhibit hall, as well as Friday's Home Rule Heroes Reception. **The pass is not good for any other conference events and is not equivalent to a registration.**

REGISTRATION PROCEDURES

Online Registration – Credit Cards Only
Visit *flcities.com/annualconference* to access online registration and pay with your Visa, Mastercard or American Express. You will receive your conference confirmation immediately via email. Conference confirmations include your registration information, totals and registration number for your reference. Please check your confirmation carefully to verify that all information is correct and inform the League immediately of any errors.

Mail Registration – Checks Only
To pay via check, fill out the registration form on page 7, attach your check for the appropriate fee and mail it to the League office by **Friday, July 30, 2021**. Name badges and other information can be picked up at the conference registration desk.

GENERAL INFORMATION

DEADLINES

Registration – Conference registrations must be received no later than **Friday, July 30, 2021**. If you are unable to meet this deadline, please register on-site. **NOTE: Registration fees will increase to $580 for government and $680 for corporate registrants for all registrations done on-site**, so we encourage you to register in advance.

Hotel Reservations – The cutoff date for reservations at the Marriott is **July 22, 2021**. Reservations must be made via an FLC-provided security code only; no one will receive housing information until **after** their **paid** registration is received. Please see page 6 for more details.

CANCELLATION POLICY

Conference registration cancellation requests must be sent in writing via email to ***mhowe@flcities.com***. All cancellations received in the FLC office by 5:00 p.m., **Friday, July 30, 2021**, will receive refunds, minus a **$50.00** cancellation fee. Refunds will be issued after the conference. **No refunds can be made after July 30 or for early departure from the conference.**

Hotel deposits will be refunded only if the hotel receives notification no later than **72 hours** before the scheduled arrival date.

SPECIAL NEEDS

If you are physically challenged and require special services, or if you have special dietary needs (i.e., allergies or Kosher or vegetarian meals), please attach a written description to your registration form. Contact the hotel directly if you will need any special accommodations in your room.

CONTINUING EDUCATION CREDIT

Some of the conference's educational sessions may be eligible for continuing education credit through the Florida Bar and/or the Florida Board of Accountancy. It is the attendee's responsibility to submit these hours for approval. FLC will provide sign-in sheets at each session and send certificates of attendance to all delegates who complete the sign-in sheets.

LIVE FEEDS VIA SOCIAL MEDIA

The League will be posting real-time updates and photos via Twitter, Facebook, Instagram and YouTube during the conference. Follow @FLCities on all major platforms. Connect with the conversation or pose questions by using the hashtag **#FLCities2021** in all your conference-related posts.

THURSDAY IS CITY SHIRT DAY!

We encourage all of you to show your city spirit by wearing your city shirt on **Thursday, August 12**.

CONTACT INFORMATION

For additional information, please contact Melanie Howe at ***mhowe@flcities.com*** or **850.222.9684**.

TENTATIVE PROGRAM

Following is a tentative schedule of conference events. Be sure to check our website for updates!

WEDNESDAY, AUGUST 11, 2021

8:30 a.m. - 1:00 p.m.
Research Symposium
Additional registration required through the League's Center for Municipal Research; contact Wade Burkley at wburkley@flcities.com.

2:00 p.m. - 5:00 p.m.
Candid Conversation with Mayors
Additional registration required through the Florida League of Mayors; contact Rachel Embleton at rembleton@flcities.com.

THURSDAY, AUGUST 12, 2021

7:00 a.m. - 7:00 p.m.
Registration Desk Open

8:00 a.m. - 12:00 p.m.
Continuing Education in Ethics: Have You Completed Your Hours?
Florida's municipal elected officers are required to take four specific hours of continuing education in ethics per year. If you haven't completed your hours yet, this is your opportunity! The four hours include two hours on the Florida Ethics Law (Chapter 112, Florida Statutes), one hour of public meetings (Chapter 286, Florida Statutes) and one hour of public records (Chapter 119, Florida Statutes). If your hours are completed, this class is a good refresher.

NOTE: You must be registered for the full conference to attend this session, and pre-registration is required. Registration is limited to the first 150 people. See the registration form for details.

9:00 a.m. - 10:00 a.m.
Florida League of Mayors Nominating Committee Meeting

10:00 a.m. - 11:00 a.m.
Florida League of Mayors Business Meeting
For more information, contact Rachel Embleton at rembleton@flcities.com.

11:00 a.m. - 12:00 p.m.
Florida League of Mayors Board of Directors Meeting

12:30 p.m. - 7:30 p.m.
Municipal Marketplace Open

1:00 p.m. - 3:00 p.m.
"Cities 101" Workshop
If you are newly elected or newly appointed, this "crash course" is designed for you. Details about Florida municipalities, the services they provide and governing challenges will be discussed. This course is a prequel to the popular Institute for Elected Municipal Officials (IEMO) but is not a substitute for the three-day IEMO class.

1:00 p.m. - 3:00 p.m.
Legislative Policy Committee Meetings
Finance, Taxation and Personnel
Land Use and Economic Development
Municipal Administration
Transportation and Intergovernmental Relations
Utilities, Natural Resources and Public Works

3:15 p.m. - 5:00 p.m.
Workshops

5:00 p.m. - 6:00 p.m.
Federal Action Strike Team Meeting

5:15 p.m. - 6:00 p.m.
First-Time Attendees' Orientation
If this is your first FLC Conference, welcome! This workshop will acquaint you with the League, the conference program (with tips for the best use of your time), how to get involved in your local or regional League, FLC legislative policy committees and other municipal services.

6:00 p.m. - 7:30 p.m.
President's Welcome Reception in Municipal Marketplace

TENTATIVE PROGRAM

FRIDAY, AUGUST 13, 2021

6:15 a.m. - 8:00 a.m.

5K Fun Run

Join us for our fifth biennial **Florida League of Cities 5K Fun Run/Walk**. The run will take place on the grounds of the Marriott's golf course and is open to everyone participating in the conference. This event will be a "fun run" and not a timed event. There is no charge for the event, **but pre-registration is required**. (See main registration form.) All participants will receive a T-shirt and gym towel. Light refreshments will be provided after the race. So come on out and start your morning off right with a **fun run** and great company!

7:00 a.m. - 8:00 a.m.

Florida Black Caucus of Local Elected Officials Breakfast

Additional registration required through the Florida Black Caucus of Local Elected Officials; contact Nykierama Cooper at ncooper@flcities.com.

7:00 a.m. - 9:00 a.m.

Continental Breakfast in Municipal Marketplace

7:00 a.m. - 1:15 p.m.

Municipal Marketplace Open

7:00 a.m. - 5:00 p.m.

Registration Desk Open

8:00 a.m. - 9:00 a.m.

Workshops

9:15 a.m. - 10:30 a.m.

Resolutions and Legislative Committee Meetings

9:15 a.m. - 10:30 a.m.

Workshops

10:45 a.m. - 12:15 p.m.

Opening General Session

Featuring the presentation of the E. Harris Drew Award and a keynote presentation by **Leland Melvin**.

Leland Melvin is an engineer, educator, former NASA astronaut and NFL wide receiver. He served on board the space shuttle *Atlantis* as a mission specialist on mission STS-122 (2008) and STS-129 (2009), and helped to construct the International Space Station.

Upon hanging up his space boots, he led the NASA education program. He co-chaired the White House's Federal Coordination in STEM Education Task Force and developed the nation's five-year STEM education plan.

After 24 years with NASA as a researcher, astronaut and senior executive service leader, he now shares his life story as an athlete, astronaut, scientist, engineer, photographer and musician to help inspire the next generation of explorers to pursue STEM careers.

In May 2017, Leland released his memoir *Chasing Space: An Astronaut's Story of Grit, Grace, and Second Chances*. In the book, Leland shares his journey from the gridiron to the stars and examines the intersecting roles of community, perseverance and grace that align to create opportunities for success.

TENTATIVE PROGRAM

12:15 p.m. - 1:15 p.m.
Sidewalk Café in Municipal Marketplace (Cash Sales)

1:30 p.m. - 2:30 p.m.
Workshops

2:45 p.m. - 4:00 p.m.
Workshops

4:15 p.m. - 5:30 p.m.
Workshops

6:00 p.m. - 7:00 p.m.
2021 Home Rule Heroes Reception
(All delegates welcome.)

Evening Open

SATURDAY, AUGUST 14, 2021
7:30 a.m. - 8:30 a.m.
Various Local/Regional League Breakfast Meetings
Contact your local League for more information.

7:30 a.m. - 4:00 p.m.
Registration Desk Open

9:00 a.m. - 10:00 a.m.
Annual Business Meeting

10:15 a.m. - 12:15 p.m.
Second General Session
Featuring recognition of the Years of Service awards and a keynote address by **Kenneth W. Gronbach**.

12:30 p.m. - 2:15 p.m.
Past Presidents' Luncheon and Installation of New President

2:30 p.m. - 5:00 p.m.
Workshops

6:30 p.m. - 9:30 p.m.
Inaugural Celebration – Recover, Relax, Rejoice
Join your friends and colleagues as we celebrate being back together after a long year apart. Enjoy strolling entertainment, delicious food and drink and an opportunity to dance the night away.

Schedule and speakers subject to change.

Come explore the common sense, easy-to-understand, counterintuitive and very fascinating realm of demography. **Kenneth W. Gronbach** is an internationally respected demographer who has forecast societal, commercial, economic, cultural and political phenomena with uncanny accuracy. Let him bring you into his world of counting people and accurately predicting future markets. What products or services will fly or die? What nations are demographically doomed? What countries and continents are demographically positioned to excel? How will workforces change, and where is my best source of talent? If you're writing a post-pandemic strategic plan, you need this information.

CONFERENCE HOUSING INFORMATION

The **Orlando World Center Marriott** will serve as the conference hotel. It is located at 8701 World Center Drive in Orlando. The resort phone is 407.239.4200. (**NOTE:** Reservations may be made via an FLC-provided security code only. Please **do not** call the resort to make reservations until you receive this code, which will be provided with your paid registration.) FLC has secured the reduced rate of $7.00 per day for self-parking and $15.00 per day for valet parking.

Visit the hotel's website at ***marriottworldcenter.com*** for details about the facility. Note that some services may be limited or not available as the hotel industry recovers from the economic impacts of COVID-19.

NOTE: The Marriott is a smoke-free property.

ROOM RESERVATIONS – IMPORTANT – PLEASE READ

To protect our room blocks for conference registrants, it is our policy that no one will receive housing information **until we have received your PAID registration.** Once your registration is paid, you will be sent housing information via email.

Please note that the reservation cutoff date at the Marriott is **July 22, 2021**, and the rate is **$179/night.** It is important that you register for the conference early so you have plenty of time to make your reservations. **Availability is on a first-come, first-served basis.**

Remember that we are unable to guarantee reservations for anyone or the exact date on which the hotel block will sell out, so **please register early.**

2021 FLC Annual Conference Registration Form

August 12-14, 2021 | Orlando World Center Marriott

Florida League of Cities | P.O. Box 1757 | Tallahassee, FL 32302 | 850.222.9684 | Fax 850.222.3806 | *mhowe@flcities.com*

Return completed form with check payment to Florida League of Cities, P.O. Box 1757, Tallahassee, FL 32302-1757; or visit the League website, *flcitiesconference.com*, to access online registration. **NOTE: Credit card payments may only be made online.**

DELEGATE INFORMATION

Name: _____ (*First*) | _____ (*M.I.*) | _____ (*Last*)

First Name or Nickname: _____ (*As You Wish to Appear on Badge*)

Title: _____ Affiliation: _____ (*City, County, Government or Company*)

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ Fax Number: _____

Email Address (for confirmations): _____ (*Please provide the address of the person who should receive the confirmation.*)

First-Time Attendee? ☐ Yes ☐ No Contact Person: _____

GUEST INFORMATION (Please complete only if registering a guest for the conference.)

Guest's Name: _____ First Name: _____ (*As You Wish to Appear on Badge*)

Child's Name: _____ Age: _____ First Name: _____ (*As You Wish to Appear on Badge*)

Child's Name: _____ Age: _____ First Name: _____ (*As You Wish to Appear on Badge*)

REGISTRATION FEES	NO.	FEE	TOTAL FEE
City/County/Government	____ @	$550.00*	$ _____
Corporate	____ @	$650.00*	$ _____
Guest	____ @	$150.00	$ _____
Guest (13-18 years)	____ @	$20.00	$ _____
Guest (3-12 years)	____ @	$15.00	$ _____
Exhibit Hall Pass	____ @	$50.00	$ _____

OPTIONAL ACTIVITIES	NO.	FEE	TOTAL FEE
Thursday, August 12			
Ethics Session	____ @	$0.00	$ _____
Friday, August 13			
5K Fun Run	____ @	$0.00	$ _____
T-shirt size? _____			
Saturday, August 14			
Extra Luncheon Ticket	____ @	$50.00	$ _____
Extra Inaugural Celebration Ticket	____ @	$60.00	$ _____
		Total	**$** _____

***NOTE: Registration fees will increase to $580 for government and $680 for corporate for all registrations done onsite.**

SPECIAL NEEDS

If you require special services or have special dietary needs, please attach a written description to your registration form.

REGISTRATION

Registration form must be accompanied by payment made payable to **Florida League of Cities**. Mail this form to: Florida League of Cities, P.O. Box 1757, Tallahassee, FL 32302-1757.

Registration forms must be postmarked by **July 30, 2021. Remember:** You will not receive housing information until we have received your **PAID** registration.

CANCELLATION POLICY

All cancellations received in writing via email to ***mhowe@flcities.com*** and received by 5:00 p.m. **July 30, 2021,** will receive refunds, minus a **$50.00** cancellation fee. Refunds will be issued after the conference. **No refunds can be made after July 30 or for early departure from the conference.**

FLC
FLORIDA LEAGUE OF CITIES

Lake Worth Beach, Florida. The Art of Florida Living.sm

7 North Dixie Highway
Lake Worth, FL 33460
561.586.1600

AGENDA
CITY OF LAKE WORTH BEACH
REGULAR CITY COMMISSION MEETING
CITY HALL COMMISSION CHAMBER
TUESDAY, AUGUST 3, 2021 - 6:00 PM

ROLL CALL:

INVOCATION OR MOMENT OF SILENCE: led by Mayor Betty Resch

PLEDGE OF ALLEGIANCE: led by Vice Mayor Herman Robinson

AGENDA - Additions / Deletions / Reordering:

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

A. quarterly presentation by the CRA requested by Vice Mayor Robinson
B. Presentation by the Library Advisory Board
C. Presentation of Certificate of Completion of the Florida League of City's (FLC) Institute for Elected Municipal Officials (IEMO) to Mayor Betty Resch

COMMISSION LIAISON REPORTS AND COMMENTS:

PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:

APPROVAL OF MINUTES:

A. Special Meeting #1 - May 25, 2021
B. Special Meeting #2 - May 25, 2021

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

A. Resolution No. XX-2021 – Authorizing City of Lake Worth Beach to join with the State of Florida and other local governmental units as a participant in the Florida Memorandum of Understanding and Formal Agreements implementing a Unified Plan

PUBLIC HEARINGS:

A. Ordinance No. 2021-10 – Second Reading – amending Chapter 23 “Land Development Regulations” regarding changes to floodplain management standards for manufactured homes as required by FEMA
B. Ordinance No. 2021-05 – Second Reading – amending the Future Land Use Map from the future land use designation of Mixed Use – East (MU-E) to Public Recreation Open Space (PROS) for the property 32 South B Street

C. Ordinance No. 2021-06 – Second Reading – amending the City's Official Zoning Map from the zoning district of Single Family Residential (SFR) to Public Recreation and Open Space (PROS) for the property 32 South B Street

UNFINISHED BUSINESS:

A. Ordinance No. 2021-04 – Second Reading – amending the Official Zoning Map by approving the creation of a Mixed Use Planned Development, located at 1715 North Dixie Highway

B. Follow up Beach Complex Public Private Partnership

NEW BUSINESS:

A. Ordinance No. 2021-xx – First Reading – amend the candidate qualifying filing period

B. Eleventh Addendum to the Law Enforcement Service Agreement (LESA)

CITY ATTORNEY'S REPORT:

CITY MANAGER'S REPORT:

UPCOMING MEETINGS AND WORK SESSIONS:

ADJOURNMENT:

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

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