7 North Dixie Highway
Lake Worth, FL 33460
561.586.1600

AGENDA
CITY OF LAKE WORTH BEACH
REGULAR CITY COMMISSION MEETING
CITY HALL COMMISSION CHAMBER
TUESDAY, JUNE 15, 2021 - 6:00 PM

ROLL CALL:

INVOCATION OR MOMENT OF SILENCE: led by Commissioner Sarah Malega

PLEDGE OF ALLEGIANCE: led by Vice Mayor Herman Robinson

AGENDA - Additions / Deletions / Reordering:

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

A. Legislative update by Senator Lori Berman, Rep. Mike Caruso and Rep. Omari Hardy

B. Presentation by Dan Burden of Blue Zones, LLC regarding mini roundabouts on Federal Highway

C. Final Update on the Climate Change Vulnerability Assessment

D. Presentation on evictions by Daniel Morgan of Lake Worth 4 All

E. Proclamation declaring June 2021 as PTSD Awareness Month

F. Proclamation recognizing June 19, 2021 as Juneteenth

COMMISSION LIAISON REPORTS AND COMMENTS:

PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:

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

A. Proclamation declaring June 27, 2021 as HIV Testing Day

B. Resolution No. 32-2021 - directing the development of a preliminary assessment roll for non-ad valorem assessments for lot clearing and boarding and securing costs

C. Ratification of appointment to the Library Advisory Board

D. Resolution No. 36-2021 - approving the submission of an application for the Institute of Museum and Library Services American Rescue Plan Grant (ARP-FY21)

PUBLIC HEARINGS:

A. Ordinance No. 2021-03 – Second Reading (Quasi-judicial) – amending the Official Zoning Map by approving the creation of a Residential Urban Planned Development District, located at 3300 Boutwell Road

UNFINISHED BUSINESS:

A. Resolution No. 34-2021 – Amending the Charter Review Committee Resolution

B. Appointment of Charter Review Committee Members

C. City of Lake Worth Beach Food Drive

NEW BUSINESS:

A. Agreement with B&B Underground Construction, Inc. for construction of the District 1 Year 4 Construction Project of the Neighborhood Road Program

B. Task Order No. 11 with Mock-Roos and Associates, Inc. for construction phase services in District 1 Year 4 Construction Project of the Neighborhood Road Program

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

D. Ordinance No. 2021-07 – First Reading (Quasi-judicial) – 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

E. Resolution No. 33-2021 - Intent to abandon 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.

F. 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

G. Task Order No.4 with Power Engineers, Inc., to provide engineering design and construction support services for the City's 26kV distribution under-build circuit on the new 138kV FP&L Tie-Line

H. Second Amendment to Task Order No. 1 with E.C. Fennell, PA to complete relay, protection and controls engineering design services for the 7th Ave North Substation

I. Discussion by Commissioner Stokes on creating an Education Committee

J. Resolution No. 35-2021 requesting that the U.S. Army Corps of Engineers take a number of planning and operational steps to reduce the likelihood of HAB toxins reaching the Lake Worth Lagoon

CITY ATTORNEY'S REPORT:

CITY MANAGER'S REPORT:

UPCOMING MEETINGS AND WORK SESSIONS:

Thursday, June 24 - Budget Work Session #2
Tuesday, June 29, 6 PM - Electric Utility
Tuesday, July 20, 6 PM - Regular

A. Draft Agenda - July 20, 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)

COASTAL RESILIENCE PARTNERSHIP
SOUTHEAST PALM BEACH COUNTY

City of Lake Worth Beach FLORIDA

Southeast Palm Beach County
Climate Change Vulnerability Assessment

Lake Worth Beach Commission Presentation
June 15, 2021

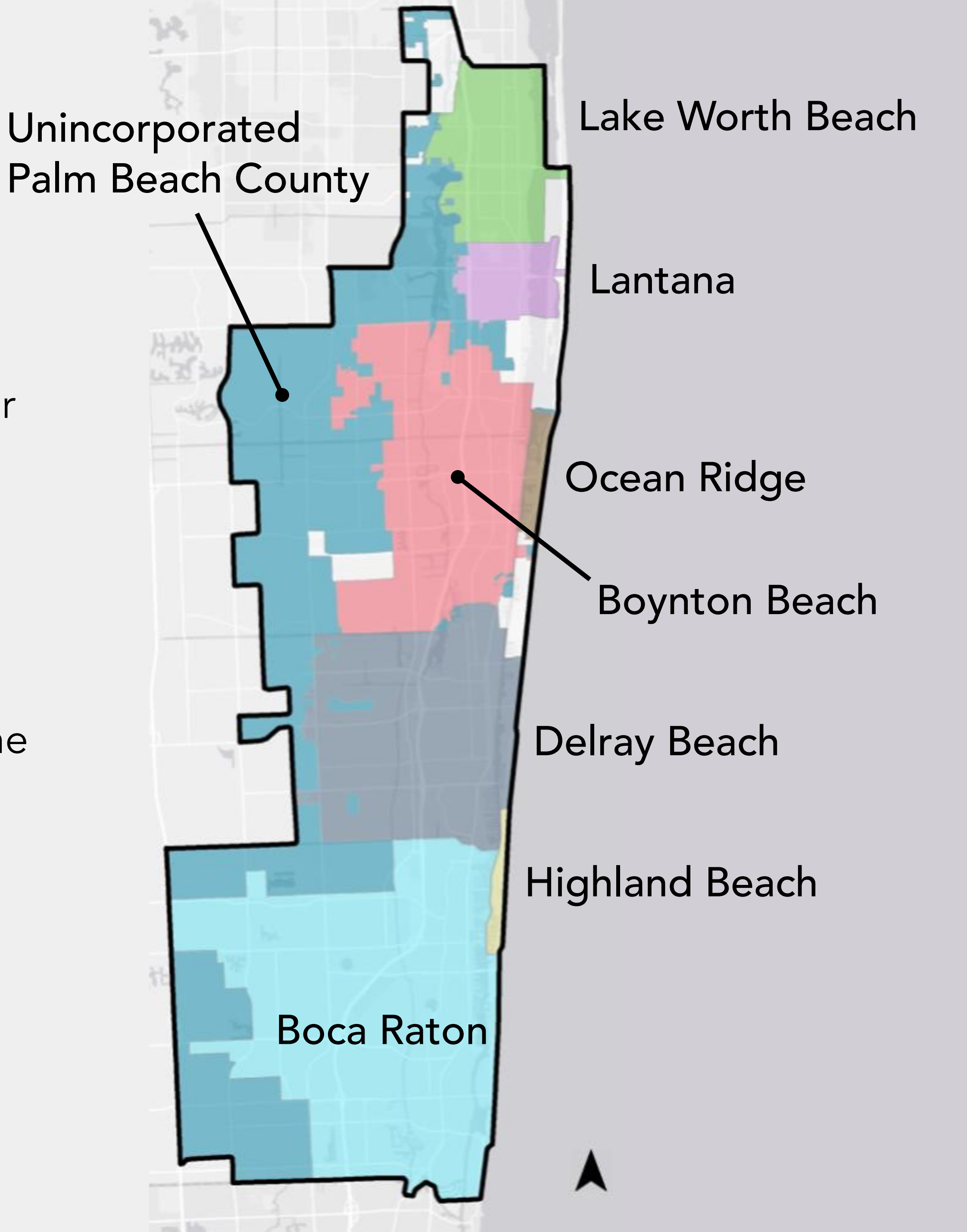
Coastal Resilience Partnership

The **eight** smaller leaves represent the local governments in the Coastal Resilience Partnership.

The three bigger leaves represent the regions similar **physical**, **geographic**, and **social** characteristics.

The mangrove is a nod to the importance of nature and the environment to the region and its economy.

Water is a tremendous asset to our region but is also a threat. Sea level rise is the most obvious sign of climate change in the region.



What is Vulnerability & Risk? Why Assess it?

Vulnerability
Asset characteristics used to indicate levels of sensitivity, potential impact, and adaptive capacity.

Risk
Both threat and asset characteristics used to indicate levels of probability of a particular climate event from happening and its associated consequence.

Sensitivity
The range or magnitude of how much an asset may be hurt by a threat.

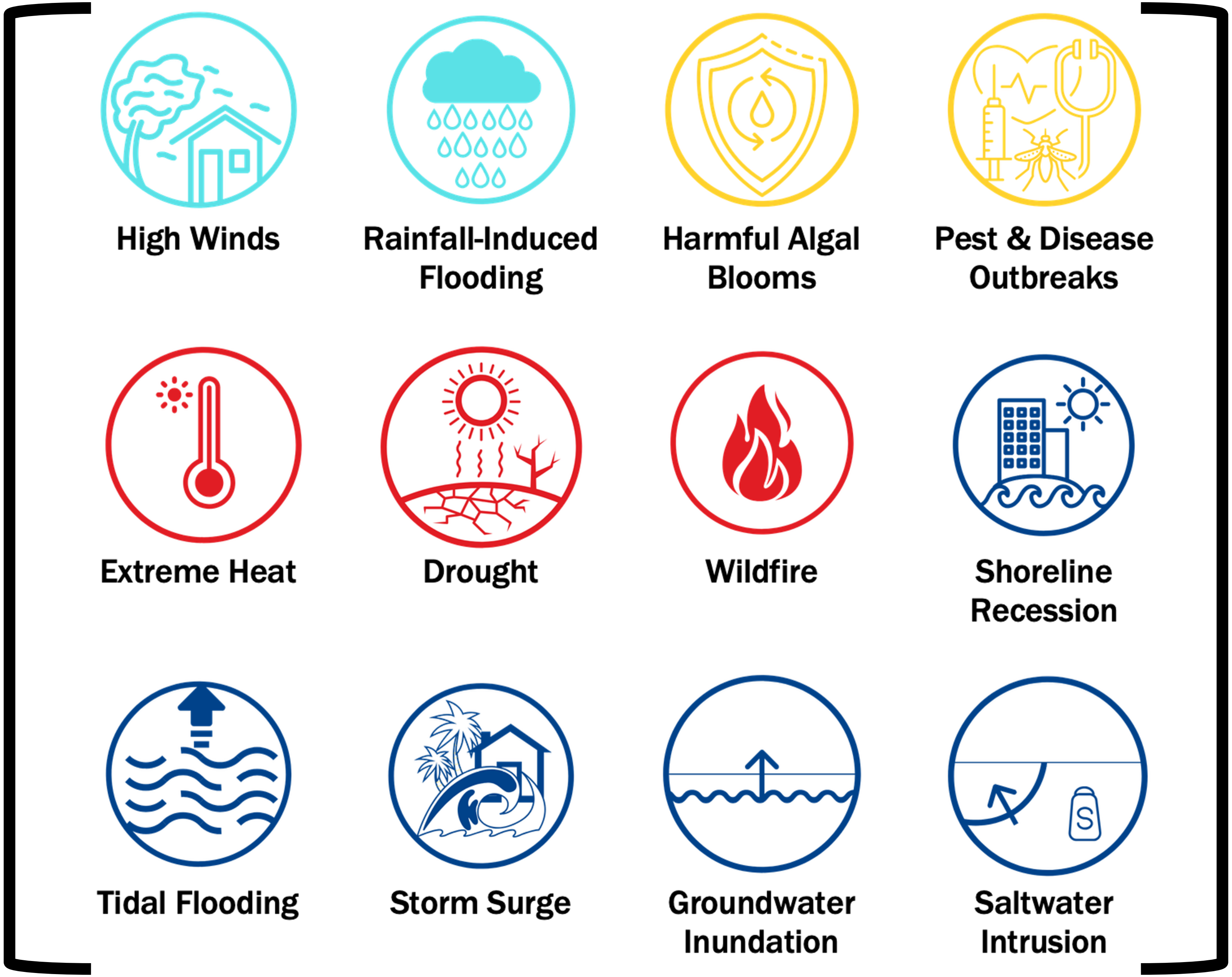
Adaptive Capacity
The extent to which an asset may change and its ability to adapt.

Many analyses just look at **exposure**, which tells you whether a particular asset may be impacted by a threat but does not reveal how sensitive the asset is to that threat, nor the probability of occurrence, nor whether an asset can be adapted to reduce exposure.

STUDY PROCESS

1. Explore Climate Threats
2. Assemble Data on Community Systems
3. Assess Vulnerabilities and Risks
4. Investigate Potential Adaptation Strategies
5. Reporting and Tool Deployment

Top Dozen Threats



SEA LEVEL RISE PROJECTIONS

NOAA High

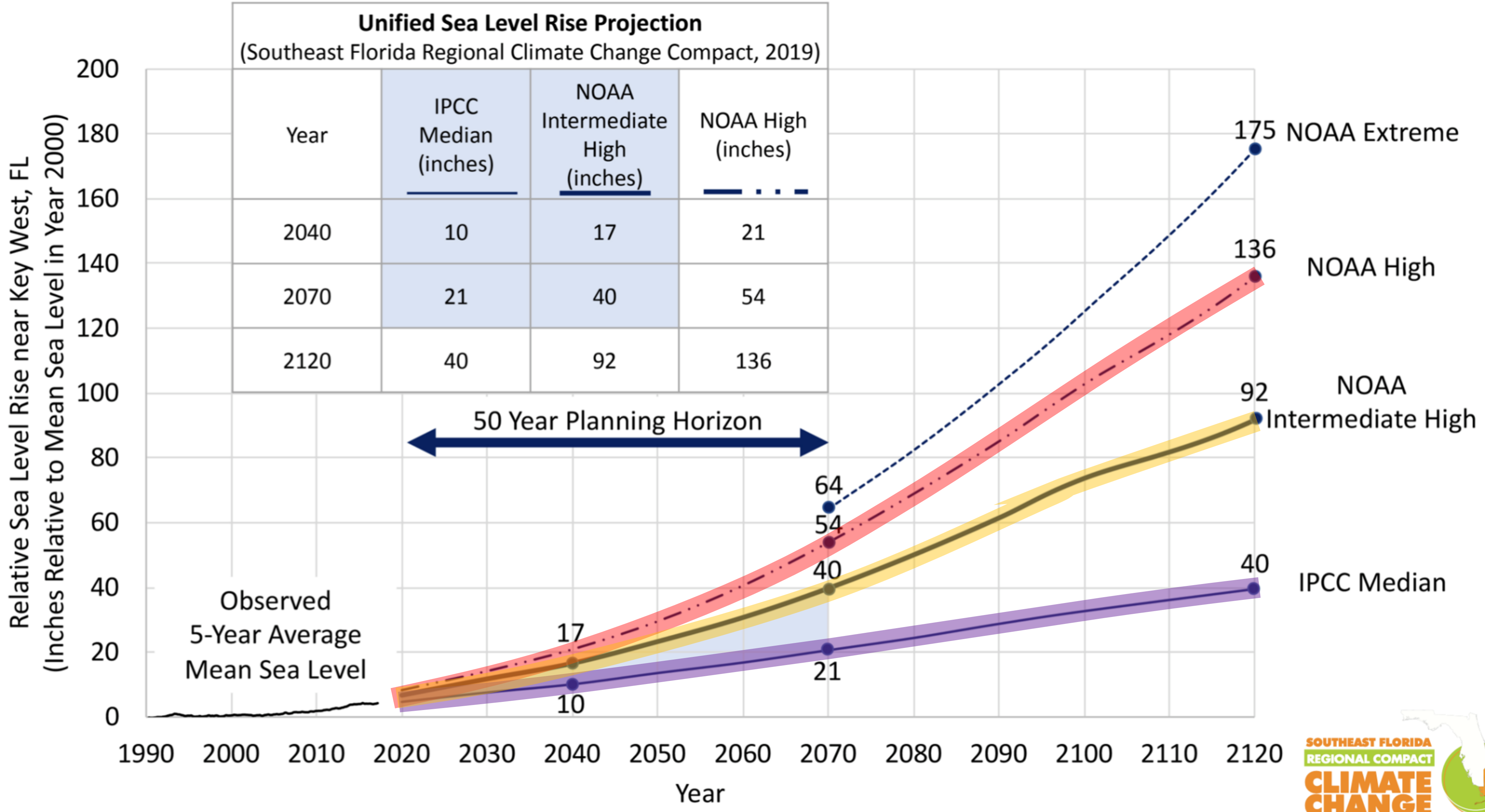
Recommended for Sensitive and Critical Infrastructure

NOAA Intermediate High

Recommended for Assets with Adaptive Capacity

IPCC Median

Recommended for Assets with Short Life Cycle



Unified Sea Level Rise Projection
(Southeast Florida Regional Climate Change Compact, 2019)

Year	IPCC Median (inches)	NOAA Intermediate High (inches)	NOAA High (inches)
2040	10	17	21
2070	21	40	54
2120	40	92	136

FIGURE 1: Unified Sea Level Rise Projection

Overview of Assets Analyzed

Critical Facilities

Water Infrastructure

Transportation & Mobility

Natural Resources

Economic Factors

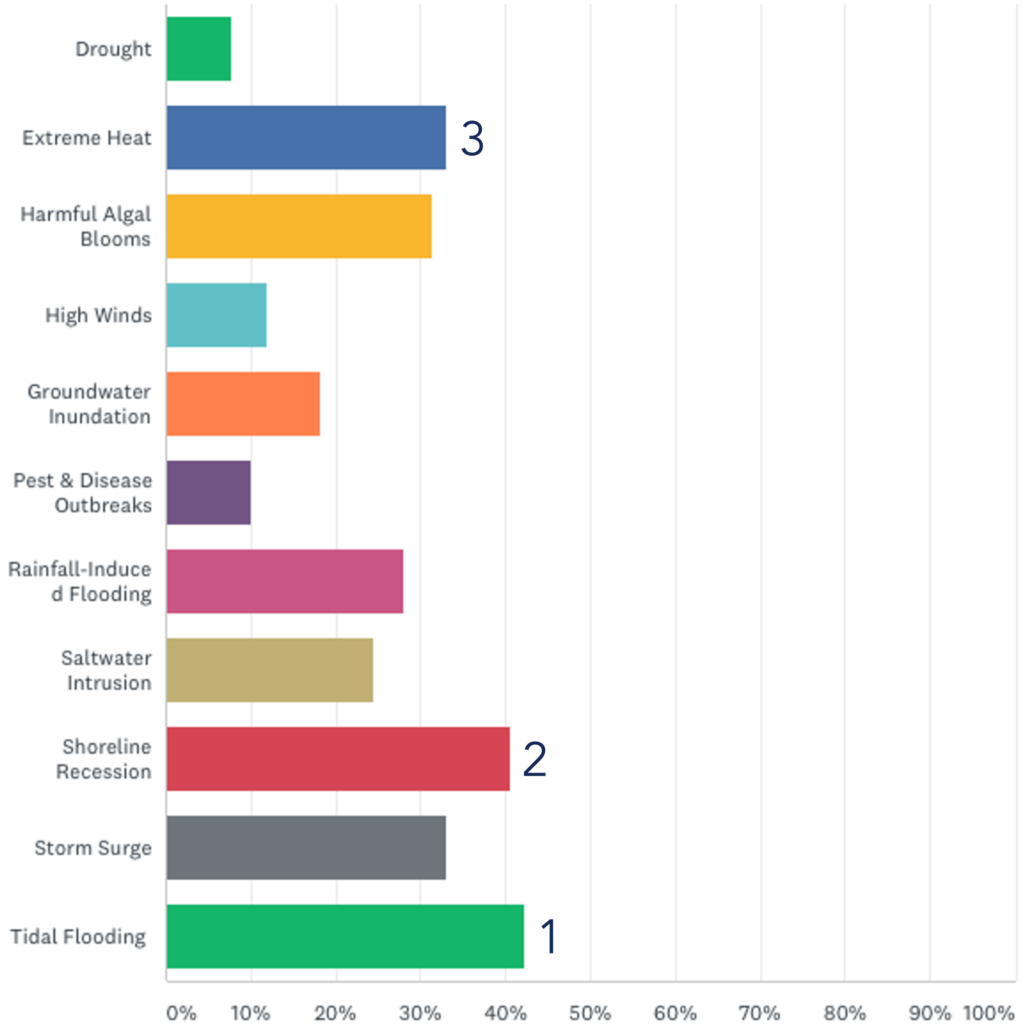
People and Socioeconomics

Property

Public Outreach Overview

The CRP is looking at how 12 climate threats may affect our local area. In your opinion, which of these climate threats will have the biggest negative impact in Southeast Palm Beach County? (Check up to 3)

Answered: 558   Skipped: 87



Public Engagement was an important part of this project and an essential part of the work of the Coastal Resilience Partnership.

Two public workshops were held as part of this study, and a third will be held to release the results. **Six staff workshops** were held as part of this study.

A **microregional survey** was done to help inform adaptation strategies.

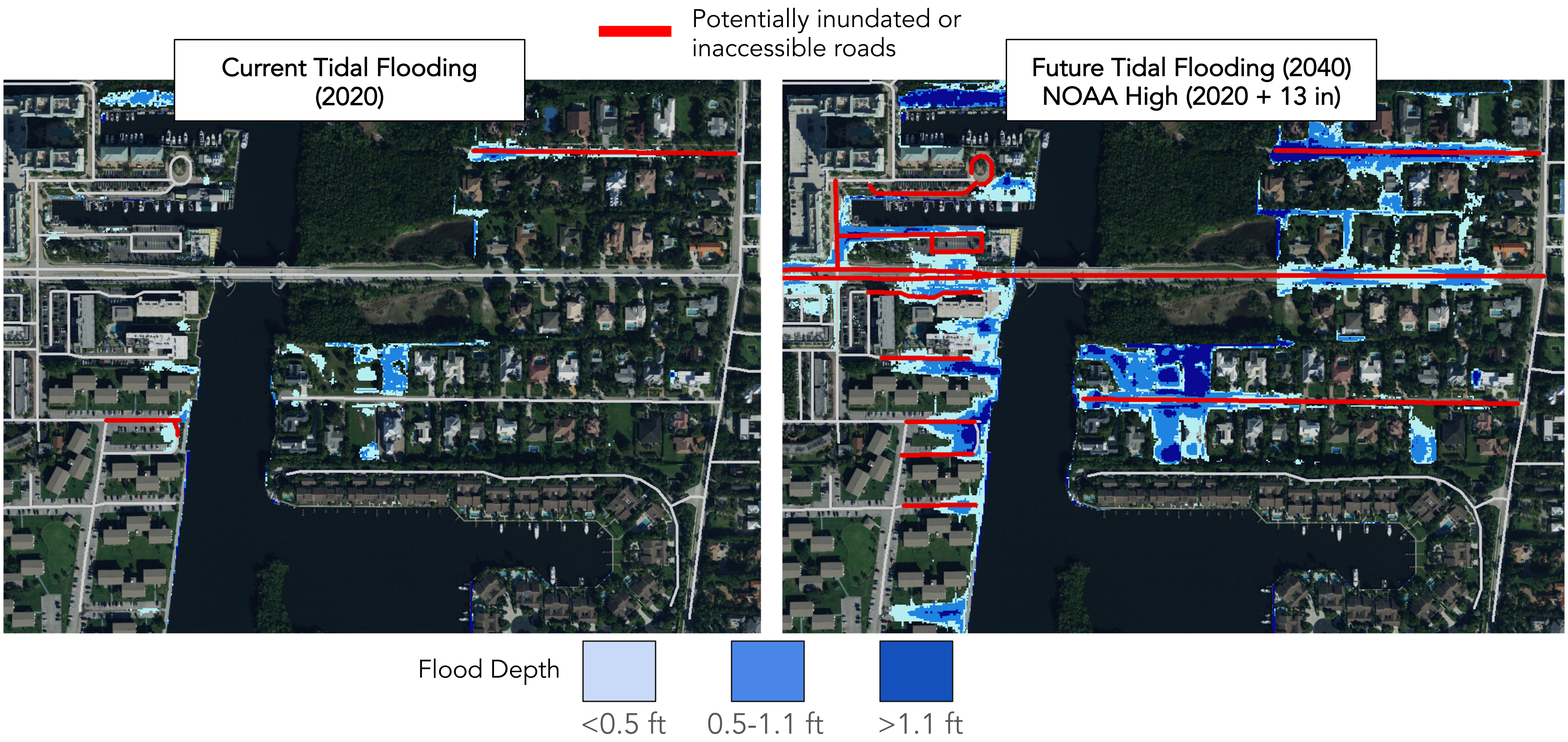
Community Flood Vulnerability Overview

Levels of vulnerability and risk vary for the different types of flooding.

Regional Vulnerability and Risk to Flooding for Current Conditions (2020)

	Total Assets	Rainfall-Induced Flooding	Storm Surge (Vulnerability)	Tidal Flooding
Commercial & Industrial	3,191	1,186 (30%)	177 (5%)	13 (<1%)
Residential	118,014	49,832 (42%)	8,487 (7%)	342 (<1%)

Roadway Example: Future Change and Adaptation Based on Vulnerability Assessment Output



Rainfall Induced Flooding

Flooding due to the accumulation of rainwater on normally dry land.

Climate Stressors:
- Sea level rise (outfalls)
- Changes in spatial & temporal variability of rainfall

Non-Climate Stressors:
- Increases in impervious surfaces
- Aging infrastructure
- Development & floodplain alternation
- Stormwater system maintenance challenges

Data Sources:
- Stormwater master plans; H&H/stormwater Models
- FEMA Maps/"Riverine" Floodplain Mapping
- Problem area reports
- Inundation mapping

Rainfall Induced Flooding Assessment
Lake Worth Beach Residential Assets & Transportation

	2020	2020 + 5″	2020 + 33″
Assets with Medium/High Combined Vulnerability & Risk Score	2,232 (24%)	2,577 (28%)	3,310 (36%)
	$253M (20%)	$351M (28%)	$540M (43%)

	2020	2020 + 5″	2020 + 33″
Major Roads Inaccessible (Mi)	45 (53%)	45 (53%)	47 (55%)
Minor Roads Inaccessible (Mi)	104 (35%)	109 (36%)	119 (40%)
Inaccessible Properties	2,988 (28%)	3,248 (31%)	3,897 (37%)

SOCIAL EQUITY & ADAPTATION

It is important to consider frontline communities – or those that will experience climate change first and worst and ensure that we all rise above the challenge together. Here are a few example equity strategies -

Shared Benefits

Can the benefits of an action or strategy reduce historical or current disparities, economic or otherwise?

Relationship Building

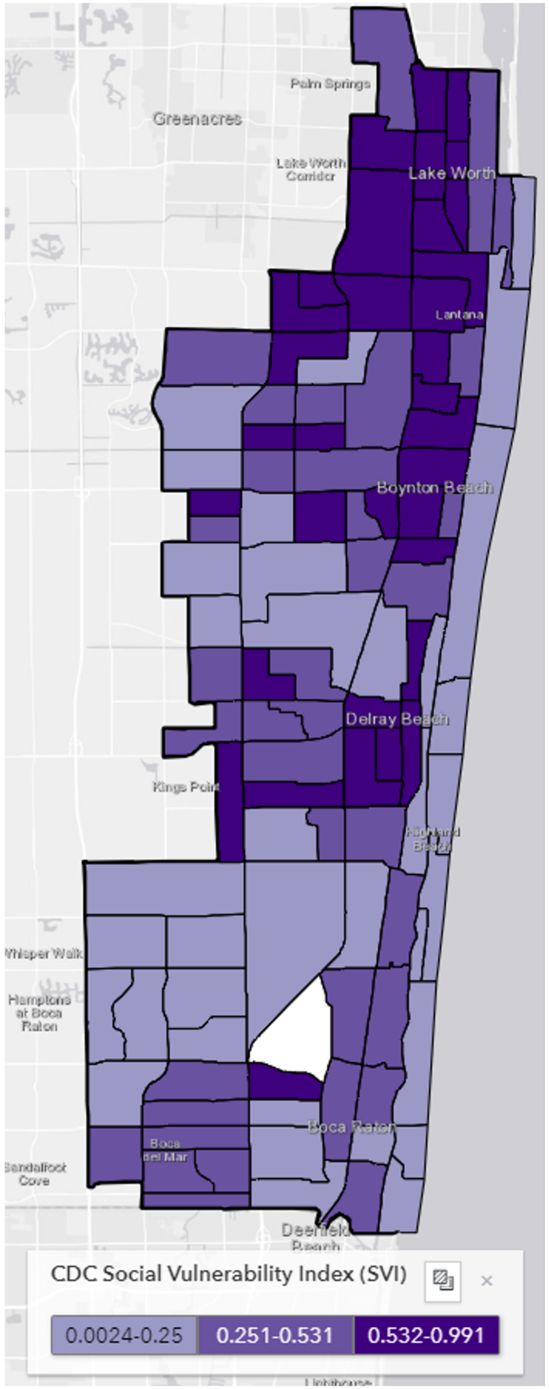
Does the action help foster building effective, long-term relationships and trust between diverse communities and local government?

Alignment and Partnership

Does the action align with existing priorities of frontline communities and allow for collaboration and partnership?

Capacity Building

Does the action help build frontline community capacity through funding or expanded knowledgebase?



Overview of Adaptation Strategies

Strategy	Sub-category
Infrastructure	Physical Infrastructure
	Green Infrastructure
Land Use, Building Codes and Standards	Land Use - Practice
	Land Use - Planning
	Land Use - Policy
	Building Codes/Standards
Planning, Policy and Management (non- land use)	Planning
	Policy
	Operations and Practice

Strategy	Sub-category
Capacity Building	External Partnerships
	Analysis and Research
	Monitoring and Technology
	Community Resources
Public Outreach	Public Communication
	Community Engagement
Funding & Financing	Local Funding
	External Funding
	Financing

Top Findings

1. High levels (percentages) of vulnerability are associated with High Winds throughout the City due to age of structures.
2. A large percentage of properties (75%) are vulnerable to potential inaccessibility during current-day RIF.
3. City is unique in the region in its social vulnerability characteristics. Therefore, it’s importance to recognize many of the City's residents face disproportionate impacts from climate threats. Within the region, the City has among the highest percentages of households living below the poverty line, the highest food SNAP participation, and the highest levels of overall social vulnerability.

Select Municipal Strategies

1. Consider the use of **living shorelines** as a combination with or alternative to hard infrastructure, such as seawalls.
2. Explore the concept of **Adaptation Urbanism** – integrating compact development, sustainable transport, blue and green infrastructure, and equity.
3. Collaborate as the CRP to compile resources to encourage sustainable landscaping practices, pervious surfaces, and downspout disconnection for homeowners and businesses, including **Florida-Friendly Landscaping™** and those that reduce fertilizer usage.
4. Engage **Lake Worth Drainage District (LWDD) and SFWMD** regarding the impacts of current and future flood events on the secondary and primary canal systems in Southeastern Palm Beach County.
5. Continue regionally important conversations regarding climate change, sustainability, and resilience, engaging the public and appropriate stakeholders.
6. Identify grant opportunities to **fund adaptation strategies**.

Funding Adaptation

Be prepared for State and Federal Grants.
The region will be more competitive working together as the Coastal Resilience Partnership than alone – more resilience dollars will soon be coming from the State and Federal governments.

Communities that act sooner will see preserved property value and tax revenue.
The community's primary tax base is from property taxes and value. By protecting and preserving property value, the community is also protecting their operational budget.

Bond rating agencies are examining climate risk and action as part of ratings.
The financial industry is looking at climate risk as part of the bond rating process. Community that do not act may see negative impacts. The opposite is also true – communities planning or that take action have seen better bond ratings.

Planning will allow for exploration of innovative financing and public-private partnerships.
By understanding what is needed, when it might be needed, and how much it might cost, local governments can leverage private sector investment over time.

Financing Adaptation

COASTAL RESILIENCE PARTNERSHIP

Southeast Palm Beach County

The work of the Coastal Resilience Partnership is a model of how neighboring local governments can come together to address regional challenges.

Understanding the problem, identifying the impacts, and developing a menu of strategies is only the first step.

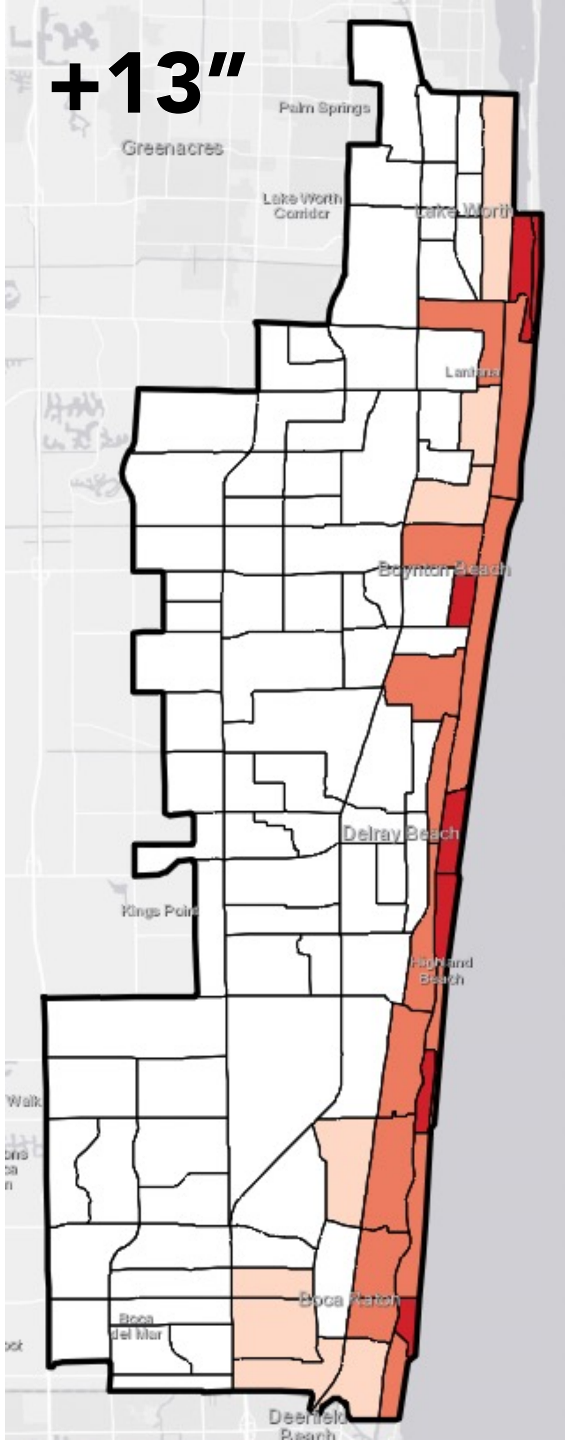
Adaptation and mitigation will be a long process requiring sustained effort and collaboration on across all levels of government.

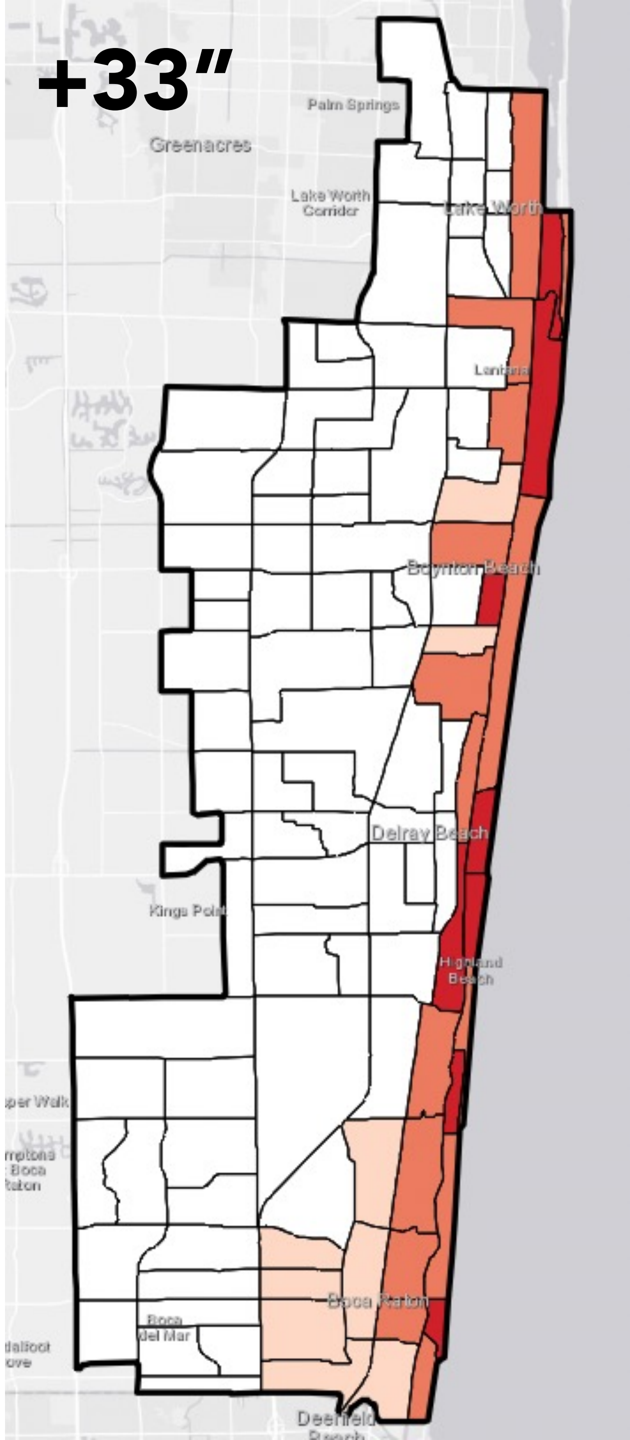
Q&A

Tidal Flooding Assessment
Residential Assets

Although the number of assets with high combined risk & vulnerability is relatively small, it accounts for a much larger percentage of total value in the region, comparatively.

	2020 + 13″	2020 + 33″
Assets with Medium/High Combined Vulnerability & Risk Score	1,015 (0.9%)	3,854 (3.4%)
	\$4.72B (6.9%)	\$12.1B (31.5%)
Assets Exposed	5,026 (4.4%)	7,594 (6.7%)
	\$16.7B (24.3%)	\$21.6B (31.5%)





Tenants' Right to Counsel

Creation of city-funded tenants' right to counsel in eviction cases in Lake Worth Beach through the American Rescue Plan.

Eviction

Eviction causes a family to lose their home. They often are also expelled from their community and their children have to switch schools. Families regularly lose their possessions, too, which are piled on the sidewalk or placed in storage, only to be reclaimed after paying a fee. A legal eviction comes with a court record, which can prevent families from relocating to decent housing in a safe neighborhood, because many landlords screen for recent evictions. Studies also show that eviction causes job loss, as the stressful and drawn-out process of being forcibly expelled from a home causes people to make mistakes at work and lose their job. Eviction also has been shown to affect people's mental health: one study found that mothers who experienced eviction reported higher rates of depression two years after their move. The evidence strongly indicates that eviction is not just a condition of poverty, it is a cause of it.[1]

[1] https://evictionlab.org/why-eviction-matters/#eviction-impact

Imbalanced Court

When it comes to evictions, tenants are set up to fail. In eviction lawsuits nationwide, an estimated **90 percent of landlords** have legal representation, while only **10 percent of tenants** do. Without representation, the majority of tenants lose their cases and are ultimately evicted.

One Solution: Tenants' Right to Counsel (RTC)

The American Rescue Plan Act, signed by President Biden, allows for funds over the next four years to be spent on nonprofits such as legal aid. A sliver of this money will provide free legal representation for residents of Lake Worth Beach in eviction cases.

Proposal

Right to counsel legislation represents a meaningful step towards reducing evictions and housing instability.

Even before the pandemic, across the country, cities that implemented right to counsel legislation have seen a substantial reduction in evictions. Now, in the face of an eviction crisis, the American Rescue Plan allows up to 10 percent of the funds to be spent to "enable eligible households to maintain or obtain housing … [such as] attorney's fees related to eviction proceedings."

Using funds from the American Rescue Plan, that fit within the guidance of the federal government, our proposal would:

- **Establish access to an attorney as a *right* in eviction cases**
- **Guarantee legal representation by not-for-profit legal service providers with expertise in housing law**
- **Cover residential tenants who make up to 80% of AMI in all types of rental housing**
- **Cover all evictions and all eviction-related cases, including administrative hearings**
- **Fund outreach**

For more information visit LWtenants.org

CITY OF LAKE WORTH BEACH

PROCLAMATION

WHEREAS, In the United States, over 1 million people are infected with HIV, with a new infection occurring every 13 minutes, resulting in an estimated 40,000 new HIV infections annually; and

WHEREAS, In Florida, more than 116,900 people are living with HIV, and 1-in-8 HIV-infected individuals don't know that they're infected; and

WHEREAS, In Palm Beach County, more than 8,400 people, or 1-in-170 residents, are living with HIV; and

WHEREAS, Significant new and highly advanced treatments deliver hope and enhance the quality of life for those who are affected, these considerable advancements can only help individuals if they know their HIV status and are linked into lifesaving medical care; and

WHEREAS, Each year on June 27th we observe National HIV Testing Day to raise awareness about the importance of HIV testing and early diagnosis of HIV and linkage to medical care, and to inspire the nation to achieve its shared vision of zero new HIV infections, zero discrimination and zero AIDS-related deaths; and

WHEREAS, The 90-90-90 ambitious global plan to help end the AIDS epidemic has set its targets for 2020, that 90% of all people living with HIV / AIDS will know their HIV status, 90% of all people with diagnosed HIV will receive sustained ART, and 90% of all people receiving Antiretroviral Therapy (ART) will have viral suppression; and

WHEREAS, This year marks the 25th annual observance of National HIV Testing Day on June 27th, and the Palm Beach County HIV Community Prevention Partnership and the Palm Beach County HIV CARE Council, through its partners are working together to provide HIV testing throughout Palm Beach County during the week surrounding National HIV Testing Day, June 23 – 29, 2021

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

JUNE 27, 2021
as
NATIONAL HIV TESTING DAY

and urge all residents of the city of Lake Worth Beach, Florida, to be tested for HIV to know his/her status and to take part in activities and observances designed to increase awareness and understanding of HIV/AIDS.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Lake Worth Beach, Florida, to be affixed this 15th day of June, 2021.

____
Betty Resch, Mayor

ATTEST:

____
Deborah M. Andrea, City Clerk

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: June 15, 2021 **DEPARTMENT:** Community Sustainability

TITLE:

Resolution No. 32-2021 - directing the development of a preliminary assessment roll for non-ad valorem assessments for lot clearing and boarding and securing costs

SUMMARY:

In accordance with the uniform method set forth in Sec. 197.3632, Florida Statutes, and Chapter 2, Article XIX, Division 2 "Levy and Collection of Non-Ad Valorem Assessments", this resolution directs the development of a preliminary assessment roll by the Finance Director based on those non-ad valorem assessments, which may be levied for the costs 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. The roll will be based on invoices that are delinquent and unpaid as of June 1, 2021, and to establish the date and time of the public hearing to receive comments and to consider the adoption of the final Chronic Nuisance Services Assessment Roll.

BACKGROUND AND JUSTIFICATION:

Pursuant to the provisions of 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

Attached is the proposed Resolution directing staff to comply with Sec. 197.3632, Florida Statutes, and Chapter 2, Article XIX, Division 2 "Levy and Collection of Non-Ad Valorem Assessments' of the City's Code or Ordinances to prepare a preliminary assessment roll and to schedule the public hearing for the final Chronic Nuisance Services Assessment Roll for 2021.

MOTION:

Move to approve/disapprove Resolution 32-2021 - directing the development of a preliminary assessment roll for non-ad valorem assessments for lot clearing and boarding and securing costs

ATTACHMENT(S):

Fiscal Impact Analysis - NA
Resolution 32-2021

RESOLUTION NO. 32-2021 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, DIRECTING THE DEVELOPMENT OF A PRELIMINARY ASSESSMENT ROLL FOR THOSE NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED FOR THE COSTS 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 AND WHICH COSTS REMAIN DELINQUENT AND UNPAID AS OF JUNE 1, 2021; ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING; PROVIDING FOR NOTICE OF THE PUBLIC HEARING 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 and nuisance violation abatement 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, which are defined to include all nuisance violation abatement costs, including but not limited to lot clearing, board and secure and demolition costs, on the property tax bills to be issued in November, 2021, 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 assessment roll for 2021; and provide notice by publication and first-class mail to those property owners listed on the preliminary assessment roll.

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

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

<u>Section 2</u>. 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.

<u>Section 3</u>. <u>Assessment Roll</u>. The Finance Director is hereby directed to prepare an initial Chronic Nuisance Services Assessment Roll based on the chronic nuisance service costs, which are defined to include nuisance violation abatement costs, including, but not limited to, demolition, board and secure, and lot clearing costs, that remain delinquent and unpaid as of June 1, 2021. Said Chronic Nuisance Services Assessment Roll shall contain at least the following information:

(1) A summary description of each real property with such delinquent costs, conforming to the description contained on the ad valorem tax roll;
(2) The name of the owner of the real property as listed on the ad valorem tax roll and maintained on the property appraiser's system;
(3) The amount of the costs to be assessed against each parcel of benefited real property; and
(4) The type of such costs.

The initial assessment roll shall be retained by the City Clerk and shall be open to public inspection. The foregoing shall not be construed to require that the assessment roll be in printed form if the amount of the assessment for each parcel of benefited real property can be determined by use of a computer terminal available to the public.

A copy of the initial assessment roll shall be provided to the property appraiser and included as a part of the notice of proposed property taxes under F.S. § 200.069, the truth-in-millage notification.

<u>Section 4</u>. <u>Public Hearing</u>. The City Commission will hold a public hearing to receive and consider comments from affected property owners and consider the adoption of the Chronic Nuisance Services Assessment Roll on <u>July 20, 2021, at 6:00 p.m.</u>, or as soon thereafter and can be heard, in Commission Chambers at City Hall, 7 N. Dixie Highway, Lake Worth Beach, Florida, 33460.

<u>Section 5</u>. Notice. The Finance Director shall cause notice of the public hearing on the Chronic Nuisance Services Assessment Roll to be given as follows:

(a) <u>Notice by mail</u>. Written notice by first-class mail shall be sent to each person owning property listed on the preliminary Chronic Nuisance Services Assessment Roll, at the address listed by the property appraiser and shall include the following information:

(1) the purpose of the assessment;

(2) the total amount to be levied against each parcel of assessed real property;
(3) a statement that the failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title;
(4) a statement that all affected property owners have a right to appear at the public hearing and to file written objections with the City Commission within twenty days of the date of the notice; and
(5) the date, time, and place of the public hearing.

Notice shall be mailed at least twenty (20) calendar days prior to the public hearing.

(b) Notice by publication. At least twenty (20) calendar days prior to the public hearing, the public hearing shall be noticed by publication in a newspaper generally circulated within the county and shall contain at least the following information:

(1) identifying the city commission;
(2) a geographic depiction of the city boundaries subject to the assessment;
(3) a brief and general description of the chronic nuisance services provided;
(4) the fact that the assessment will be collected by the tax collector;
(5) a statement that all affected property owners have the right to appear at the public hearing and the right to file written objections within twenty (20) days of the publication of the notice; and
(6) a statement that the initial assessment roll is available for inspection at the office of the City Clerk and that all interested persons may ascertain the amount to be assessed against a parcel of assessed real property at the office of the City Clerk.

Section 6. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Section 7. 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 8. 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:

____
Deborah M. Andrea, CMC, City Clerk

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: June 15, 2021 **DEPARTMENT:** City Commission

TITLE:

Ratification of appointment to the Library Advisory Board

SUMMARY:

Ratification of an appointment to the Library Advisory Board.

BACKGROUND AND JUSTIFICATION:

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

Library Advisory Board

Vice Mayor Robinson's appointment of Annamaria Windisch-Hunt to the Library Advisory Board to fill an unexpired term ending on 7/31/2025.

MOTION:

Move to approve/disapprove the ratification of Vice Mayor Robinson's appointment of Annamaria Windisch-Hunt to the Library Advisory Board to fill an unexpired term ending on 7/31/2025.

ATTACHMENT(S):

Fiscal Impact Analysis - N/A
Membership board log
Board application

LIBRARY BOARD

Five-Year Terms

MEMBERS	APPOINTED	PHONE	ETHICS TRAINING	TERM EXPIRES
Dave Wilson 203 South M Street dlwilson@davewilson.cc **(Mayor's Appointment)**	03/01/2016	C: 561-308-8039	YES	07/31/2023
Mary Lindsey 327 Columbia Drive Marylindsey33460@gmail.com **(District 1 Appointment)**	03/06/2018	H: 561-585-6035	YES	07/31/2022
Emily Abbott 136 Harvard Dr. **Emilyabbott47@gmail.com** **(District 2 Appointment)**	01/07/20	C: 561-415-7593		07/31/2021
Samuel Goodstein 1717 12th Avenue South goodstei@gmail.com **(District 3 Appointment)**	06/29/2009	H: 561-585-4321	YES	07/31/2024
VACANT (Johnson's resignation) **(District 4 Appointment)**				07/31/2025

Set up under F.S. 167.29-39. See Ord.No. 75-21, passed 8/18/75, existence in City Code (pursuant to State law subsequently repealed). The Board is responsible for recommending expenditures from the Library Trust Fund and the Simpkin Trust Fund; advising the library director on issues of policy and service; and participating in the long-range planning process.
Five members appointed by the City Commission from citizens at large. CITY RESIDENCY REQUIRED (Ord.No. 92-11).

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. 2007-43, enacted 10/12/07, created an alternate member for two-year term. 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. 2010-28, effective 11/26/10, deleted alternate member.

Meetings: Fourth Wednesday at 6:00 PM in January, March, June, and September.
Secretary: Librarian (533-7354)

City of Lake Worth Beach FLORIDA

Received 5/17/21

VOLUNTEER ADVISORY BOARD APPLICATION

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

APPLICANT'S NAME:

AnnaMaria Windisch-Hunt

(Please print your full name)

THIS APPLICATION IS VALID FOR ONE (1) YEAR FROM THE DATE ENTERED ON PAGE FIVE (5).

Thank you for your interest in serving the City of Lake Worth Beach. The City Commission recognizes that volunteering is important, and your contribution is what makes Lake Worth Beach a great community. Completion of this application is necessary so that the members of the City Commission can thoroughly review each application as part of their consideration for your appointment.

If applying for more than one Board/Committee, please number in order of preference. If you have previously submitted an application, it will be removed from our files unless you mark the board(s) previously applied for on this application. Please choose no more than three Boards/Committees for which you wish to apply. When selecting, indicate your first, second, and third preference. ***You may not serve on two of the following boards/committees at one time: Construction Board of Adjustments and Appeals, Community Redevelopment Agency, Historic Resources Preservation, or Planning & Zoning Boards.***

___ Board of Trustees Employees' Retirement System *
___ Board of Trustees Police Retirement System *
___ Board of Trustees Firefighters' Pension Trust Fund – Division I *
___ Board of Trustees Firefighters' Pension Trust Fund – Division II *
2 City Recreation Advisory Board
___ City Tree Board
___ Community Redevelopment Agency *
___ Construction Board of Adjustments and Appeals **
___ Electric Utility Advisory Board
___ Finance Advisory Board
___ Historic Resources Preservation Board **
1 Library Board
___ Planning & Zoning Board * **
___ Citizen's Advisory Committee – Road Bond
___ C-51 Canal Advisory Committee

* Requires that appointee fill out an annual financial disclosure form to be filed with the Supervisor of Elections Office

** Certain skill-set disciplines required

ALL BOARD/COMMITTEES ARE SUBJECT TO THE SUNSHINE LAW

1. PERSONAL

Name: Mr./Mrs./Ms. (circle one) Annamaria Windisch-Hunt

Residence Address: 404 S C St

City: Lake Worth Beach State: FL. Zip Code: 33460

Proof of residency attached: ______

Mailing Address: (if different from residence) ______

City: ______ State: ______ ZIP Code: ______

Home Phone: ______ Business Phone: ______

Cell Phone: 561-317-5653 Email Address: annamariahunt@me.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? 12 yrs

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

404 S C St

What is your occupation? artist retired

Employer? ______

Business Address: (CRA board only) ______

Are you currently serving on any City advisory Board? No

If yes, which board? ______

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

Leisure Services

If yes, when and which board(s)? Leisure Services

5 yrs ago

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

If yes, please name the board, position, etc.

2. EDUCATION

High School: Date of Graduation:

College: John Herron Art School Degree: Date of Graduation: no

U of I

Resume attached? Yes No

3. WORK EXPERIENCE

United Press International

Cruise Ship Pictures of London

Founder Director One Ear Society

Galleries, Windisch-Hunt Fine Art

Founder Taleo Art Ctr. WOODSTOCK N.Y.

4. INTEREST/ACTIVITIES

memb of Wellington Art Society

" " Delray Art League

5. COMMUNITY INVOLVEMENT

memb Mango Grove NA
" Tropical Ridge NA
live in Royal Poinciana that I incorp.

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

Consider myself a bibliophile
have a good personal library
visited every library where I've traveled
Ephesus in Turkey Norway Ctr. George Pompidou
Shakespear & Co.

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

Served before the board then still have
breakfast together

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

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.

PLEASE INITIAL AMH

AnnMarie W Hant

Signature

May 10, 2021

Date

- THIS APPLICATION IS VALID FOR ONE (1) YEAR FROM THE DATE SIGNED ABOVE.
- THIS APPLICATION IS NOT VALID WITHOUT APPLICANT'S PROOF OF RESIDENCY.

NOTE: Information regarding the duties and responsibilities of any board/committee, as well as this application can be found on our website located at www.lakeworthbeachfl.gov. Should you need additional information, please contact Silvina Donaldson at sdonaldson@lakeworthbeachfl.gov or by calling 561-586-1730.

Please send your application by email, mail, fax or by hand delivering to:

Silvina Donaldson
City of Lake Worth Beach
7 North Dixie Highway
Lake Worth Beach, FL 33460
sdonaldson@lakeworthbeachfl.gov
Phone: 561-586-1750
Fax: 561-586-1750

SUNSHINE LAW: The primary purpose of government in the Sunshine Law is to assure public access to the decision-making processes of public boards and committees. The Sunshine Law extends to discussions and deliberations, as well as to formal actions taken by boards and committees.

This form has been updated on October 2019

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: June 15, 2021 **DEPARTMENT:** Leisure Services

TITLE:

Resolution No. 36-2021 - approving the submission of an application for the Institute of Museum and Library Services American Rescue Plan Grant (ARP-FY21)

SUMMARY:

A $35,000 grant is available from ARP funds for the library.

BACKGROUND AND JUSTIFICATION:

Cindy Ansell, LWB Librarian, was notified that an ARP grant would be available on June 10, 2021 with the deadline for submission of June 28, 2021. The resolution and application will be sent out as soon as they are available. There is no fiscal impact to the city as it would be funds for the city without a matching component.

MOTION:

Move to approve/disapprove Resolution 36-2021 - approving the submission of an application for the Institute of Museum and Library Services American Rescue Plan Grant.

ATTACHMENT(S):

Fiscal Impact Analysis – N/A
Resolution 36-2021 (will be available before the meeting)
Grant Application (will be available before the meeting)

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: June 15, 2021 **DEPARTMENT:** Community Sustainability

TITLE:

Ordinance No. 2021-03 – Second Reading (Quasi-judicial) – amending the Official Zoning Map by approving the creation of a Residential Urban Planned Development District, located at 3300 Boutwell Road

SUMMARY:

The “Bexly at Boutwell” is a 200-unit multi-family project being proposed by WGI on behalf of MA Investment Boca, LLC. The subject site is a vacant 4.746 acre parcel located in the southwest corner of Boutwell Road and 10th Avenue North as depicted in Exhibit A of the ordinance. The subject project is located outside of the CRA’s boundaries.

The Applicant, WGI on behalf of MA Investment Boca, LLC, is requesting approval of the following:

1) Residential Planned Development to construct a 200-unit multifamily development.
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 greater than 7,500 square feet.
4) Conditional Use Permit to establish a residential master plan greater than 7,500 square feet.
5) Sustainable Bonus Incentive Program for an additional density, intensity and height.
6) Transfer of Development Rights to obtain an additional 4.7 units per acre.

If approved, the City’s official zoning map will also be amended to reflect the establishment of the residential urban planned development.

BACKGROUND AND JUSTIFICATION:

The new proposed development, also referred to as “The Bexly at Boutwell,” consists of two residential buildings inclusive of a clubhouse/mailroom. The project proposes a total of 200 multifamily units. Of the 200 units, 120 units will be one-bedroom units, and 80 units will be two-bedroom units. The project will be constructed in one phase. On May 5, 2021, the Planning and Zoning Board (PZB) recommended the project be approved by the City Commission with conditions (3-2 vote). There was no public comment at the May 5th meeting and there were no requests for affected party status associated with this project prior to the meeting.

The applicant submitted revised plans on May 12, 2021 to address specific conditions of approval that needed to be addressed prior to the first City Commission hearing. The revised plans are included in the attachments and were reviewed by staff for consistency with the conditions of approval and the City’s Code of Ordinances.

At the June 1, 2021 City Commission meeting, the Commission voted unanimously (5-0) to approve the application on first reading and to schedule the second reading and public hearing for June 15, 2021. The Commission added the following conditions of approval:

1. Prior to the issuance of a building permit, the following actions shall be completed:
    a. Provide lighting around the proposed bus shelter/ride share covered area. All lighting shall be shielded and dark skies compliant with a warm tone not to exceed 2700 K. Site lighting shall not exceed 12.57 lumens when measured from the property line except as necessary to accommodate security lighting around the bus / ride-share shelter area. Such bus / ride-share shelter area lighting shall not exceed 12.57 lumens generated from bus/ride share shelter when measured from the center line of Boutwell Road.
    b. Replace the Clusia rosea with alternative native tree material.
    c. Install a second elevator in Building A and Building B.
    d. Increase native landscaping, including littoral zone and shoreline terrestrial plantings, around the edge of the retention pond to enhance wildlife habitat.
2. The proposed dog park in the southeast corner of the lot shall be accessible for public use, not limited to the residents at The Bexly on Boutwell.
3. The public art component shall require a mini jury review by LULA or the Cultural Council.
4. Provide a minimum of one unit with a pro-rated abated rent for a police officer to reside on the property.
5. Prior to Certificate of Occupancy, the developer shall reach out to the PBC Planning Division to determine the feasibility of utilizing the Palm Beach County Workforce Housing Program for this development and provide a memo summarizing their outreach efforts in pursuing this option.

MOTION:

Move to approve/disapprove Ordinance No. 2021-03 amending the Official Zoning Map by approving the creation of a Residential Urban Planned Development District, located at 3300 Boutwell Road.

ATTACHMENT(S):

Ordinance 2021-03
Site Plan Package

- Rendering and Elevations
- Site Plan and Architectural Plans
- Landscape Plans
- Civil and Photometric Plans

PZB Staff Report
May 5, 2021 PZB Minutes
Zoning Map
Supplemental Supporting Documents
Site Photos

ORDINANCE NO. 2021-03 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY APPROVING THE CREATION OF A RESIDENTIAL URBAN PLANNED DEVELOPMENT DISTRICT, LOCATED AT 3300 BOUTWELL ROAD CONSISTING OF APPROXIMATELY 4.746 ACRES AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A, LOCATED WITHIN THE MIXED USE – WEST (MU-W) ZONING DISTRICT WITH A FUTURE LAND USE DESIGNATION OF MIXED USE – WEST (MU-W) SUBJECT TO SPECIFIC DEVELOPMENT STANDARDS SET FORTH IN EXHIBIT B AND CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT C; APPROVING A DEVELOPMENT OF 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 4.7 UNITS PER ACRE; APPROVING A MAJOR SITE PLAN FOR THE CONSTRUCTION OF A 200-UNIT RESIDENTIAL URBAN PLANNED DEVELOPMENT; PROVIDED FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

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, MA Investment Boca, LLC (the applicant), has petitioned the City of Lake Worth Beach (the City) for creation of a Residential Urban Planned Development District to allow for the approval of a 200-unit multi-family development on a site located at 3300 Boutwell Road (PCN 38-43-44-20-01-034-0040) as further described in Exhibit A (the Property) within the MU-W Zoning District and the MU-W Future Land Use designation, which, if approved, shall constitute an amendment to the City's official zoning map; and

WHEREAS, the applicant requests use of the City's Sustainable Bonus Incentive Program to allow for additional height and density to be considered in conjunction with the applicant's request for approval for a major site plan for the construction of a residential urban planned development currently known as "The Bexly at Boutwell" that will contain 200 dwelling units to be constructed on this site;

WHEREAS, the applicant requests use of the City's Transfer Development Rights Program to allow for additional density to be considered in conjunction with the applicant's request for approval for a major site plan for the construction of a residential urban planned development currently known as "The Bexly at Boutwell" that will contain 200 dwelling units to be constructed on this site;

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

WHEREAS, on June 1, 2021, the City Commission approved the subject application on first reading.

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

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

<u>Section 1.</u> Recitals. The foregoing recitals are true and correct and are hereby affirmed and ratified.

<u>Section 2</u>. The Residential Urban Planned Development District located within the MU-W Zoning District with a future land use designation of MU-W, as described more particularly in **Exhibit A**, is hereby approved. This approval includes the approval of the following elements to be known as the Master Development Plan: (a) Residential Urban Planned Development (b) Development of Significant Impact (c) Major Site Plan (d) Sustainable Bonus Incentive Program (e) Conditional Use Permit (f) Transfer of Development Rights; (g) district development standards **(Exhibit B**) (h) conditions of approval (**Exhibit C**); (i) required plans including the site plan, landscape plan, and civil & drainage plans; (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 Commissioner Malega, seconded by Commissioner Stokes 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 Kim Stokes	AYE

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 Kim 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, City Clerk
Deborah M. Andrea, City Clerk

Exhibit A

DEPARTMENT FOR COMMUNITY SUSTAINABILITY, PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
PROPERTY DESCRIPTION FOR **PZB CASE No. 21-01400002**

The subject site is a vacant 4.746 acre parcel. The site is located at 3300 Boutwell Road in the southwest corner of the 10th Avenue North and Boutwell Road intersection. The subject property's PCN # is 38-43-44-20-01-034-0040. A zoning map of the subject site is provided below.

PROPERTY DESCRIPTION:

Applicant	WGI on behalf of MA Investment Boca, LLC
Owner	Boynton Holdings, LLC
General Location	Southwest of the 10th Avenue North and Boutwell Road intersection
Existing PCN Numbers	38-43-44-20-01-034-0040
Existing Land Use	Vacant
Zoning	Mixed Use – West (MU-W)
Future Land Use Designation	Mixed Use – West (MU-W)

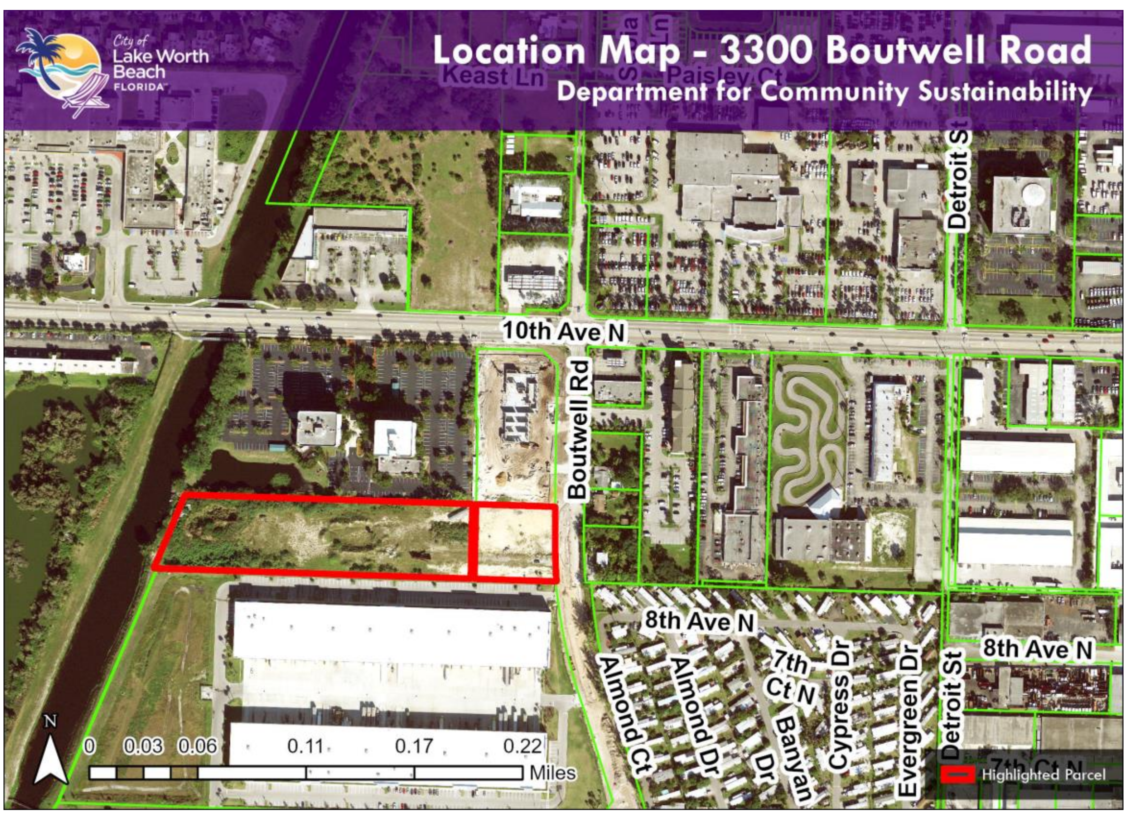


Exhibit B

DEPARTMENT FOR COMMUNITY SUSTAINABILITY, PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
DEVELOPMENT STANDARDS FOR **PZB CASE No. 21-01400002**

Development Standard		Base Zoning District	Residential Urban Planned Development with Sustainable Bonus Incentive Program (SBIP)	Provided
Lot Size (min) In square feet (sf)		5,000 sf	Greater or equal to 21,780 sf (0.5 acres)	206, 735 sf (4.746 acres)
Lot Width (min)		50’	50’	200.3’
Setbacks	Front (min)	20’	20’	32’
	Rear (min)	15’	15’	253’
	Side (min)	20’	20’	11’3” to the building, 7’ to the outer edge of the balconies*
Impermeable Surface Coverage (maximum)		65%	65%	64.3%* (includes 22,780 sf of semi-pervious pavers which receive a 50% lot coverage credit)
Structure Coverage (max)		50%	50%	19.9%
Pervious Landscaped Area in Front Yard (min)		900 sf	900 sf	4,712 sf
Living Area (min)		1-bed: 600 sf 2-bed: 750 sf	1-bed: 600 sf 2-bed: 750 sf	1-bed: between 720 sf and 1,080 sf 2-bed: between 944 sf and 1,075 sf
Parking		320	320	293*
Density (max)		30 du/acre (142 units)	37.5 du/acre + 10 du/acre for Transfer Development Rights Program = 47.5 du/acre (225 units)	42.2 du/acre (200 units)
Building Height (max)		30 feet	81.25 feet	Bldg I – 56’2” Bldg II – 56’2”
Floor Area Ratio (FAR) (max)		1.30	3.75	0.96 (198,465 sf)

* Relaxing or waiving of base zoning district requirement is requested

Exhibit C

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

Building:

1. Prior to the issuance of a building permit, specify the finished floor elevations as the proposed buildings will be in a flood zone.

Electric Utilities:

1. Prior to the issuance of a building permit, the following actions shall be completed:
    a. Provide the voltage requirements for the entire project. The multi-unit buildings are too large to be served by a single-phase transformer so the voltage will need to be 120/208v. We will need to know if any other services or transformers will be needed besides the two multi-unit buildings, such as the lift station, irrigation, lighting, etc.
    b. Provide the location of the padmount transformers and the meter centers for each building. The transformer locations must be accessible to our vehicles, and must have 8-ft minimum clearance in the front of them and 3-ft minimum clearance on the sides and rear, including landscaping.
    c. Provide the load calculations for all buildings, the electrical riser diagrams for all buildings, and the constructions plans showing the water, sewer, drainage, paving, landscaping and lighting for the project.
2. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
    a. Provide a 10-ft-wide utility easement for all of the electric lines, transformers and other equipment that will need to be installed to provide power to this project. We will also need in addition to this easement a 10-ft-wide utility easement that runs the entire length of the east side of the property adjacent to Boutwell Rd.
    b. Install all schedule-40 gray conduit that will be needed by Lake Worth Beach for this project for its primary cable. This conduit must be installed at a minimum of 42" deep. Pad specs will be given to the customer to show the proper orientation of conduit at the padmount transformers.
    c. Install all lighting consistent with the approved photometric plan.
    d. Complete the payment for the cost of Lake Worth Beach's materials and labor for this project.

Landscaping:

a. Prior to the issuance of a building permit, the landscape plan along the east property line shall be revised to incorporate landscape design elements and plant materials from the adjacent right of way. Specifically, the landscape plan shall be revised in the area between the back of the curb and the front of the sidewalk from the north property line to the south property line.

Planning and Zoning:

1. Prior to the issuance of a building permit, the following actions shall be completed:
    a. Elevations shall be submitted showing the screening method of the proposed roof-mounted AC units. Per LDR Section 23.4-21(1), all roof-mounted equipment visible from adjacent property or an adjacent street shall be screened from view. Materials used for screening purposes shall be compatible with the architectural style, color, and materials of the principal building from adjacent property or an adjacent street shall be screened from view. The minimum height of such screening shall be equal to the highest point of the systems/equipment but shall not exceed the maximum height proposed for this project which is 56'2".
    b. All traffic requirements outlined in the Palm Beach County Traffic Division's TPS letter shall be completed. Note that the letter states a right of way dedication may be required.

   c. The light tone shall be changed from 4000 K to 2700 K. The photometric plan submitted with the building permit package shall reflect this change. Note that all lighting shall comply with lighting code regulations in LDR Section 23.4-3. Lighting fixtures should comply with dark skies recommendations for fixtures.
   d. All code cases shall be remedied and closed out. Specifically, the illegal fill that is being stored/dumped on the property shall be removed from the site.
2. Prior to the issuance of a Certificate of Occupancy, the applicant shall obtain Florida Green Building Certification.
3. All signage shall be applied for on a separate building permit and shall comply with LDR Section 23.5-1, Signage.
4. All landscape hedging around the dumpster enclosure shall be planted at a minimum height of 24 inches and be maintained at no less than ¾ of the total height of the enclosure (4.5 feet).
5. There is a total of 22,780 square feet of semi-pervious material proposed which allows the project to meet the maximum 65% impermeable surface requirement. Note that semi pervious surface is defined as a surface covered by materials with a percolation rate of at least fifty (50) percent relative to the ground percolation rate. Semi-pervious surface may include but are not limited to permeable paving material and other semi-pervious materials such as gravel, small stone, and other substantially similar materials. For semi-pervious surfaces, two (2) square feet of semi-pervious surface shall be equivalent to one (1) square foot of impervious surface for the purpose of calculating development regulations. The semi-pervious surface credit shall not reduce the required open space and landscape area requirements. Therefore, the following shall be submitted prior to the issuance of a building permit:
   a. The manufacturing details of the pervious pavers. The details shall include the pavers' percolation rate which shall be at least 50% relative to the ground percolation rate.
   b. A maintenance plan for the semi-pervious material to ensure that it is maintained as semi-pervious.
   c. Note that if the semi-pervious material is converted to impervious surface area at any time, the project would exceed the code's maximum impermeable surface coverage allowance and thus, the applicant would need to apply for a Planned Development amendment.

Public Works:

1. Prior to the issuance of a building permit, the following actions shall be completed:
   a. Lake Worth Drainage (LWDD) District and South Florida Water Management District (SFWMD) permits shall be provided to the City.
   b. An Erosion Control plan shall be provided that demonstrates compliance with NPDES requirements, including best management practices.
2. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
   a. The right of way shall be restored to a like or better condition. Any damage to pavement, curbing, striping, sidewalks or other areas shall be restored in kind.
   b. All disturbed areas shall be fine graded and sodded with bahia sod.
   c. The property shall be broom swept all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
   d. Ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction.
   e. All conditions of approval shall be satisfied under the jurisdiction of the Public Works Department.
3. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.

Utilities Water & Sewer:

1. Prior to the issuance of a building permit, the following actions shall be completed:
   a. Site Plan
      i. Provide the SFWMD letter for determination how the wetland impacts are managed or mitigated.
   b. Paving/Grading/Drainage:
      i. Provide drainage permits through both the LWDD and SFWMD. Note that connections to the canal for outfall and irrigation will be managed through the LWDD.
      ii. The SPP plan shall address stormwater pollution prevention in Boutwell Road stormwater collection system. Show the extension of the silt fence and include a wash drive at Boutwell.
   c. Water and Sewer:
      i. Show the required water and sewer easements on the plans. Water and Sewer utilities will require a dedicated 15-foot utility easement. Note that easements will not be necessary over the sanitary sewer main as this collection system shall remain private. This includes the lift station.
      ii. Fire hydrants shall be covered by utility easements.
      iii. Water & Sewer separation shall be designed to a 10-foot horizontal separation for this new construction project.
      iv. Applicant shall verify there is adequate spacing for the meter and associated back flow device. This distance shall account for the meter manufactures recommended spool lengths up and downstream of the meter.
2. At time of engineering submittal, provide a full drawing set the proposed drainage, calculations, and any permits or permitting information from SFWMD and LWDD.
   a. Add all structure and conflict information on the plans.
   b. Provide complete water, sewer and drainage plans showing proposed pipe sizes, materials, structure sizes, utility crossing elevations, hydrants, manholes, as well as all pertinent site elevations.
   c. Provide the PBC Department of Health Water & Sewer permits.
   d. Show irrigation service line/s up the meter and backflow RPZ device/s.
   e. Show water and sewer services, drainage structures, and stormmains on landscape plan. Confirm minimum spacing between landscape and services per Public Services Detail 23, Typical Tree with Root Barrier.
   f. Show the fireflow calculations based on a recent hydrant test. Contact Wesley Jolin with Palm Beach County at 561-233-5229.
   g. Provide signed and sealed Drainage Calculations including a statement regarding floodplain management provisions for water quality and quantity.
   h. Provide geotechnical information for the determination of the hydraulic conductivity of the soil, and groundwater elevation.
   i. Provide an Erosion Control plan and with the BMPs and NPDES compliance practices.
   j. 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.
   k. Provide existing and proposed site grades.
   l. Indicate vertical datum on all plan drawings with grades.
   m. Identify all applicable City of Lake Worth details.
   n. 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. A copy of the recorded access easement shall be provided.
   b. A Bill of Sale for the pubic watermains shall be recorded.

Lake Worth Drainage District (LWDD):

1. Prior to submitting a LWDD permit, and prior to the issuance of a City building permit, the following actions shall be completed,
   a. Convey the required 20 foot LWDD easement on the site plan.
   b. Remove the catch basin from the proposed easement area on the site plan.

Public Hearing Conditions:

1. Prior to the issuance of a building permit, the following actions shall be completed:
   a. Provide lighting around the proposed bus shelter/ride share covered area. All lighting shall be shielded and dark skies compliant with a warm tone not to exceed 2700 K. Site lighting shall not exceed 12.57 lumens when measured from the property line except as necessary to accommodate security lighting around the bus / ride-share shelter area. Such bus / ride-share shelter area lighting shall not exceed 12.57 lumens generated from bus/ride share shelter when measured from the center line of Boutwell Road.
   b. Replace the Clusia rosea with alternative native tree material.
   c. Install a second elevator in Building A and Building B.
   d. Increase native landscaping, including littoral zone and shoreline terrestrial plantings, around the edge of the retention pond to enhance wildlife habitat.
2. The proposed dog park in the southeast corner of the lot shall be accessible for public use, not limited to the residents at The Bexly on Boutwell.
3. The public art component shall require a mini jury review by LULA or the Cultural Council.
4. Provide a minimum of one unit with a pro-rated abated rent for a police officer to reside on the property.
5. Prior to Certificate of Occupancy, the developer shall reach out to the PBC Planning Division to determine the feasibility of utilizing the Palm Beach County Workforce Housing Program for this development and provide a memo summarizing their outreach efforts in pursuing this option

1 VIEW LOOKING NORTHWEST FROM BOUTWELL ROAD

RENDERING

SCALE: N.T.S.

SITE PLAN SUBMITTAL 02/03/2021	BY
SITE PLAN RESUBMITTAL 03/19/2021	

3300 BOUTWELL ROAD

FOR:
MA INVESTMENT BOCA, LLC

LOCATED AT:
LAKE WORTH, FL

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000895

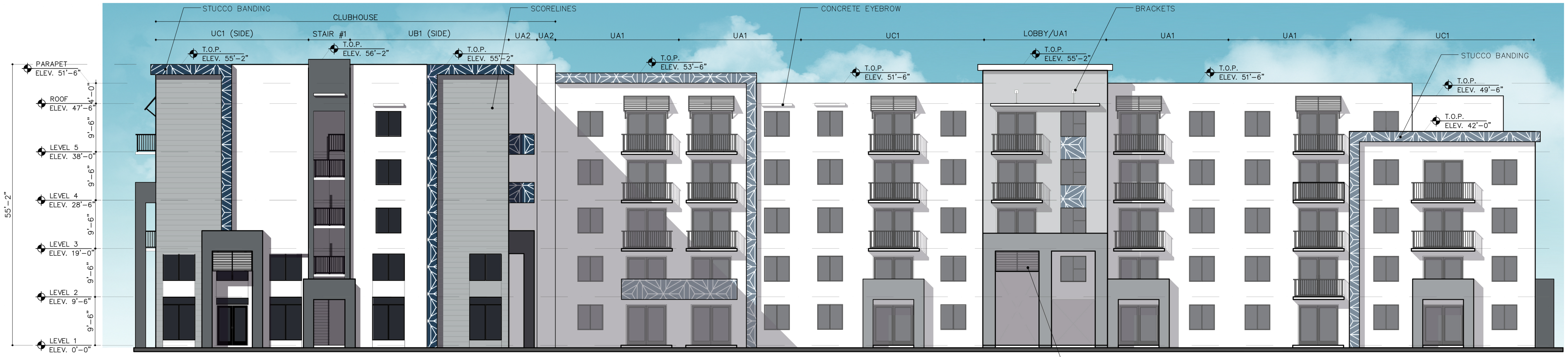
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN	
DATE	02/03/2021
SCALE	AS SHOWN
JOB NO.	2005.PRJ

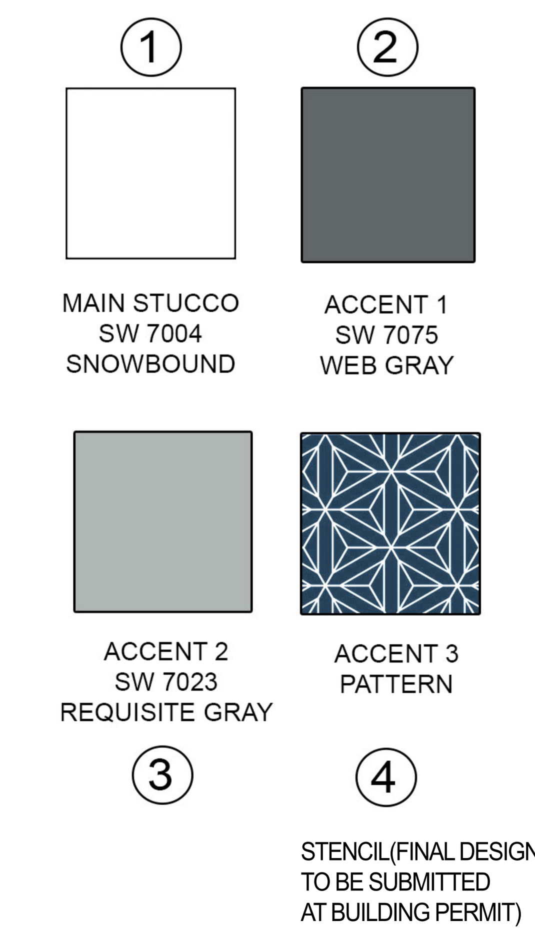
SHEET TITLE:
RENDERING

SHEET NUMBER:
A-0.1



1 SOUTH ELEVATION

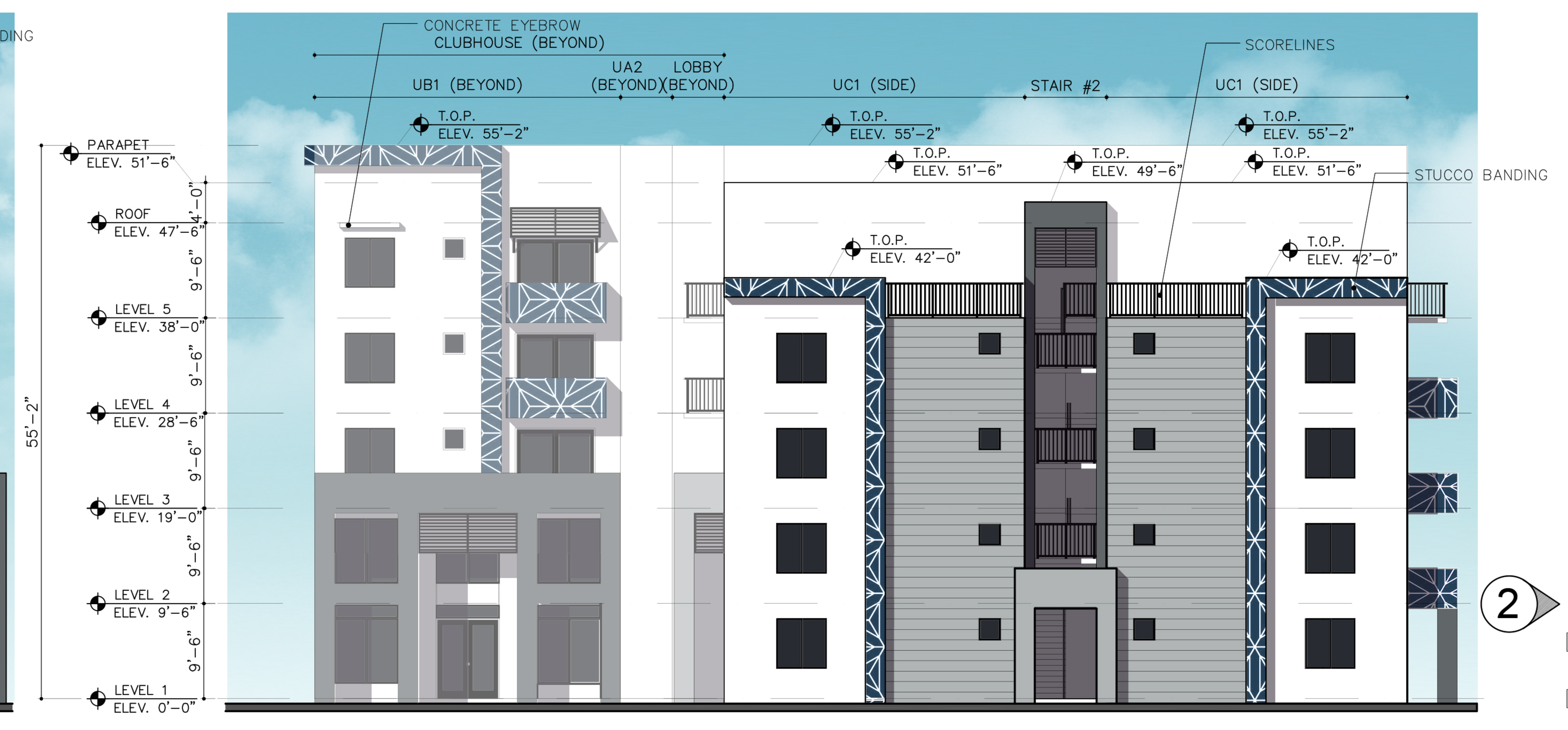
SCALE: 3/32" = 1'-0"



NOTE: ROOF EQUIPMENT TO BE SCREENED BY PARAPET (SEE ROOF PLANS FOR A/C LOCATION)

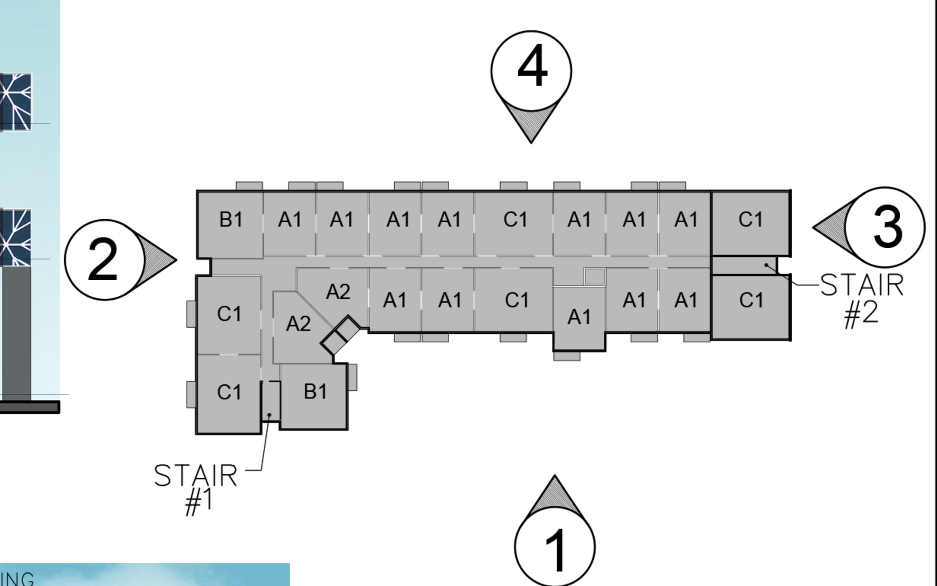
2 WEST ELEVATION

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



3 EAST ELEVATION

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



KEYPLAN

N.T.S

4 NORTH ELEVATION

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

BLDG TYPE I - ELEVATIONS

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

BY

3300 BOUTWELL ROAD

FOR:
MA INVESTMENT BOCA, LLC

LOCATED AT:
LAKE WORTH, FL

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000895

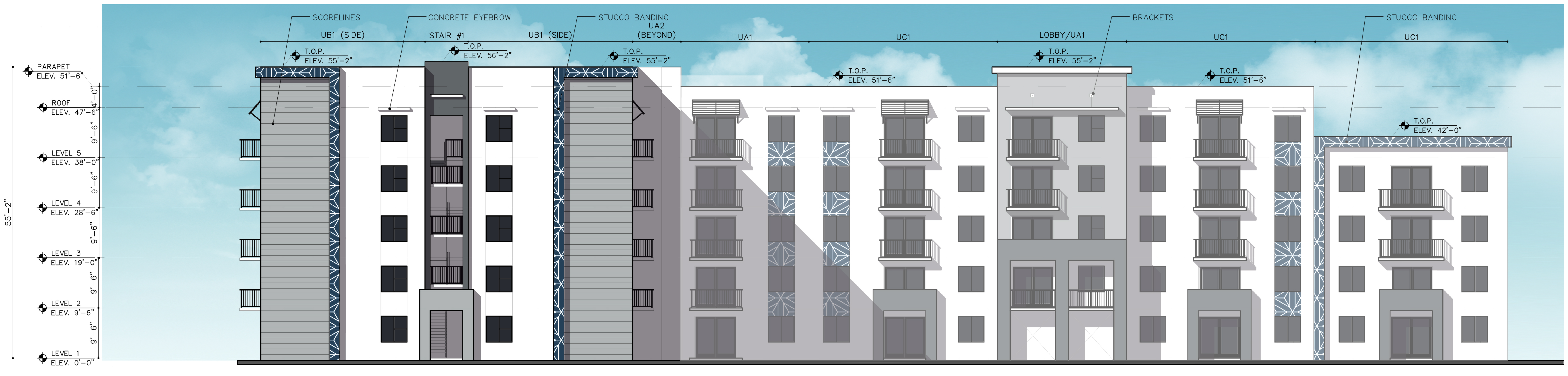
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN	
DATE	02/03/2021
SCALE	AS SHOWN
JOB NO.	2005.PRJ

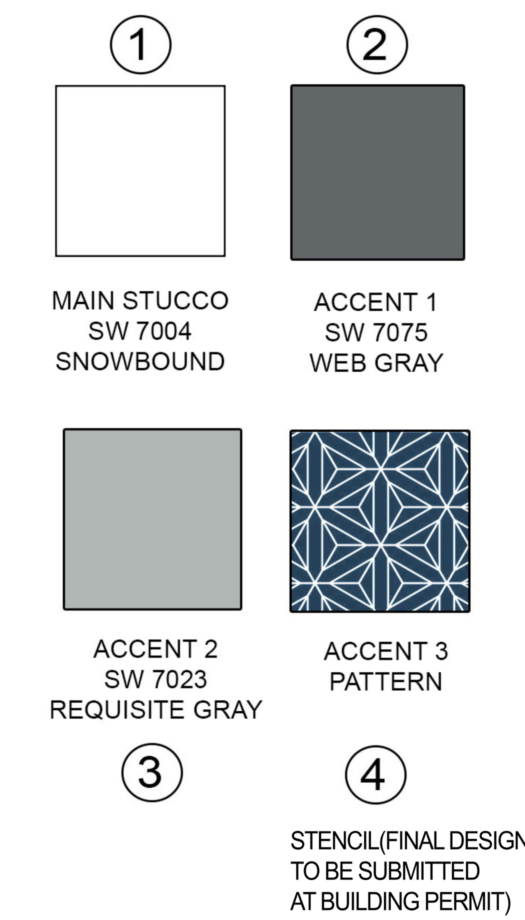
SHEET TITLE:
BUILDING PLANS
TYPE I

SHEET NUMBER:
A-3.1.1

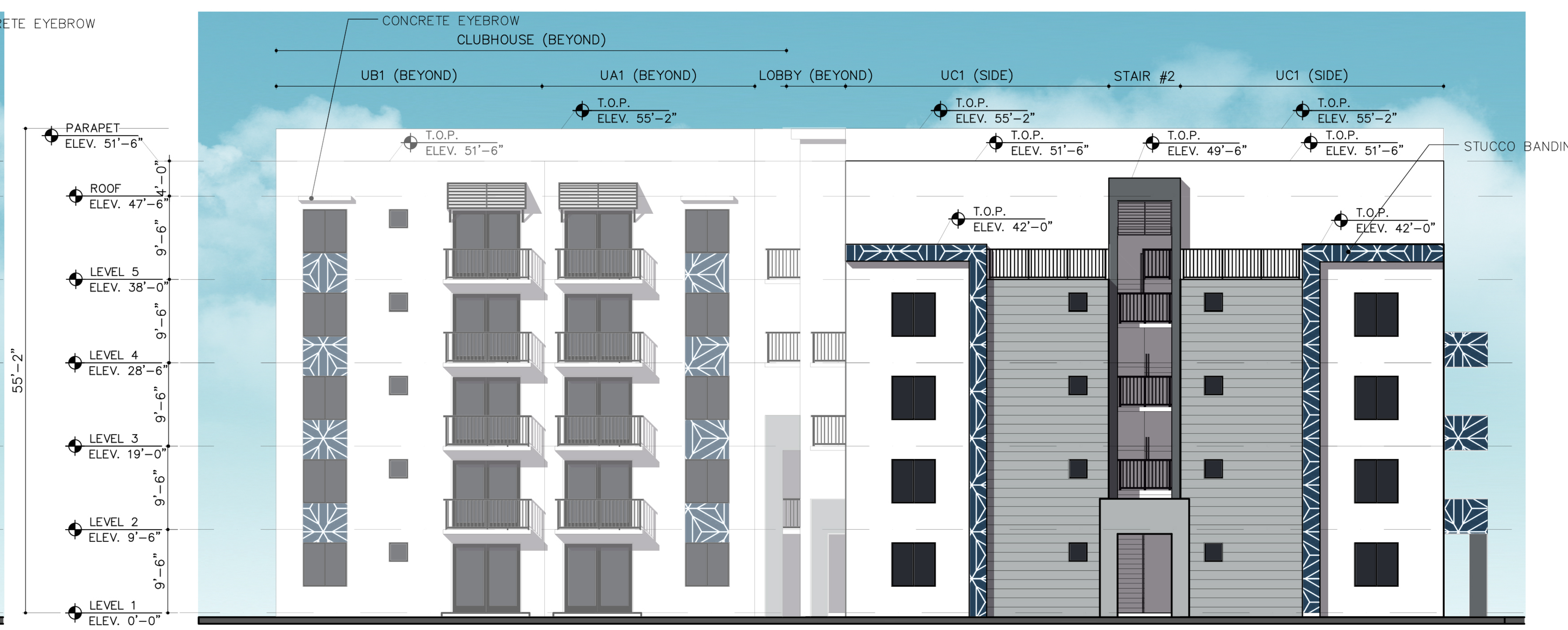


1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

COLOR SCHEME



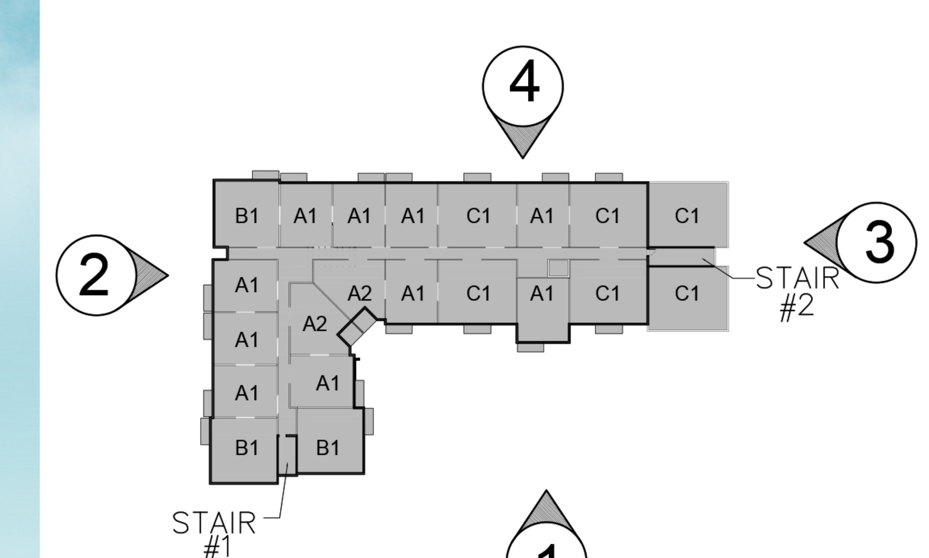
2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



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

NOTE: ROOF EQUIPMENT TO BE SCREENED BY PARAPET
(SEE ROOF PLANS FOR A/C LOCATION)

4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



KEYPLAN
N.T.S

BLDG TYPE II - ELEVATIONS
SCALE: 3/32"=1'-0"

BY

3300 BOUTWELL ROAD
FOR:
MA INVESTMENT BOCA, LLC
LOCATED AT:
LAKE WORTH, FL

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AA C000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN	
DATE	02/03/2021
SCALE	AS SHOWN
JOB NO.	2005.PRJ

SHEET TITLE:
BUILDING PLANS TYPE I

SHEET NUMBER:
A-3.2.1

SITE DATA

APPLICATION NAME	3300 BOUTWELL ROAD
PROJECT NO.	
EXISTING LAND USE DESIGNATION	MU-W
PROPOSED LAND USE DESIGNATION	MU-W
EXISTING ZONING DESIGNATION	MU-W
PROPOSED ZONING DISTRICT	U-PD / MU-W
SECTION / TOWNSHIP / RANGE	20/44/43
PROPERTY CONTROL NUMBER(S)	38-43-44-20-01-034-0040
EXISTING USE	VACANT
PROPOSED USE	APARTMENT HOMES
GROSS SITE AREA	206,735 SF / 4.746 AC.
NET SITE AREA	206,735 SF / 4.746 AC.
PROPOSED GROSS FLOOR AREA	200,000 SF
BUILDING LOT COVERAGE	41,053 SF / 0.942 AC. (20%)
BUILDING HEIGHT	5 STORIES*
IMPERVIOUS	133,080 SF / 3.086 AC. (65%)
PERVIOUS	72,470 SF / 1.66 AC. (35%)
GREEN SPACE	61,080 SF
PAVERS (50% APPLICABLE FOR PERVIOUS CALCS)	22,780 SF SF (11,390 SF)
TOTAL UNITS	200 UNITS
1 BEDROOM	120 UNITS
2 BEDROOM	80 UNITS
PARKING REQUIRED	320 SP.
1 BEDROOM (120 UNITS @ 1.5 SP/UNIT)	180 SP.
2 BEDROOM (80 UNITS @ 1.75 SP/UNIT)	140 SP.
HANDICAPPED REQUIRED (INCL. IN TOTAL)	7 SP.
ELECTRIC CAR PARK REQUIRED (INCL. IN TOTAL)	12 SP.
PARKING PROVIDED	293 SP.
STD SPACES	226 SP. (77%)
CPMT SPACES	41 SP. (14%)
BIKE RACKS	104 BIKE RACKS (26 SP.) (9%)
INTERIOR (INCL. IN TOTAL)	56 BIKE RACKS
EXTERIOR (INCL. IN TOTAL)	48 BIKE RACKS
HANDICAPPED (INCL. IN TOTAL)	7 SP.
ELECTRIC CAR PARK (INCL. IN TOTAL)	13 SP.

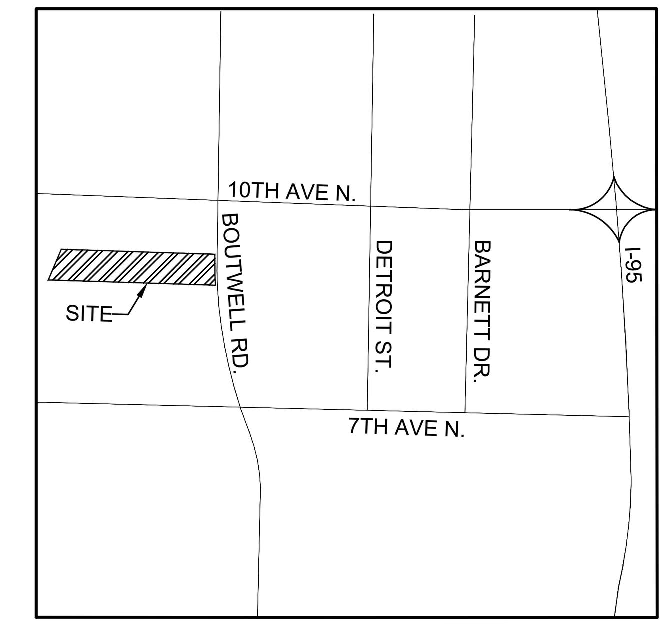
PROPERTY DEVELOPMENT REGULATIONS

ZONING DISTRICT	LOT DIMENSIONS: DENSITY	LOT DIMENSIONS: WIDTH/ FRONTAGE	LOT DIMENSIONS: DEPTH	MAX. BLDG COVER	MIN. SETBACKS: FRONT	MIN. SETBACKS: SIDE	MIN. SETBACKS: REAR
REQUIRED	30 DU/AC.	MIN. 50'	N/A	50%	32'	20'	22'
PROPOSED	42.14 DU/AC.*	200'	1079'	19%	32'	7'	253'

NOTES

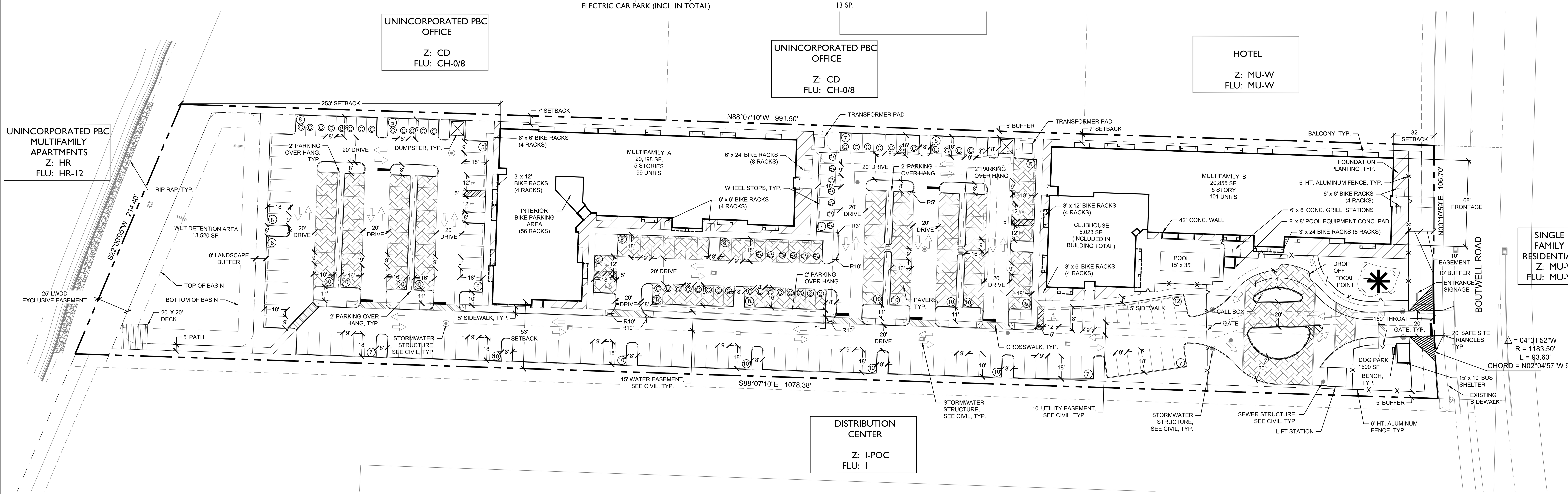
1. ADDITIONAL HEIGHT UNDER SUSTAINABLE BONUS INCENTIVE PROGRAM (SBIP)(NOT TO EXCEED 6 STORIES), WHICH ALLOWS FOR THE INCREASE IN BUILDING HEIGHT FROM THE STANDARD MAXIMUM REGULATION OF 2 STORIES TO TWO 5-STORY BUILDINGS.
2. *25% INCREASE IN DENSITY, INTENSITY, AND HEIGHT FOR PROJECTS ONE HALF ACRE OR MORE PER SUSTAINABLE INCENTIVE BONUS PROGRAM.

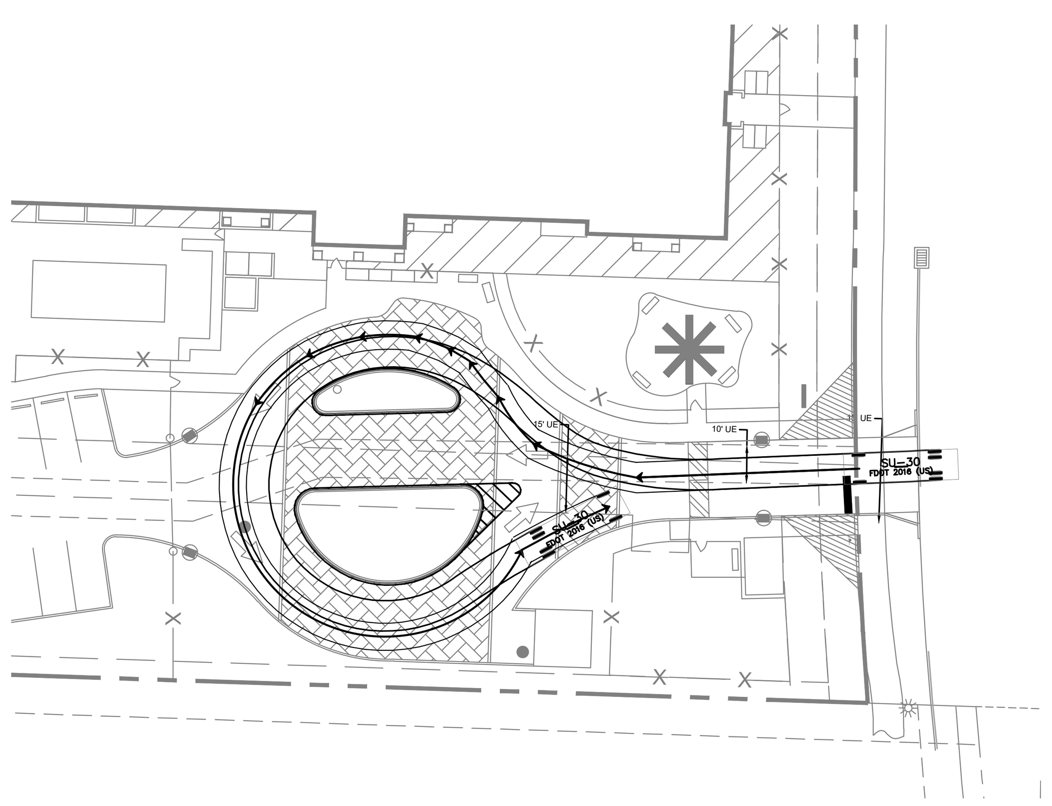
LOCATION MAP



N

SCALE: 1" = 40'

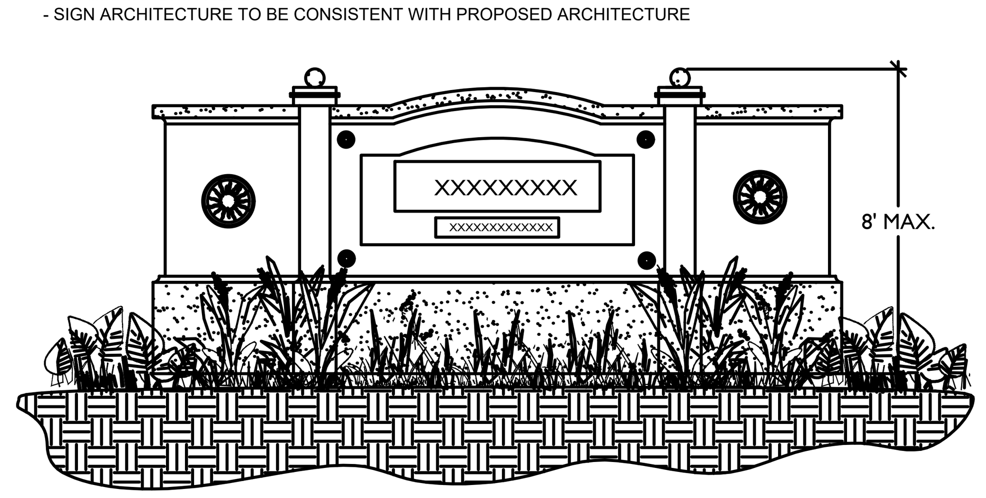




01 AUTO TURN EXHIBIT

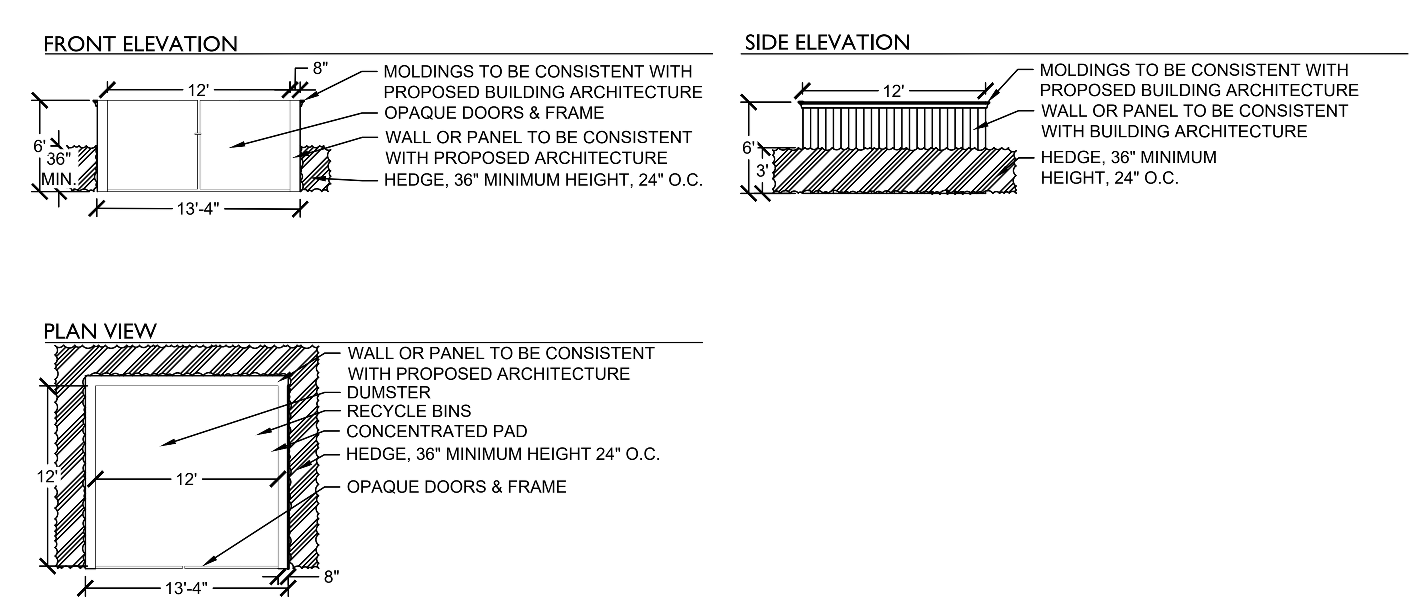
SCALE: 1" = 40' - 0"

NOTE:
- MAXIMUM 1 SIGNS PER ENTRANCE
- MAXIMUM 100 S.F. SIGN AREA PER SIGN
- MAXIMUM 8' SIGN HEIGHT
- SIGN ARCHITECTURE TO BE CONSISTENT WITH PROPOSED ARCHITECTURE



02 TYPICAL ENTRANCE SIGN DETAIL

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



03 TYPICAL 12' x 12' DUMPSTER ENCLOSURE

SCALE: 1" = 10' - 0"

LEGEND

- A.C. = ACRES
- C = COMPACT CAR PARKING SPACE
- D.E. = DRAINAGE EASEMENT
- DRO = DEVELOPMENT REVIEW OFFICER
- EASMT. = EASEMENT
- EV = ELECTRIC CAR PARKING SPACE
- EX. = EXISTING
- FLU. = FUTURE LAND USE
- INT. = INTERIOR UNIT
- L.A.E. = LIMITED ACCESS EASEMENT
- O/S = OPEN SPACE
- P.B. =PLAT BOOK
- PDE = PUBLIC DRAINAGE EASEMENT
- PDR = PROPERTY DEVELOPMENT REGULATIONS
- PF. = PAGE
- R = RADIUS
- R.O.W. = RIGHT OF WAY
- S.B. = SETBACK
- S.F. = SQUARE FEET'
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

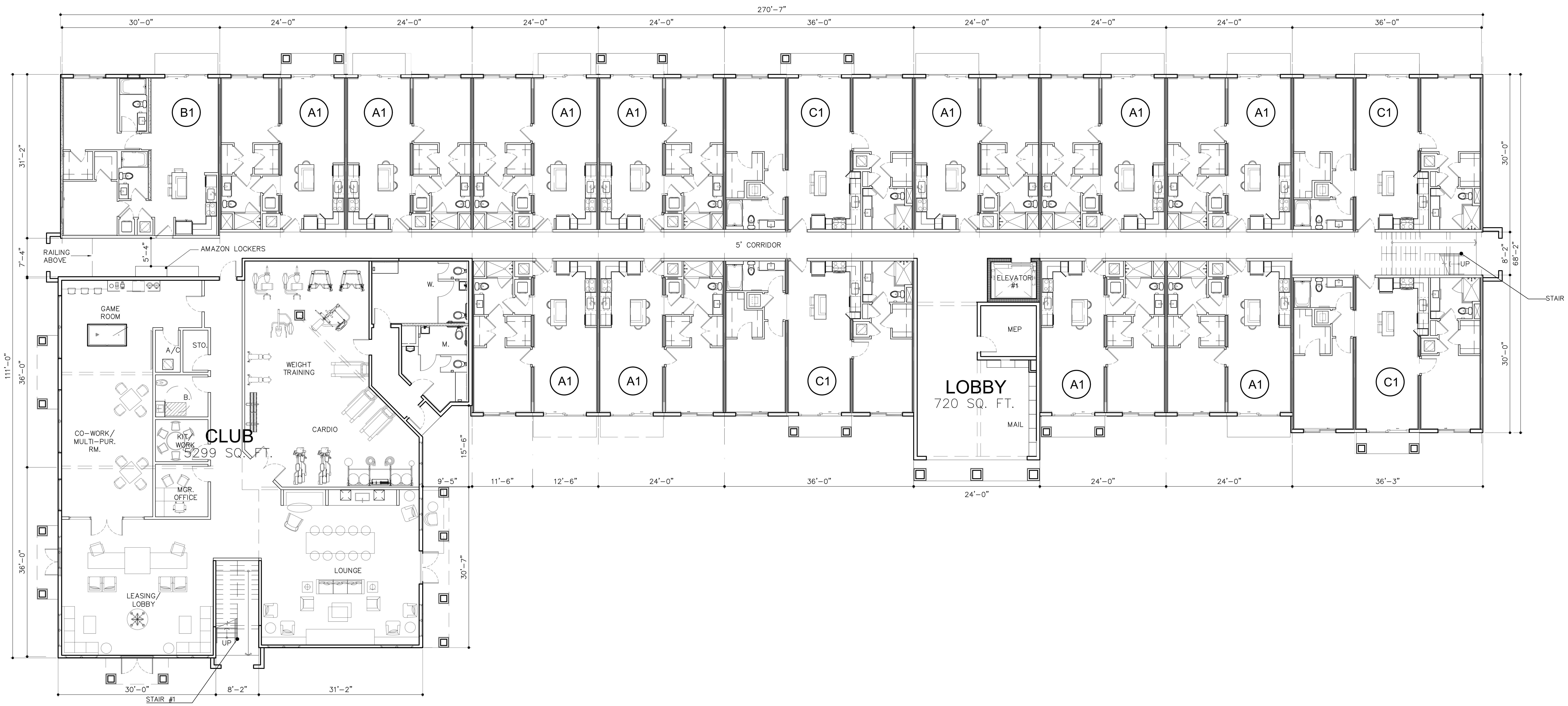
REVISIONS

NO.	DATE	DESCRIPTION	BY
01	02/03/2021	SUBMITTAL	####
02	03/26/2021	RESUBMITTAL	####

CAD	627300-PL-SITE01.DWG
JOB NO.	6273.00
DRAWN BY	AE
CHECK BY	YM
DATE	01-12-2021

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
SITE PLAN

SHEET:
SP01



LEVEL 1

BUILDING TYPE I / CLUB

5 STORY / 95 DU'S SCALE: 3/32"=1'-0"

SITE PLAN SUBMITTAL 02/03/2021	BY
SITE PLAN RESUBMITTAL 03/19/2021	

3300 BOUTWELL ROAD

FOR:
MA INVESTMENT BOCA, LLC

LOCATED AT:
LAKE WORTH, FL

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

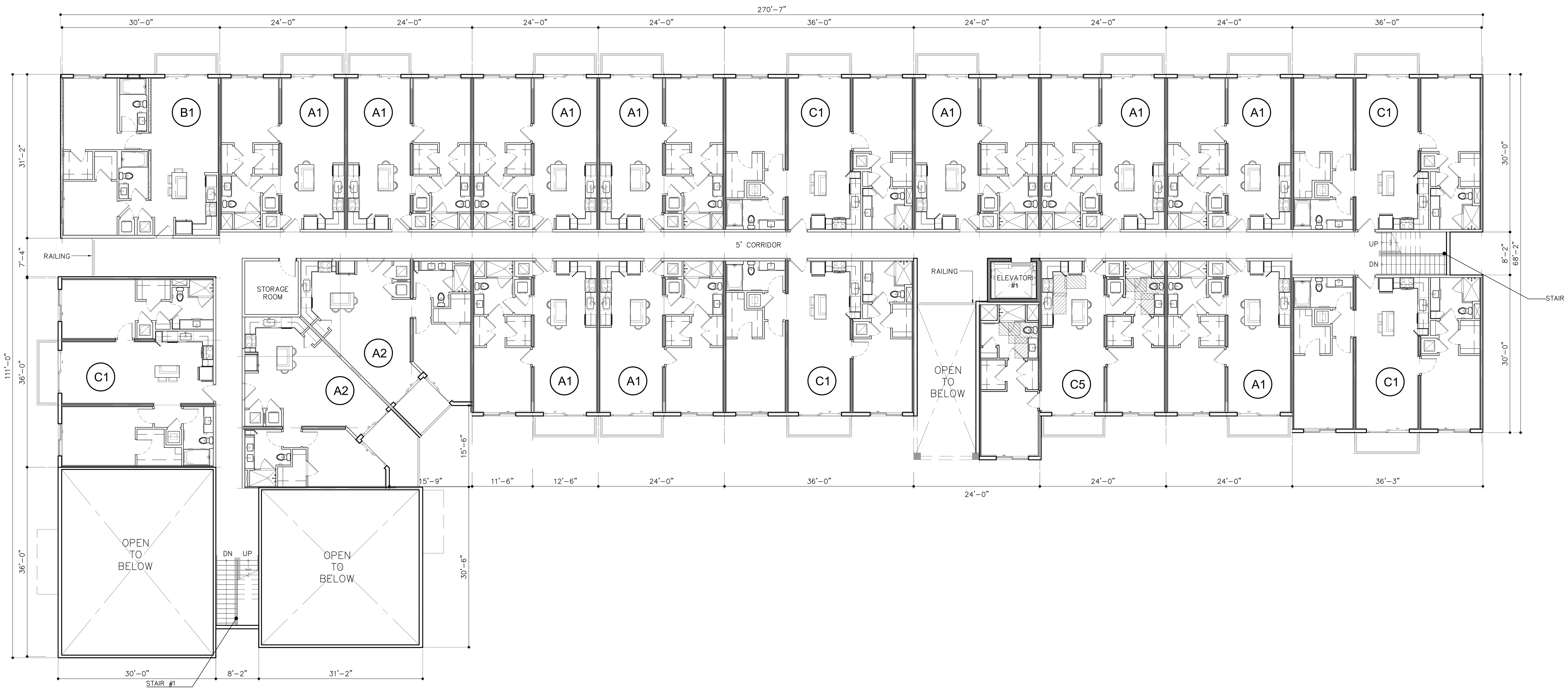
DRAWN	
DATE	02/03/2021
SCALE	AS SHOWN
JOB NO.	2005.PRJ

SHEET TITLE:

BUILDING PLANS
TYPE I & CLUB

SHEET NUMBER:

A-2.1.1



LEVEL 2

BUILDING TYPE I

5 STORY / 95 DU'S

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

	BY
SITE PLAN SUBMITTAL 02/03/2021	
SITE PLAN RESUBMITTAL 03/19/2021	

3300 BOUTWELL ROAD

FOR: MA INVESTMENT BOCA, LLC

LOCATED AT: LAKE WORTH, FL

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

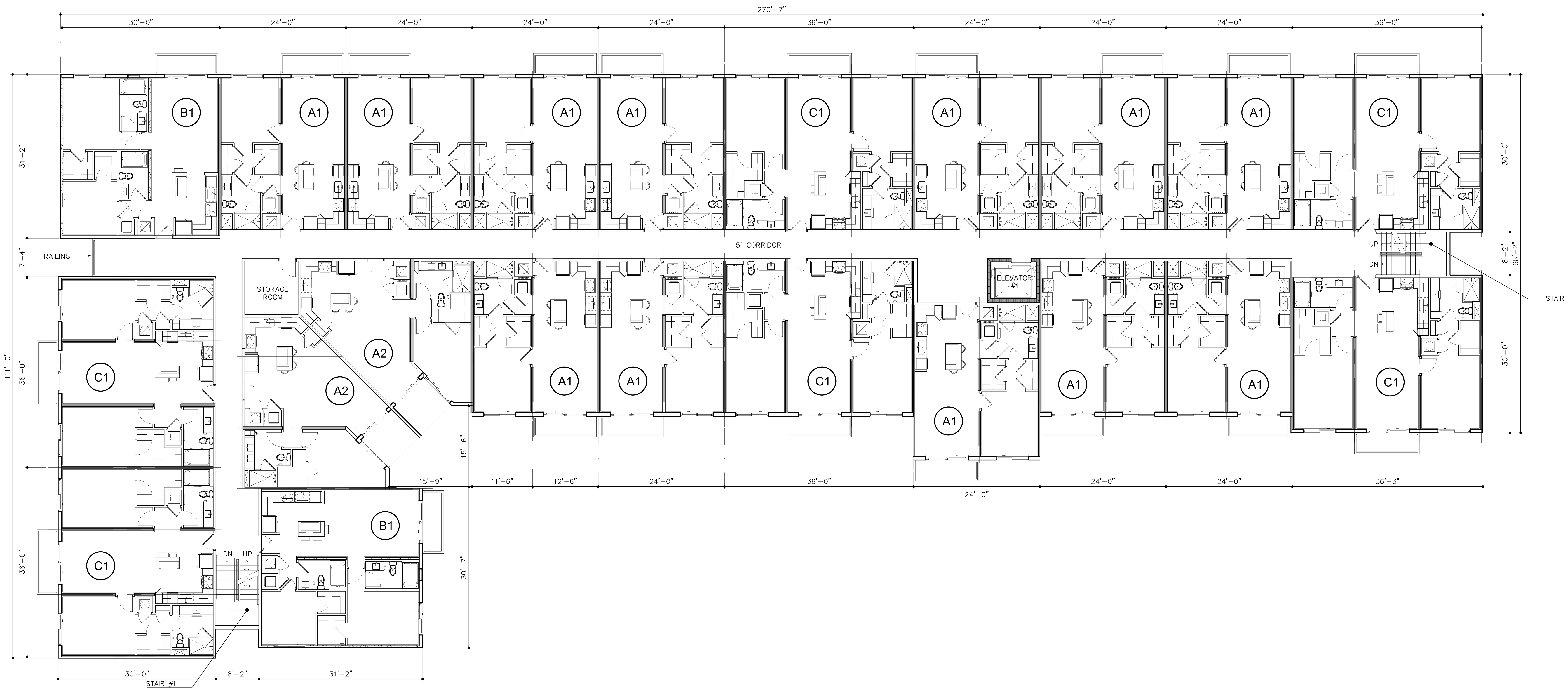
DRAWN	
DATE	02/03/2021
SCALE	AS SHOWN
JOB NO.	2005.PRJ

SHEET TITLE:

BUILDING PLANS
TYPE I

SHEET NUMBER:

A-2.1.2



LEVEL 3-4

BUILDING TYPE I

5 STORY / 95 DU'S SCALE: 3/32"=1'-0"

SITE PLAN SUBMITTAL 02/03/2021	BY
SITE PLAN RESUBMITTAL 03/19/2021	

3300 BOUTWELL ROAD
FOR:
MA INVESTMENT BOCA, LLC
LOCATED AT:
LAKE WORTH, FL

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

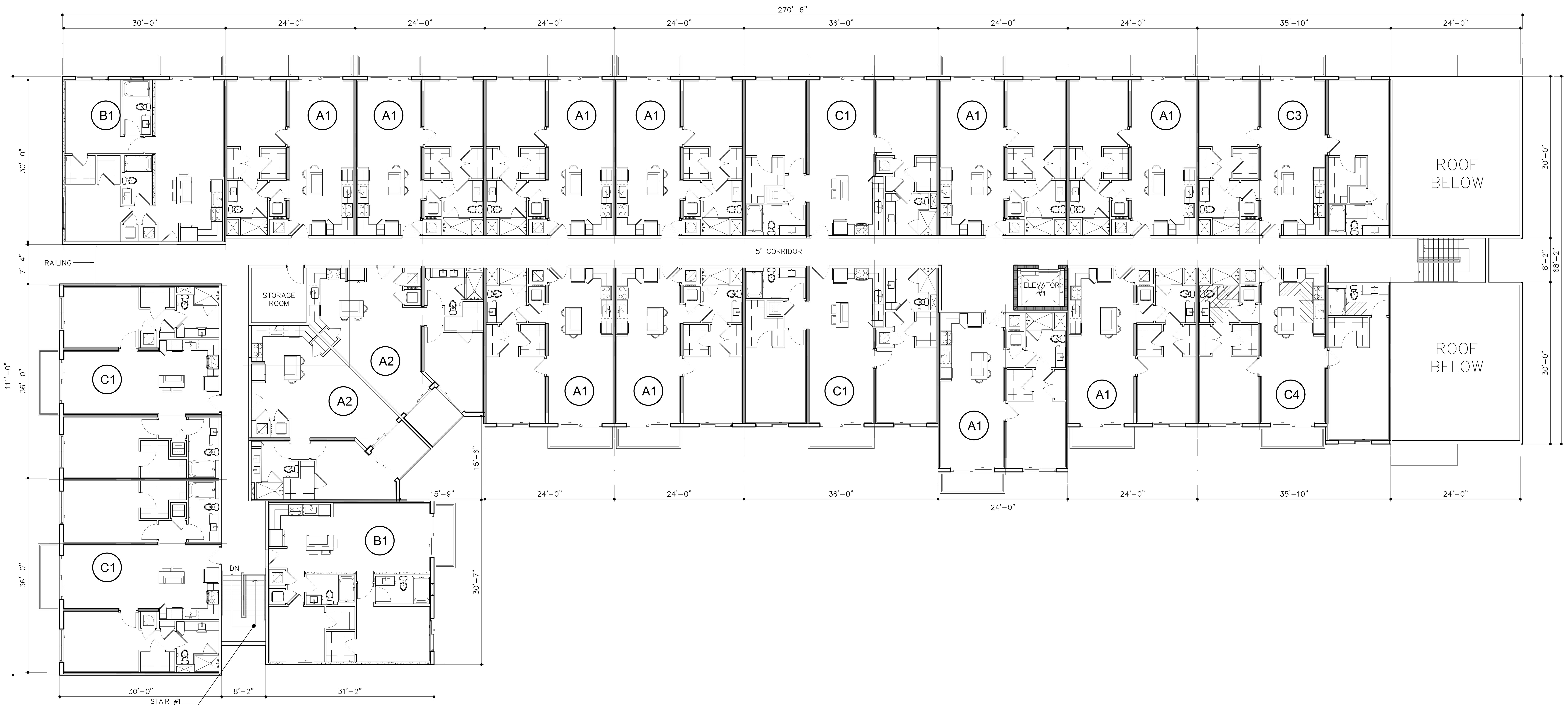
MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN	
DATE	02/03/2021
SCALE	AS SHOWN
JOB NO.	2005.PRJ

SHEET TITLE:
BUILDING PLANS TYPE I

SHEET NUMBER:
A-2.1.3

SITE PLAN SUBMITTAL 02/03/2021 | BY
SITE PLAN RESUBMITTAL 03/19/2021



LEVEL 5

BUILDING TYPE I

5 STORY / 95 DU'S
SCALE: 3/32"=1'-0"

3300 BOUTWELL ROAD

FOR:
MA INVESTMENT BOCA, LLC
LOCATED AT:
LAKE WORTH, FL

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

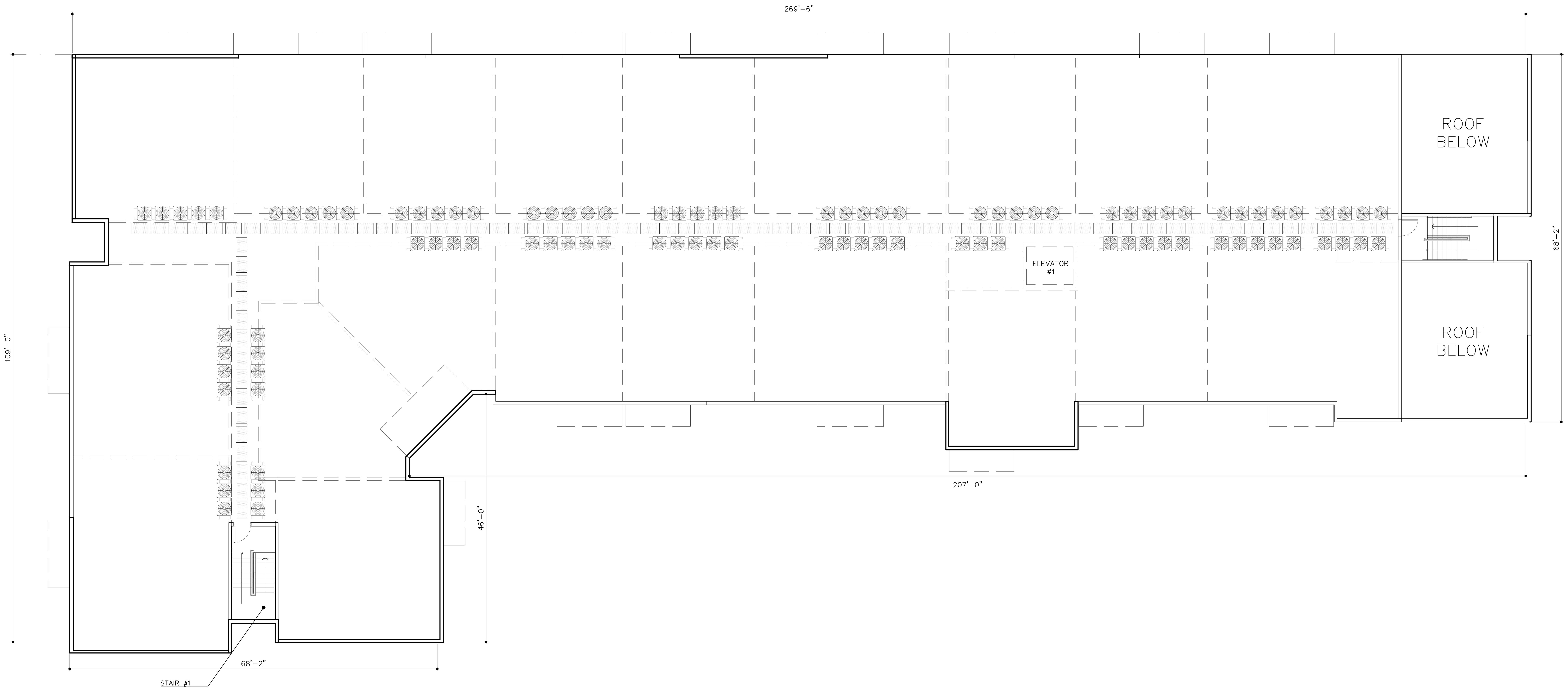
MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN	
DATE	02/03/2021
SCALE	AS SHOWN
JOB NO.	2005.PRJ

SHEET TITLE:
BUILDING PLANS
TYPE I

SHEET NUMBER:
A-2.1.4

SITE PLAN SUBMITTAL 02/03/2021	BY
SITE PLAN RESUBMITTAL 03/19/2021	



ROOF LEVEL

BUILDING TYPE I

5 STORY / 95 DU'S

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

3300 BOUTWELL ROAD
FOR:
MA INVESTMENT BOCA, LLC
LOCATED AT:
LAKE WORTH, FL

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

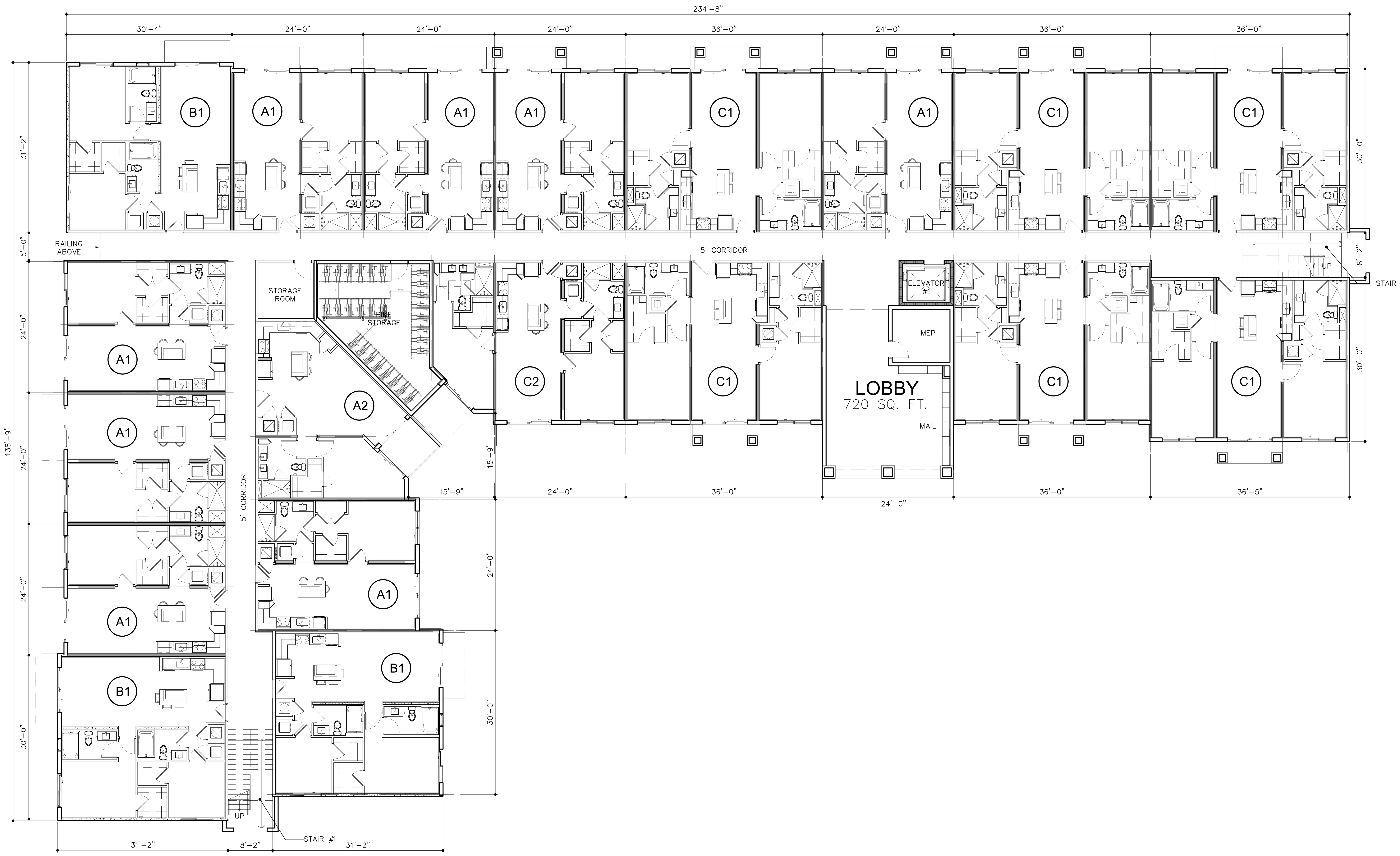
DRAWN	
DATE	02/03/2021
SCALE	AS SHOWN
JOB NO.	2005.PRJ

SHEET TITLE:

BUILDING PLANS
TYPE I

SHEET NUMBER:

A-2.1.5



LEVEL 1

BUILDING TYPE II

5 STORY / 105 DU'S SCALE: 3/32"=1'-0"

SITE PLAN SUBMITTAL 02/03/2021	BY
SITE PLAN RESUBMITTAL 03/19/2021	

3300 BOUTWELL ROAD

FOR:
MA INVESTMENT BOCA, LLC

LOCATED AT:
LAKE WORTH, FL

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AA C000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

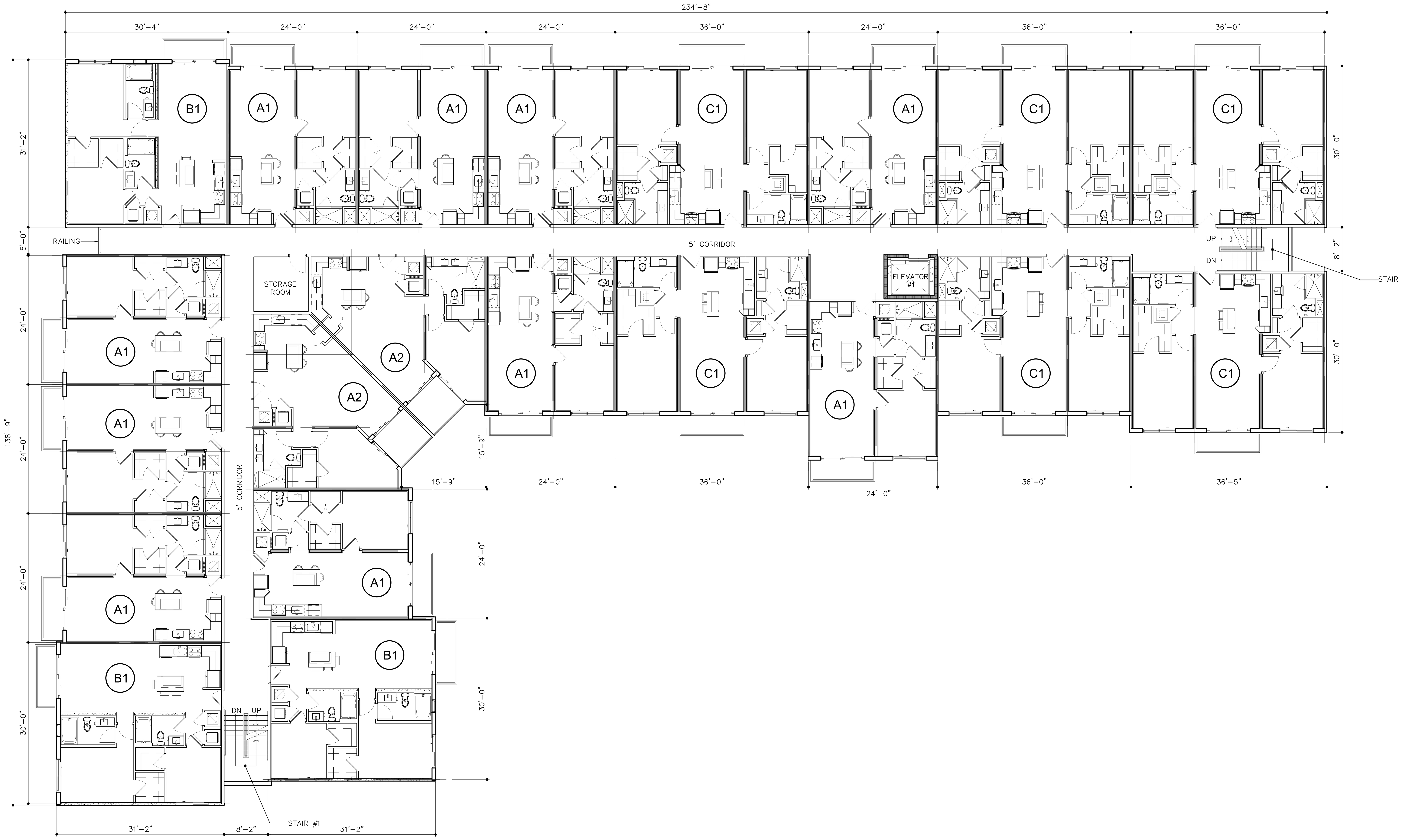
DRAWN	
DATE	02/03/2021
SCALE	AS SHOWN
JOB NO.	2005.PRJ

SHEET TITLE:

BUILDING PLANS
TYPE II

SHEET NUMBER:

A-2.2.1



LEVEL 2-4

BUILDING TYPE II

5 STORY / 105 DU'S SCALE: 1/8"=1'-0"

	BY
SITE PLAN SUBMITTAL 02/03/2021	
SITE PLAN RESUBMITTAL 03/19/2021	

3300 BOUTWELL ROAD

FOR:
MA INVESTMENT BOCA, LLC

LOCATED AT:
LAKE WORTH, FL

GEORGE L. MOURIZ
AR0007806

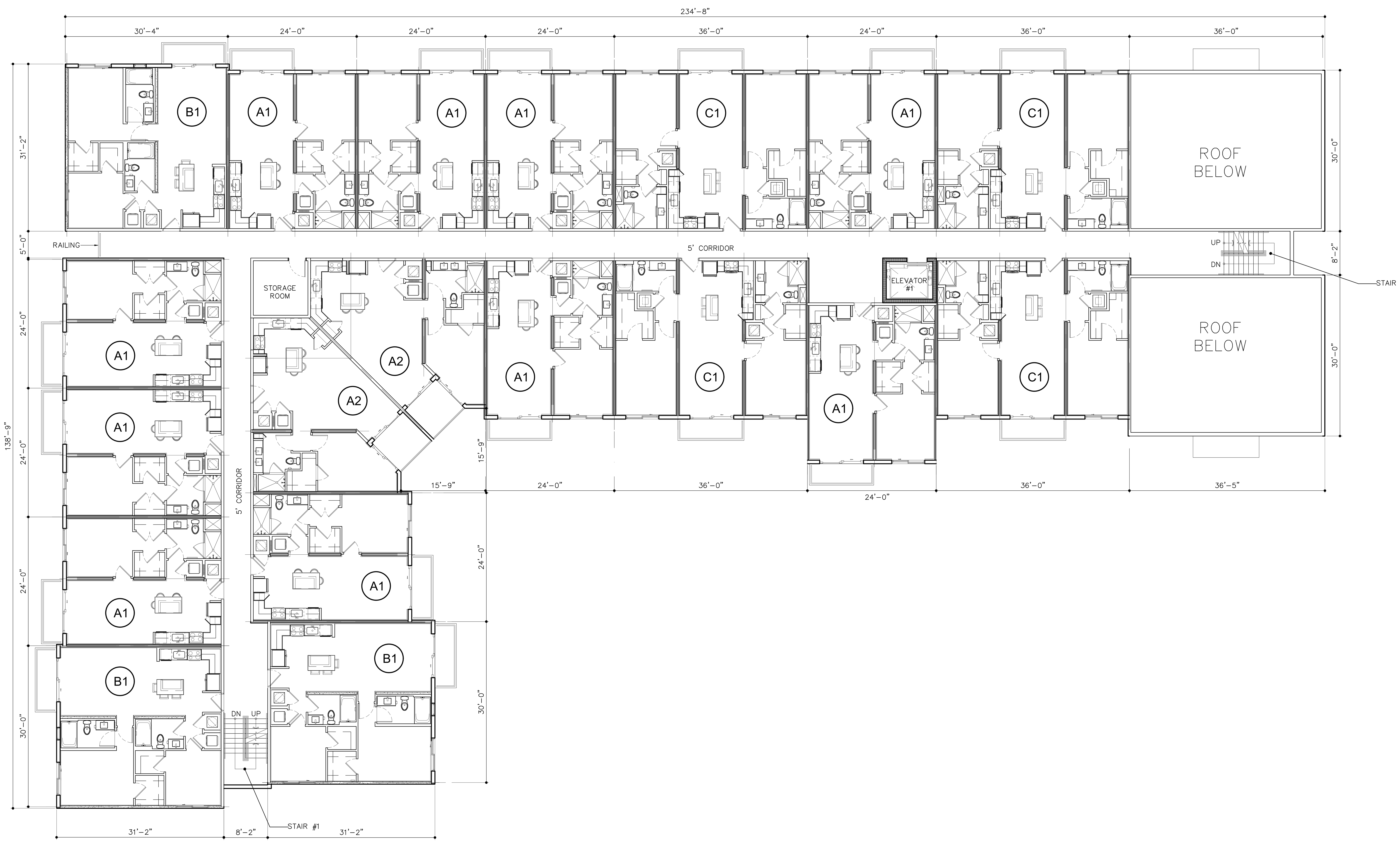
MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN	
DATE	02/03/2021
SCALE	AS SHOWN
JOB NO.	2005.PRJ

SHEET TITLE:
BUILDING PLANS
TYPE II

SHEET NUMBER:
A-2.2.2



LEVEL 5

BUILDING TYPE II

5 STORY / 105 DU'S

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

	BY
SITE PLAN SUBMITTAL 02/03/2021	
SITE PLAN RESUBMITTAL 03/19/2021	

3300 BOUTWELL ROAD

FOR:
MA INVESTMENT BOCA, LLC

LOCATED AT:
LAKE WORTH, FL

STATE OF FLORIDA
GEORGE L. MOURIZ
AR0007806
REGISTERED ARCHITECT

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000895

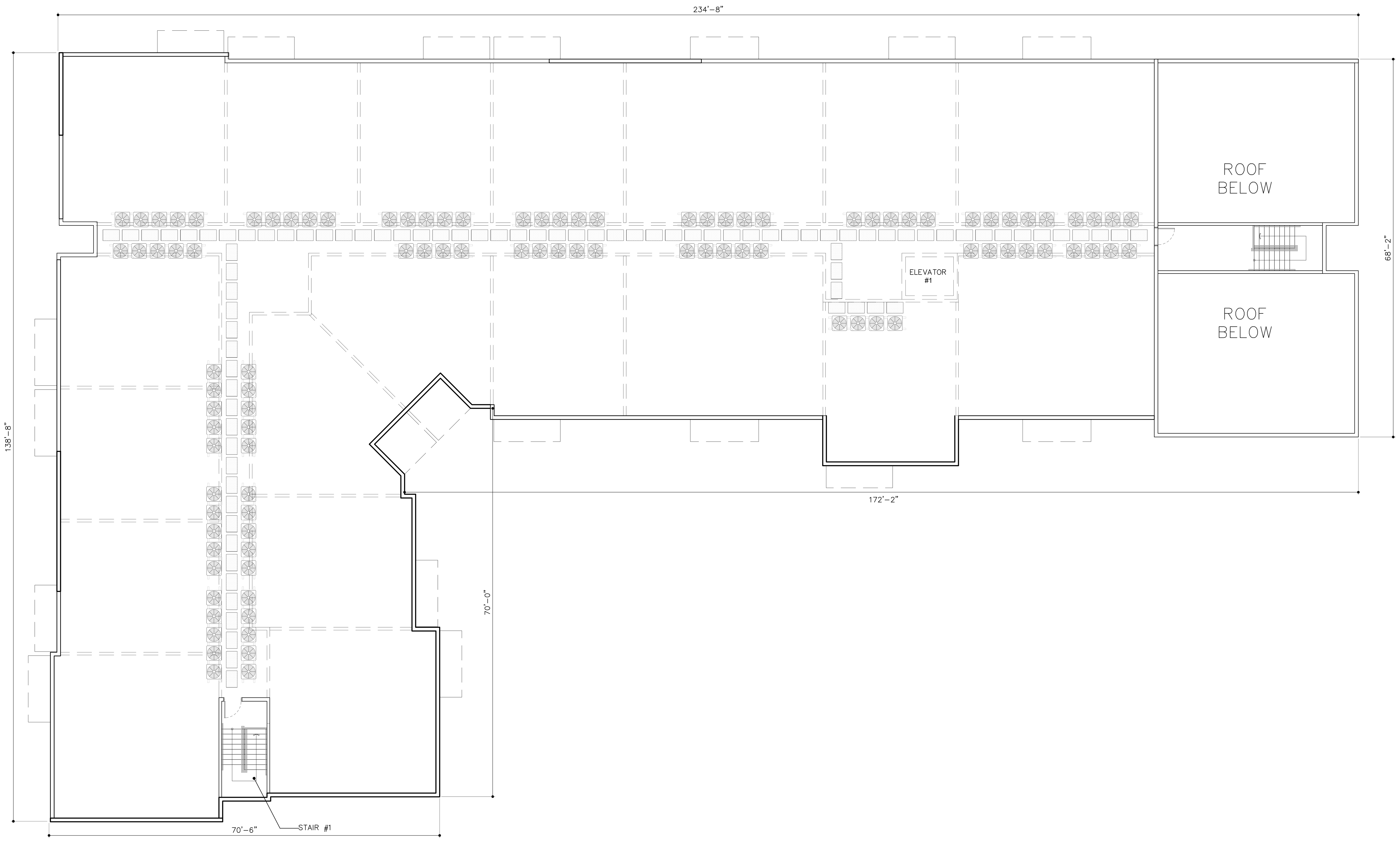
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN	
DATE	02/03/2021
SCALE	AS SHOWN
JOB NO.	2005.PRJ

SHEET TITLE:
BUILDING PLANS
TYPE II

SHEET NUMBER:
A-2.2.3



ROOF LEVEL

BUILDING TYPE II

5 STORY / 105 DU'S

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

SITE PLAN SUBMITTAL 02/03/2021	BY
SITE PLAN RESUBMITTAL 03/19/2021	

3300 BOUTWELL ROAD

FOR:
MA INVESTMENT BOCA, LLC

LOCATED AT:
LAKE WORTH, FL

GEORGE L. MOURIZ
AR0007806

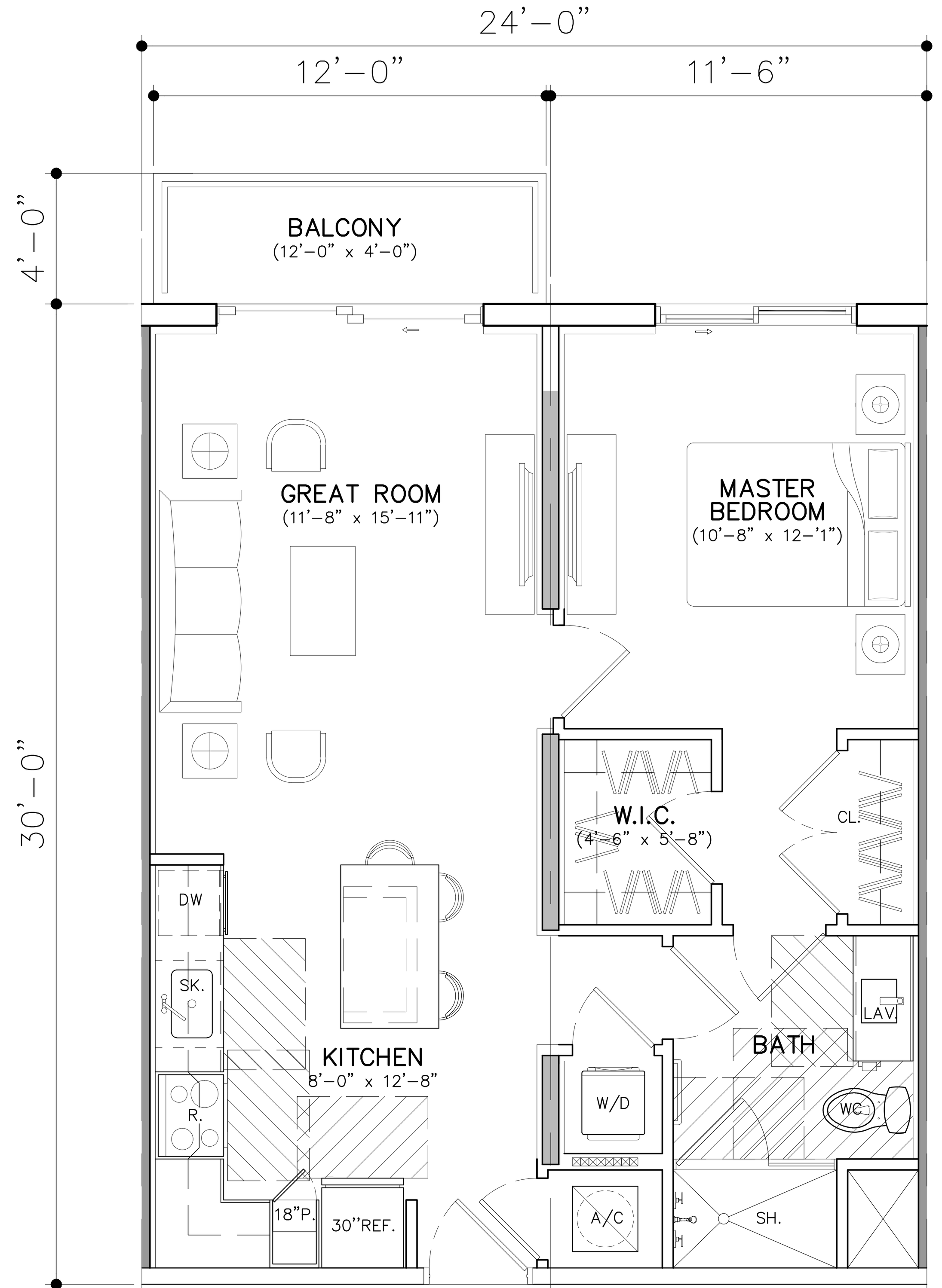
MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN	
DATE	02/03/2021
SCALE	AS SHOWN
JOB NO.	2005.PRJ

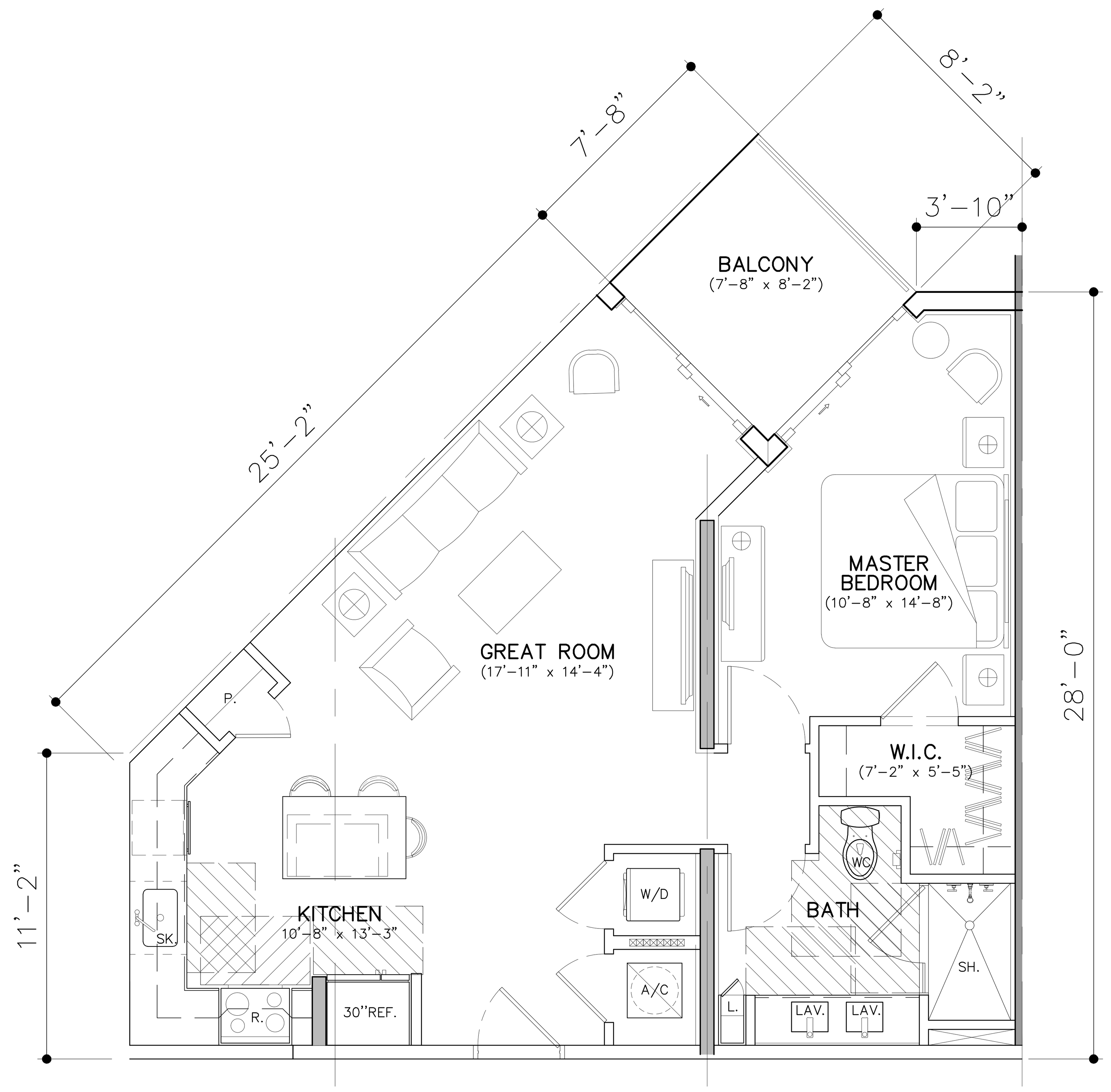
SHEET TITLE:
BUILDING PLANS
TYPE II

SHEET NUMBER:
A-2.2.4



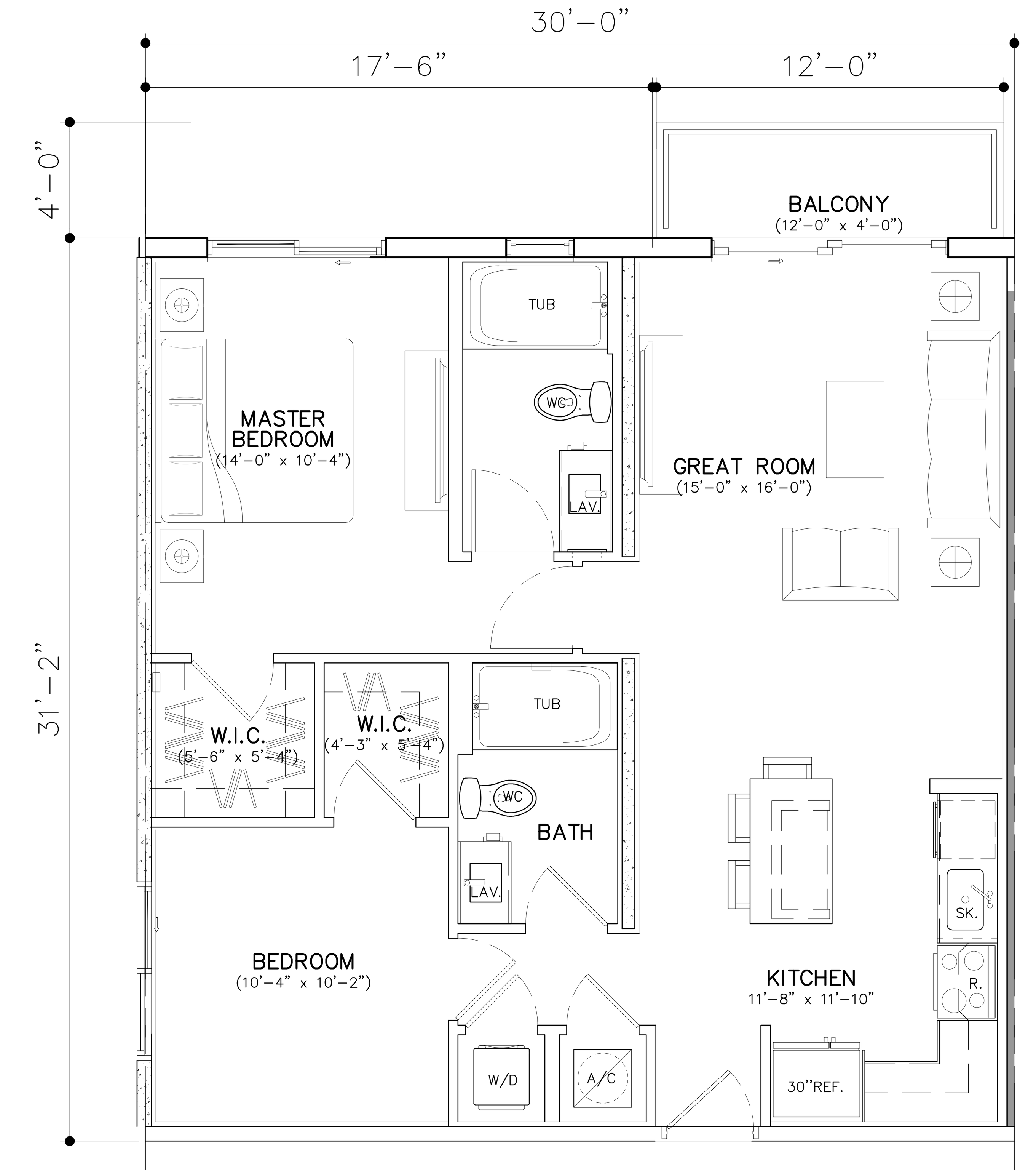
UNIT A1 (1BD/1BTH)

GROSS A/C AREA = 720 SQ. FT. (107 DU'S)
BALCONY = 48 SQ. FT.



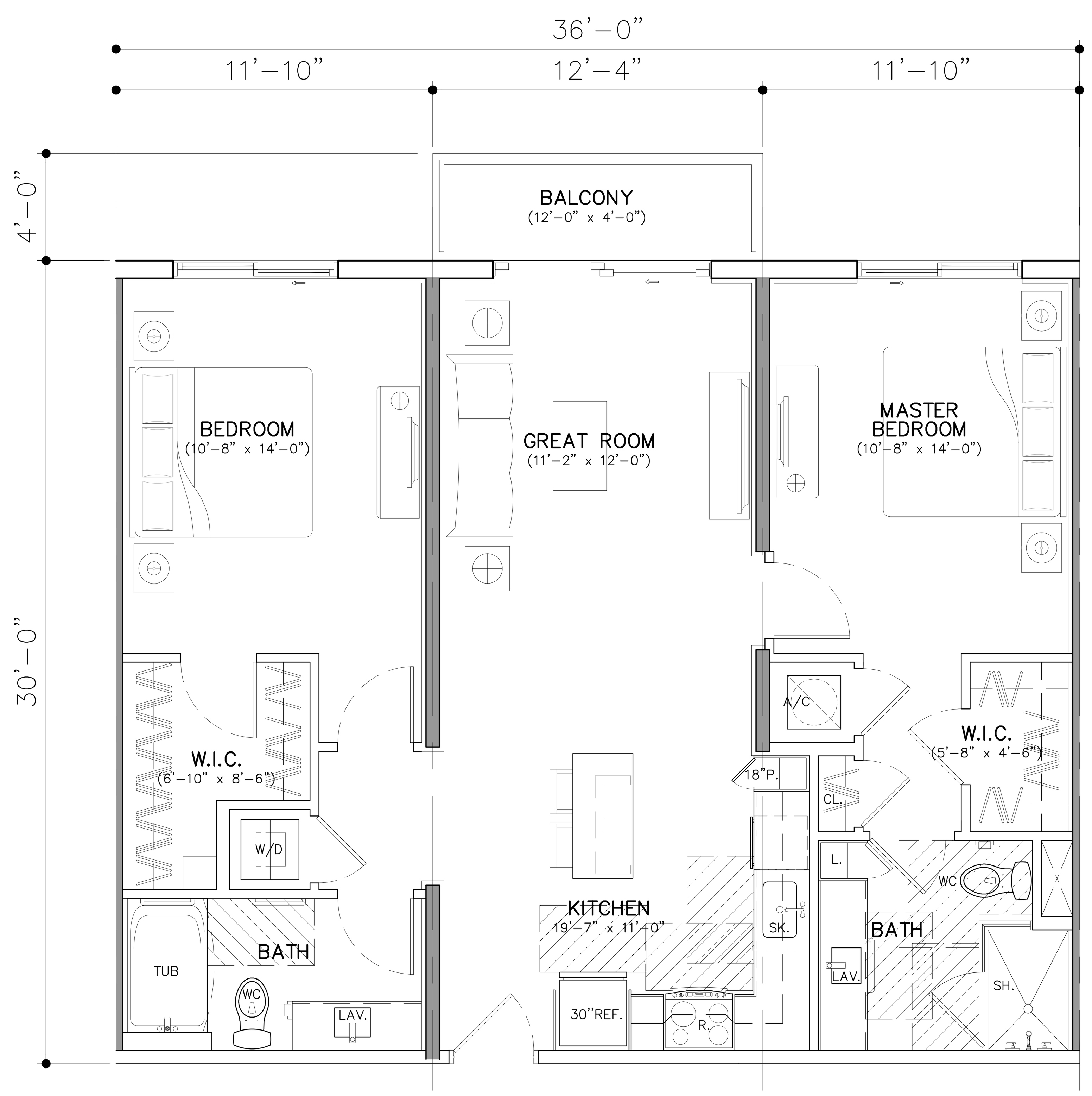
UNIT A2 (1BD/1BTH)

GROSS A/C AREA = 746 SQ. FT. (17 DU'S)
BALCONY =64 SQ. FT.



UNIT B1 (2BD/2BTH)

GROSS A/C AREA = 944 SQ. FT. (23 DU'S)
BALCONY = 48 SQ. FT.



UNIT C1 (1BD/2BTH)

GROSS A/C AREA = 1080 SQ. FT. (53 DU'S)
BALCONY = 48 SQ. FT.

UNIT PLANS

SCALE: 1/4"=1'–0"

SITE PLAN SUBMITTAL 02/03/2021
SITE PLAN RESUBMITTAL 03/19/2021
BY

3300 BOUTWELL ROAD
FOR:
MA INVESTMENT BOCA, LLC
LOCATED AT:
LAKE WORTH, FL

GEORGE L. MOURIZ
AR0007806

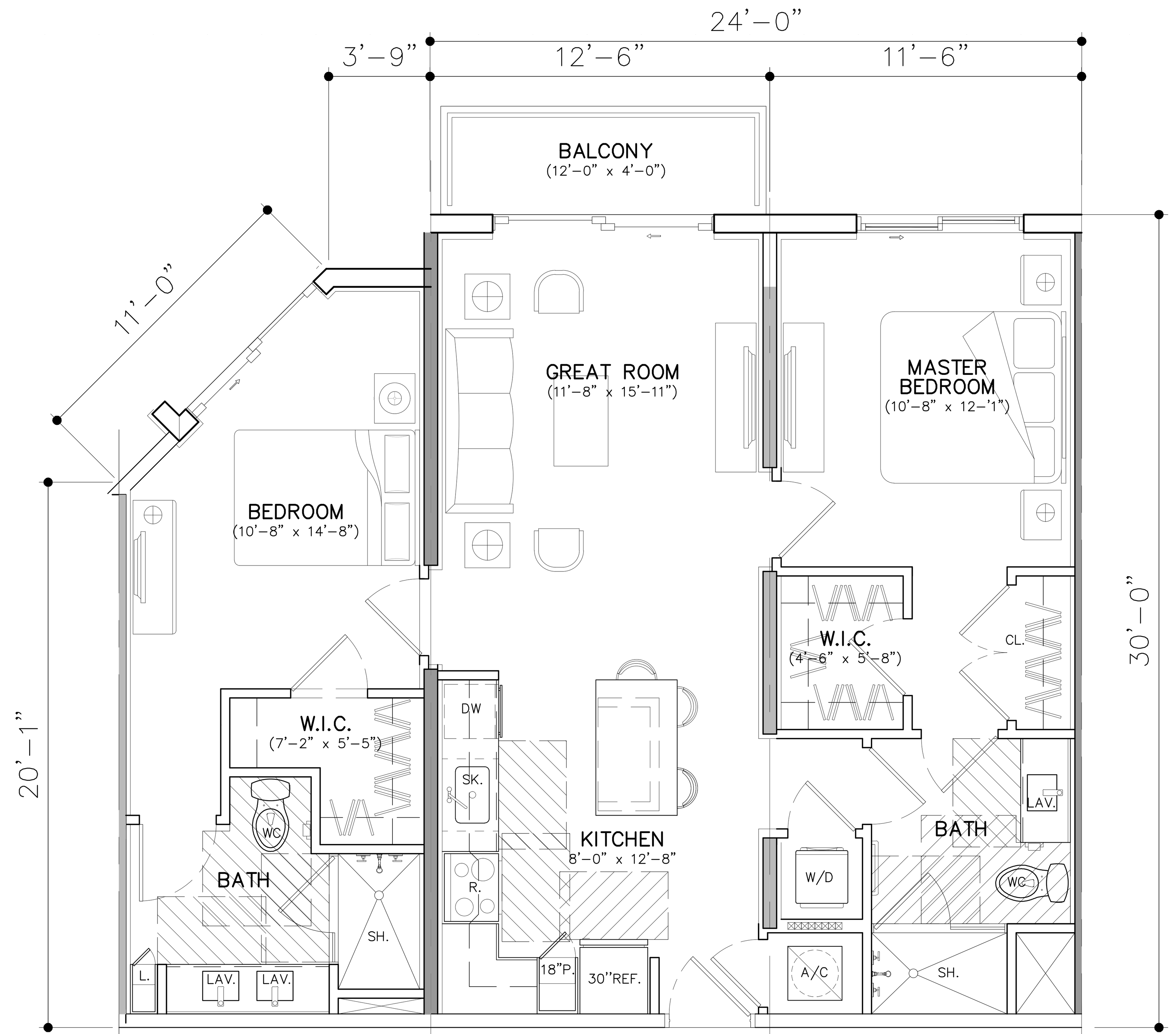
MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN	
DATE	02/03/2021
SCALE	AS SHOWN
JOB NO.	2005.PRJ

SHEET TITLE:
CONCEPTUAL UNIT PLANS

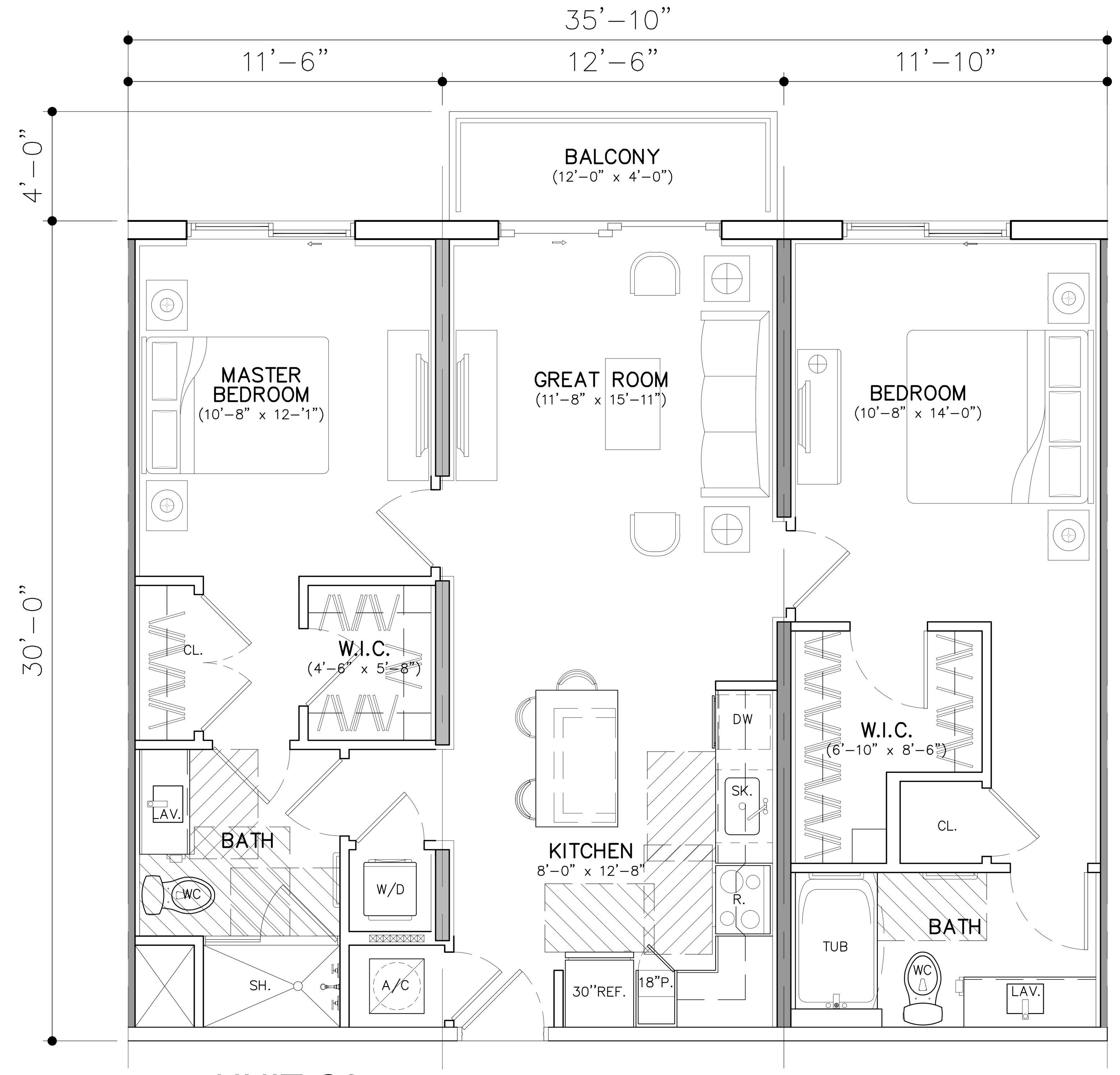
SHEET NUMBER:
A-4.1



UNIT C2 (2BD/2BTH)

GROSS A/C AREA = 1016 SQ. FT. (1 DU)

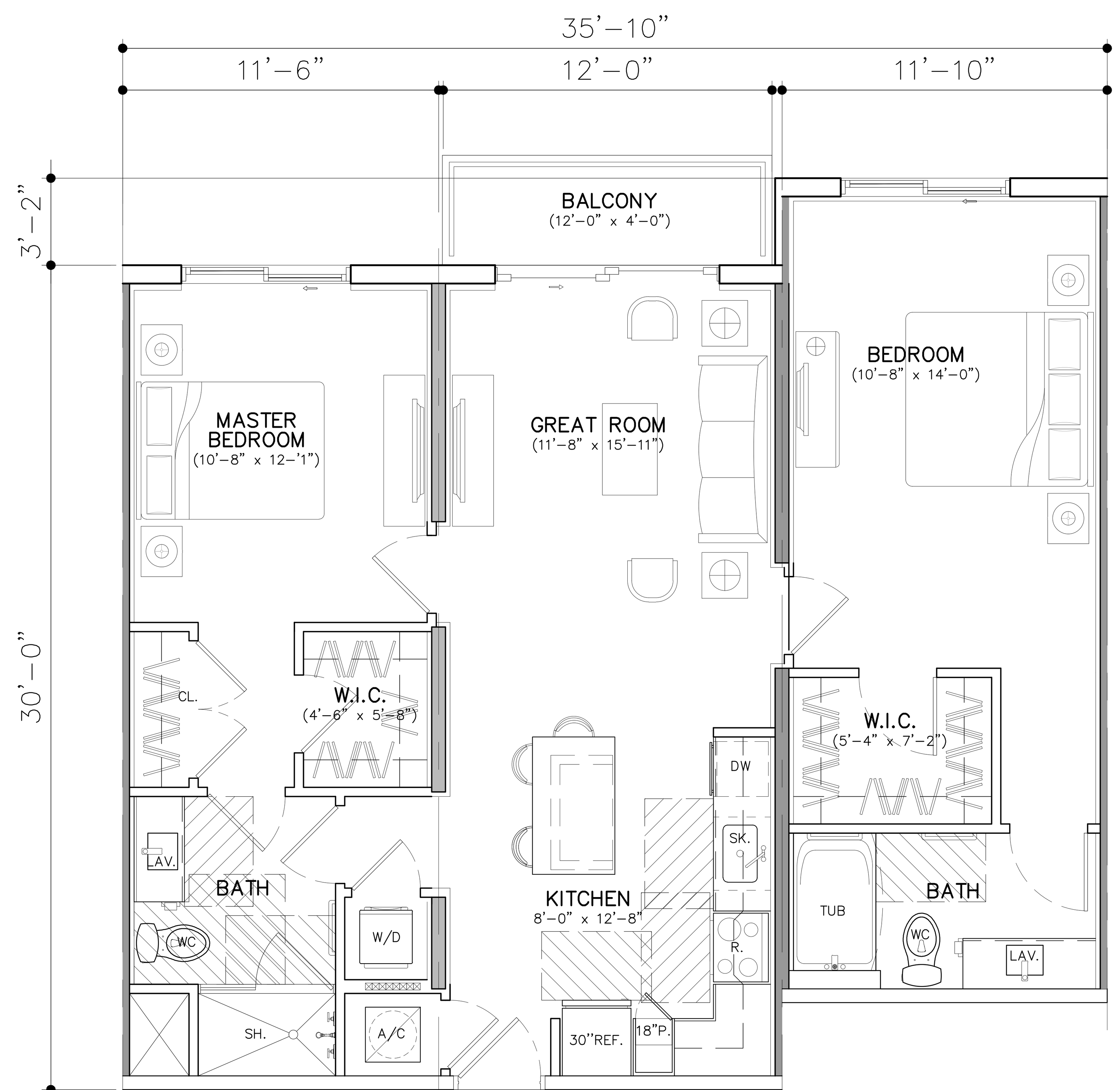
BALCONY = 48 SQ. FT.



UNIT C3 (2BD/2BTH)

GROSS A/C AREA = 1075 SQ. FT. (1 DU)

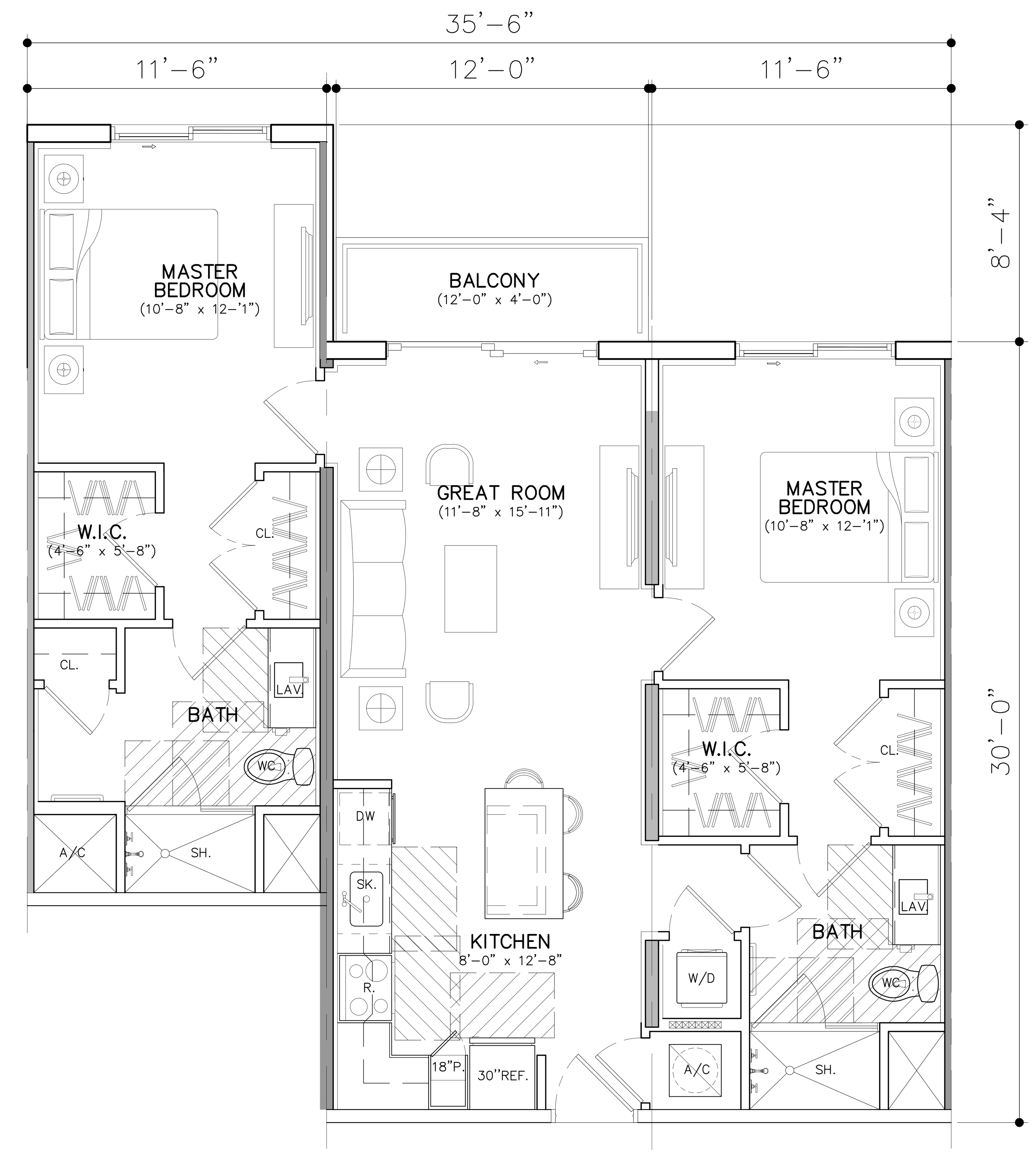
BALCONY = 48 SQ. FT.



UNIT C4 (1BD/2BTH)

GROSS A/C AREA = 1076 SQ. FT. (53 DU'S)

BALCONY = 48 SQ. FT.



UNIT C5 (1BD/2BTH)

GROSS A/C AREA = 1069 SQ. FT. (53 DU'S)

BALCONY = 48 SQ. FT.

UNIT PLANS

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

	BY
SITE PLAN SUBMITTAL 02/03/2021	
SITE PLAN RESUBMITTAL 03/19/2021	

3300 BOUTWELL ROAD

FOR:
MA INVESTMENT BOCA, LLC

LOCATED AT:
LAKE WORTH, FL

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

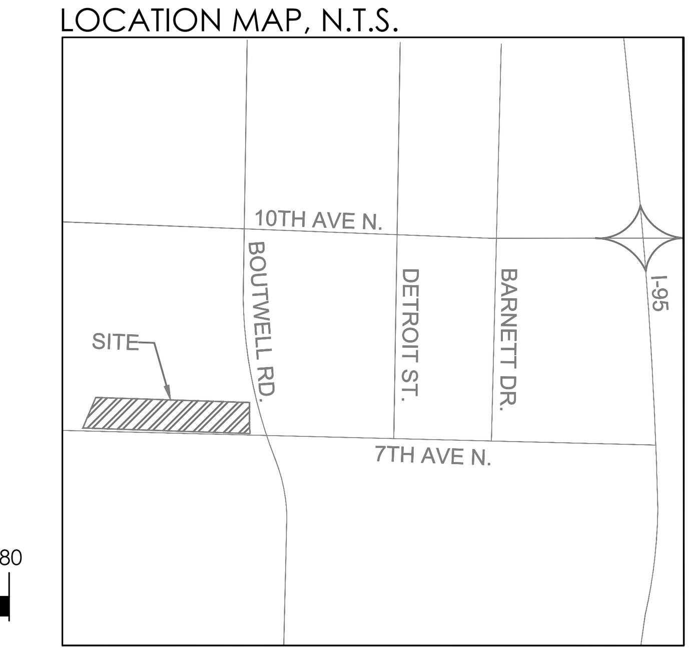
MSA ARCHITECTS
ARCHITECTURE & PLANNING

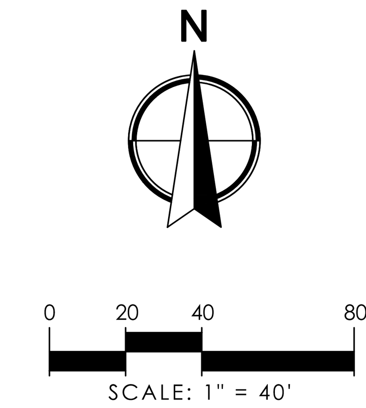
DRAWN	
DATE	02/03/2021
SCALE	AS SHOWN
JOB NO.	2005.PRJ

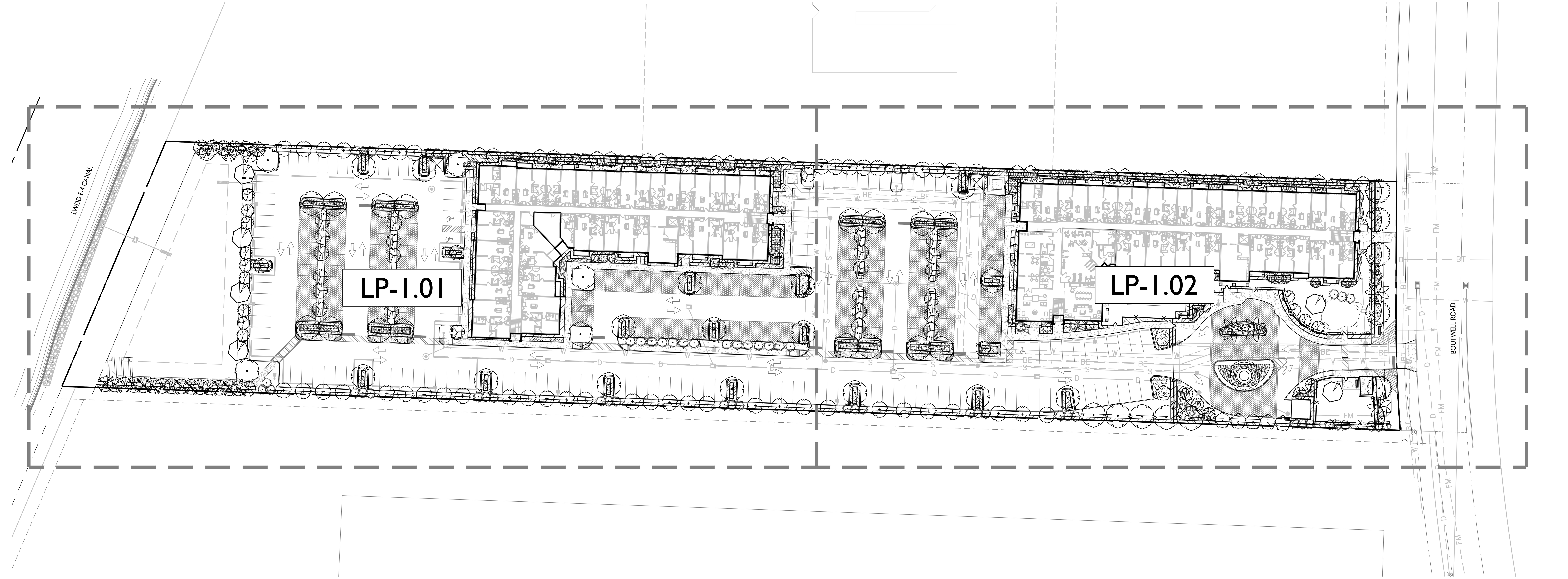
SHEET TITLE:
CONCEPTUAL UNIT PLANS

SHEET NUMBER:
A-4.2

LOCATION MAP, N.T.S.







CODE COMPLIANCE CHART - PERIMETER LANDSCAPE REQUIREMENTS (ADJ. TO VEHICULAR USE AREAS)

LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
(A) 10' R.O.W .BUFFER (EAST P.L.) 162' LF @ 1 TREE / 25' LF = **7 TREES** HEDGE (24" TALL @ INSTALLATION)	5 TREES + 8 PALMS @ 3:1 = **7 TREES**
(B) 5' PERIMETER BUFFER 172' LF @ 1 TREE / 20' LF = **9 TREES** HEDGE (24" TALL @ INSTALLATION)	8 TREES + 1 EX PALMS + 2 PALMS @ 3:1 = **9 TREES**
(C) 5' PERIMETER BUFFER 173' LF @ 1 TREE / 20' LF = **9 TREES** HEDGE (24" TALL @ INSTALLATION)	7 TREES + 6 PALMS @ 3:1 = **9 TREES**
(D) 5' PERIMETER BUFFER 910' LF @ 1 TREE / 20' LF = **46 TREES** HEDGE (24" TALL @ INSTALLATION)	37 TREES + 27 PALMS @ 3:1 = **46 TREES**
TOTAL TREES REQUIRED: 7 TREES + 9 TREES + 9 TREES + 46 TREES = **71 TREES TOTAL** (PALMS SHALL CONTRIBUTE NO MORE THAN 20% OF THE REQ. TREES)	TOTAL TREES PROVIDED: 57 TREES + 42 PALMS @ 3:1 = **71 TREES TOTAL** (14 OR 20% OF REQ. TREES ARE CONTRIBUTED BY PALMS)

CODE COMPLIANCE CHART - INTERIOR LANDSCAPE REQUIREMENTS (BUILDING LANDSCAPE AREA)

LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
BUILDING A: **4,454 SF** 1 SHRUB / 5 SF = 891 SHRUBS BUILDING B: **4,611 SF** 1 SHRUB / 5 SF = 922 SHRUBS	BUILDING A: SHRUBS = **1070 SHRUBS** BUILDING B: SHRUBS = **933 SHRUBS**

CODE COMPLIANCE CHART - INTERIOR LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
VUA LANDSCAPE AREA: 87,603 SF * 20% = **17,521 SF** TREES/PALMS: 17,521 SF @ 1 TREE / 125 SF = **141 TREES**	VUA LANDSCAPE AREA: **17,672 SF**
NON-VUA LANDSCAPE AREA: **15,067 SF** TREES/PALMS: **15,067 SF** 1 SMALL TREE / 225 SF = 67 SMALL TREES OR 1 MEDIUM TREE / 400 SF = 38 MEDIUM TREES OR 1 LARGE TREE / 625 SF = 24 LARGE TREES	
TOTAL TREES REQUIRED: 141 TREES + 24 LARGE TREES = **165 TREES TOTAL** (PALMS SHALL CONTRIBUTE NO MORE THAN 20% OF THE REQ. TREES)	TOTAL PROVIDED: 147 TREES + 81 PALMS @ 3:1 = **174 TREES** (18 OR 11% OF REQ. TREES ARE CONTRIBUTED BY PALMS)

811 Know what's BELOW. CALL before you dig

Call 811 two business days before digging

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT FOR CONSTRUCTION

REVISIONS

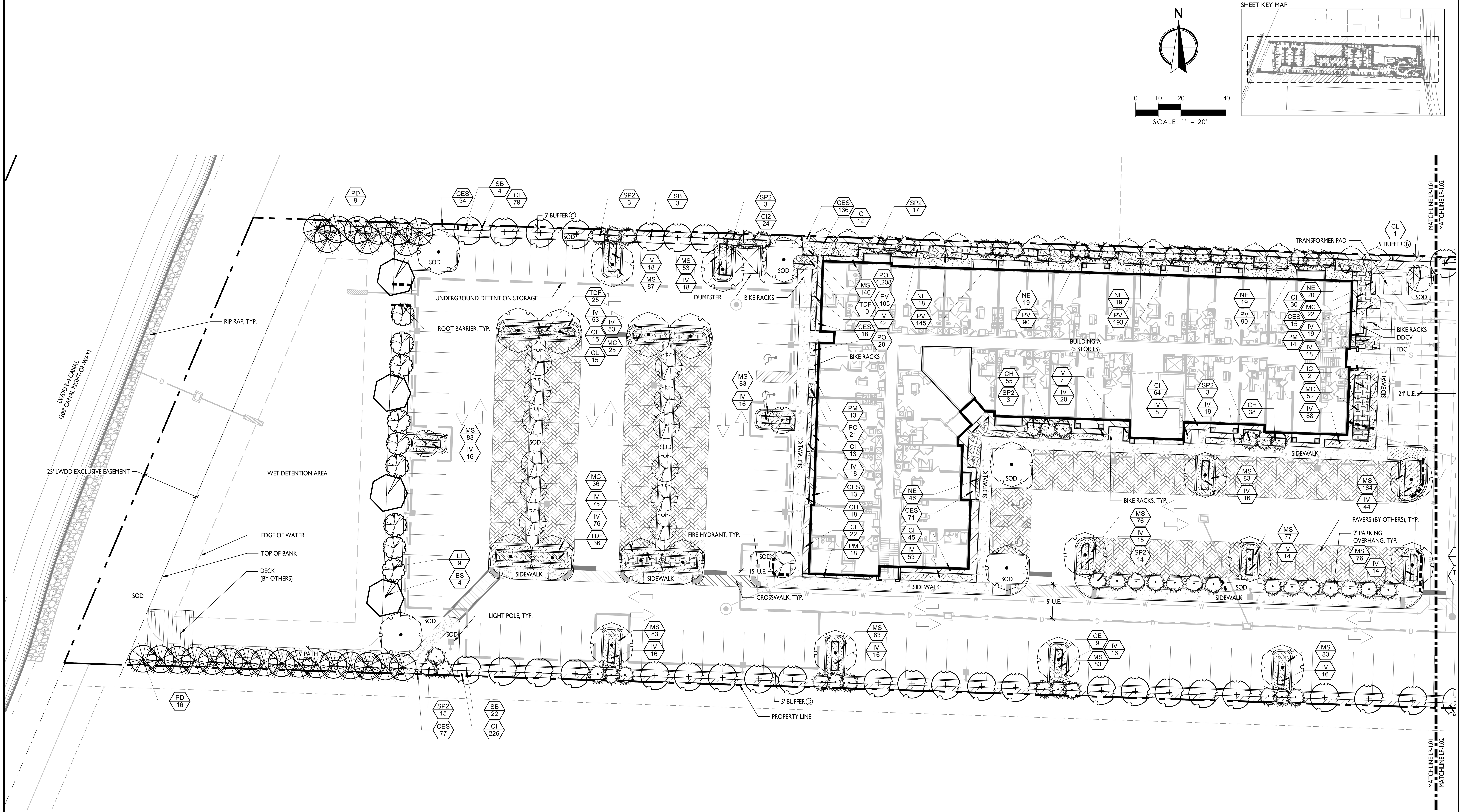
NO.	DATE	DESCRIPTION	BY
1	03-26-2021	RESUBMITTAL	
2	05-12-2021	RESUBMITTAL	

CAD	627301-LP.DWG
JOB NO.	6273.01
DRAWN BY	SW
CHECK BY	TM
DATE	12-28-2020

LANDSCAPE ARCHITECT OF RECORD
TIFFANY DELYNN MAY, PLA
FL# LA6667274

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
OVERALL LANDSCAPE PLAN

SHEET:
LP-1.00



Know what's BELOW. CALL before you dig
Call 811 two business days before digging

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT FOR CONSTRUCTION

REVISIONS

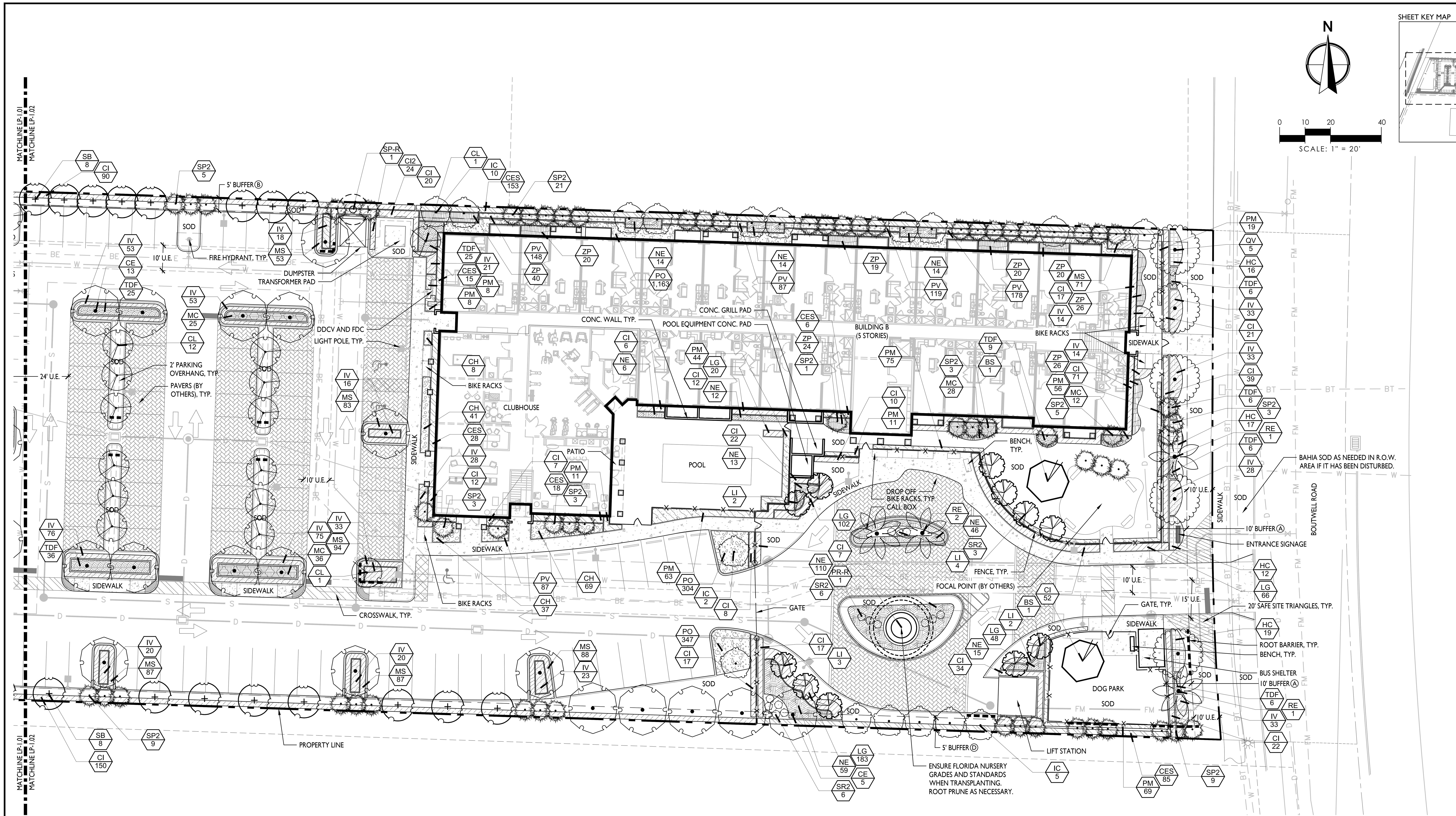
NO.	DATE	DESCRIPTION	BY
1	03-26-2021	RESUBMITTAL	
2	05-12-2021	RESUBMITTAL	

CAD	627301-LP.DWG
JOB NO.	6273.01
DRAWN BY	SW
CHECK BY	TM
DATE	12-28-2020

LANDSCAPE ARCHITECT OF RECORD
TIFFANY DELYNN MAY, PLA
FL# LA6667274

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
LANDSCAPE PLAN

SHEET:
LP-1.01



NATIVE TREES/PALMS		
DESCRIPTION	QTY.	PERCENT
NATIVE TREE/PALM VARIETIES	309	94%
NON-NATIVE TREE/PALM VARIETIES	21	6%
TOTAL:	330	100%

DROUGHT TOLERANT TREES/PALMS		
DESCRIPTION	QTY.	PERCENT
DROUGHT TOLERANT VARIETIES	330	100%
NON-DROUGHT TOLERANT VARIETIES	0	0%
TOTAL:	330	100%

NATIVE SHRUBS/GROUNDCOVERS		
DESCRIPTION	QTY.	PERCENT
NATIVE SHRUB/GC VARIETIES	10,482	90%
NON-NATIVE SHRUB/GC VARIETIES	1,109	10%
TOTAL:	11,591	100%

DROUGHT TOLERANT SHRUBS/GROUNDCOVERS		
DESCRIPTION	QTY.	PERCENT
DROUGHT TOLERANT VARIETIES	11,591	100%
NON-DROUGHT TOLERANT VARIETIES	0	0%
TOTAL:	11,591	100%

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
BS	6	Gumbo Limbo	Bursera simaruba	YES	12` Ht. x 6` Sprd., 3" DBH.
CL	30	Pitch Apple	Clusia rosea	YES	12` Ht. x 6` Sprd., 3" DBH.
CE	42	Green Buttonwood	Conocarpus erectus	YES	12` Ht. x 6` Sprd., 3" DBH
SB	45	Silver Buttonwood	Conocarpus erectus sericeus	YES	10` Ht. x 6` Sprd.
IC	31	Dahoon Holly	Ilex cassine	YES	12` Ht. x 4` Sprd., 3" DBH.
LI	20	Crape Myrtle	Lagerstroemia indica	NO	8` Ht. x 4` Sprd.
PD	25	Slash Pine	Pinus elliotti densa	YES	10` Ht. x 5` Sprd.
QV	5	Live Oak	Quercus virginiana	YES	12` Ht. x 6` Sprd., 3" DBH.

RELOCATED TREES	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
PR-R	1	Senegal Date Palm	Phoenix reclinata	NO	Relocated Senegal Date Palm, Multi, Ensure Florida Nursery Grades and Standards when transplanting. Root prune as necessary.
SP-R	1	Cabbage Palmetto	Sabal palmetto	YES	Relocated Sabal Palm

PALM TREES	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
RE	4	Florida Royal Palm	Roystonea elata	YES	18` GW, FLORIDA #1
SP2	120	Cabbage Palmetto	Sabal palmetto	YES	12`-18` C.T., Stagger Hts., Clean-cut

ACCENTS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
SR2	15	Orange Bird of Paradise	Strelitzia reginae	NO	36" Ht. x 36" Sprd.

SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
CI	1,113	Cocoplum	Chrysobalanus icaco	YES	24" Ht. x 24" Sprd., 24" O.C.
CI2	48	Cocoplum	Chrysobalanus icaco	YES	4` Ht. x 24" Sprd., 24" O.C., FULL TO BASE
CH	266	Horizontal Cocoplum	Chrysobalanus icaco `Horizontalis`	NO	18" Ht. x 18" Sprd., 18" O.C.
CES	669	Silver Buttonwood	Conocarpus erectus sericeus	YES	24" Ht. x 24" Sprd., 24" O.C.
HC	64	Dwarf Firebush	Hamelia patens `Compacta`	NO	18" Ht. x 24" Sprd., 24" O.C.
IV	1,375	Dwarf Schillings Holly	Ilex vomitoria `Schillings Dwarf`	YES	18" Ht. x 18" Sprd., 18" O.C.
MC	236	Pink Muhly Grass	Muhlenbergia capillaris	YES	24" Ht. x 18" Sprd., 24" O.C.
NE	444	Boston Fern	Nephrolepis exaltata	YES	18" Ht. x 24" Sprd., 24" O.C.
PM	409	Yew Pine	Podocarpus macrophyllus	NO	24" Ht. x 18" Sprd., 18" O.C.
TDF	190	Dwarf Fakahatchee	Tripsacum floridana	YES	18" Ht. x 18" Sprd., 24" O.C.
ZP	195	Coontie Cycad	Zamia pumila	YES	18" Ht. x 18" Sprd., 18" O.C.

GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
LG	419	Evergreen Giant Liriope	Liriope muscari `Evergreen Giant`	NO	12" Ht. x 12" Sprd., 12" O.C.
MS	1,843	Sunshine Mimosa	Mimosa strigillosa	YES	6" Ht., x 8" Sprd., FLORIDA FANCY, FULL, LOW BRANCHED, BLOOMING, 12" O.C.
PO	3,063	Florida Peperomia	Peperomia obtusifolia	YES	6" Ht. x 8" Sprd., 10" O.C.
PV	1,242	Variegated Baby Rubber Plant	Peperomia obtusifolia `Variegata`	YES	6" Ht., x 8" Sprd., 10" O.C.

811 Know what's BELOW. CALL before you dig. Call 811 two business days before digging

WGI.
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	03-26-2021	RESUBMITTAL	
2	05-12-2021	RESUBMITTAL	

CAD	627301-LP.DWG
JOB NO.	6273.01
DRAWN BY	SW
CHECK BY	TM
DATE	12-28-2020

LANDSCAPE ARCHITECT OF RECORD
TIFFANY DELYNN MAY, PLA
FL# LA6667274

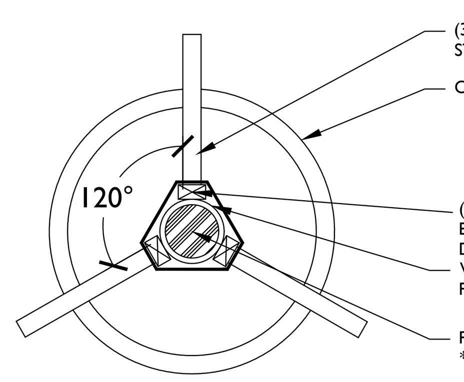
THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
LANDSCAPE PLAN

SHEET:
LP-1.02

SMALL PALM STAKING PLAN

NTS.

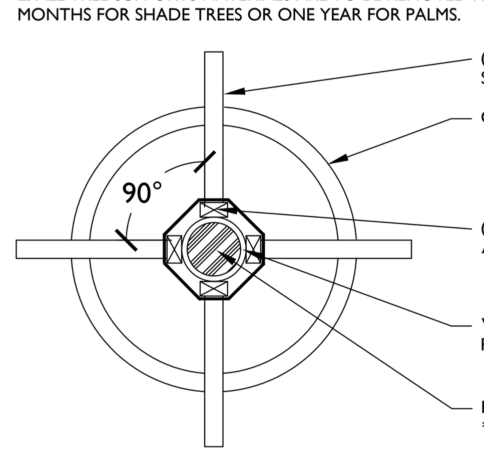
NOTE:
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



LARGE PALM OR TREE STAKING PLAN

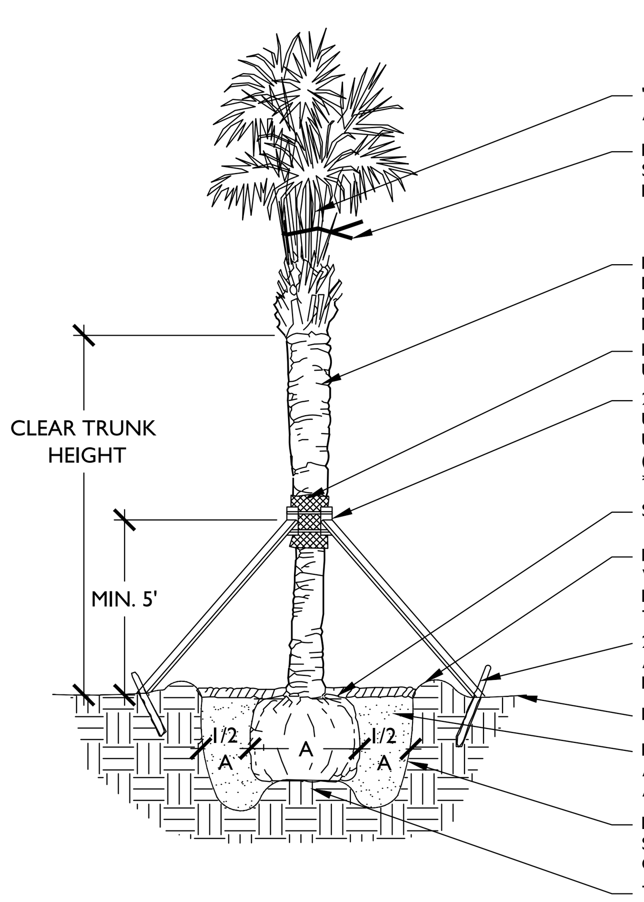
NTS.

NOTE:
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



PALM PLANTING DETAIL

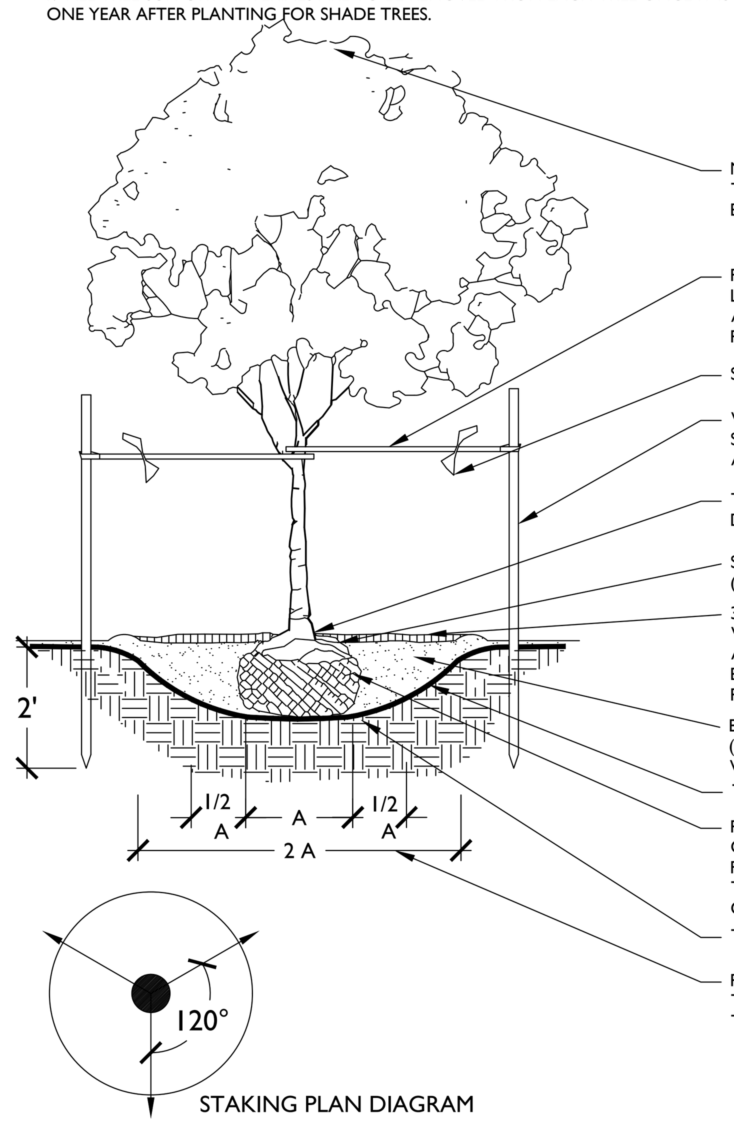
NTS.



TREE PLANTING DETAIL

NTS.

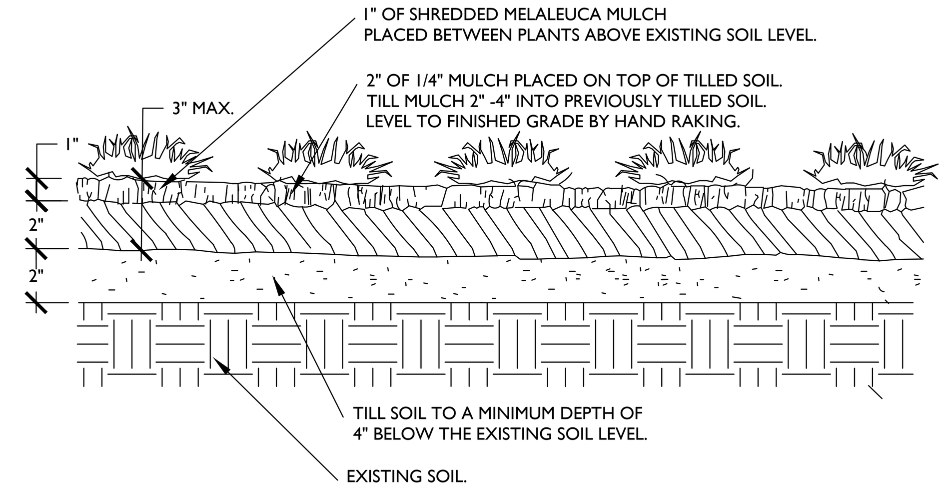
NOTE:
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.



STAKING PLAN DIAGRAM

GROUNDCOVER DETAIL

NTS.

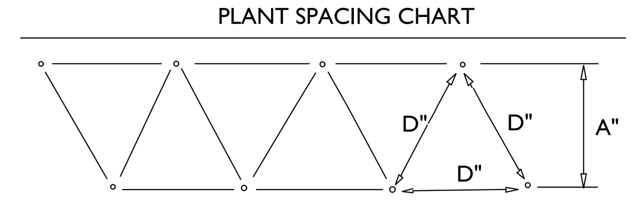


PLANT SPACING DETAIL

NTS.

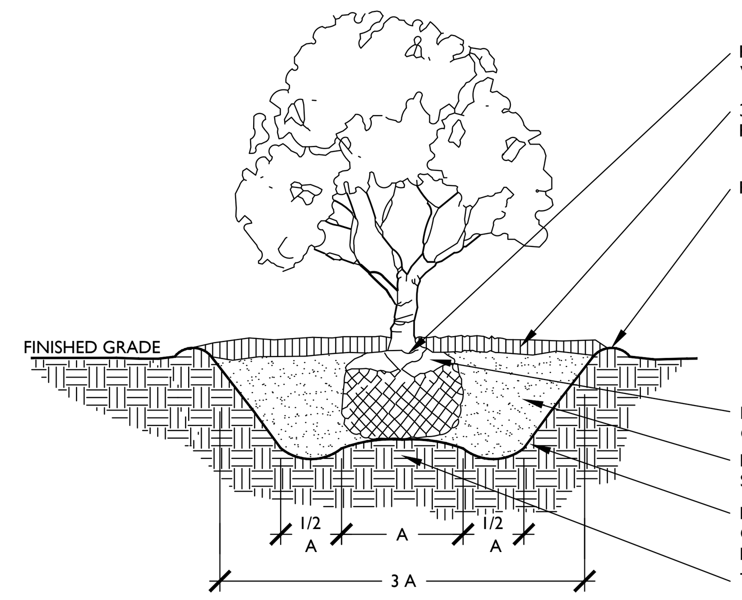
SPACING "D"	ROW "A"
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	31.2"
48" O.C.	41.6"

PLANT SPACING CHART



SHRUB PLANTING DETAIL

NTS.

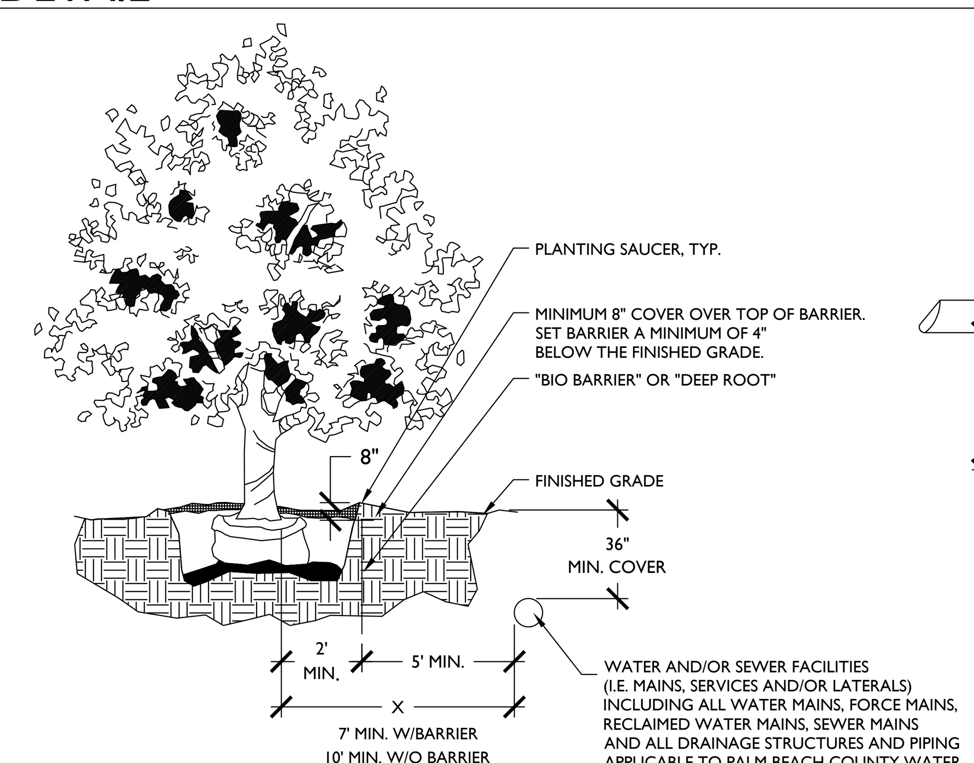


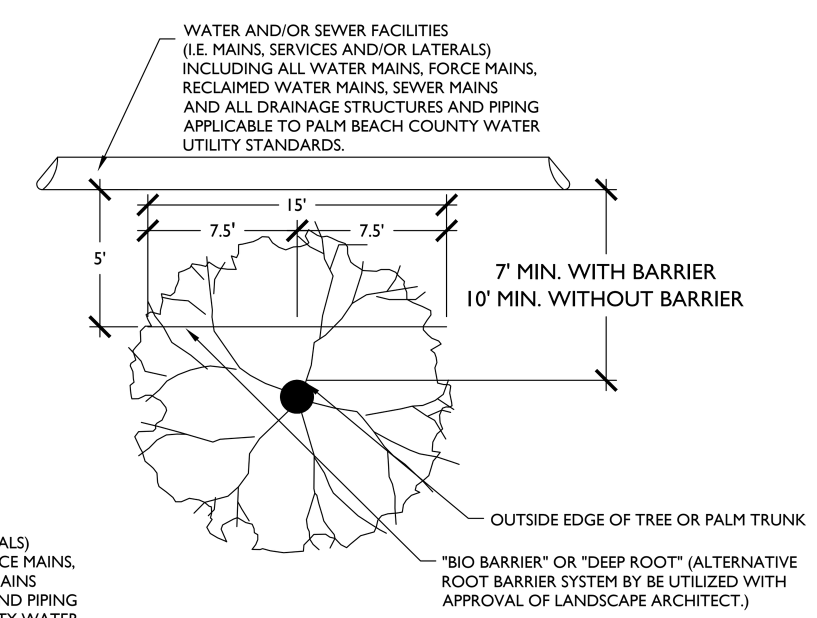
ROOT BARRIER DETAIL

NTS.

NOTE:
1. TREES ARE TO BE INSTALLED WITH A MINIMUM TEN FOOT (10') SEPARATION FROM ANY PUBLIC WATER OR PUBLIC SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE SHALL BE INSTALLED WITH A ROOT BARRIER SYSTEM.

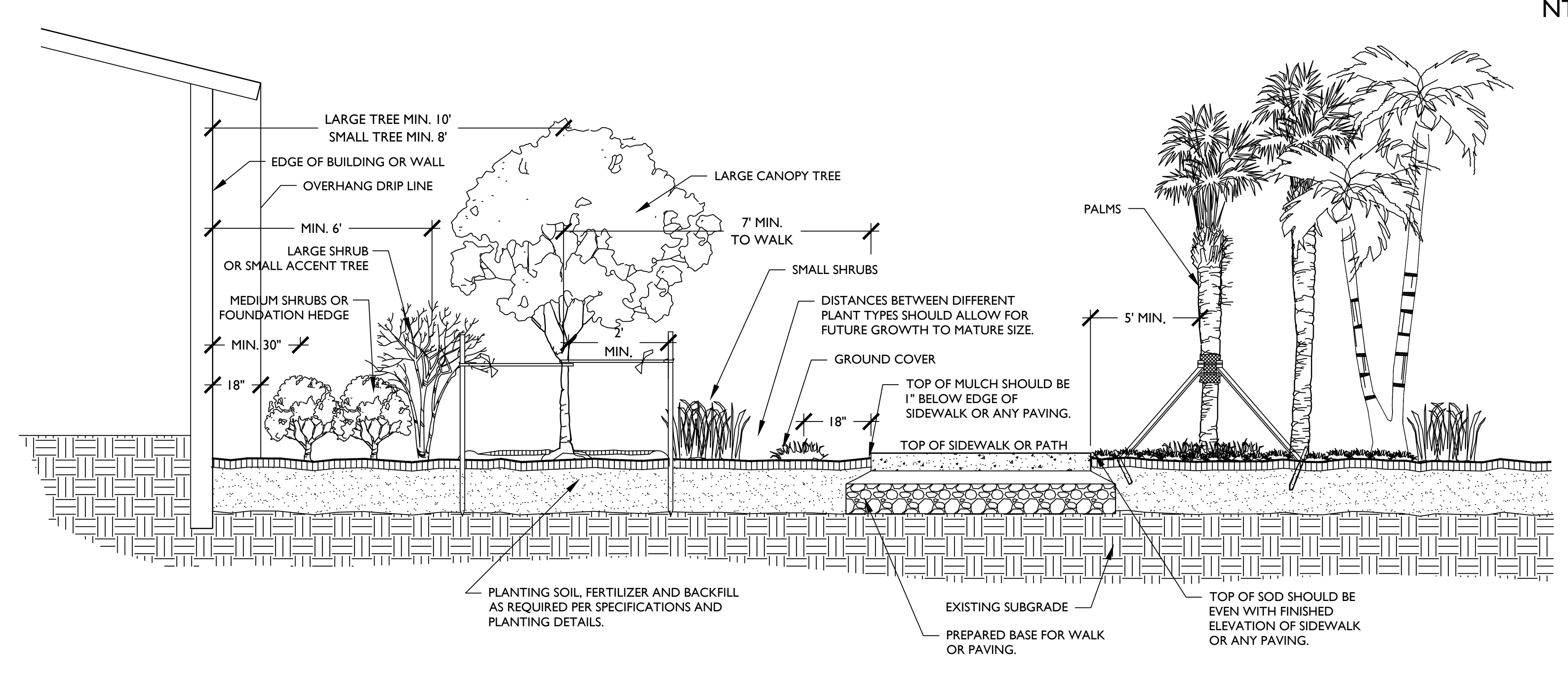
2. ROOT BARRIERS SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPALITY WITHIN WHICH THEY ARE LOCATED AS WELL AS WITH ANY REQUIREMENTS OF THE UTILITY HOLDER OF THE AFFECTED UTILITIES. IN THE EVENT THAT CONFLICTING REQUIREMENTS EXIST BETWEEN THIS ROOT BARRIER DETAIL AND THE MUNICIPALITY/UTILITY HOLDER REQUIREMENTS, THE MORE STRINGENT OF THE REQUIREMENTS SHALL BE APPLICABLE.





TYPICAL PLANTING DIAGRAM

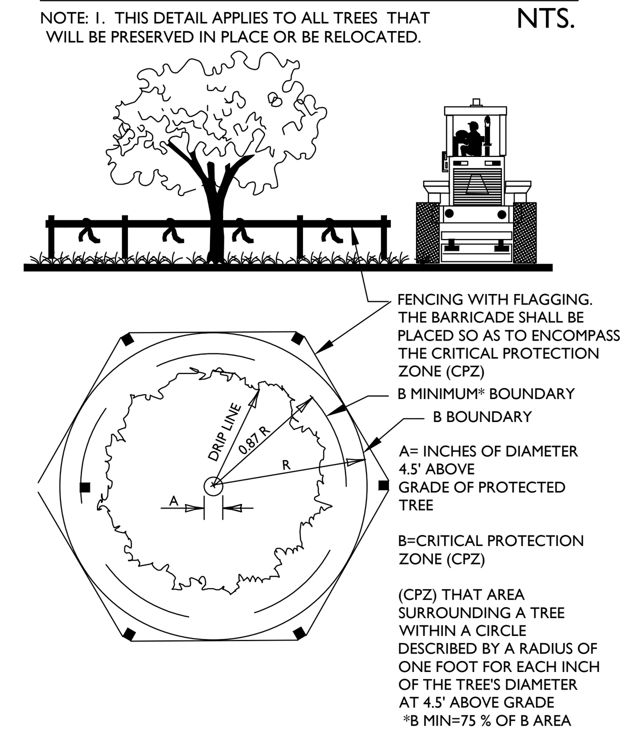
NTS.



TREE PROTECTION DETAIL

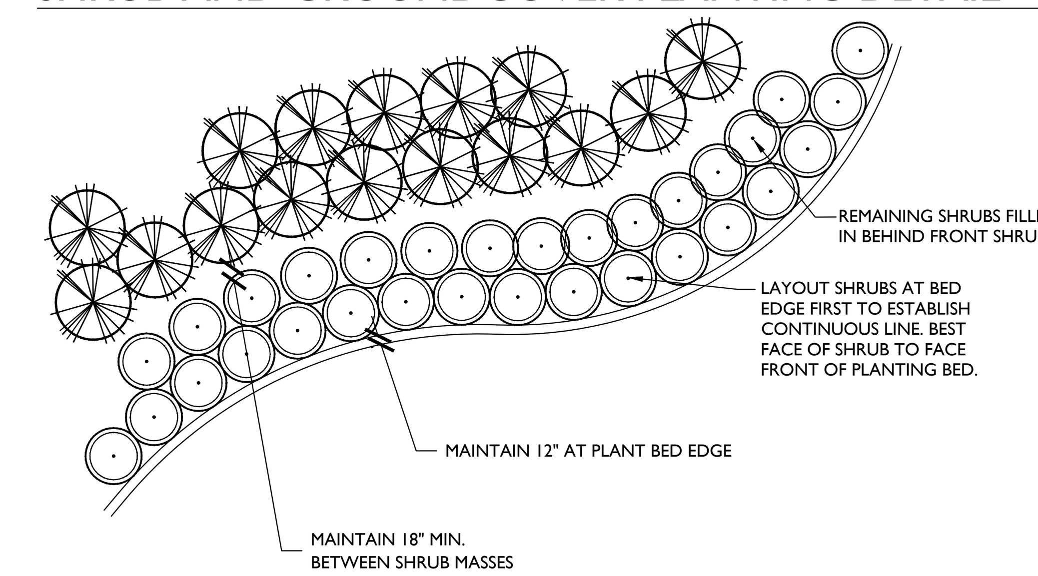
NTS.

NOTE: 1. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.



SHRUB AND GROUNDCOVER PLANTING DETAIL

NTS.



LANDSCAPE NOTES:

1. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
3. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
11. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
12. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	03-26-2021	RESUBMITTAL	
2	05-12-2021	RESUBMITTAL	

CAD 627301-LP.DWG
JOB NO. 6273.01
DRAWN BY SW
CHECK BY TM
DATE 12-28-2020

LANDSCAPE ARCHITECT OF RECORD
TIFFANY DELYNN MAY, PLA
FL# LA6667274

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
LANDSCAPE DETAILS

SHEET:
LP-3.01

Landscape Planting - Part I. General

I. Description of Work

A. Provide all exterior planting as shown on the drawings or inferable therefrom and/or as specified in accordance with the requirements of the Contract Documents. Landscape plans provided indicate the proposed location of living plant material only. Structural elements and hardscape features indicated on the landscape plans are for information purposes only. Landscape plans are not to be utilized for staking and layout or location of any structural site features including but not limited to, buildings, signage, pathways, easements, utilities, or roadways.

B. These specifications include standards necessary for and incidental to the execution and completion of planting as indicated on the prepared drawings and specified herein.

C. All applicable federal, state and local permits shall be attained prior to the removal, relocation, or installation of plant materials indicated within the plan documents.

D. Protection of existing features. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, and utilities specified herein and/or on submitted drawings. Removal or destruction of existing plantings is prohibited unless specifically authorized by the owner, and with permit as required by associated federal, state and local government agencies.

II. Applicable Standards

A. American National Standards for Tree Care Operations, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.

B. American Standard for Nursery Stock, ANSI Z60.1. American Nursery and Landscape Association, 1250 Eye Street. NW, Suite 500, Washington, D.C. 20005.

C. Hortus Third, The Staff of the L.H. Bailey Hortorium. 1976, MacMillan Publishing Co., New York.

D. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent addition.

E. National Arborist Association- Pruning Standards for Shade Trees

F. All standards shall include the latest additions and amendments as of the date of advertisement for bids

III. Qualifications

A. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type of work. All contractors and their sub-contractors who will be performing any landscape work included in this section of the specification shall be approved by the landscape architect.

B. Landscape Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workman's Compensation Insurance.

IV. Requirements of Regulatory Agencies

A. Certificates of inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation. File certificates with the landscape architect prior to acceptance of the material. Inspection by federal or state authorities at place of growth does not preclude rejection of the plants at the site.

V. Submittals

A. Manufacturer's Data: Submit copies of the manufacturer's and/or source data for all materials specified, including soils, soil amendments and fertilizer materials. Comply with regulations applicable to landscape materials.

B. Samples: Submit samples of all topsoil, soil mixes, mulches, and organic materials. Samples shall weigh 1 kg (2 lb) and be packaged in plastic bags. Samples shall be typical of the lot of material to be delivered to the site and provide an accurate indication of color, texture, and organic makeup of the material.

C. Nursery Sources: Submit a list of all nurseries that will supply plants, along with a list of the plants they will provide and the location of the nursery.

D. Soil Test: Submit soil test analysis report for each sample of topsoil and planting mix from a soil testing laboratory approved by the landscape architect.

1. Provide a particle size analysis, including the following gradient of mineral content:

USDA Designation	Size in mm
Gravel	+2 mm
Very Course Sand	1-2 mm
Coarse Sand	0.5-1 mm
Medium Sand	0.25-0.5 mm
Fine Sand	0.1-0.25 mm
Very fine sand	0.05-0.1 mm
Silt	0.002-0.05 mm
Clay	smaller than 0.002

2. Provide a chemical analysis, including the following:

a. pH and buffer pH

b. Percentage of organic content by oven-dried weight.

c. Nutrient levels by parts per million, including phosphorus, potassium magnesium, manganese, iron, zinc, and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil based on the requirements of horticultural plants.

d. Soluble salt by electrical conductivity of a 1:2, soil: water, sample measured in millimho per cm.

e. Cation exchange capacity (CEC).

E. Material Testing: Submit the manufacturers particle size analysis, and the pH analysis and provide a description and source location for the content material of all organic materials.

F. Maintenance Instructions: Prior to the end of maintenance period, Landscape Contractor shall furnish three copies of written maintenance instructions to the Landscape Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.

VI. Utility Verification

A. The contractor shall contact the local utility companies for verification of the location of all underground utility lines in the area of the work. The contractor shall be responsible for all damage resulting from neglect or failure to comply with this requirement.

Part 2. Materials

I. Plants

A. Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. They shall have been freshly dug.

1. All plant names and descriptions shall be as defined in Hortus Third.

2. All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock and Florida Department of Agriculture Grades and Standards for Nursery Plants.

3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 325 km (200 miles) north or south of the latitude of the project unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zone of the planting location.

B. Unless specifically noted, all plants shall be exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.

1. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 20 mm (3/4 in.) in diameter that are not completely closed will be rejected.

C. Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect. Use of larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.

1. Caliper measurements shall be taken on the trunk 150 mm (6 in.) above the natural ground line for trees up to and including 100 mm (4 in.) in caliper, and 300 mm (12 in.) above the natural ground line for trees over 100 mm (4 in.) in caliper. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where pruning is required. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the Florida Department of Agriculture Grades and Standards for Nursery Plants, shall be rejected.

D. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price.

E. The plant schedule provided at the end of this section, or on the drawing, is for the contractor's information only, and no guarantee is expressed or implied that quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials shown on the drawings are included in his or her bid.

F. All plants shall be labeled by plant name. Labels shall be attached securely to all plants, bundles, and containers of plant materials when delivered. Plant labels shall be durable and legible, with information given in weather-resistant ink or embossed process lettering.

G. Selection and Tagging

1. Plants shall be subject to inspection for conformity to specification requirements and approval by the landscape architect at their place of growth and upon delivery. Such approval shall not impair the right of inspection and rejection during progress of the work.

2. A written request for the inspection of plant material at their place of growth shall be submitted to the landscape architect at least ten calendar days prior to digging. This request shall state the place of growth and the quantity of plants to be inspected. The landscape architect may refuse inspection at this time if, in his or her judgment, sufficient quantities of plants are not available for inspection or landscape architect deems inspection is not required.

3. All field grown deciduous trees shall be marked to indicate the trees north orientation in the nursery. Place a 1-in. diameter spot of white paint onto the north side of the tree trunk within the bottom 12 inches of the trunk.

H. Anti-Desiccants

1. Anti-desiccants, if specified, are to be applied to plants in full leaf immediately before digging or as required by the landscape architect. Anti-desiccants are to be sprayed so that all leaves and branches are covered with a continuous protective film.

I. Balled and Burlapped (B&B) Plant Materials

1. Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the Florida Department of Agriculture Grades and Standards for Nursery Plants. Balls shall be firmly wrapped with synthetic, natural, or burlap, and/or wire. All synthetic fabric should be removed from the rootball prior to planting. True biodegradable burlap can be left around the root ball. The root collar shall be apparent at surface of ball. Trees with loose, broken, processed, or manufactured root balls will not be accepted, except with special written approval before planting.

J. Container Plants

1. Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the Florida Department of Agriculture Grades and Standards for Nursery Plants and be free of circling roots on the exterior and interior of the root ball.

2. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium.

K. Bareroot and Collected Plants

1. Plants designated as bareroot or collected plants shall conform to the American Standard for Nursery Stock.

2. Bareroot material shall not be dug or installed after bud break or before dormancy.

3. Collected plant material that has not been taken from active nursery operations shall be dug with a root ball spread at least 1/3 greater than nursery grown plants. When specified or approved, shall be in good health, free from disease, insect or weed infestation and shall not be planted before inspection and acceptance at the site. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.

L. Specimen Material: Plant material specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.

M. Palms

1. Coconut Palms shall be grown from a certified seed.

2. All palm species except Sabal palmetto shall have roots adequately wrapped before transporting.

3. Sabal palms shall have a hurricane cut. Sabal palms shall be installed on site at the earliest opportunity in the construction process. All Sabal palms shall be from Palm Beach County or other sandy soils. All Sabal palms shall be Florida Fancy.

4. For booted trunk palms, trunks shall have clean intact boots firmly attached to the palm trunk. For slick trunk palms, trunk shall be clear and free from defect and scars.

5. The Contractor shall treat all palms as required to prevent infestation by the palmetto weevil.

N. Sod

1. Sod shall be graded #1 or better. Sod shall be loam or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debris including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant material.

2. Sod shall be sufficiently thick to insure a dense stand of live grass. Sod shall be live, fresh, and uninjured at the time of planting. Plant sod within 48 hours after harvesting.

3. Sod area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or edge of water.

O. Immediately after harvesting plants, protect from drying and damage until shipped and delivered to the planting site. Rootballs shall be checked regularly and watered sufficiently to maintain root viability.

P. Transportation and Storage of Plant Material

1. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches.

2. During transportation of plant material, the contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the landscape architect may reject the injured tree(s) and order them replaced at no additional cost to the owner. All loads of plants shall be covered at all times with tarpaulin or canvas. Loads that are not protected will be rejected.

3. All bareroot stock sent from the storage facility shall be adequately covered with wet soil, sawdust, woodchips, moss, peat, straw, hay, or other acceptable moisture-holding medium, and shall be covered with a tarpaulin or canvas. Loads that are not protected in the above manner may be rejected.

4. Plants must be protected at all times from sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, wet mulch, or other acceptable material, and kept well watered. Plants shall not remain unplanted any longer than three days after delivery. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to avoid damaging it.

Q. Mechanized Tree Spade Requirements

Trees may be moved and planted with an approved mechanical tree spade. The tree spade shall move trees limited to the maximum size allowed for a similar B&B root-ball diameter according to the American Standard for Nursery Stock or the manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller. The machine shall be approved by the landscape architect prior to use. Trees shall be planted at the designated locations in the manner shown in the plans and in accordance with applicable sections of the specifications.

II Materials for Planting

A. Mulch: Except as otherwise specified, mulch shall be shredded Melaleuca mulch - grade "A". All Melaleuca mulch shall be made entirely from the wood and bark of the Melaleuca quinquinerva tree. It shall not contain more than 10% bark (by volume). Shreds and chips shall not be larger the ¾" diameter and 1½" in length. Mulch shall be free of weeds, seeds, and any other organic or inorganic material other than Melaleuca wood and bark. It shall not contain stones or other foreign material that will prevent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3". Submit sample for approval.

B. Peat: Shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.

C. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 3" deep and shall be contained with edging or other approved gravel stop as indicated on the plans. It shall be a maximum of 1 1/2", a minimum of 3/4" and of a readily-available natural gravel color range. Provide geotextile filter fabric below aggregate rock.
Submit sample for approval.

D. Root Barrier: Where specified, root barriers shall be installed on all tree and palm material in accordance with the root barrier detail provided within the plan drawings. Root barriers shall comply with all requirements of the municipality within which they are located as well as with any utility holder requirements of any affected utilities. In the event that conflicting requirements exist between the root barrier detail provided within the plan documents and the municipality/utility holder requirements, the more stringent of the requirements shall be applicable.

E. Planter Edging: Use only where specifically indicated on plans. Edging shall be the color black.

F. Anti-desiccant: shall be an emulsion specifically manufactured for agricultural use, which provides a protective film over plant surfaces. Anti-desiccants shall be delivered in containers of the manufacturer and shall be mixed according to the manufacturer's directions. Submit manufacturer literature for approval.

III. Materials for Soil Amendment

A. Pine Bark: Horticultural-grade milled pine bark, with 80 percent of the material by volume sized between 0.1 and 15.0 mm.

1. Pine bark shall be aged sufficiently to break down all woody material. Pine bark shall be screened.

2. pH shall range between 4 and 7.0.

3. Submit manufacturer literature for approval.

B. Organic Matter: Leaf matter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and nonorganic matter. Organic matter shall be commercially prepared compost. Submit 0.5 kg (1 lb) sample and suppliers literature for approval.

C. Course Sand: Course concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.75 or greater.

1. Sands shall be clean, sharp, natural sands free of limestone, shale and slate particles.

2. Provide the following particle size distribution:

Sieve	Percentage Passing
3/8 in (9.5 mm)	100
No. 4 (4.75 mm)	95-100
No. 8 (2.36 mm)	80-100
No. 16 (1.18 mm)	50-85
No. 30 (0.60 mm)	25-60
No. 50 (0.30 mm)	10-30
No. 100 (0.15 mm)	2-10

D. Lime: shall be ground, palletized, or pulverized lime manufactured to meet agricultural standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plus magnesium oxide). Submit manufacturer literature for approval.

E. Sulfur: shall be flowers of sulfur, pelletized or granular sulfur, or iron sulfate. Submit manufacturer literature for approval.

F. Fertilizer: Agricultural fertilizer of a formula indicated by the soil test. Fertilizers shall be organic, slow-release compositions whenever applicable. Submit manufacturer literature for approval.

IV. Planting Mix

A. Planting Mix

1. Planting Mix for Trees, Shrubs, Groundcovers and vines: Check with landscape architect for appropriate mixture.

2. Planting Mix for Palms: Mixture of course sand and peat mixed to the following proportion:

Component	Percent by Volume
Coarse Sand	75%
Peat	25%

B. Planting mix shall be thoroughly mixed, screened, and shredded.

C. Prior to beginning the mixing process, submit a 1-kg (2-lb) sample of the proposed mix with soil test results that indicate the mix ratio and the results achieved.

D. During the mixing process but prior to installing the mix, submit a 1-kg (2-lb) sample for each 200 cubic meters (250 cubic yards) of planting mix, taken randomly from the finished soil mix, with soil test results for approval. In the event that the test results do not meet the required particle size distribution, remix and resubmit a revised planting mix.

E. Make all amendments of lime/sulfur and fertilizer indicated by the soil test results at the time of mixing.

F. All mixing shall take place in the contractors yard, using commercial mixing equipment sufficient to thoroughly mix all components uniformly

G. Protect the planting mix from erosion prior to installation.

Part 3. Execution

I. Excavation of Planted Areas

A. Locations for plants and/or outlines of areas to be planted are to be staked out at the site. Locate and mark all subsurface utility lines. Approval of the stakeout by the landscape architect is required before excavation begins.

B. Tree, shrub, and groundcover beds are to be excavated to the depth and widths indicated on the landscape plan detail drawings. If the planting area under any tree is initially dug too deep, the soil added to bring it up to the correct level should be thoroughly tamped.

1. The sides of the excavation of all planting areas shall be sloped at a 45 degrees. The bottom of all beds shall slope parallel to the proposed grades or toward any subsurface drain lines within the planting bed. The bottom of the planting bed directly under any tree shall be horizontal such that the tree sits plumb.

2. Maintain all required angles of repose of the adjacent materials as shown on the drawings. Do not excavate compacted subgrades of adjacent pavement or structures.

3. Subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill in any planted or lawn area. Excavations shall not be left uncovered or unprotected overnight.

C. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 150-mm (6 in.) layer, excavate the hole to the depth of the root ball and to widths shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the excavation.

1. In areas of slowly draining soils, the root ball may be set up to 75 mm (3 in.) or 1/8 of the depth of the root ball above the adjacent soil level.

2. Save the existing soil to be used as backfill around the tree.

3. On steep slopes, the depth of the excavation shall be measured at the center of the hole and the excavation dug as shown on the drawings.

D. Detrimental soil conditions: The landscape architect is to be notified, in writing, of soil conditions encountered, including poor drainage, that the contractor considers detrimental to the growth of plant material. When detrimental conditions are uncovered, planting shall be discontinued until instructions to resolve the conditions are received from the landscape architect.

E. Obstructions: If rock, underground construction work, utilities, tree roots, or other obstructions are encountered in the excavation of planting areas, alternate locations for any planting shall be determined by the landscape architect.

II. Installation of Planting Mix

A. Prior to the installation of the planting mix, install subsurface drains, irrigation main lines, lateral lines, and irrigation risers shown on the drawings.

B. The landscape architect shall review the preparation of subgrades prior to the installation of planting mix.

C. Do not proceed with the installation of planting mix until all utility work in the area has been installed.

D. Protect adjacent walls, walks, and utilities from damage or staining by the soil. Use 12-mm (1/2 in.) plywood and/or plastic sheeting as directed to cover existing concrete, metal, masonry work, and other items as directed during the progress of the work.

1. Clean up any soil or dirt spilled on any paved surface at the end of each working day.

2. Any damage to the paving or architectural work caused by the soils installation contractor shall be repaired by the general contractor at the soils installation contractors expense.

E. Till the subsoil into the bottom layer of topsoil or planting mix.

1. Loosen the soil of the subgrade to a depth of 50 to 75 mm (2 to 3 in.) with a rototiller or other suitable device.

2. Spread a layer of the specified topsoil or planting mix 50 mm (2 in.) deep over the subgrade. Thoroughly till the planting mix and the subgrade together.

3. Immediately install the remaining topsoil or planting mix in accordance with the following specifications. Protect the tilled area from traffic. DO NOT allow the tilled subgrade to become compacted.

4. In the event that the tilled area becomes compacted, till the area again prior to installing the planting mix.

F. Install the remaining topsoil or planting mix in 200- to 250-mm (8- to 10-in.) lifts to the depths and shown on the drawing details. The depths and grades shown on the drawings are the final grades after soil settlement and shrinkage of the organic material. The contractor shall install the soil at a higher level to anticipate this reduction of soil volume, depending on predicted settling properties for each type of soil.

1. Phase the installation of the soil such that equipment does not have to travel over already-installed topsoil or planting mixes.

2. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soil in each lift should feel firm to the foot in all areas and make only slight heel prints. Overcompaction shall be determined by the following field percolation test.

a. Dig a hole 250 mm (10 in.) in diameter and 250 mm (10 in.) deep.

b. Fill the hole with water and let it drain completely. Immediately refill the hole with water, and measure the rate of fall in the water level.

c. In the event that the water drains at a rate less than 25 mm (1 in.) per hour, till the soil to a depth required to break the overcompaction.

d. The landscape architect shall determine the need for, and the number and location of percolation tests based on observed field conditions of the soil.

3. Maintain moisture conditions within the soils during installation to allow for satisfactory compaction. Suspend installation operations if the soil becomes wet. Do not place soils on wet subgrade.

4. Provide adequate equipment to achieve consistent and uniform compaction of the soils. Use the smallest equipment that can reasonably perform the task of spreading and compaction.

5. Add lime, sulfur, fertilizer, and other amendments during soil installation. Spread the amendments over the top layer of soil and till into the top 100 mm (4 in.) of soil. Soil amendments may be added at the same time that organic matter, when required, is added to the top layer of soil.

6. Protect soil from overcompaction after placement. An area that becomes overcompacted shall be tilled to a depth of 125 mm (6 in.). Uneven or settled areas shall be filled and regraded.

III. Fine Grading

A. It shall be the responsibility of the Contractor to finish grade (min. 6" below adjacent F.F.E.). Finish grades in planting areas shall be one inch lower than adjacent paving and are to include 3" of mulching. New earthwork shall blend smoothly into the existing earthwork, and grades shall pitch evenly between spot grades. All planted areas must pitch to drain at a minimum of 1/4" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.

B. Fill all dips and remove any bumps in the overall plane of the slope.

1. The tolerance for dips and bumps in lawn areas shall be a 12-mm (1/2 in.) deviation from the plane in 3,000 mm (10 ft).

2. The tolerance for dips and bumps in shrub planting areas shall be a 25-mm (1 in.) deviation from the plane in 3,000 mm (10 ft).

3. All fine grading shall be inspected and approved by the landscape architect prior to planting, mulching, sodding, or seeding.

C. Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any utility, drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

IV. Planting Operations

A. Plants shall be set on flat-tamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally one year later.

1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.

2. If the root flare is less than 50 mm (2 in.) below the soil level of the root ball, plant the tree the appropriate level above the grade to set the flare even with the grade. If the flare is more than 50 mm (2 in) at the center of the root ball the tree shall be rejected.

B. Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the trunk as a lever in positioning or moving the tree in the planting area.

C. Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting.

D. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting-soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.

E. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top half of balls. Do not turn under and bury portions of burlap at top of ball.

1. Do not immediately remove the ropes and burlap from trees larger than 3 in. caliper. Return to each tree three months after planting and cut all ropes around the trunks and tops of the root balls of these trees.

2. Completely remove any waterproof or water-repellant strings or wrappings from the root ball and trunk before backfilling.

F. Set balled and burlapped trees in the hole with the north marker facing north unless otherwise approved by the landscape architect.

G. Place native soil, topsoil, or planting mix into the area around the tree, tamping lightly to reduce settlement.

1. For plants planted in individual holes in existing soil, add any required soil amendments to the soils, as the material is being backfilled around the plant. Ensure that the amendments are thoroughly mixed into the backfill.

2. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.

3. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.

H. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. Stagger strips to offset joints in adjacent courses. Bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. Sod along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional charge.

I. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.

J. Remove all tags, labels, strings, etc. from all plants.

K. Remove any excess soil, debris, and planting material from the job site at the end of each workday.

L. Form watering saucers 100 mm (4 in.) high immediately outside the area of the root ball of each tree as indicated on the drawings.

V. Relocation of Existing Material:

A. Landscape Contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices and the following procedures.

1. Select a healthy tree

2. Selectively trim the canopy removing dead limbs, cross branching over crowned areas, and lower undesirable limbs. Fertilize and water trees before pruning.

3. Root prune 50% of the root system approximately 18"-2' deep (depending upon species and size). This is done by hand with sharp hand tools or a root pruning saw. The diameter of the root ball to be pruned is 8-12 inches per every one inch of diameter at breast height of the tree.

4. Back fill the existing soil with peat moss to stimulate new root growth of the pruned roots.

5. Water in thoroughly and treat with a mycorrhizae and a low nitrogen fertilizer (so not to burn the pruned roots). Brace trees if deemed necessary.

6. The root pruned tree should be watered every day (especially during warm months of the season), the equivalent of 5 gallons for every DBH of tree per day.

7. Root pruned trees should be let to stand for a minimum of 6 weeks for trees less than 8" DBH and as long as 3 months for larger specimens prior to transplanting.

8. For best results and survivorship, new root growth should be evident on root pruned trees prior to transplanting.

9. Upon transplanting, water should be applied every day as outlined in step 6 for at least one year.

VI. Staking and Guying

A. The Contractor shall stake all trees and palms in accordance with the tree and palm staking details provided within the plan drawings. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.

B. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.

C. Stakes and guys shall be installed immediately upon approval or planting, and shall be removed in accordance with the staking details provide within the plan drawings. Any tree that is not stable at the end of the warranty period shall be rejected.

VII. Pruning

A. Plants shall not be heavily pruned at the time of planting. Pruning is required at planting time to correct defects in the tree structure, including removal of injured branches, waterspouts, suckers, and interfering branches. Healthy lower branches and interior small twigs should not be removed except as necessary to clear walks and roads. In no case should more than one-quarter of the branching structure be removed. Retain the normal or natural shape of the plant.

B. All pruning shall be completed using clean, sharp tools. All cuts shall be clean and smooth, with the bark intact with no rough edges or tears.

C. Pruning of large trees shall be done from a hydraulic man-lift such that it is not necessary to climb the tree.

VIII. Mulching

A. All trees, palms, shrubs, and other plantings will be mulched with mulch previously approved by the landscape architect. The mulch shall be a minimum 3" thick layer over all tree, shrub and ground cover planting areas, unless otherwise specified. All mulch layers shall be of the specified thickness at the time of the final acceptance of the work. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

B. Place mulch at least 3" in depth in a circle around all trees located in lawn areas. The diameter of the circle shall be 18" in diameter larger than the ball of the plant provided. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

IX. Maintenance of Trees, Shrubs, and Vines

A. Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed by the landscape architect.

B. Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, fertilizing, tightening and repairing guys and stakes, resetting plants to proper grades or upright position, restoring of the planting saucer, and furnishing and applying such sprays or other materials as necessary to keep plantings free of insects and diseases and in vigorous condition.

C. Planting areas and plants shall be protected at all times against trespassing and damage of all kinds for the duration of the maintenance period. If a plant becomes damaged or injured, it shall be treated or replaced as directed by the landscape architect at no additional cost.

D. Watering: Contractor shall irrigate as required to maintain vigorous and healthy tree growth. Overwatering or flooding shall not be allowed. The contractor shall monitor, adjust, and use existing irrigation facilities, if available, and furnish any additional material, equipment, or water to ensure adequate irrigation. Root balls of all trees and large shrubs shall be spot watered using handheld hoses during the first four months after planting, as required to ensure adequate water within the root ball.

E. During periods of restricted water usage, all governmental regulations (permanent and temporary) shall be followed. The contractor may have to transport water from ponds or other sources, at no additional expense to the owner when irrigation systems are unavailable.

F. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Landscape Architect

X. Acceptance

A. The landscape architect shall inspect all work for acceptance upon written request of the contractor. The request shall be received at least ten calendar days before the anticipated date of inspection.

B. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full conformance to the contract documents, including correct species.

C. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect, the landscape architect shall certify in writing that the work has been accepted.

XI. Acceptance in Part

A. Work may be accepted in parts when the landscape architect and contractor deem that practice to be in their mutual interest. Approval must be given in writing by the landscape architect to the contractor verifying that the work is to be completed in parts. Acceptance of work in parts shall not waive any other provision of this contract.

XII. Guarantee Period and Replacements

A. The guarantee period for trees and shrubs shall begin at the date of acceptance.

B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance.

C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all guarantee periods terminate at one time.

D. The contractor shall replace, without cost, as soon as weather conditions permit, and within a specified planting period, all plants determined by the landscape architect to be dead or in an unacceptable condition during and at the end of the guarantee period. To be considered acceptable, plants shall be free of dead or dying branches and branch tips and shall bear foliage of normal density, size, and color. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in this specification.

E. The guarantee of all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of said extended guarantee period, the landscape architect may elect subsequent replacement or credit for that item.

F. At the end of the guarantee, the contractor shall reset grades that have settled below the proposed grades on the drawings.

G. The contractor shall make periodic inspections, at no extra cost, during the guarantee period to determine what changes, if any, should be made in the maintenance program. If changes are recommended, they shall be submitted in writing to the landscape architect. Claims by the contractor that the owners maintenance practices or lack of maintenance resulted in dead or dying plants will not be considered if such claims have not been documented by the contractor during the guarantee period.

XIII. Final Inspection and Final Acceptance

At the end of the guarantee period and upon written request of the contractor, the landscape architect will inspect all guaranteed work for final acceptance. The request shall be received at least ten calendar days before the anticipated date for final inspection. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect at that time, the landscape architect shall certify, in writing, that the project has received final acceptance.

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	03-26-2021	RESUBMITTAL	
2	05-12-2021	RESUBMITTAL	

CAD 627301-LP.DWG	
JOB NO.	6273.01
DRAWN BY	SW
CHECK BY	TM
DATE	12-28-2020

LANDSCAPE ARCHITECT OF RECORD
TIFFANY DELYNN MAY, PLA
FL# LA6667274

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
LANDSCAPE SPECIFICATIONS

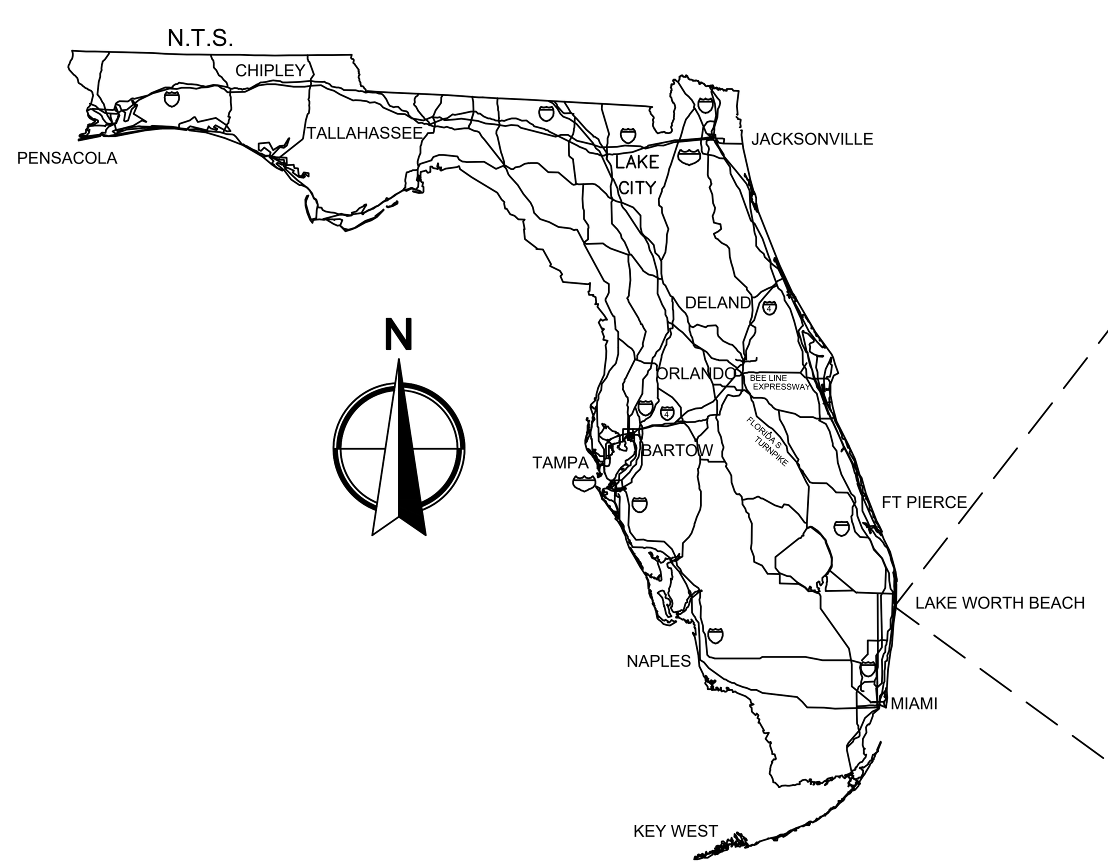
SHEET:

LP-3.02

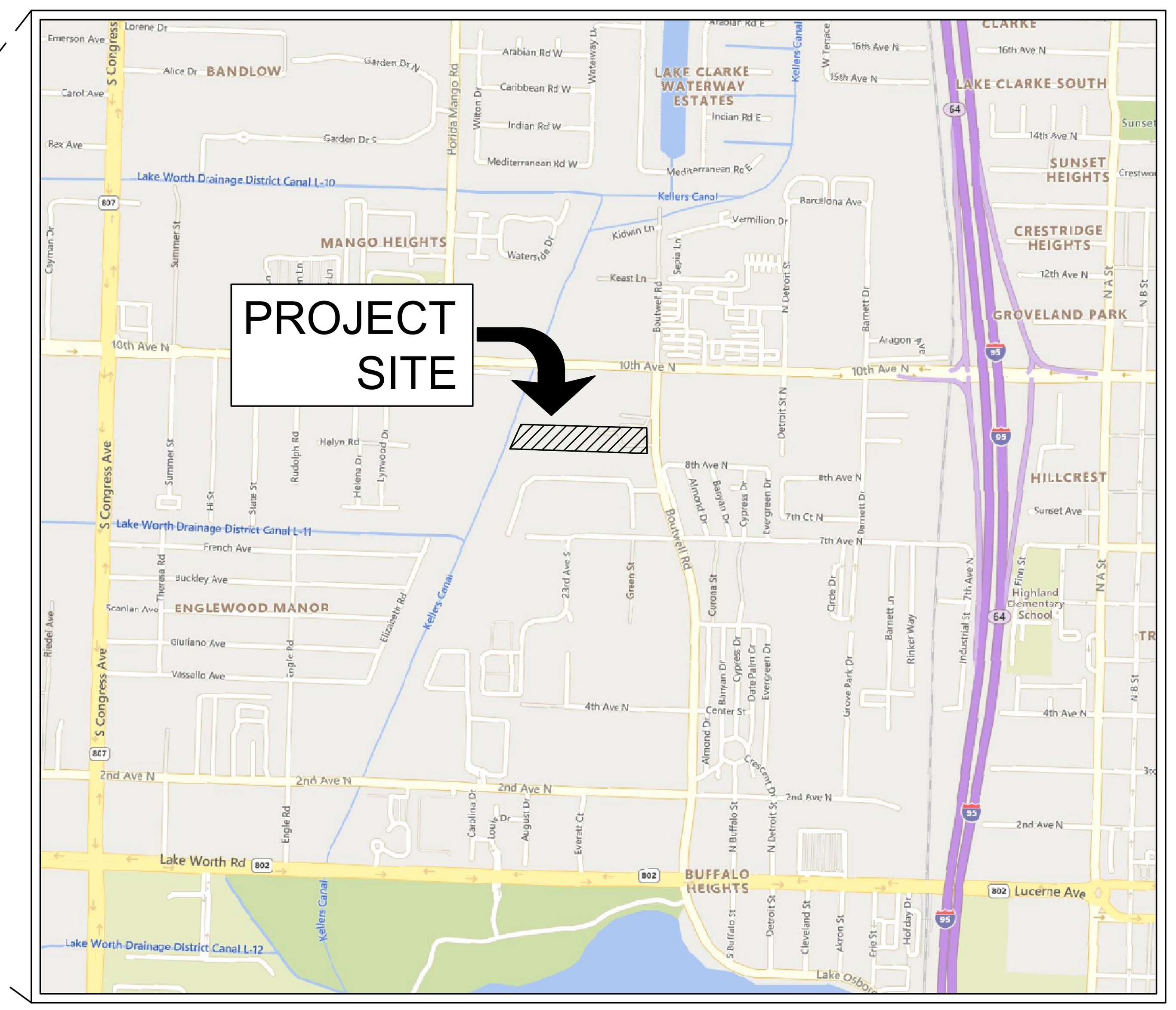
THE BEXLY AT BOUTWELL

3300 BOUTWELL ROAD
LAKE WORTH BEACH
30% ENGINEERING PLANS

PREPARED FOR:
MA INVESTMENT BOCA, LLC
740 HIBISCUS STREET
BOCA RATON, FL 33486



LOCATION MAP



PROJECT LOCATED IN
SECTION 20 / TOWNSHIP 44 SOUTH / RANGE 43 EAST

CIVIL ENGINEERING SHEET INDEX

DRAWING NO	DESCRIPTION
C-1	COVER
C-2	GENERAL NOTES
C-3	STORMWATER POLLUTION PREVENTION PLAN
C-4	STORMWATER POLLUTION PREVENTION PLAN
C-5	PAVING, GRADING AND DRAINAGE PLAN
C-6	PAVING, GRADING AND DRAINAGE PLAN
C-7	WATER AND SEWER PLAN
C-8	WATER AND SEWER PLAN
C-9	SIGNING AND PAVEMENT MARKING PLAN
C-10	SIGNING AND PAVEMENT MARKING PLAN
C-11	PAVING, GRADING AND DRAINAGE DETAILS
C-12	PAVING, GRADING AND DRAINAGE DETAILS
C-13	PAVING, GRADING AND DRAINAGE DETAILS
C-14	WATER AND SEWER DETAILS
C-15	WATER AND SEWER DETAILS
C-16	WATER AND SEWER DETAILS
C-17	WATER AND SEWER DETAILS

PERMIT TRACKING

PERMITTING AGENCY	PERMIT NAME	PERMIT NUMBER	EXPIRATION DATE
CITY OF LAKE WORTH BEACH	SITE PLAN	21-01400002	
LAKE WORTH DRAINAGE DISTRICT	DRAINAGE CONNECTION	16-9904P.01	

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CONVERSION: NGVD29 = NAVD88+1.5'

HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANES, EAST ZONE, U.S. FEET (NAD83)

811 Know what's below. Call before you dig.

PREPARED BY:
WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CONSULTANTS:

PROJECT TITLE:
THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH

ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589
05-12-2021

REVISIONS

NO:	DATE:	DESCRIPTION:
1	3/25/21	SITE PLAN RESUBMITTAL

DRAWN DATE:	02-03-21
DRAWN BY:	GAT
CHECKED BY:	CJH
PROJECT #:	6273.01

30% ENGINEERING PLANS

SHEET #:	TOTAL SHEETS
C-1	17

GENERAL NOTES

1. REGULATIONS - ALL CONSTRUCTION SHALL BE DONE IN A WORKMAN LIKE MANNER AND SHALL CONFORM TO ALL CITY/COUNTY, STATE AND FEDERAL REGULATIONS AND OR CODES INCLUDING BUT NOT LIMITED TO THE CURRENT PALM BEACH COUNTY AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) LATEST REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES TO BEGIN WORK AND PAY ALL REQUIRED FEES ASSOCIATED WITH SAME.
2. STANDARD DETAILS AND SPECIFICATIONS - STATE, COUNTY AND CITY CONSTRUCTION DETAILS AND SPECIFICATIONS SHALL BE APPLIED TO THE APPROPRIATE AREAS OF THE PLANS, GENERALLY DIFFERENTIATED BY PROPERTY OWNERSHIP LINES OR INTENT OF THE DESIGN. ANY CONFLICTS BETWEEN GOVERNING STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. DATUM - UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). HORIZONTAL DATA SHOWN HEREON REFERS TO N.A.D. 83 FLORIDA STATE PLANE EAST ZONE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION BEGINS OR RESUMES. CONVERSION: NGVD29 = NAVD88+1.5'
4. CHANGES - ALL CHANGES SHALL BE SUBMITTED IN WRITING AND APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
5. GUARANTEE - THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIAL SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
6. SHOP DRAWINGS - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND LAKE WORTH UTILITIES APPROVAL. STRUCTURE SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
7. MAINTENANCE OF TRAFFIC (M.O.T.) - UNLESS OTHERWISE PERMITTED, THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND VEHICULAR TRAFFIC AND ACCESS AT ALL TIMES DURING CONSTRUCTION AND SHALL PROVIDE THE NECESSARY TEMPORARY PAVEMENT, BARRICADES, LIGHTING, SIGNS, FLAGMEN, ETC. FOR THE SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL SUBMIT M.O.T. AND A.D.A. ACCESS PLANS TO THE ENGINEER FOR REVIEW AND CITY, COUNTY AND STATE APPROVAL OF WORK TO BE DONE WITHIN THEIR RIGHTS OF WAY. M.O.T. SHALL BE IN ACCORDANCE WITH A.D.A., M.U.T.C.D. AND F.D.O.T. INDEX SERIES 600.
8. RECORD DRAWINGS - THE CONTRACTOR SHALL SUBMIT RECORD DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL. RECORD DRAWINGS MUST BE SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF FLORIDA AND BE REFERENCED TO THE DATUM SHOWN IN THE CONSTRUCTION PLANS. ANY UNMARKED UTILITIES ENCOUNTERED DURING CONSTRUCTION SHALL BE INCORPORATED INTO THE RECORD DRAWINGS. ALL UTILITIES MUST BE SHOWN IN THEIR AS-BUILT LOCATION.
9. RESPONSIBILITY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND MATERIAL OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE APPROPRIATE UTILITY COMPANY SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION IN OR AROUND THAT UTILITY. CALL "SUNSHINE STATE ONE CALL" AT 1-800-432-4770 PRIOR TO ANY EXCAVATION. THE ENGINEER AND OWNER SHALL BE HELD HARMLESS AGAINST ALL CLAIMS OR DAMAGES.
10. RESTORATION - THE CONTRACTOR SHALL IMMEDIATELY REPAIR AND RESTORE EXISTING SITE FEATURES INCLUDING PAVEMENT, DRIVEWAYS, PIPES, FENCES, TRAFFIC CONTROL DEVICES, MAILBOXES AND PROPERTY CORNERS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES. THE REPAIR AND RESTORATION SHALL CONFIRM TO APPLICABLE STANDARDS AS GOVERNED.
11. OPEN TRENCHES - ALL OPEN TRENCHES AND HOLES SHALL BE PROPERLY MARKED AND BARRICADED TO INSURE THE SAFETY OF VEHICULAR AND PEDESTRIAN TRAFFIC. NO OPEN TRENCHES OR HOLES SHALL BE LEFT OPEN DURING NIGHT TIME HOURS WITHOUT EXPRESSED PERMISSION FROM THE OWNER, ENGINEER AND REGULATING AGENCIES. ALL TRENCHES SHALL COMPLY WITH OSHA TRENCH SAFETY ACT PROVISIONS.
12. CONFLICTS - ANY CONFLICTING INFORMATION BETWEEN REGULATING AGENCIES AND THE CONSTRUCTION DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. AFFECTED CONSTRUCTION SHALL NOT COMMENCE OR RESUME UNTIL PERMISSION IS GRANTED BY THE ENGINEER OR OWNER.

CLEARING AND GRUBBING

1. CLEARING - CLEARING SHALL BE LIMITED TO THE CONSTRUCTION AREA AND/OR AS DIRECTED BY THE ENGINEER OR OWNER AND APPROVED BY THE CITY OF LAKE WORTH BEACH.
2. GRUBBING - ALL STUMPS, ROOTS, BURIED LOGS OR OTHER UNSUITABLE MATERIAL WITHIN THE LIMITS OF PAVEMENT CONSTRUCTION SHALL BE REMOVED TO A DEPTH OF 3 FEET BELOW FINISHED PAVEMENT ELEVATION AND REPLACED WITH CLEAN FILL.
3. DEBRIS REMOVAL - ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED. ANY MATERIAL RETAINED ON-SITE FOR MORE THAN 30 DAYS SHALL BE STORED IN CONTAINERS APPROVED BY THE ENGINEER AND COUNTY.
4. PROTECTION - THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING BUILDINGS, UTILITIES, STRUCTURES THAT ARE ABOVE OR BELOW GROUND AND SHALL HOLD THE ENGINEER AND OWNER HARMLESS AGAINST ALL CLAIMS OR DAMAGES.
5. LANDSCAPED AREAS - ALL LANDSCAPE PLANTING AREAS SHALL BE FREE OF BASE ROCK AND CONSTRUCTION DEBRIS AND EXCAVATED TO A MINIMUM DEPTH OF 30" OR TO CLEAN, NATIVE SOIL. REFER TO THE LANDSCAPE PLANS (BY OTHERS) FOR ADDITIONAL PLANTING INFORMATION AND DETAILS.
6. MUCK - ANY MUCK ENCOUNTERED WITHIN 10' OF THE PAVEMENT AND BUILDING AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL.
7. HARDPAN - ANY HARDPAN ENCOUNTERED IN THE DETENTION AREA SHALL BE REMOVED AND REPLACED WITH CLEAN, GRANULAR FILL MATERIAL.

WATER AND SEWER NOTES

1. RIM ELEVATIONS ARE BASED ON PROPOSED FINISH GRADES. VERTICAL ADJUSTMENTS OF RIMS AND VALVE BOXES MAY BE NECESSARY DUE TO FIELD CONDITIONS. ADJUSTMENTS ARE TO BE MADE BY THE CONTRACTOR WHEN THE BASE COURSE IS IN PLACE OR SITE GRADING IS COMPLETE. COST OF ADJUSTING IS TO BE INCLUDED IN BASE BID.
2. WATER AND SEWER MAINS AND SERVICES TO CLEAR DRAINAGE MANHOLES AND INLETS BY A MINIMUM OF 5'.
3. PVC WATER MAINS SHALL BE LAID WITH NO DEFLECTIONS AT THE JOINTS AND PIPES SHALL NOT BE DEFLECTED.
4. WATER PIPE AND FITTINGS SHALL BE COLOR CODED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320 OF THE F.A.C.
5. SEWER FORCE MAINS AND FITTINGS SHALL BE COLOR CODED IN ACCORDANCE WITH SUBPARAGRAPH 62-604.300 OF THE F.A.C.
6. DETECTABLE MAGNETIC TAPE SHALL BE INSTALLED 12" ABOVE CROWN OF PIPE. TAPE OVER WATER MAINS SHALL BE 6" BLUE. TAPE OVER FORCE MAINS SHALL BE 6" GREEN OR BROWN. THE TAPE SHALL BE MAGNETIC AND MANUFACTURED BY THOR ENTERPRISES OR APPROVED EQUAL.
7. ELECTROMAGNETIC SENSOR (EMS) MARKERS SHALL BE PLACED ACCORDING TO THE STANDARD DETAIL AS WELL AS ALL CHANGES IN PIPE DIRECTION AND AT 500' (MAX) INTERVALS ALONG ENTIRE LENGTH.
8. MEGALUG RESTRAINTS, SECURED WITH THRUST BLOCKS AND/OR TIE-RODS (SEE DETAIL SHEETS), SHALL BE USED ON ALL UNDERGROUND FITTINGS. ABOVE GROUND FITTINGS SHALL BE FLANGED. RESTRAINED JOINTS AND FITTINGS SHALL BE VISUALLY INSPECTED AND ACCEPTED BY THE ENGINEER PRIOR TO BACKFILLING.
9. PIPE JOINT DEFLECTIONS SHALL NOT EXCEED 75% OF THE MANUFACTURER'S RECOMMENDATION.
10. FIRE HYDRANTS SHALL BE A MAXIMUM OF 12 FEET FROM ROAD ACCESS.
11. MAINTAIN A 6' CLEAR AREA AROUND ALL FIRE DEPARTMENT CONNECTIONS.
12. FIRE LINES SHALL BE CERTIFIED IN ACCORDANCE WITH F.S. 633.
13. ALL SERVICES SHALL HAVE AN RPZ BFP DEVICE INSTALLED ON THE DISCHARGE SIDE OF THE METER.
14. VALVE BOX COVERS ARE NOT TO FALL WITHIN CURBS.
15. UNLESS CALLED FOR IN THE PLANS, ALL WATER MAINS AND FORCE MAINS SHALL HAVE 36" MIN. COVER.
16. ALL SANITARY SEWER SERVICE LATERALS SHALL BE PRIVATE.
17. NO CONNECTIONS SHALL BE MADE TO ANY FIRE HYDRANT OR BLOW-OFF WITHOUT FIRST OBTAINING PERMISSION AND A CONSTRUCTION METER FROM LAKE WORTH UTILITIES.
18. PRESSURE TEST CRITERIA SHALL CONFORM TO PBCHD AND LAKE WORTH UTILITIES STANDARDS. THIS SITE IS LOCATED IN WELLFIELD PROTECTION ZONE 2, 3 & 4. OUTSIDE OF WELL FIELD PROTECTION ZONES 1 & 2: EACH SEGMENT SHALL BE TESTED FOR TWO (2) HOURS AT A MINIMUM PRESSURE OF 150 PSI IN ACCORDANCE WITH THE CURRENT AWWA C-600 STANDARD. UNLESS OTHERWISE SHOWN IN THE PLANS, NO MORE THAN 2,000 FEET OF FORCE MAIN SHALL BE TESTED AT ONE TIME. THE MAXIMUM QUANTITY OF WATER THAT MUST BE SUPPLIED INTO THE TESTED PIPE TO MAINTAIN THE SPECIFIED PRESSURE SHALL NOT EXCEED 50% OF THE APPLICABLE AWWA C-600 STANDARD.
19. HORIZONTAL PIPE SEPARATION DIMENSIONS ARE FROM WALL TO WALL OF PIPES AND STRUCTURES UNLESS NOTED OR EXPLICITLY SHOWN.
20. PRESSURE FITTINGS TO BE RESTRAINED PER LAKE WORTH UTILITIES SPECIFICATIONS.

PAVING AND DRAINAGE

1. SUBGRADE - SUBGRADE SHALL BE COMPACTED TO 98% MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180 (ASTM-D-1557) SPECIFICATIONS. ALL STUMPS, ROOTS, AND OTHER DELETERIOUS MATERIAL ENCOUNTERED SHALL BE REMOVED TO A DEPTH OF 3 FEET BELOW FINISHED ROAD GRADE AND REPLACED WITH CLEAN FILL COMPACTED TO NOT LESS THAN 100% OF MAXIMUM DENSITY. ALL SUCH MATERIAL SHALL BE REMOVED FROM WITHIN 8 FEET OF THE EDGE OF PAVEMENT. STABILIZED SUBGRADE SHALL CONFORM TO SECTION 160 OF FDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND HAVE A MINIMUM LBR OF 40.
2. BASE - APPROVED SHELLROCK AND LIMEROCK SHALL CONFORM TO APPLICABLE SECTIONS OF THE LATEST FDOT SPECIFICATIONS. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 (ASTM 1557). PRIME COAT MINIMUM APPLICATION RATE OF 0.10 GAL/S.Y. TACK COAT MINIMUM APPLICATION RATE OF 0.05 GAL/SY.
3. ASPHALT CONCRETE - STRUCTURAL AND SURFACE COURSES SHALL CONFORM TO APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.
4. STRUCTURES - INLETS AND MANHOLES SHALL BE AS SPECIFIED ON THE PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS. INLET GRATES SHALL BE SECURED IN ACCORDANCE WITH FDOT INDEX NO 201.
5. PIPES - DRAINAGE PIPES SHALL CONFORM WITH THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.
6. REINFORCING STEEL - ALL REINFORCING STEEL SHALL CONFORM TO ASTM A- 615 SPECIFICATIONS.

PAVING AND DRAINAGE - CONTINUED

7. CONCRETE - CONCRETE SHALL DEVELOP A 28-DAY MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE NOTED ON THE PLANS AND SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.
8. PIPE BACKFILL - PIPE BACKFILL SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS. PIPE BACKFILL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO NOT LESS THAN 100% MAXIMUM DENSITY AS DEFINED BY AASHTO T-180.
9. TRAFFIC CONTROL DEVICES - ALL TRAFFIC CONTROL DEVICES, PAVEMENT MARKINGS AND SIGNS SHALL BE AS DEFINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), PALM BEACH COUNTY TYPICAL #T-P-18 AND/OR THE CURRENT FDOT SPECIFICATIONS, WHERE APPLICABLE. THERMOPLASTIC MATERIAL SHALL BE USED FOR FINAL PAVEMENT MARKINGS EXCEPT PARKING SPACES. IF PAVER BRICKS ARE USED IN MARKED PAVEMENT, BRICKS OF APPROPRIATE COLOR AND CONTRAST SHALL BE USED IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL. PAINT MAY BE USED FOR TEMPORARY STRIPING.
10. WHERE CONNECTIONS TO AN EXISTING DRAINAGE SYSTEM ARE PROPOSED, SAID EXISTING DRAINAGE STRUCTURES AND LINES SHALL BE CLEANED OF ALL SILT AND OTHER DEBRIS PRIOR TO SAID CONNECTIONS BEING MADE, AND WHERE THE EXISTING DRAINAGE SYSTEM INCLUDES DITCHES, SAID DITCHES SHALL BE CLEARED AND REWORKED, AS NECESSARY, TO RESTORE THEM TO AN APPROVED DESIGN SECTION. DRAINAGE SYSTEMS ARE TO BE CLEANED AND/OR GRADED TO THE POINT OF LEGAL POSITIVE OUTFALL.
11. ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD. HANDICAP PARKING SIGNS SHALL BE PLACED A) BEHIND THE SIDEWALK OR B) ATTACHED TO BUILDING WALLS IN AREAS WHERE A SIDEWALK AND/OR BUILDING ABUTS THE STALL OR C) OUTSIDE THE TWO (2') FEET OVERHANG AREA WHERE WHEEL STOPS ARE NOT PROVIDED.
12. CONTRACTOR SHALL CONTACT PALM BEACH COUNTY TRAFFIC OPERATIONS AT 561-233-3900 FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION IF WORK IS BEING DONE WITHIN 10 FEET OF ANY SIGNAL EQUIPMENT
13. DAMAGES TO LOOPS OR ANY SIGNAL EQUIPMENT CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION AT NO COST TO PALM BEACH COUNTY.
14. MINIMUM PERIMETER BERM ELEVATION SHALL BE EQUAL OR GREATER TO THE 25YEAR-3DAY PEAK STAGE ELEVATION 15.55 (NAVD88)

FIELD OBSERVATIONS AND TESTING

1. NOTIFICATION - THE CONTRACTOR SHALL NOTIFY THE ENGINEER, GOVERNMENT AND OTHER PERMITTING AGENCIES 48 HOURS PRIOR TO SCHEDULING FIELD OBSERVATIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO TEST THE COMPLETED WORK. CALL "SUNSHINE ONE CALL" AT 1-800-432-4770 PRIOR TO ANY EXCAVATION.
2. THE UNDERGROUND CONTRACTOR SHALL SUBMIT ALL RECORD DATA, SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA, TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CURB AND PAVEMENT CONSTRUCTION. ANY NECESSARY ADJUSTMENTS AT THIS TIME SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. DRAINAGE PIPES AND STRUCTURES SHALL BE INSPECTED BY THE ENGINEER AND COUNTY PRIOR TO BACKFILLING. ALL DRAINAGE SYSTEMS SHALL BE PUMPED DOWN TO BELOW THE INVERT AND LAMPED AS A REQUIREMENT OF THE FINAL DRAINAGE INSPECTION.
4. ALL TESTS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA AND ARE TO BE PAID FOR BY THE CONTRACTOR.
5. THE BASE ROCK CHEMICAL AND SIEVE ANALYSIS AND THE ASPHALT MIX AND DESIGN CRITERIA SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
6. PROCTOR AND DENSITY TESTS FOR SUBGRADE AND BASE MATERIAL SHALL BE TAKEN AS DIRECTED BY THE ENGINEER. PAVING DENSITY TESTS SHALL BE TAKEN A MINIMUM OF ONE PER 500 S.Y.
7. DENSITY TEST FOR PIPE TRENCHES SHALL BE TAKEN AT THE PIPE SPRING-LINE AND AT MAXIMUM ONE FOOT (1') LIFTS AS MEASURED FROM THE TOP OF PIPE. THE TESTS SHALL BE TAKEN AT A MAXIMUM SPACING OF EVERY 300 FEET MEASURED FROM THE STRUCTURE OR AT LEAST ONE TEST AT THE CENTER OF THE PIPE SEGMENT BETWEEN TWO STRUCTURES IF LESS THEN 300 FEET. TESTS SHALL BE TAKEN ON ALL SIDES WITHIN FIVE (5') OF EACH STRUCTURE. THE TEST LOCATION AT THE STRUCTURE SHALL BE ON ALTERNATING SIDES OF THE STRUCTURE WITH EACH LIFT TESTED. THE LOCATION AND DEPTH OF ALL TESTS SHALL BE CLEARLY INDICATED IN THE DESCRIPTION AREA ON THE TEST REPORT OR ILLUSTRATED IN A MAP.
8. TESTING - TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. TESTING REQUIREMENTS SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, BACKFILL DENSITY, PIPELINE INTEGRITY (HYDROSTATIC PRESSURE) AND ANY OTHERS REQUIRED BY THE ENGINEER, LAKE WORTH UTILITIES OR PERMITTING AGENCIES.

CLOSE OUT NOTES

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE FOLLOWING ACTIONS SHALL BE COMPLETED:

1. THE APPLICANT SHALL RESTORE THE RIGHT OF WAY TO A LIKE OR BETTER CONDITION. ANY DAMAGES TO PAVEMENT, CURBING, STRIPING, SIDEWALKS OR OTHER AREAS SHALL BE RESTORED IN KIND.
2. THE APPLICANT SHALL FINE GRADE AND SOD ALL DISTURBED AREAS WIT BAHIA SOD.
3. THE APPLICANT SHALL B ROOM SWEEP ALL AREAS OF THE AFFECTED RIGHT OF WAY AND REMOVE OF ALL SILT AND DEBRIS COLLECTED AS A RESULT OF CONSTRUCTION ACTIVITY.
4. ENSURE THE ENTIRE SURROUNDING OFF-SITE INFRASTRUCTURE INCLUSIVE OF THE ROADWAY, SIDEWALK, CURBING, STORMWATER SYSTEM PIPING AND STRUCTURES, VALVE BOXES, MANHOLES, LANDSCAPING, STRIPING, SIGNAGE, AND OTHER IMPROVEMENTS ARE IN THE SAME CONDITION AS PRIOR TO CONSTRUCTION.
5. ALL CONDITIONS OF APPROVAL SHALL BE SATISFIED UNDER THE JURISDICTION OF THE PUBLIC WORKS DEPARTMENT.

ABBREVIATIONS

BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BOT	BOTTOM OF PIPE
BV	BUTTERFLY VALVE
CAP	CORRUGATED ALUMINUM PIPE
CO	CLEANOUT
CR	CURB RAMP
CS	CONTROL STRUCTURE
DBO	DESIGNED BY OTHERS
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DIP	DUCTILE IRON PIPE
EL	ELEVATION
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLANGE
FM	FORCE MAIN
GR	GRATE ELEVATION
GV	GATE VALVE
HC	HANDICAP ACCESSIBLE RAMP
HDPE	HIGH DENSITY POLYETHLENE PIPE
HP	HIGH POINT
I	INLET
INV	INVERT
LME	LAKE MAINTENANCE EASEMENT
MH	MANHOLE
NAD	NORTH AMERICAN DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PBC	PALM BEACH COUNTY
PBCHD	PALM BEACH COUNTY HEALTH DEPARTMENT
LAKE WORTH UTILITIES	PALM BEACH COUNTY WATER UTILITIES DEPARTMENT
PVC	POLYVINLY CHLORIDE
P/L	PROPERTY LINE
RCP	REINFORCED CONCRETE PIPE
RED	REDUCER
R/W	RIGHT OF WAY
RPZ	REDUCED PRESSURE ZONE
SW	SIDEWALK
SAN	SANITARY SEWER
SP	SAMPLE POINT
STM	STORM SEWER
SW	SIDEWALK
TOB	TOP OF BANK
TOP	TOP, TOP OF PIPE
TYP	TYPICAL
UE	UTILITY EASEMENT
YD	YARD DRAIN
WM	WATER MAIN

Know what's **below.**
Call before you dig.

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

REVISIONS

NO.	DATE	DESCRIPTION	BY

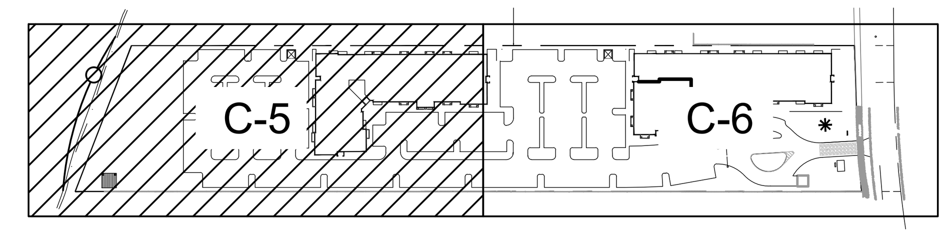
CAD 62701-CV-COV.DWG	
JOB NO.	6273.01
DRAWN BY	GAT
CHECK BY	CJH
DATE	05-12-2021

ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
GENERAL NOTES

SHEET:
C-2

KEY MAP



LEGEND

PROPOSED SILT FENCE	SF
PROPOSED TURBIDITY BARRIER	
PROPOSED DRAINAGE PIPE	D
EXISTING DRAINAGE PIPE	D
DRAINAGE STRUCTURES	

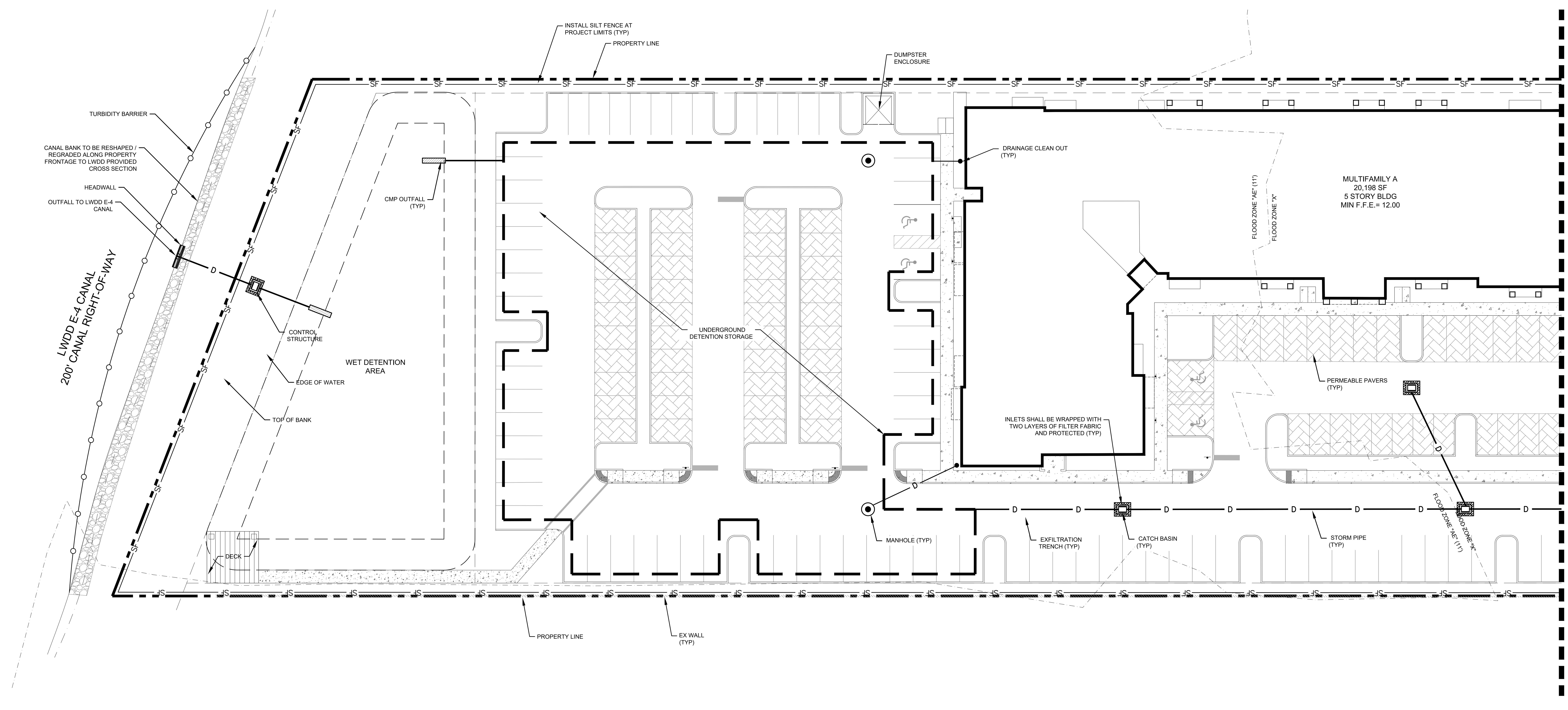
N

0 10 20 40

SCALE: 1" = 20'

NOTES

1. SWPPP CONTROLS ARE SHOWN IN CONCEPTUAL LOCATIONS AND MAY BE SYMBOLIC IN SIZE DUE TO THE SCALE OF THE DRAWING, ACTUAL CONDITIONS AND LOCATION OF CONSTRUCTION ACCESS POINTS. CONTROLS SHALL BE INSTALLED ACCORDING TO THE DETAILS AND SPECIFICATIONS AND AS DIRECTED BY THE COUNTY OR ENGINEER.
2. PORTABLE TOILETS, FUEL STATIONS, AND OTHER SOURCES OF POTENTIAL POLLUTION SHALL HAVE BERMS CONSTRUCTED AROUND THEM TO PREVENT DIRECT SURFACE FLOW INTO STORM SEWERS AND LAKES.
3. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATER COURSES. SILT FENCE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY

REVISIONS

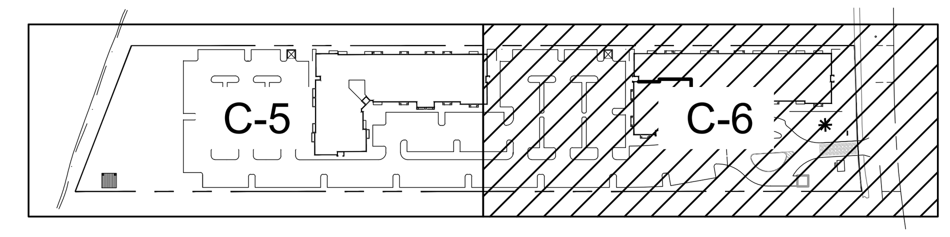
CAD 627301-CV-SWPP.DWG	
JOB NO.	6273.01
DRAWN BY	GAT
CHECK BY	CJH
DATE	05-12-2021

ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
STORMWATER POLLUTION PREVENTION PLAN

SHEET:
C-3

KEY MAP



LEGEND

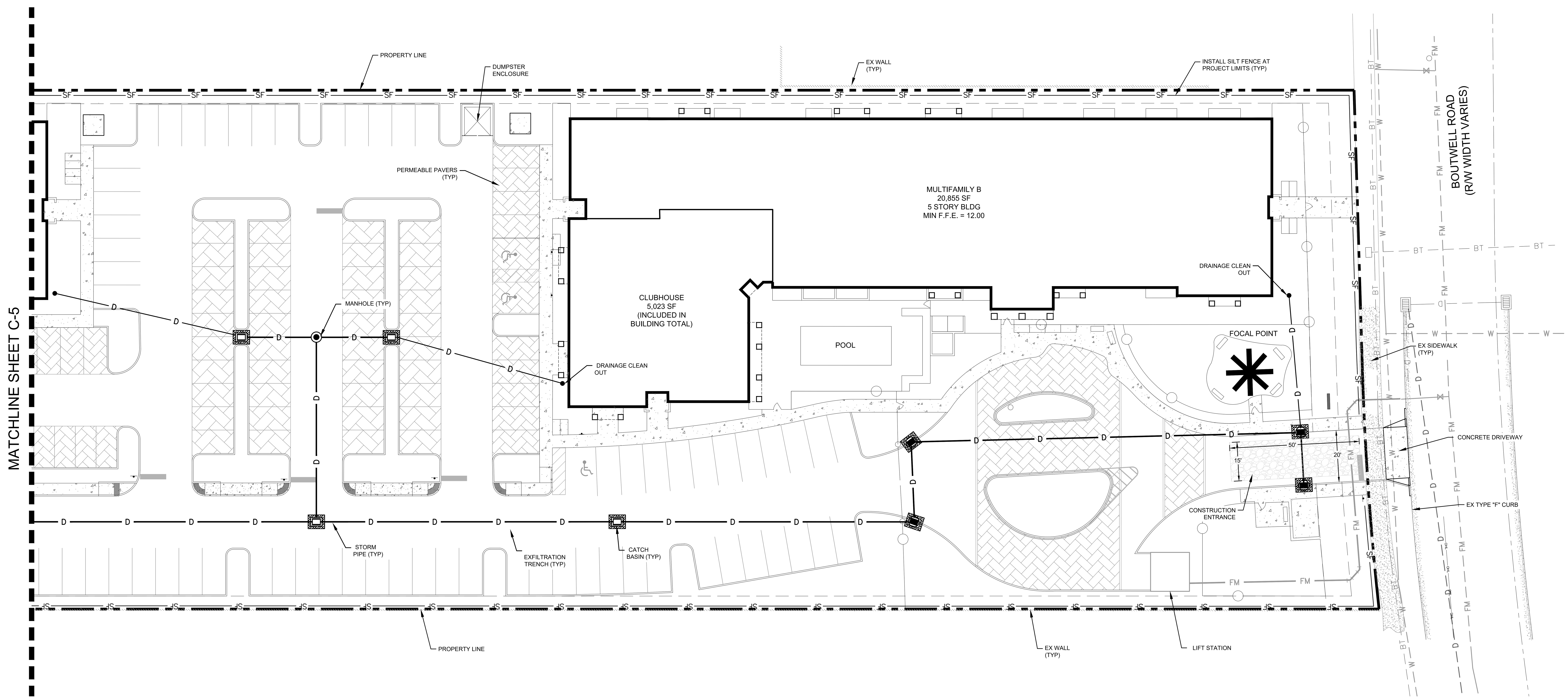
PROPOSED SILT FENCE	SF
PROPOSED TURBIDITY BARRIER	
PROPOSED DRAINAGE PIPE	D
EXISTING DRAINAGE PIPE	D
DRAINAGE STRUCTURES	

N

0 10 20 40
SCALE: 1" = 20'

NOTES

1. SWPPP CONTROLS ARE SHOWN IN CONCEPTUAL LOCATIONS AND MAY BE SYMBOLIC IN SIZE DUE TO THE SCALE OF THE DRAWING, ACTUAL CONDITIONS AND LOCATION OF CONSTRUCTION ACCESS POINTS. CONTROLS SHALL BE INSTALLED ACCORDING TO THE DETAILS AND SPECIFICATIONS AND AS DIRECTED BY THE COUNTY OR ENGINEER.
2. PORTABLE TOILETS, FUEL STATIONS, AND OTHER SOURCES OF POTENTIAL POLLUTION SHALL HAVE BERMS CONSTRUCTED AROUND THEM TO PREVENT DIRECT SURFACE FLOW INTO STORM SEWERS AND LAKES.
3. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATER COURSES. SILT FENCE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

REVISIONS

NO.	DATE	DESCRIPTION	BY

CAD 627301-CV-SWPP.DWG	
JOB NO.	6273.01
DRAWN BY	GAT
CHECK BY	CJH
DATE	05-12-2021

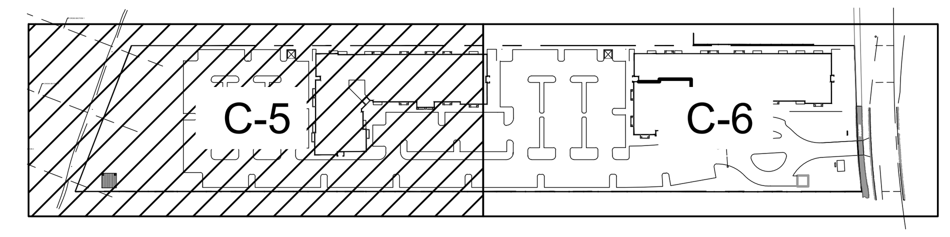
ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH

STORMWATER POLLUTION PREVENTION PLAN

SHEET:
C-4

KEY MAP

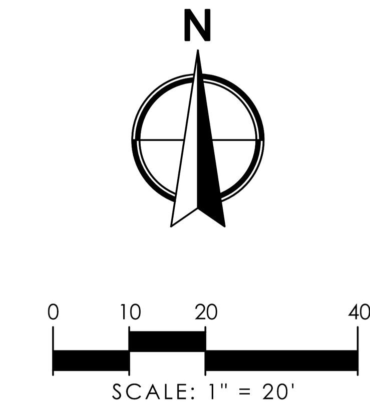


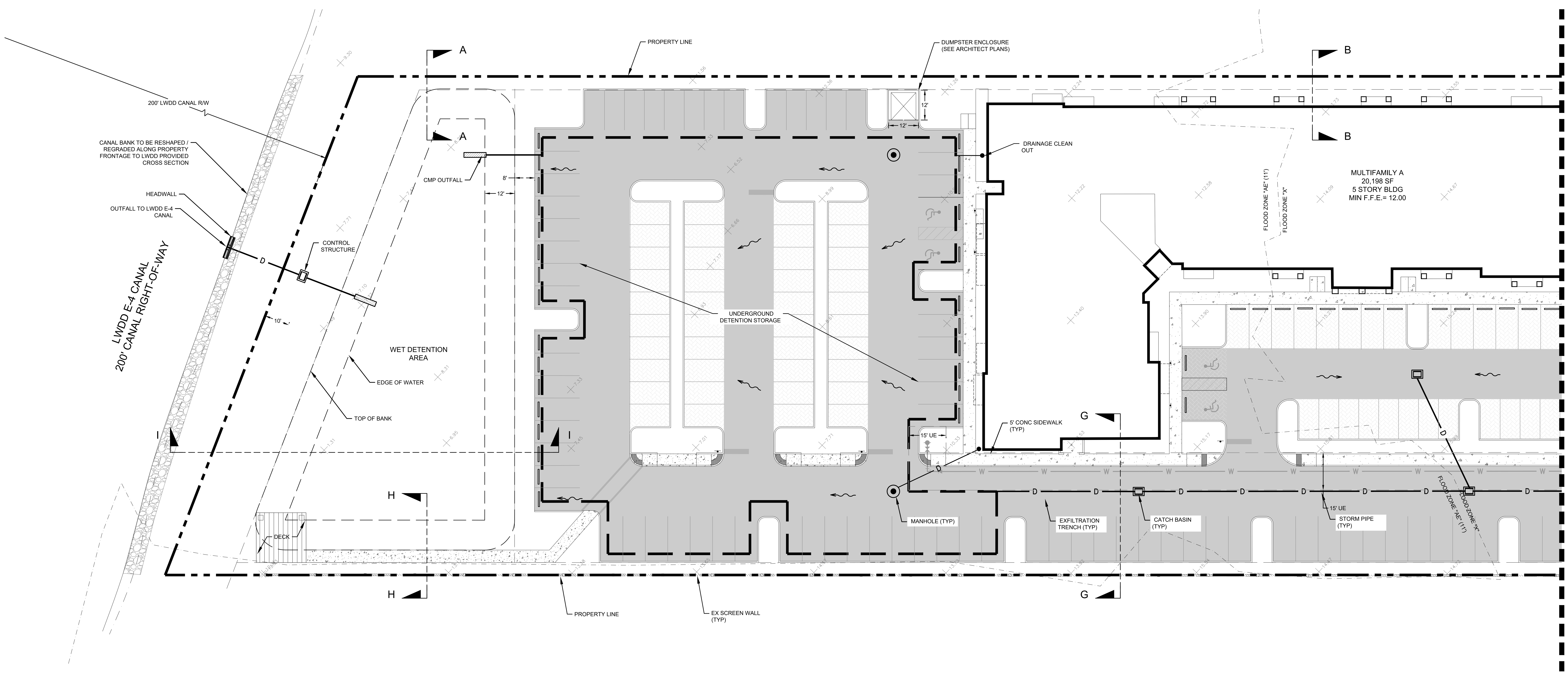
NOTES

1. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONVERSION: NGVD29 = NAVD88+1.5'
2. RIM ELEVATIONS ARE BASED ON PROPOSED FINISH GRADES. ADJUSTMENTS MAY BE NECESSARY DUE TO FIELD CONDITIONS. ADJUSTMENTS ARE TO BE MADE BY THE CONTRACTOR WHEN THE BASE COURSE IS IN PLACE OR THE GRADING IS COMPLETE. COST OF ADJUSTING RIMS IS TO BE INCLUDED IN THE BASE BID.
3. 5% MAX. LONGITUDINAL SLOPE AND 2% MAX. CROSS SLOPE ON ALL SIDEWALKS.

LEGEND

PERMEABLE PAVERS	
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
STRUCTURE NUMBER	S-35
RIM/GRATE EL.	20.00
INVERT EL. AND DIRECTION	13.50 N 13.00 S
PROPOSED WATER MAIN	W
PROPOSED SEWER PIPE	S
PROPOSED DRAINAGE PIPE	D
PROPOSED FORCE MAIN	FM
PROPOSED BURIED ELECTRIC	BE
EXISTING WATER MAIN	W
EXISTING GRAVITY SEWER	S
EXISTING DRAINAGE PIPE	D
EXISTING SEWER FORCE MAIN	FM
DRAINAGE STRUCTURES	
SANITARY MANHOLE	
FIRE HYDRANT	
FINISHED GROUND ELEVATION	XX.XX
EXISTING GROUND ELEVATION	+17.45
FLOW DIRECTION	





WGI.
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

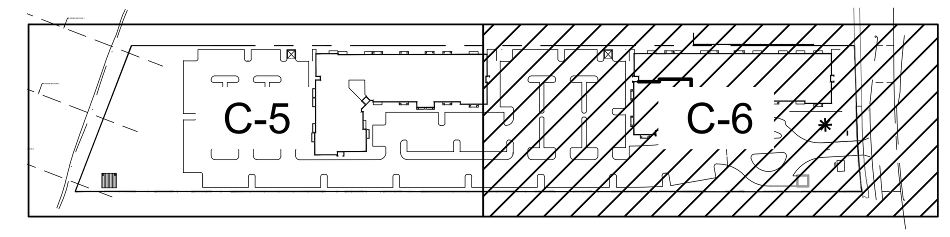
CAD	627301-CV-PGD.DWG
JOB NO.	6273.01
DRAWN BY	GAT
CHECK BY	CJH
DATE	05-12-2021

ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
PAVING, GRADING AND DRAINAGE PLAN

SHEET:
C-5

KEY MAP



NOTES

1. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONVERSION: NGVD29 = NAVD88+1.5'
2. RIM ELEVATIONS ARE BASED ON PROPOSED FINISH GRADES. ADJUSTMENTS MAY BE NECESSARY DUE TO FIELD CONDITIONS. ADJUSTMENTS ARE TO BE MADE BY THE CONTRACTOR WHEN THE BASE COURSE IS IN PLACE OR THE GRADING IS COMPLETE. COST OF ADJUSTING RIMS IS TO BE INCLUDED IN THE BASE BID.
3. 5% MAX. LONGITUDINAL SLOPE AND 2% MAX. CROSS SLOPE ON ALL SIDEWALKS.

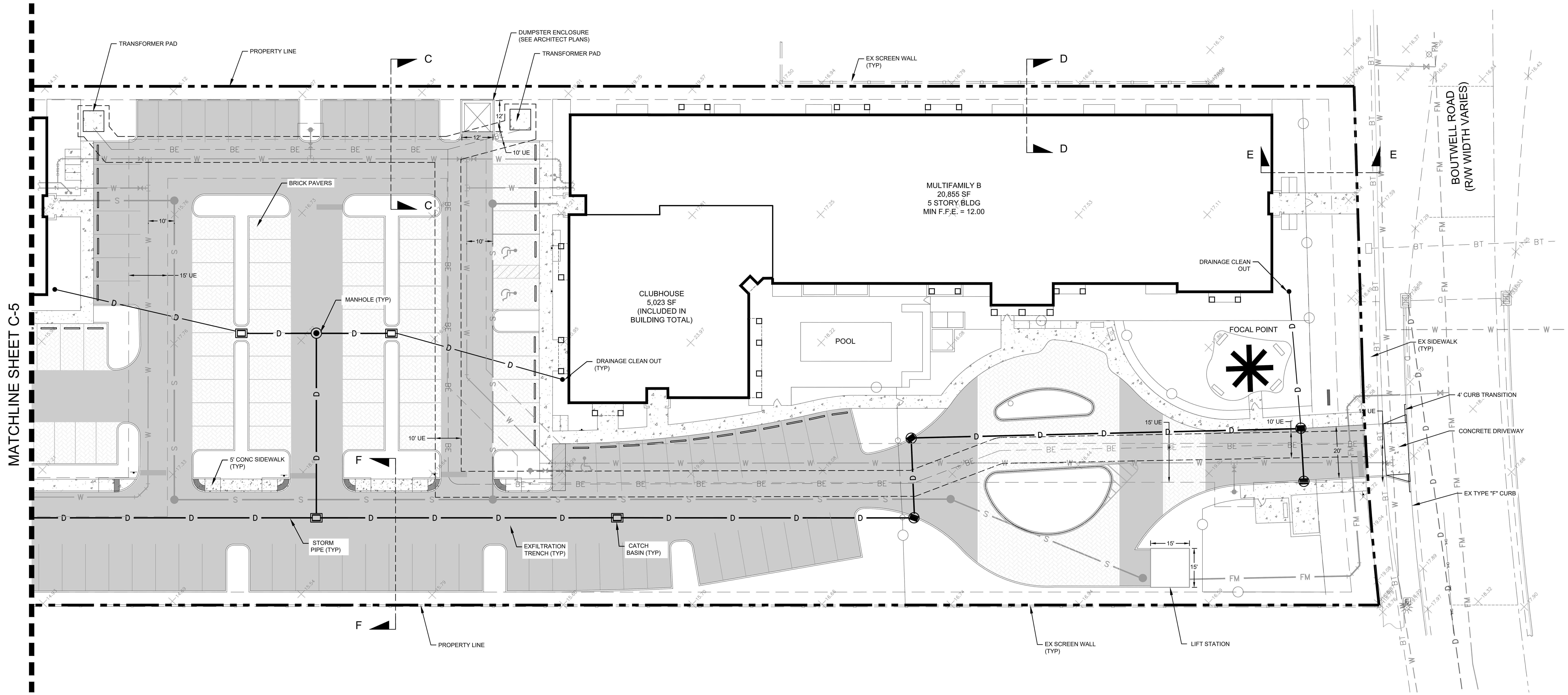
LEGEND

PERMEABLE PAVERS	
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
STRUCTURE NUMBER	S-35
RIM/GRATE EL.	20.00
INVERT EL. AND DIRECTION	13.50 N / 13.00 S
PROPOSED WATER MAIN	W
PROPOSED SEWER PIPE	S
PROPOSED DRAINAGE PIPE	D
PROPOSED FORCE MAIN	FM
PROPOSED BURIED ELECTRIC	BE
EXISTING WATER MAIN	W
EXISTING GRAVITY SEWER	S
EXISTING DRAINAGE PIPE	D
EXISTING SEWER FORCE MAIN	FM
DRAINAGE STRUCTURES	
SANITARY MANHOLE	
FIRE HYDRANT	
FINISHED GROUND ELEVATION	XX.XX
EXISTING GROUND ELEVATION	+17.45
FLOW DIRECTION	

N

0 10 20 40

SCALE: 1" = 20'



WGI. 2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

CAD	62730-CV-PGD.DWG
JOB NO.	6273.01
DRAWN BY	GAT
CHECK BY	CJH
DATE	05-12-2021

ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

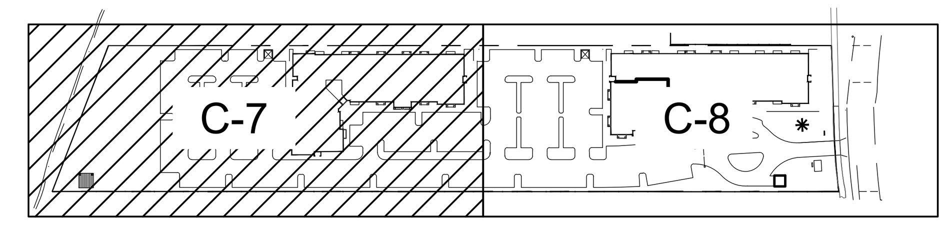
THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH

PAVING, GRADING AND DRAINAGE PLAN

SHEET:

C-6

KEY MAP

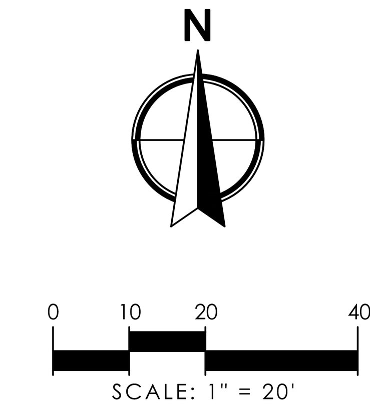


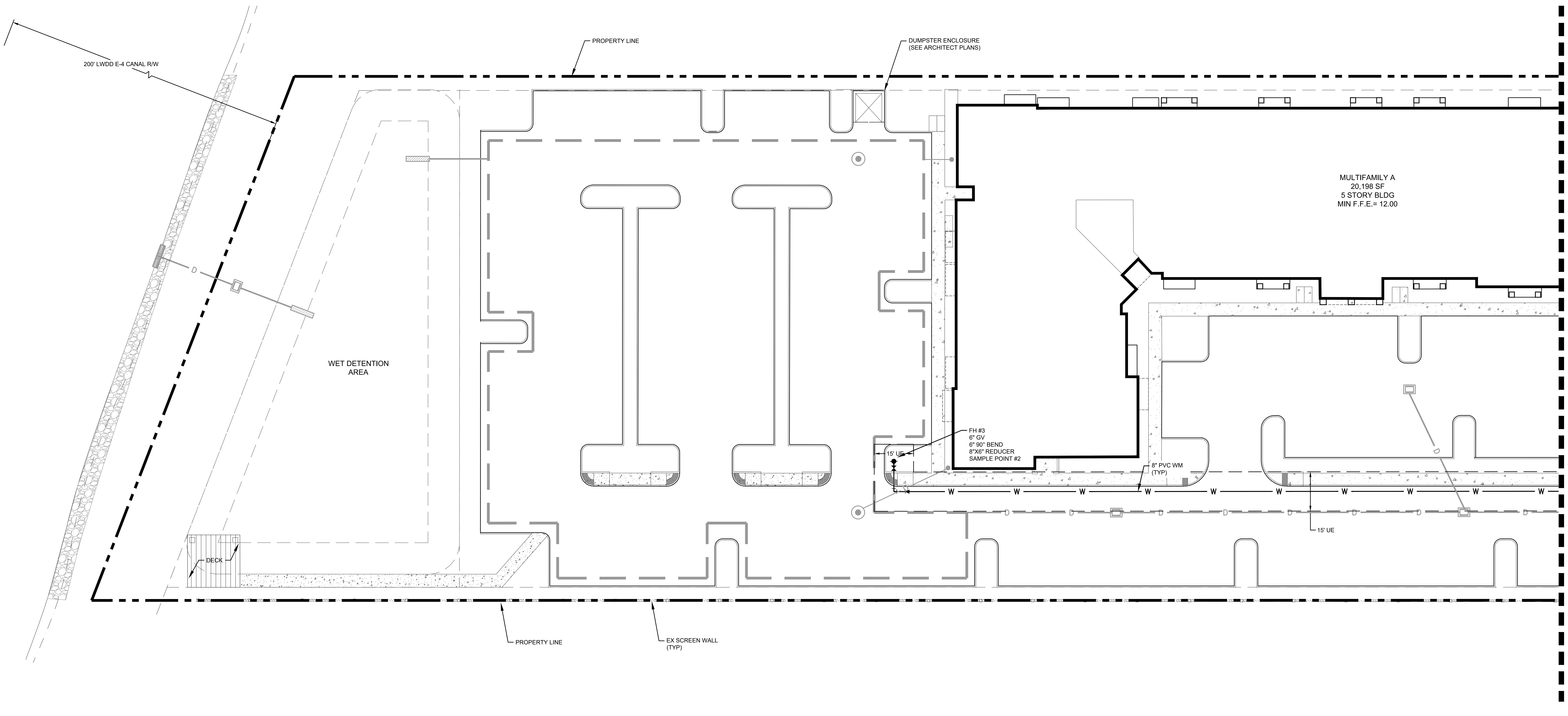
NOTES

1. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONVERSION: NGVD29 = NAVD88+1.5'
2. CONTRACTOR SHALL FIELD VERIFY LOCATION (HORIZONTAL AND VERTICAL) OF EXISTING WATER MAIN AND SANITARY SEWER PRIOR TO CONSTRUCTION.
3. ALL WATER AND SANITARY SEWER IMPROVEMENTS SHALL BE IN ACCORDANCE WITH PALM BEACH COUNTY WATER UTILITY DEPARTMENT.

LEGEND

STRUCTURE NUMBER	MH-35
RIM/GRATE EL.	20.00
INVERT EL. AND DIRECTION	13.50 N 13.00 S
PROPOSED WATER MAIN	W
PROPOSED SEWER PIPE	S
PROPOSED DRAINAGE PIPE	D
PROPOSED FORCE MAIN	FM
EXISTING WATER MAIN	W
EXISTING GRAVITY SEWER	S
EXISTING DRAINAGE PIPE	D
EXISTING SEWER FORCE MAIN	FM
DRAINAGE STRUCTURE	
SANITARY MANHOLE	
FIRE HYDRANT	
SANITARY SERVICES	
WATER SERVICES	
DCDA	
RZP	
SAMPLE POINT	
FIRE DEPARTMENT CONNECTION	





WGI.
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

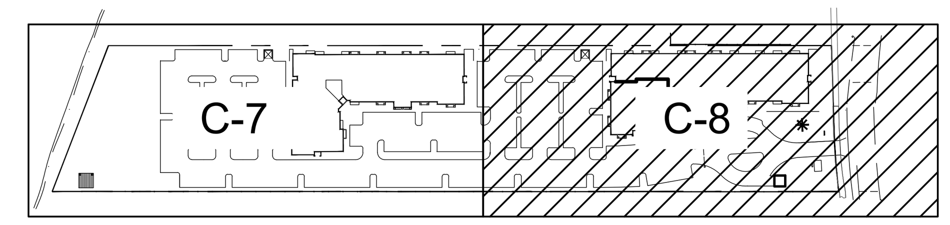
CAD	627301-CV-WS.DWG
JOB NO.	6273.01
DRAWN BY	GAT
CHECK BY	CJH
DATE	05-12-2021

ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
WATER AND SEWER PLAN

SHEET:
C-7

KEY MAP



LEGEND

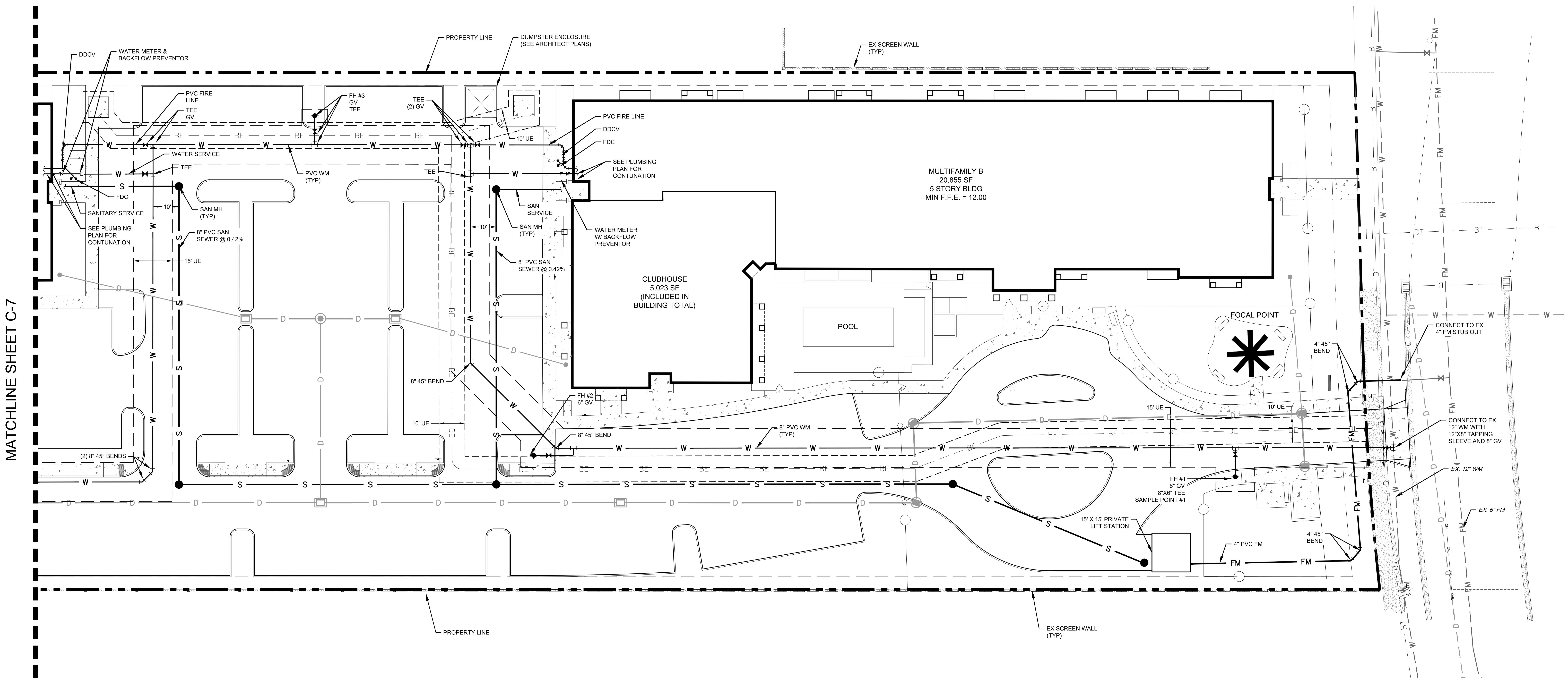
STRUCTURE NUMBER	MH-35
RIM/GRATE EL.	20.00
INVERT EL. AND DIRECTION	13.50 N 13.00 S
PROPOSED WATER MAIN	W
PROPOSED SEWER PIPE	S
PROPOSED DRAINAGE PIPE	D
PROPOSED FORCE MAIN	FM
EXISTING WATER MAIN	W
EXISTING GRAVITY SEWER	S
EXISTING DRAINAGE PIPE	D
EXISTING SEWER FORCE MAIN	FM
DRAINAGE STRUCTURE	
SANITARY MANHOLE	
FIRE HYDRANT	
SANITARY SERVICES	
WATER SERVICES	
DCDA	
RZP	
SAMPLE POINT	
FIRE DEPARTMENT CONNECTION	

N

0 10 20 40
SCALE: 1" = 20'

NOTES

1. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONVERSION: NGVD29 = NAVD88+1.5'
2. CONTRACTOR SHALL FIELD VERIFY LOCATION (HORIZONTAL AND VERTICAL) OF EXISTING WATER MAIN AND SANITARY SEWER PRIOR TO CONSTRUCTION.
3. ALL WATER AND SANITARY SEWER IMPROVEMENTS SHALL BE IN ACCORDANCE WITH PALM BEACH COUNTY WATER UTILITY DEPARTMENT.



WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY

REVISIONS

CAD 627301-CV-WS.DWG	
JOB NO.	6273.01
DRAWN BY	GAT
CHECK BY	CJH
DATE	05-12-2021

ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
WATER AND SEWER PLAN

SHEET:
C-8

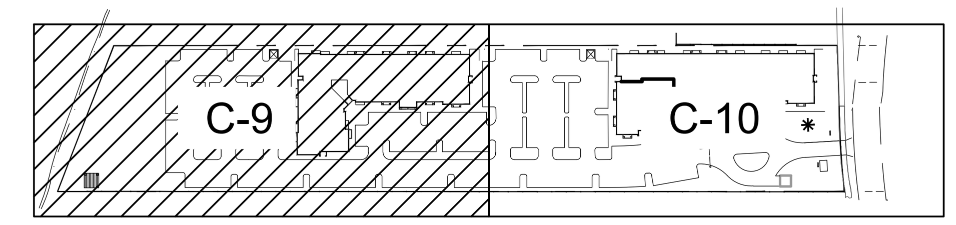
PAVEMENT MARKING NOTES

1. LETTER DESIGNATIONS USED IN THE PLANS TO INDICATE THE TYPE OF SIGN AND STRIPE TO BE PLACED ARE:

   - Ⓐ = 24" SOLID WHITE & R1-1 STOP SIGN
   - Ⓑ = 8" SOLID WHITE
   - Ⓒ = 6" SOLID YELLOW
   - Ⓓ = 6" DOUBLE YELLOW
   - Ⓔ = R3-5R RIGHT TURN ONLY
   - Ⓕ = BLUE RPM

2. ALL PAVEMENT MARKINGS,EXCEPT PARKING STRIPING, SHALL BE IN THERMOPLASTIC AND IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND FDOT STANDARD INDEX 711-001

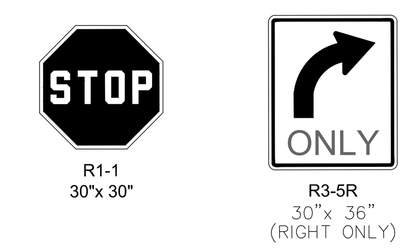
KEY MAP



LEGEND

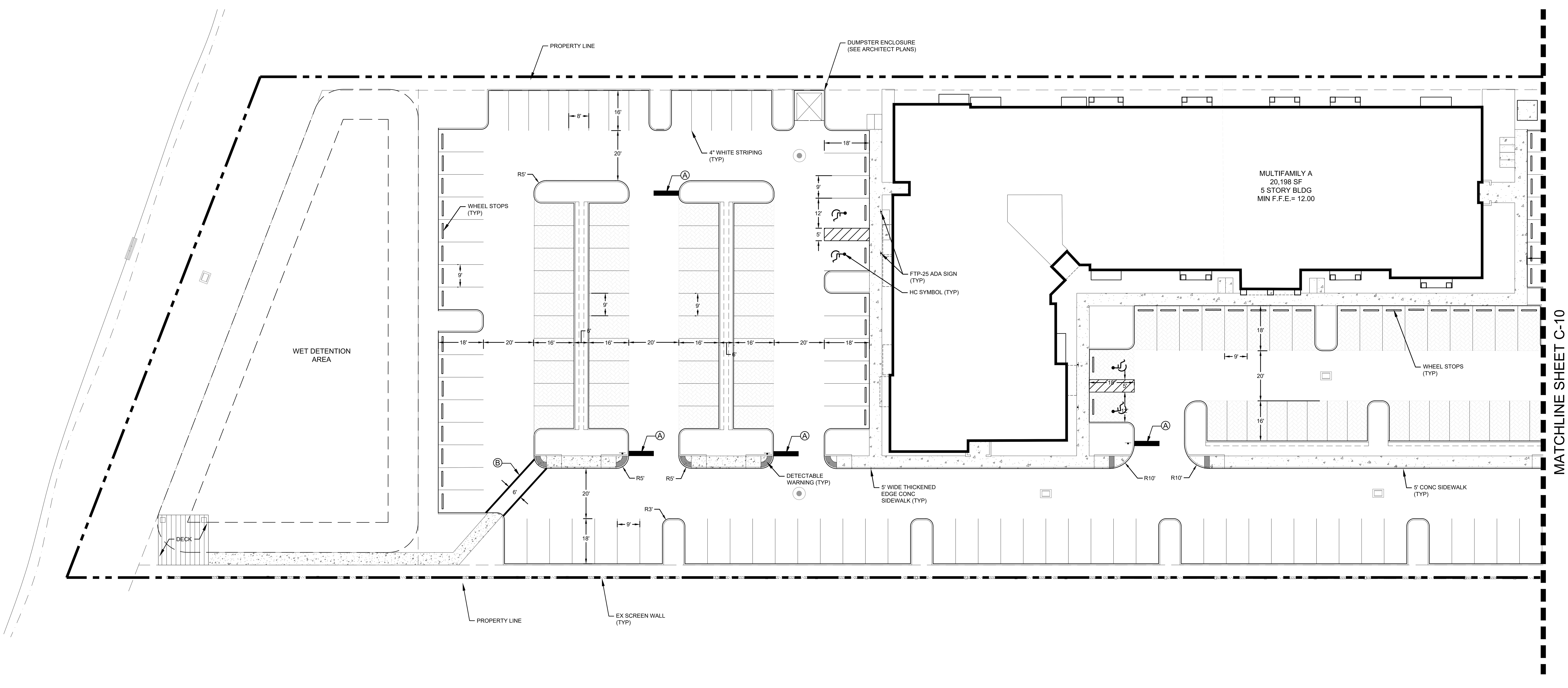
PAVERS	
ADA DETECTABLE WARNING SURFACE	

SIGNS



N

SCALE: 1" = 20'



WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

REVISIONS			
NO.	DATE	DESCRIPTION	BY

CAD 627301-CV-SMP.DWG	
JOB NO.	6273.01
DRAWN BY	GAT
CHECK BY	CJH
DATE	05-12-2021

ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
SIGNING AND PAVEMENT MARKING PLAN

SHEET:
C-9

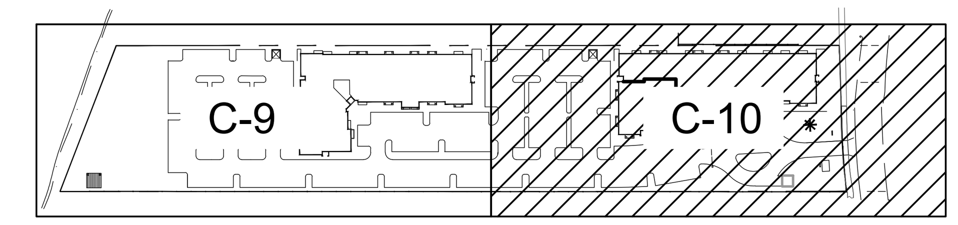
PAVEMENT MARKING NOTES

1. LETTER DESIGNATIONS USED IN THE PLANS TO INDICATE THE TYPE OF SIGN AND STRIPE TO BE PLACED ARE:

   - Ⓐ = 24" SOLID WHITE & R1-1 STOP SIGN
   - Ⓑ = 8" SOLID WHITE
   - Ⓒ = 6" SOLID YELLOW
   - Ⓓ = 6" DOUBLE YELLOW
   - Ⓔ = R3-5R RIGHT TURN ONLY
   - Ⓕ = BLUE RPM

2. ALL PAVEMENT MARKINGS,EXCEPT PARKING STRIPING, SHALL BE IN THERMOPLASTIC AND IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND FDOT STANDARD INDEX 711-001

KEY MAP

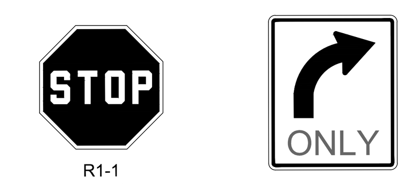


LEGEND

PAVERS

ADA DETECTABLE WARNING SURFACE

SIGNS

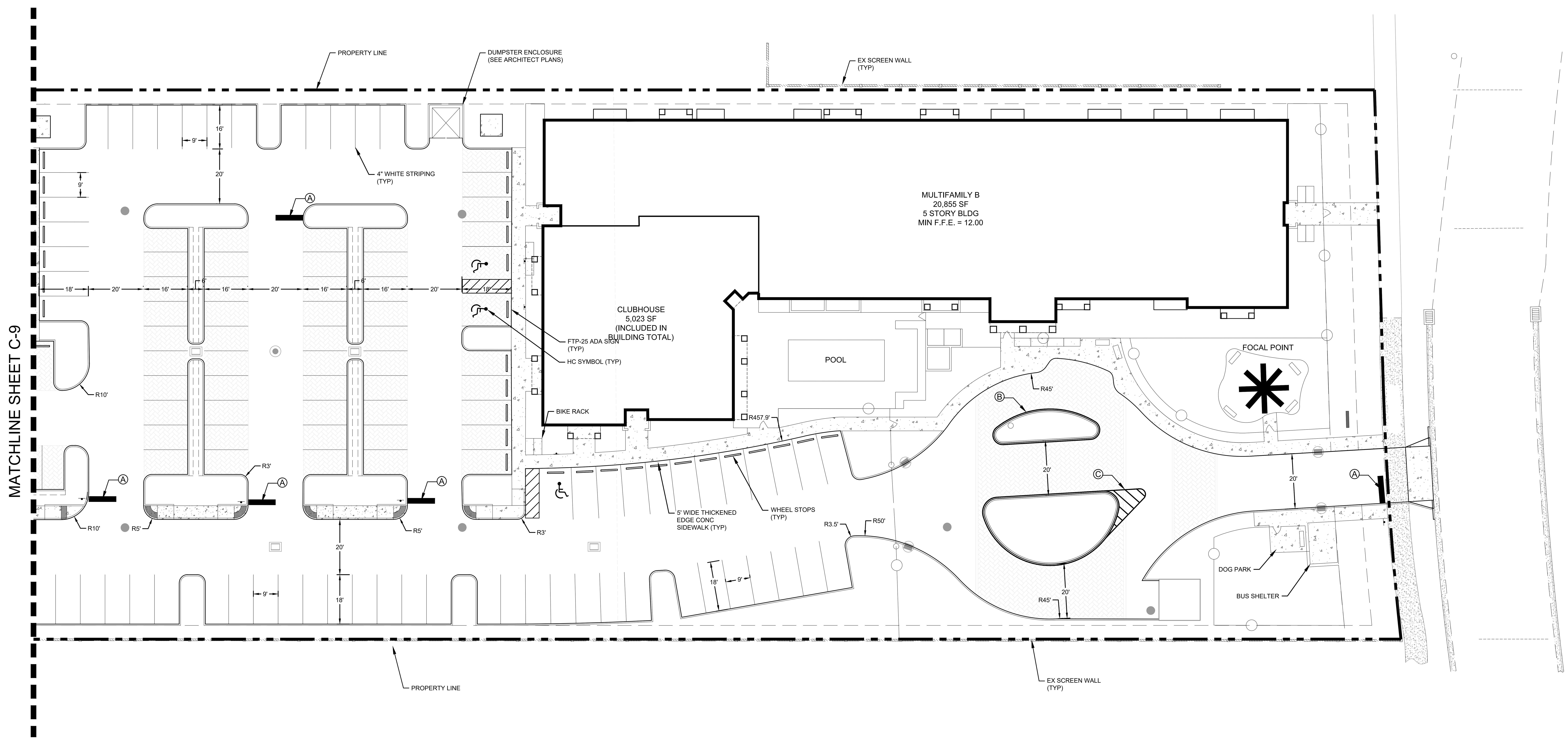


R1-1
30"x 30"

R3-5R
30"x 36"
(RIGHT ONLY)

N

0 10 20 40
SCALE: 1" = 20'



WGI.
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

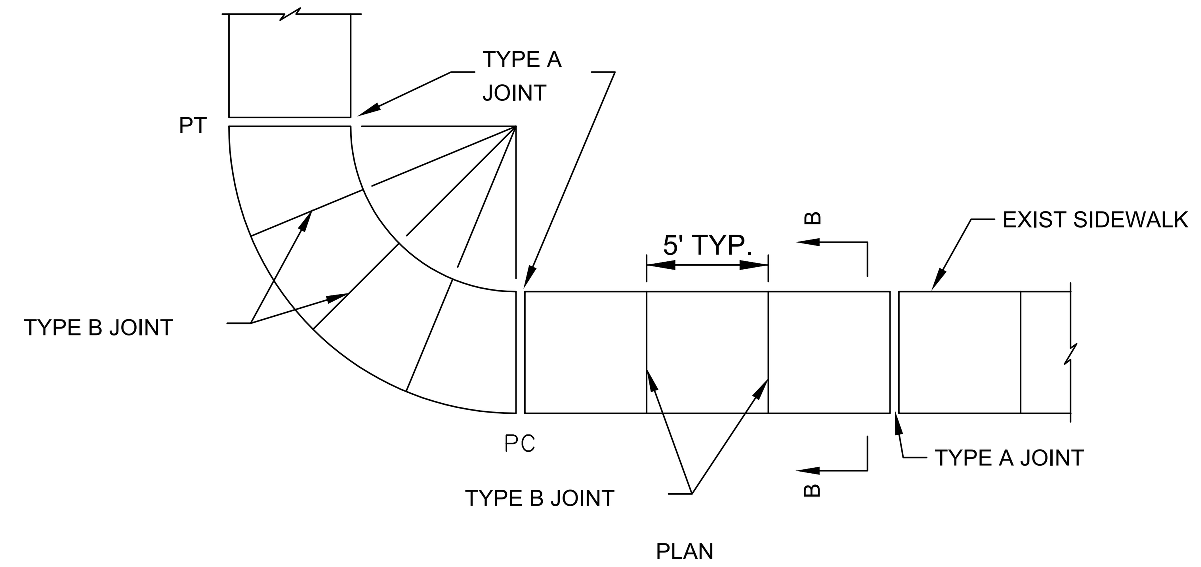
NO.	DATE	DESCRIPTION	BY
		REVISIONS	

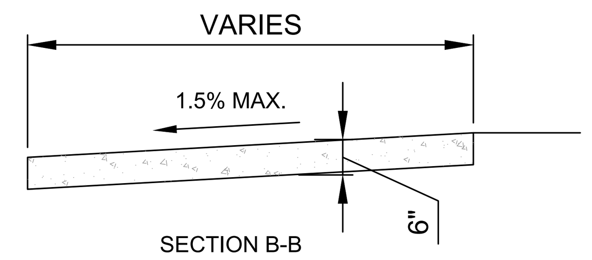
CAD	627301-CV-SMP.DWG
JOB NO.	6273.01
DRAWN BY	GAT
CHECK BY	CJH
DATE	05-12-2021

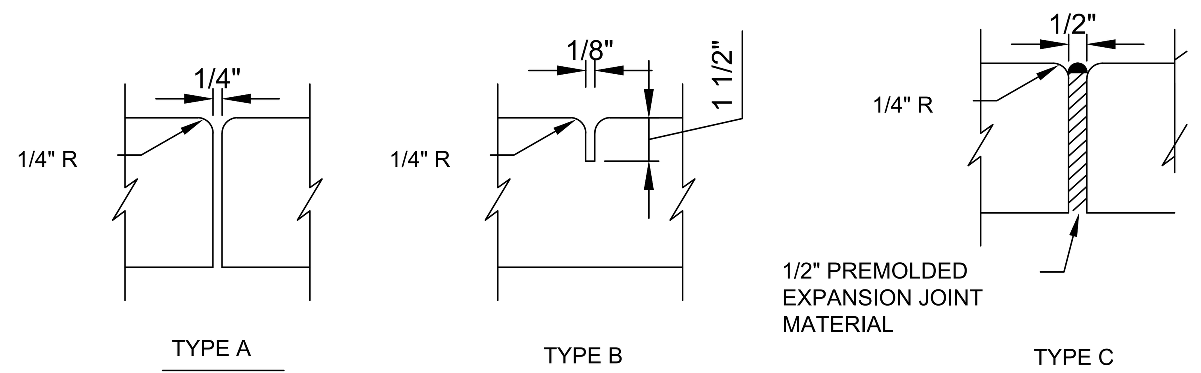
ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
SIGNING AND PAVEMENT MARKING PLAN

SHEET:
C-10







NOTES:

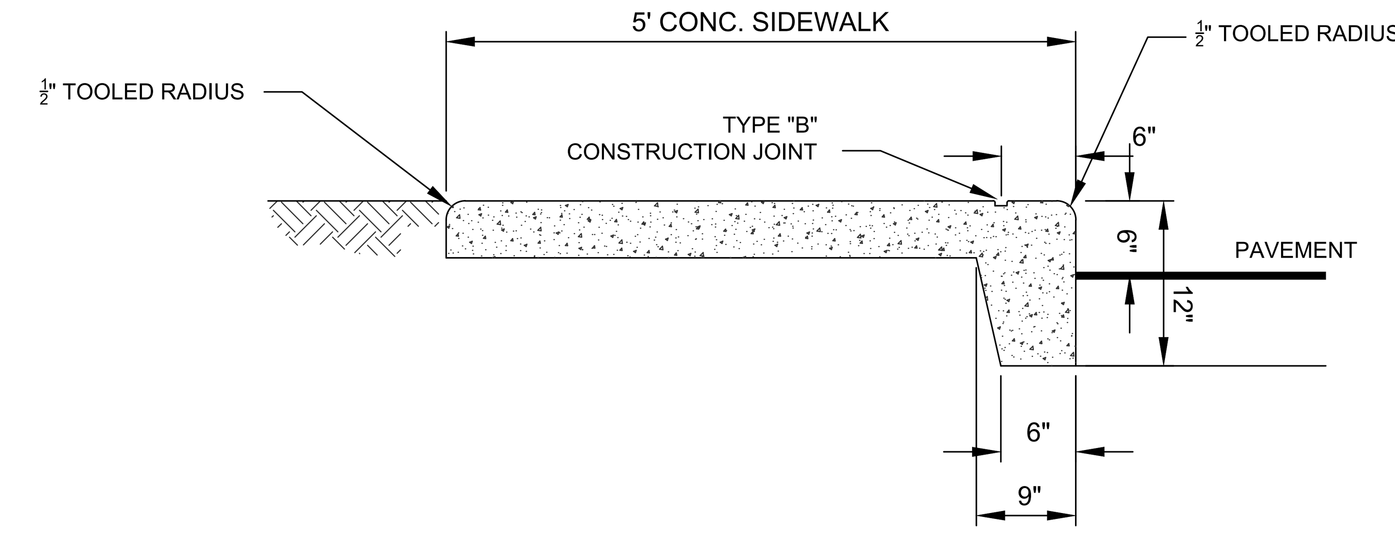
1. SIDEWALKS TO BE PORTLAND CEMENT CONCRETE, MIN 3000 PSI @ 28 DAYS.
2. BASE TO BE 6" COMPACTED SOIL (NO VAPOR BARRIER)
3. SIDEWALKS TO BE BROOMED FINISHED WITH EVEN DUSTLESS SURFACE.
4. SIDEWALKS SHALL CONFORM TO F.D.O.T. STANDARD INDEX NO. 310, LATEST REVISION.

TABLE OF SIDEWALK JOINTS

TYPE	LOCATION
TYPE A	P.C. & P.T. OF CURVES, JUNCTION OF EXIST. & NEW SIDEWALK
TYPE B	5'-0" CENTER TO CENTER ON SIDEWALKS
TYPE C	WHERE SIDEWALK ABUTS CONCRETE CURB, DRIVEWAYS, & SIMILAR STRUCTURES

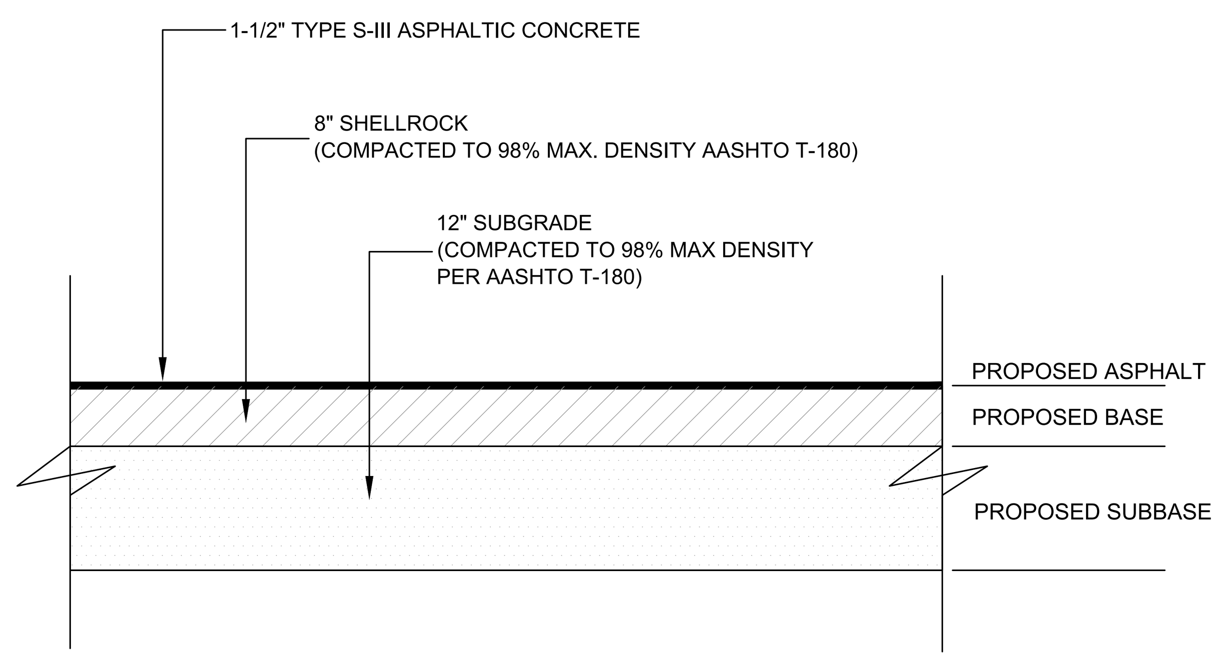
SIDEWALK CONSTRUCTION

SCALE: NONE



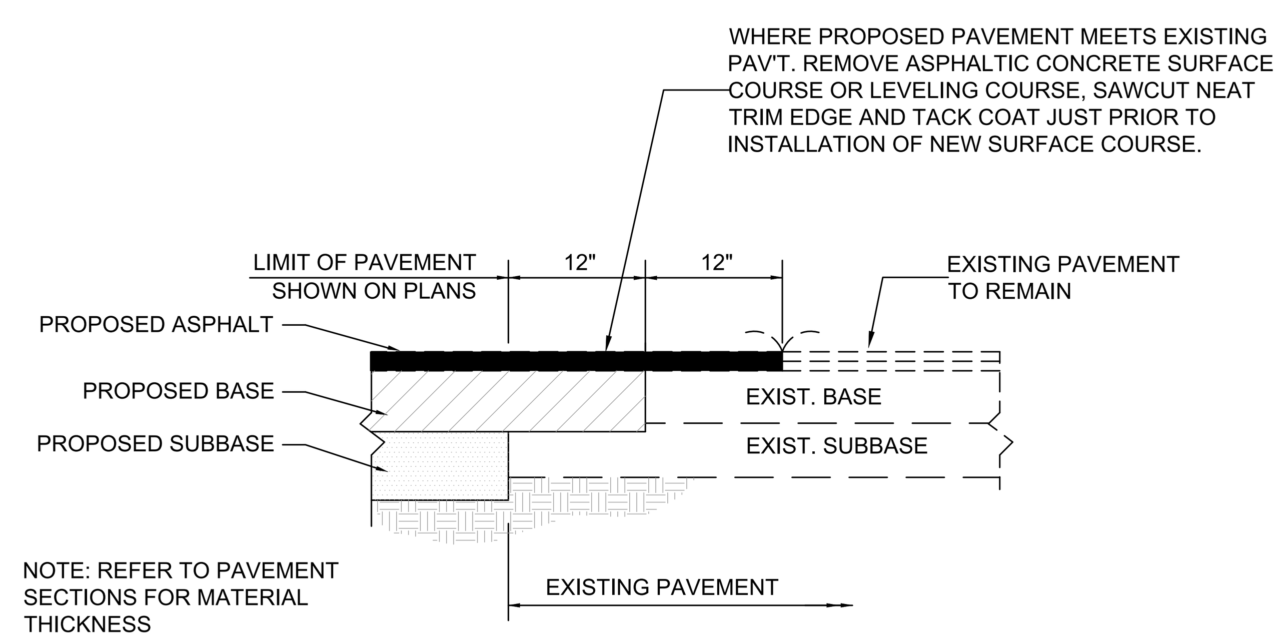
MONOLITHIC SIDEWALK

SCALE: NONE



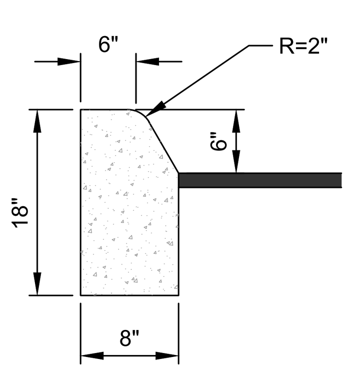
TYPICAL ASPHALT PAVEMENT SECTION

SCALE: NONE



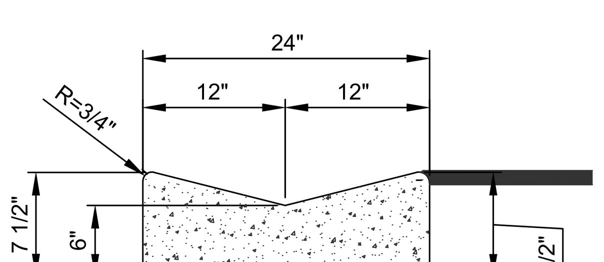
NEW PAVEMENT SECTION TO EXISTING PAVEMENT TRANSITION

SCALE: NONE



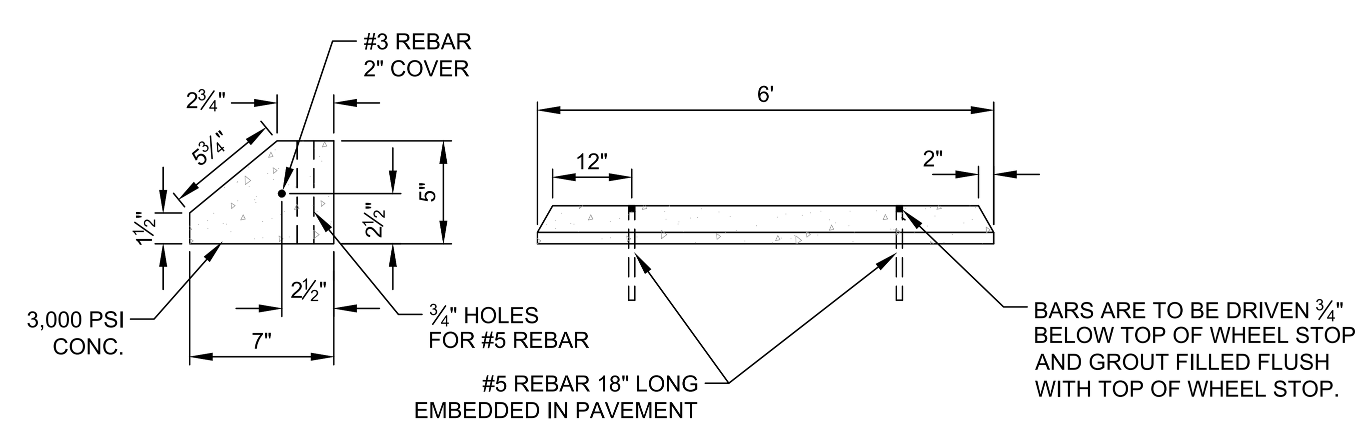
TYPE "D" CURB

SCALE: NONE



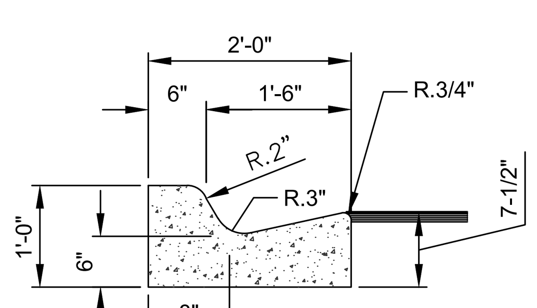
2' VALLEY GUTTER

SCALE: NONE



CONCRETE WHEEL STOP

SCALE: NONE

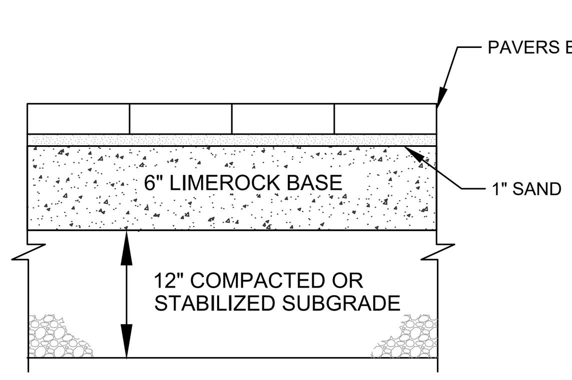


FEATHER ASPHALT 1/4" ABOVE LIP OF GUTTER (ON LOW SIDE OF ROAD ONLY)

NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" INSTEAD OF 7-1/2".

TYPE "F" CURB AND GUTTER

SCALE: NONE

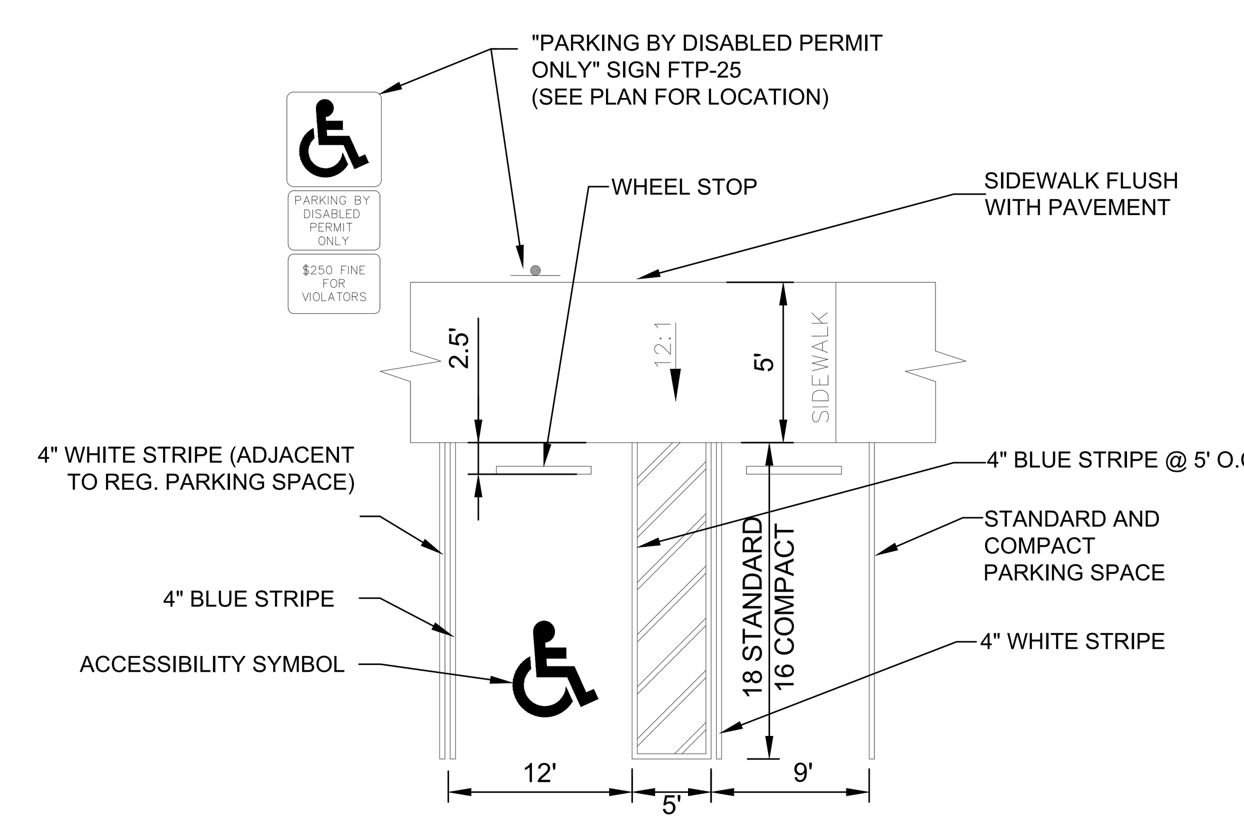


NOTES:

1. REFER TO HARDSCAPE PLANS FOR PAVER BRICK TYPE, COLOR, AND SIZE INFORMATION.
2. SAND BEDDING SHALL BE WELL GRADED, CLEAN WASHED LIMESTONE SCREENINGS W/ 100% PASSING A ⅜" SIEVE AND A MAXIMUM 3% PASSING.

PAVER BRICK SECTION

SCALE: NONE



HANDICAPPED PARKING STANDARD AND COMPACT PARKING DETAIL

SCALE: NONE

WGI

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

REVISIONS

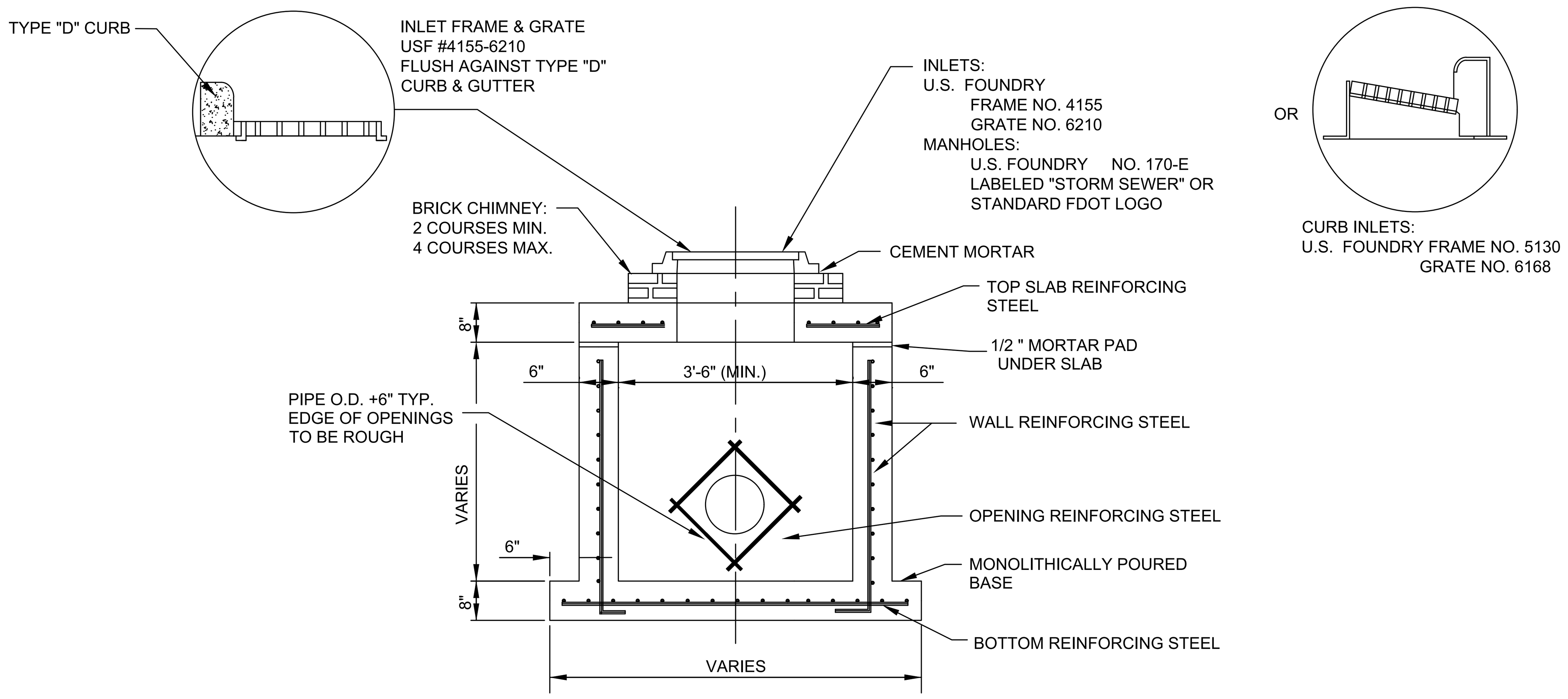
NO.	DATE	DESCRIPTION	BY

CAD	627301-CV-PDD.DWG
JOB NO.	6273.01
DRAWN BY	GAT
CHECK BY	CJH
DATE	05-12-2021

ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
PAVING, GRADING AND DRAINAGE DETAILS

SHEET:
C-11

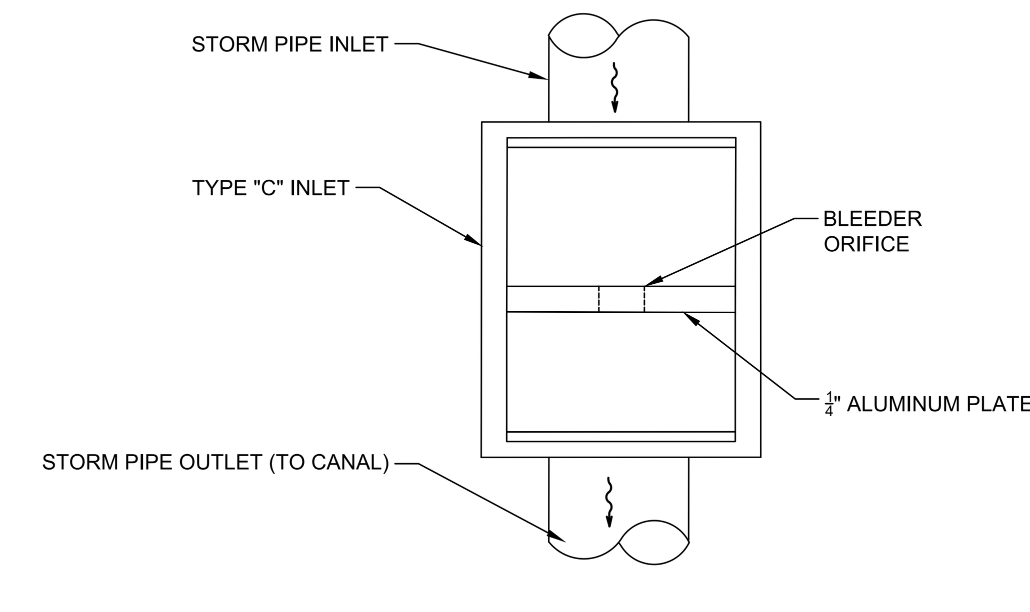


NOTES:

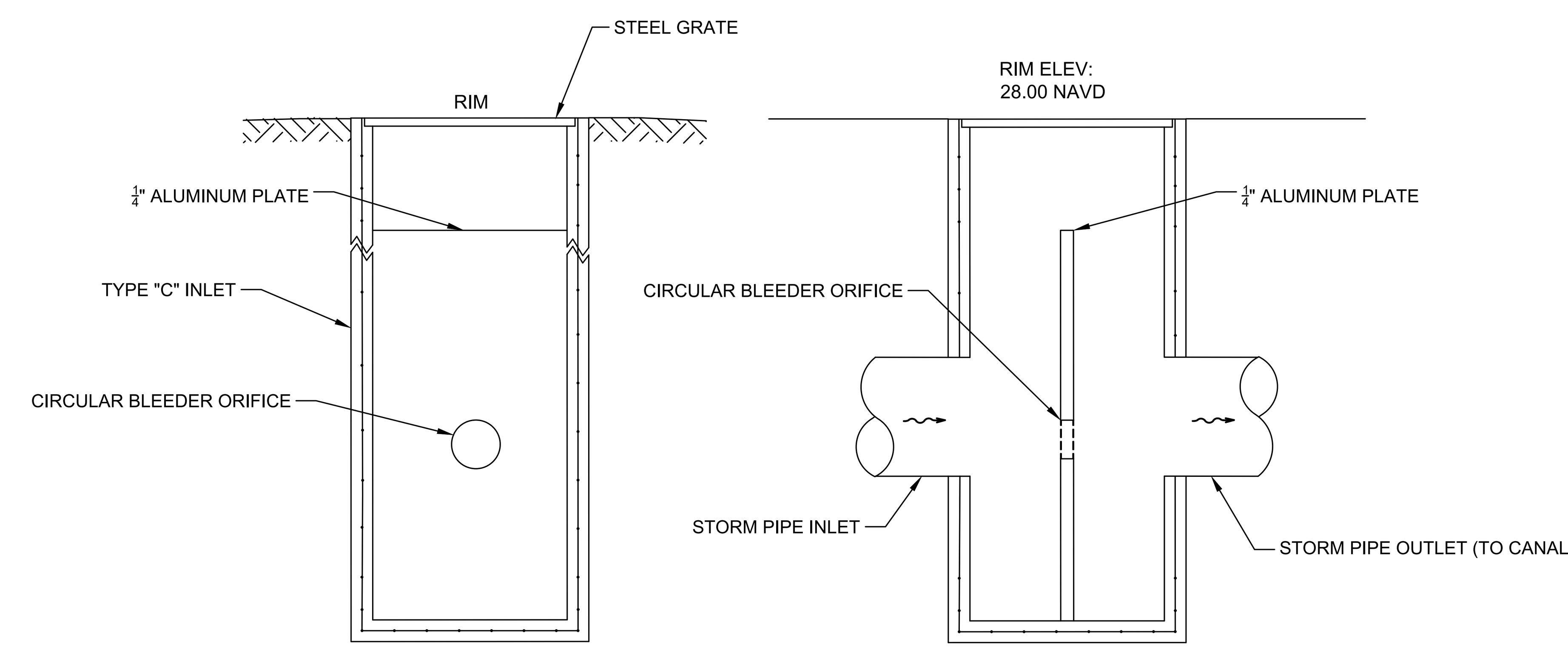
1. ALL INLET GRATES AND MANHOLE LIDS MUST HAVE LOCKING CHAINS (FDOT INDEX 201).
2. BEDDING MATERIAL SHALL BE HAND PLACED IN 6" LIFTS AND SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
3. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
4. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
5. BACKFILL SHALL BE DONE WITH APPROVED MATERIAL, CLEAN AND FREE OF ROCKS, MUCK AND OTHER DELETERIOUS MATTER AND COMPACTED BENEATH THE HAUNCHES OF THE PIPE USING MECHANICAL TAMPERS TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
6. BACKFILL TO BE COMPACTED ALONG THE SIDES OF THE PIPE AND TO A POINT ONE FOOT ABOVE THE TOP OF THE PIPE TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
7. WHERE PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE THE REMAINING BACKFILL SHALL BE COMPACTED IN 6 INCH LAYERS AND COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. SEE PAVEMENT SPECIFICATIONS FOR COMPACTION AND STABILIZATION REQUIREMENTS OF SUBGRADE.
8. WHERE PAVEMENT WILL NOT BE CONSTRUCTED OVER THE PIPE THE REMAINING FILL SHALL BE COMPACTED IN 6 INCH LAYERS TO A DENSITY 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
9. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.
10. ALL MANHOLES AND INLETS TO HAVE A MINIMUM SUMP OF 1'

TYPICAL MANHOLE AND INLET DETAIL

SCALE: NONE



PLAN VIEW

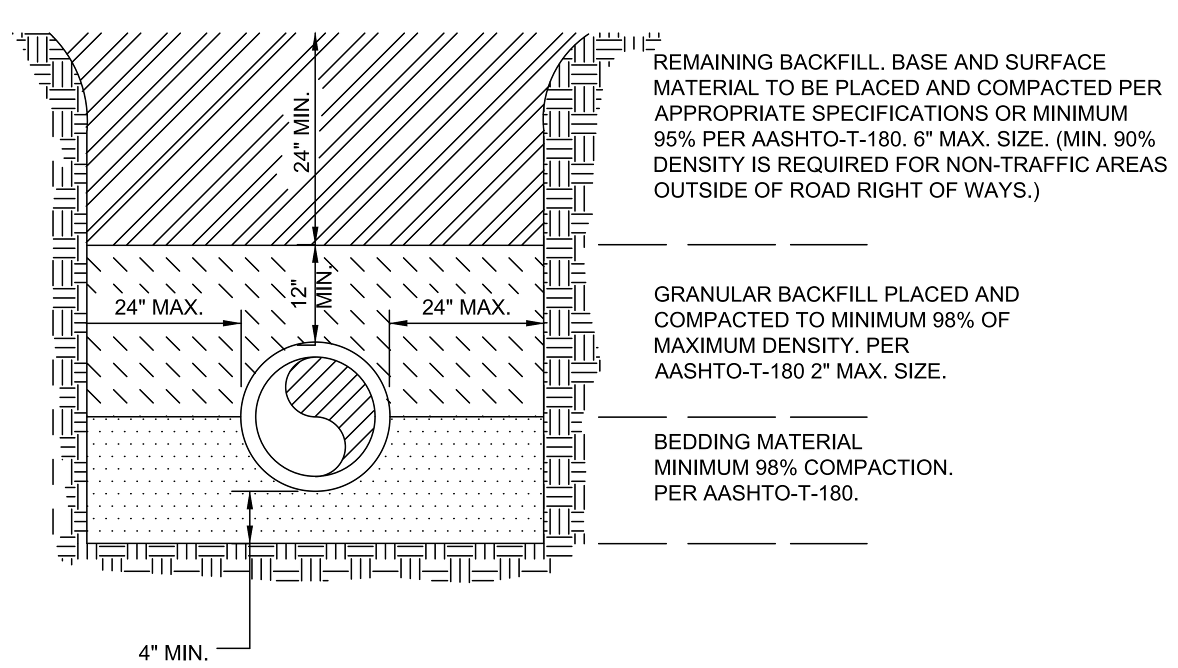


SECTION VIEW

SECTION VIEW

CONTROL STRUCTURE DETAIL

SCALE: NONE



NOTES:

1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.

2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.

3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.

4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND DEBRIS.

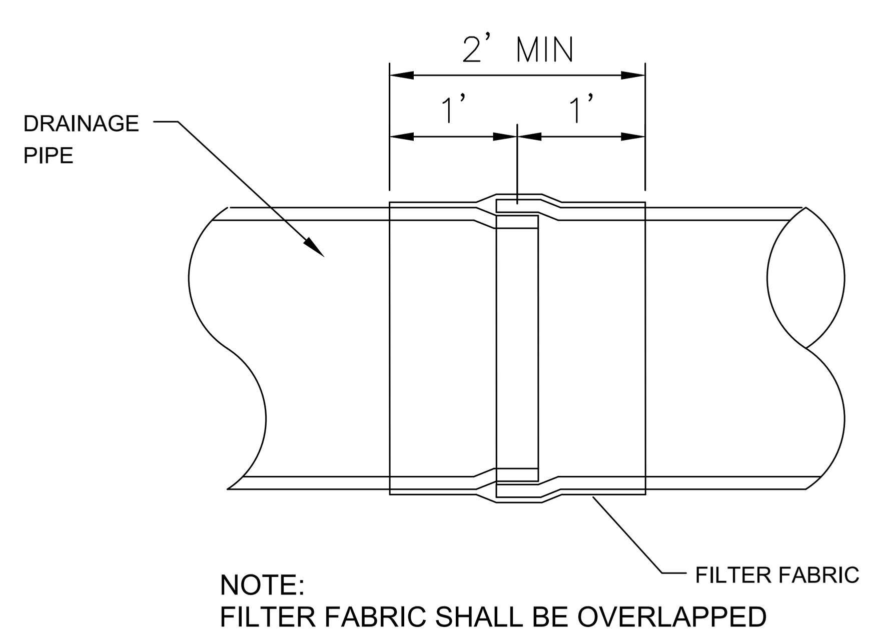
5. DENSITY TESTS ARE REQUIRED IN 1 FOOT LIFTS PER PIPE RUN ABOVE THE PIPE, OR AS DIRECTED BY THE INSPECTOR.

6. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH STATE OF FLORIDA TRENCH SAFETY LAWS AND REGULATIONS.

7. THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.

TYPICAL TRENCH DETAIL

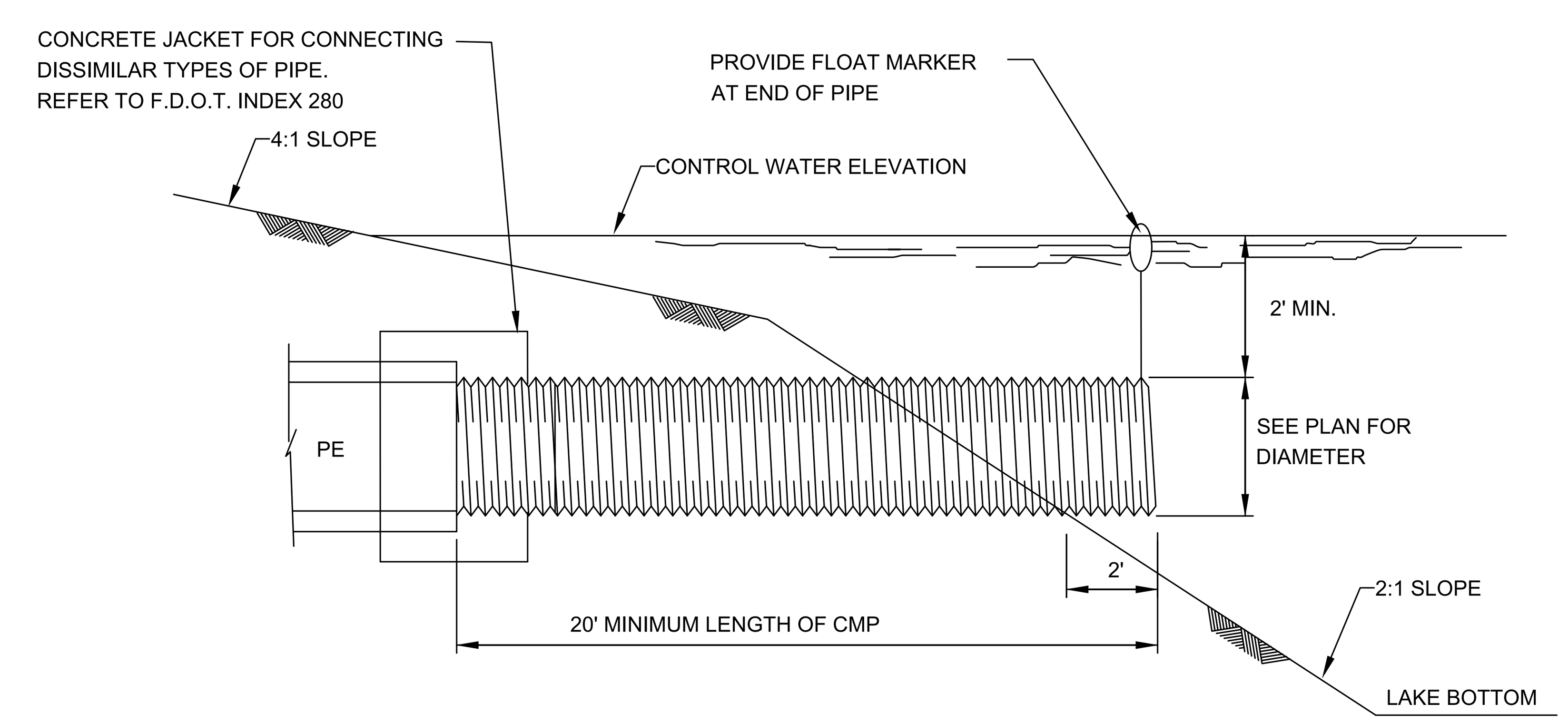
SCALE: NONE



NOTE:
FILTER FABRIC SHALL BE OVERLAPPED
2' MINIMUM AT ALL FABRIC JOINTS

FILTER FABRIC PIPE JOINT WRAP DETAIL

SCALE: NONE



NOTES:

1. CONTRACTOR SHALL FIELD-DETERMINE OUTFALL PIPE TO BE EXTENDED 2' MIN. PAST THE DEEP CUT LINE.
2. EACH OUTFALL PIPE SHALL HAVE A FULL 20' LENGTH OF CMP INTO THE LAKE.
3. EACH OUTFALL PIPE SHALL HAVE A BUOY ATTACHED TO THE END. THE BUOY, ROPE AND FITTINGS SHALL BE SUITABLE FOR MARINE USE AND EXPOSURE TO ULTRAVIOLET LIGHT. THE ROPE SHALL HAVE SUFFICIENT SLACK SO THE BUOY IS VISIBLE AT THE TOP OF BANK ELEVATION.

OUTFALL PIPE

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY

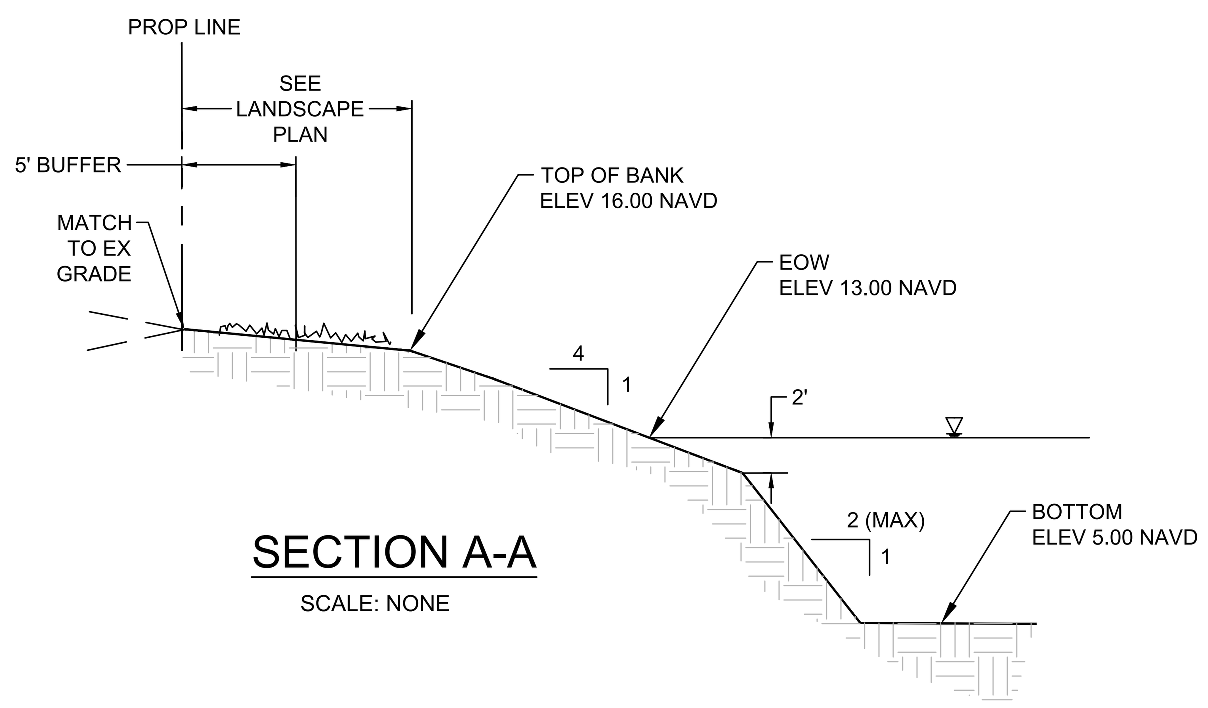
REVISIONS

CAD	627301-CV-PDD.DWG
JOB NO.	6273.01
DRAWN BY	GAT
CHECK BY	CJH
DATE	05-12-2021

ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

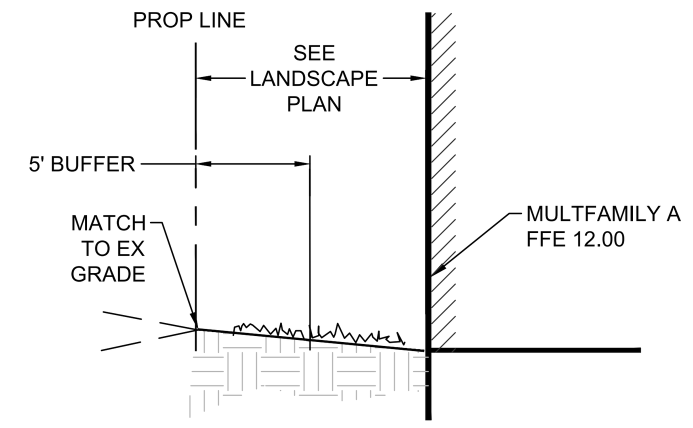
THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
PAVING, GRADING AND DRAINAGE DETAILS

SHEET:
C-12



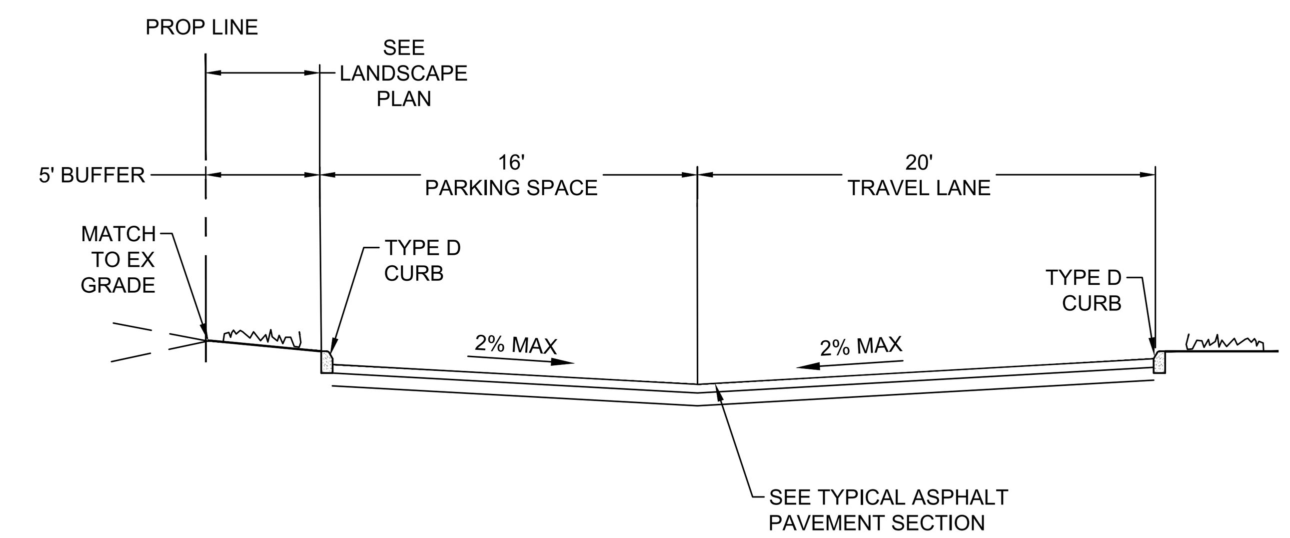
SECTION A-A

SCALE: NONE



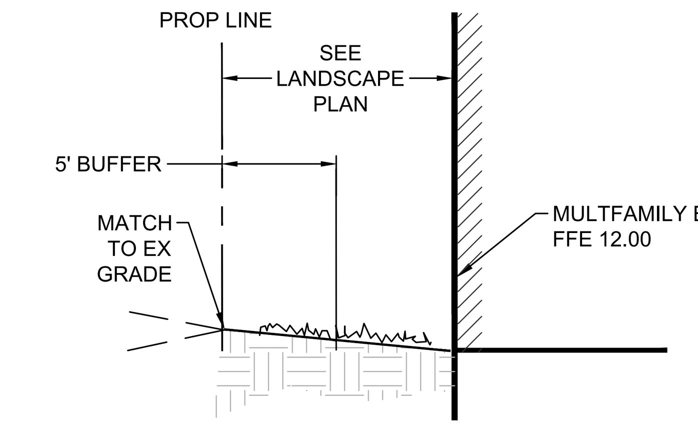
SECTION B-B

SCALE: NONE



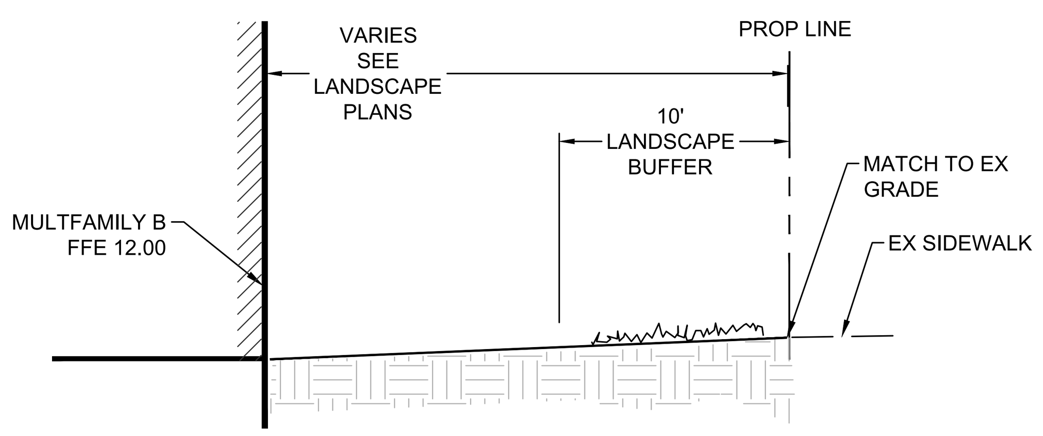
SECTION C-C

SCALE: NONE



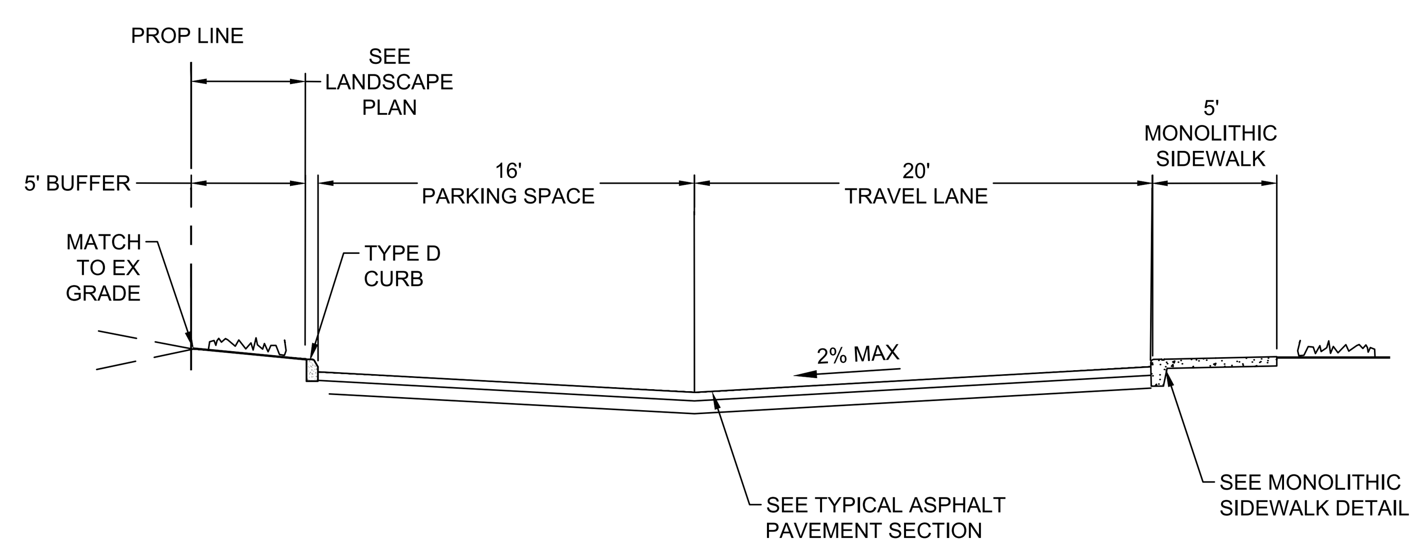
SECTION D-D

SCALE: NONE



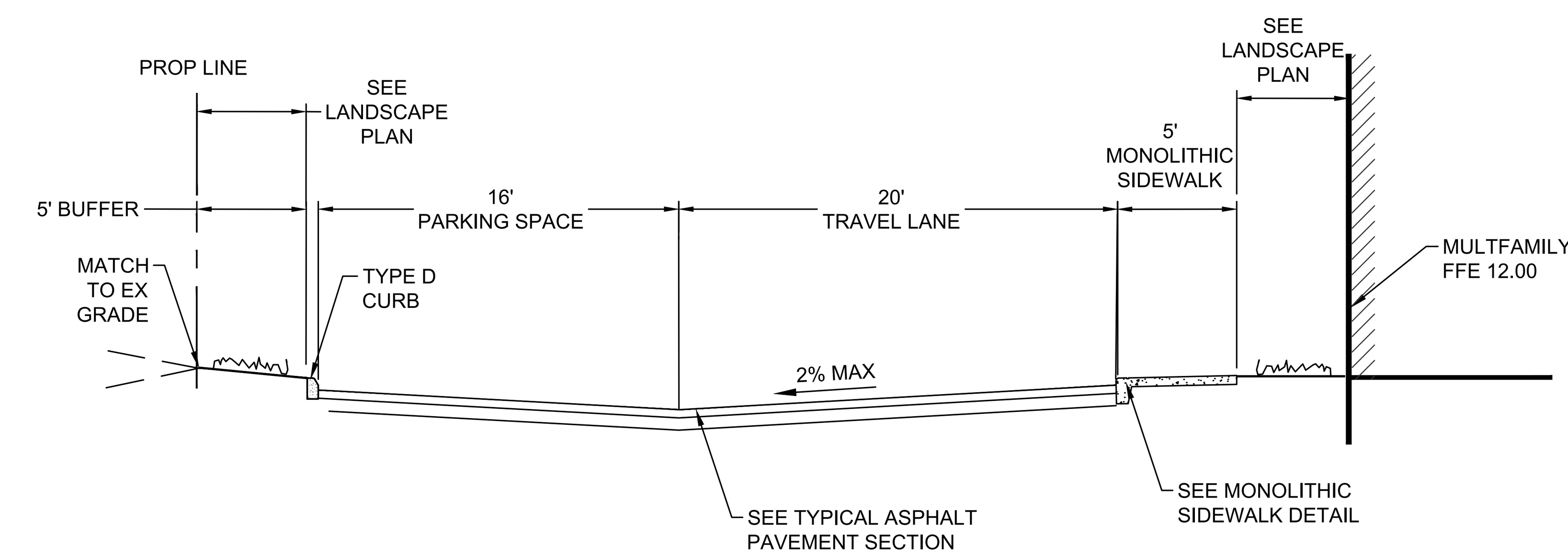
SECTION E-E

SCALE: NONE



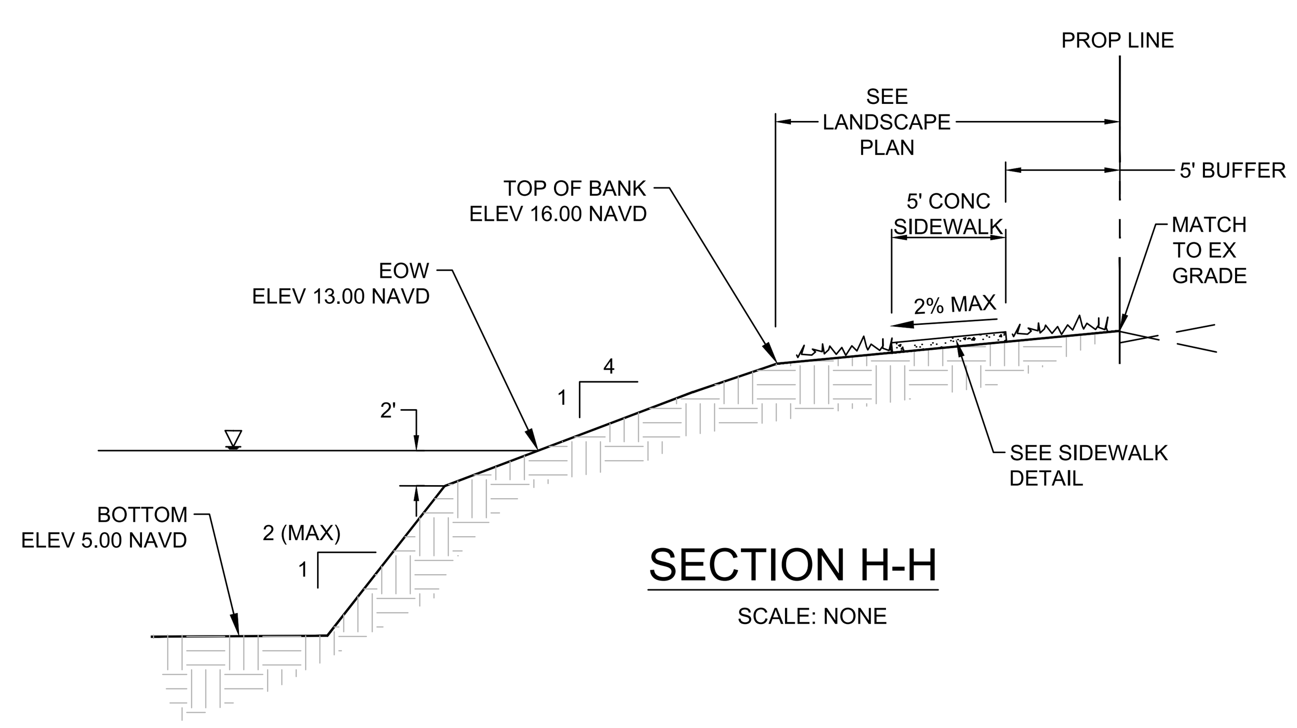
SECTION F-F

SCALE: NONE



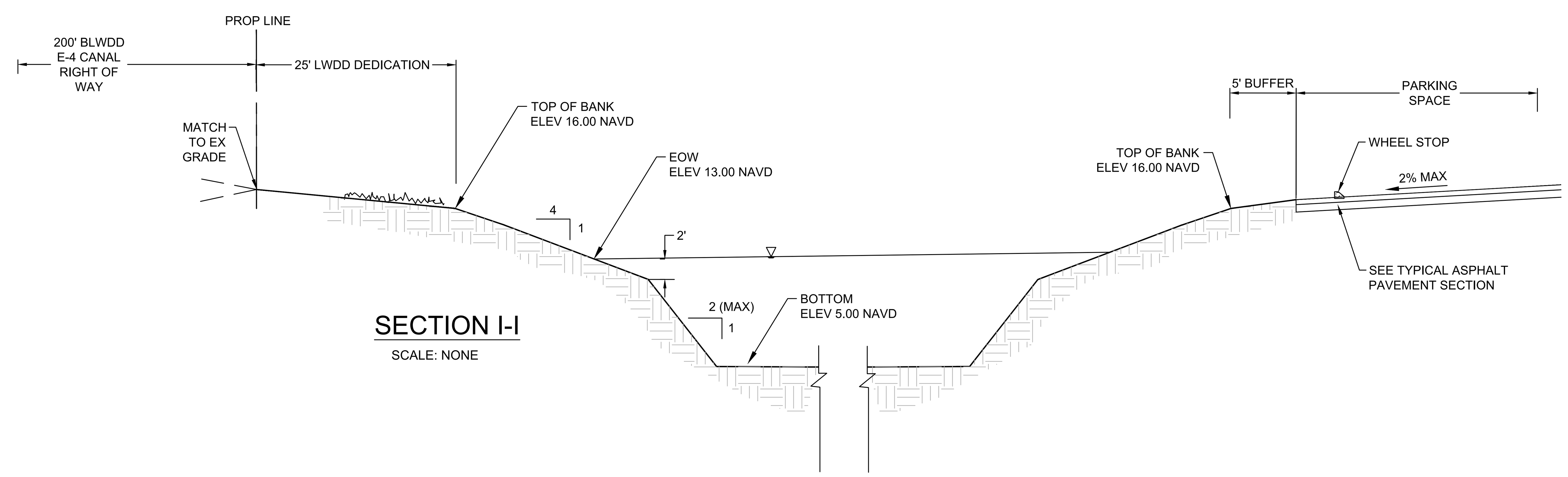
SECTION G-G

SCALE: NONE



SECTION H-H

SCALE: NONE



SECTION I-I

SCALE: NONE

POND BANK ELEVATIONS NOT YET DETERMINED,
TO BE PROVIDED WITH ENGINEERING SUBMITTAL

WGI

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

REVISIONS

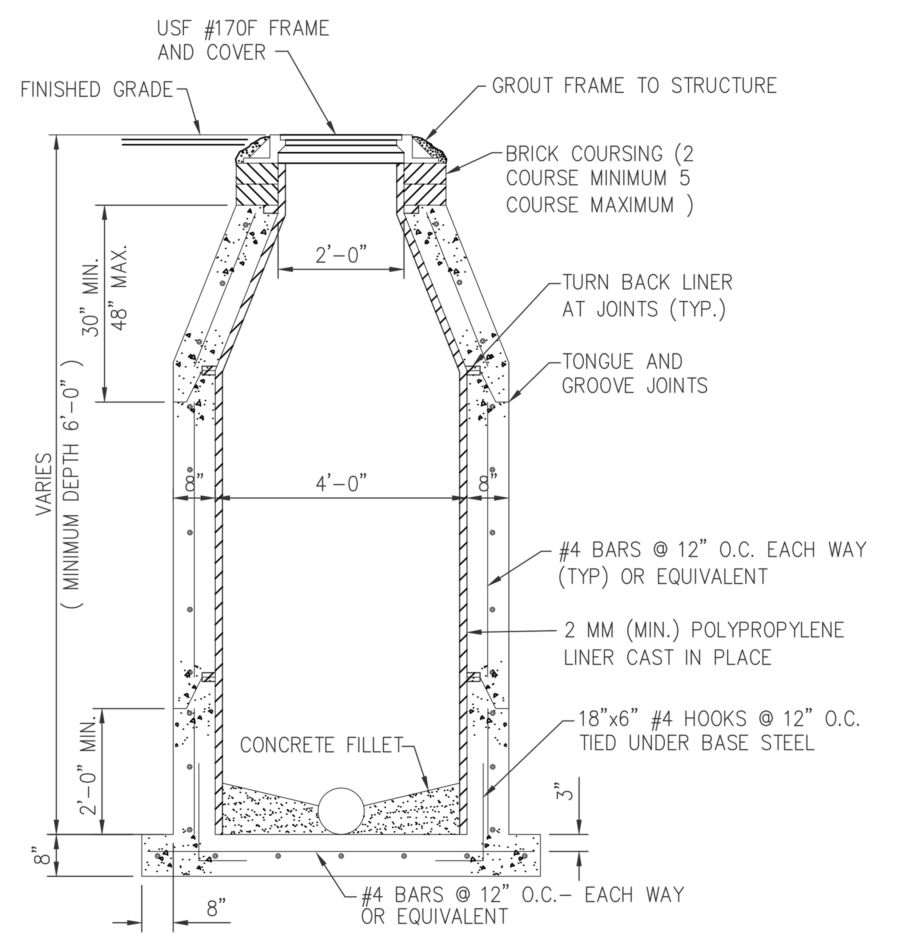
NO.	DATE	DESCRIPTION	BY

CAD	627301-CV-PDD.DWG
JOB NO.	6273.01
DRAWN BY	GAT
CHECK BY	CJH
DATE	05-12-2021

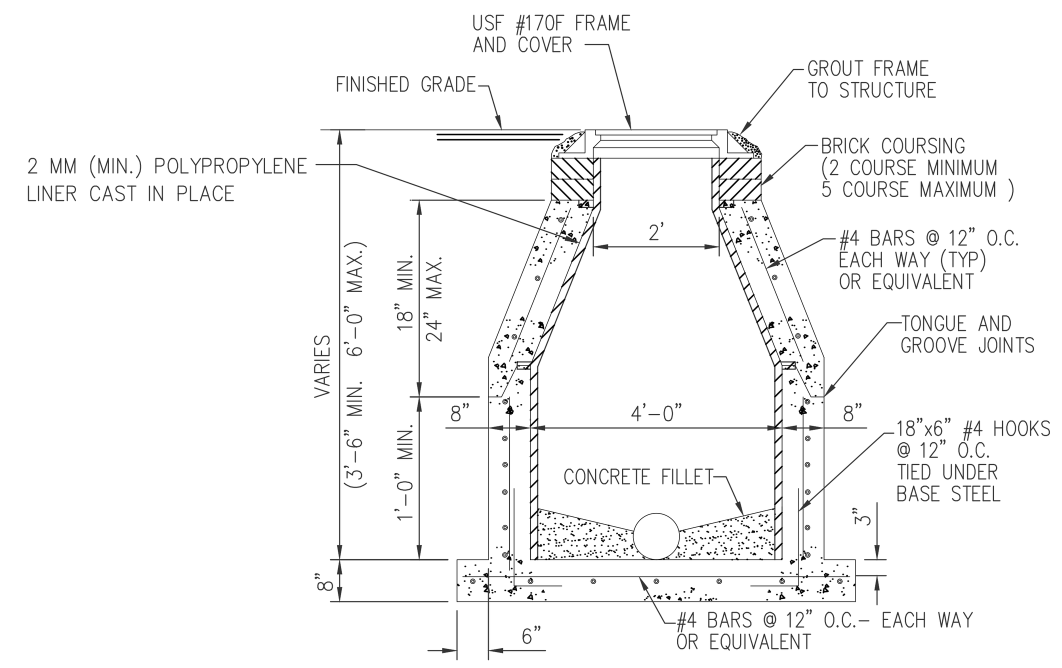
ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
PAVING, GRADING AND DRAINAGE DETAILS

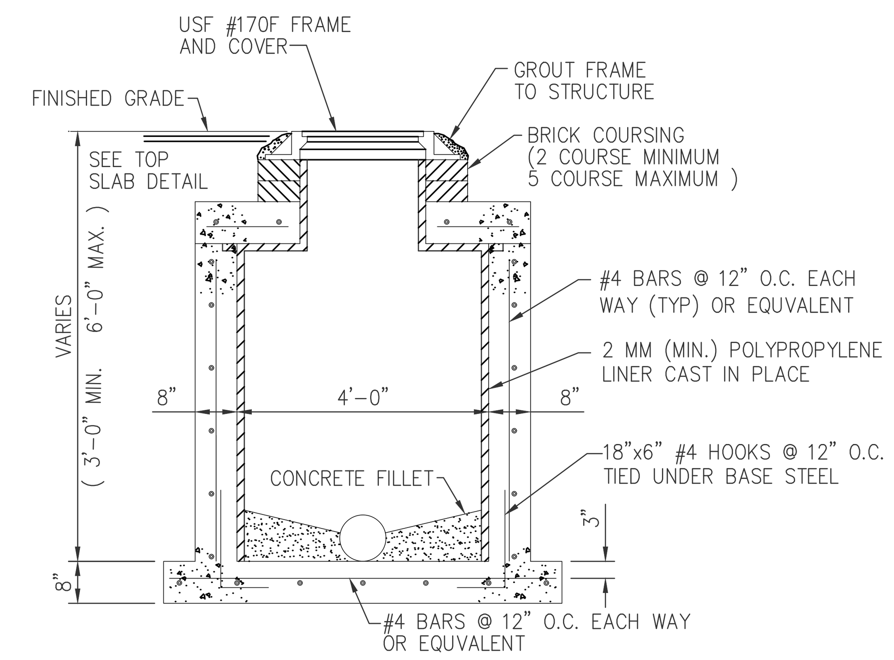
SHEET:
C-13



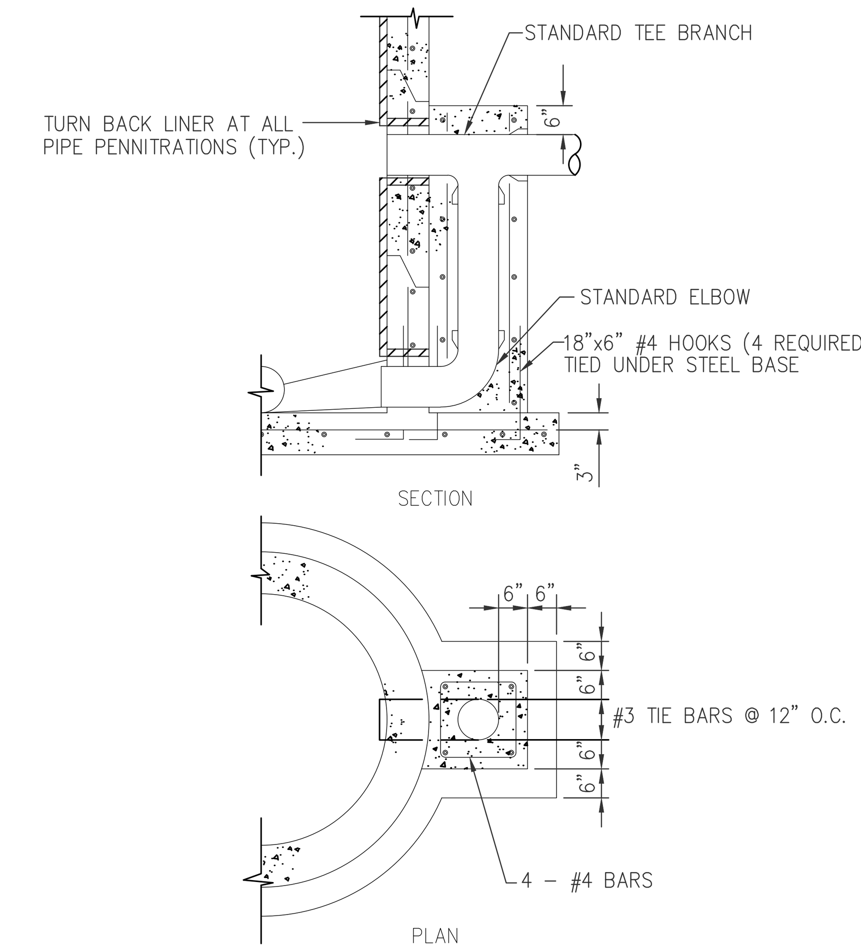
STANDARD MANHOLE 1



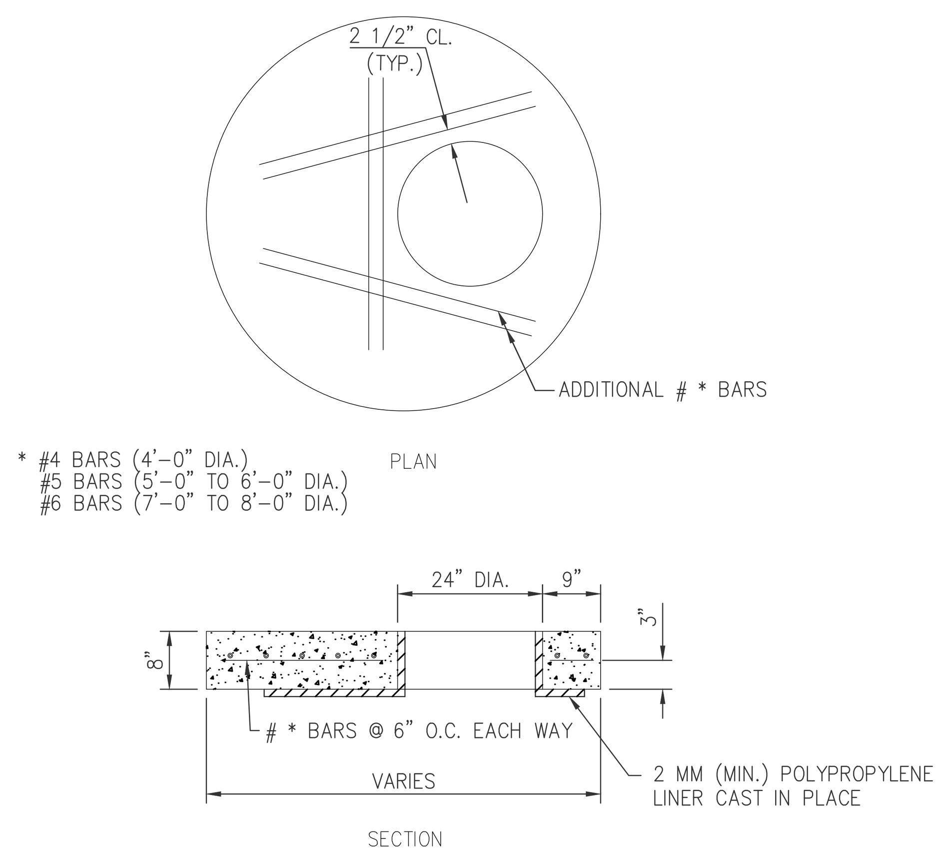
SHALLOW MANHOLE 2



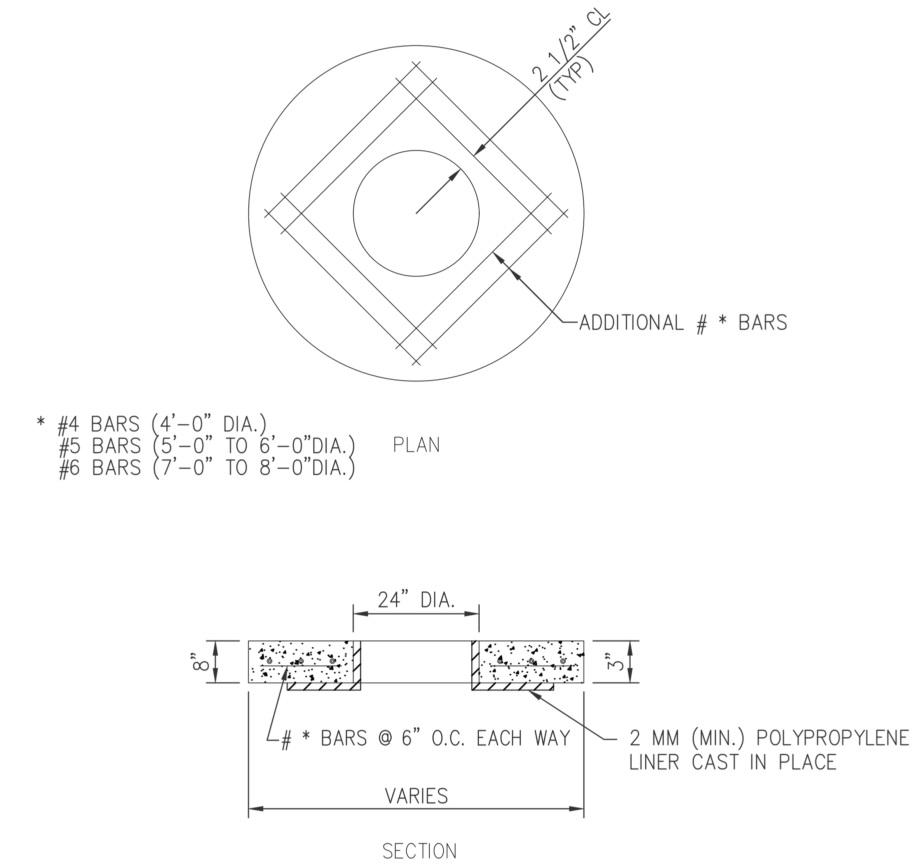
SHALLOW MANHOLE 3



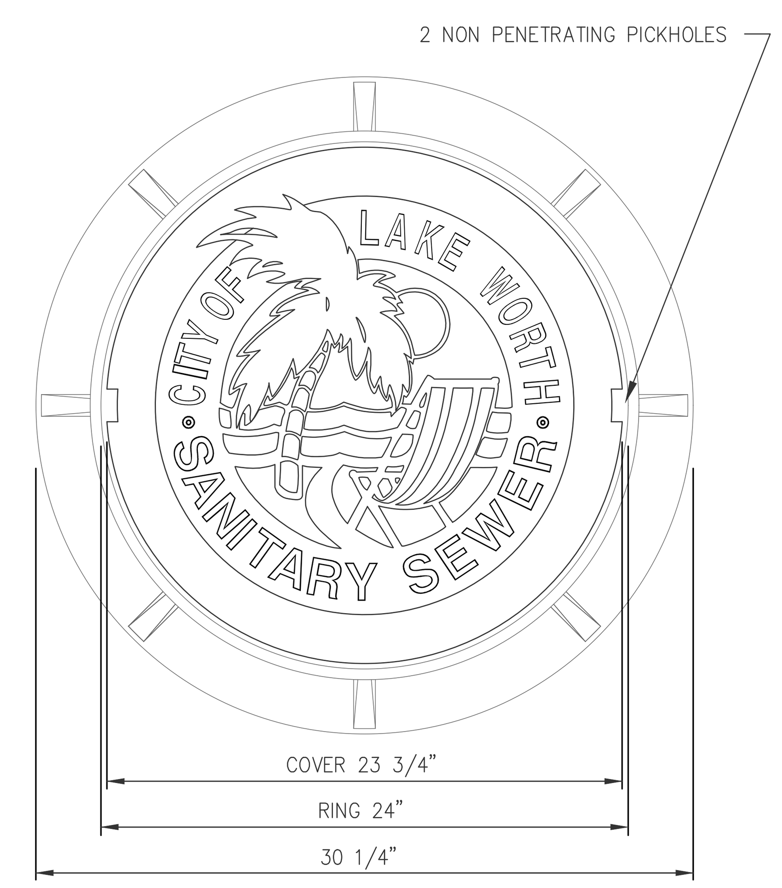
DROP CONNECTION 4



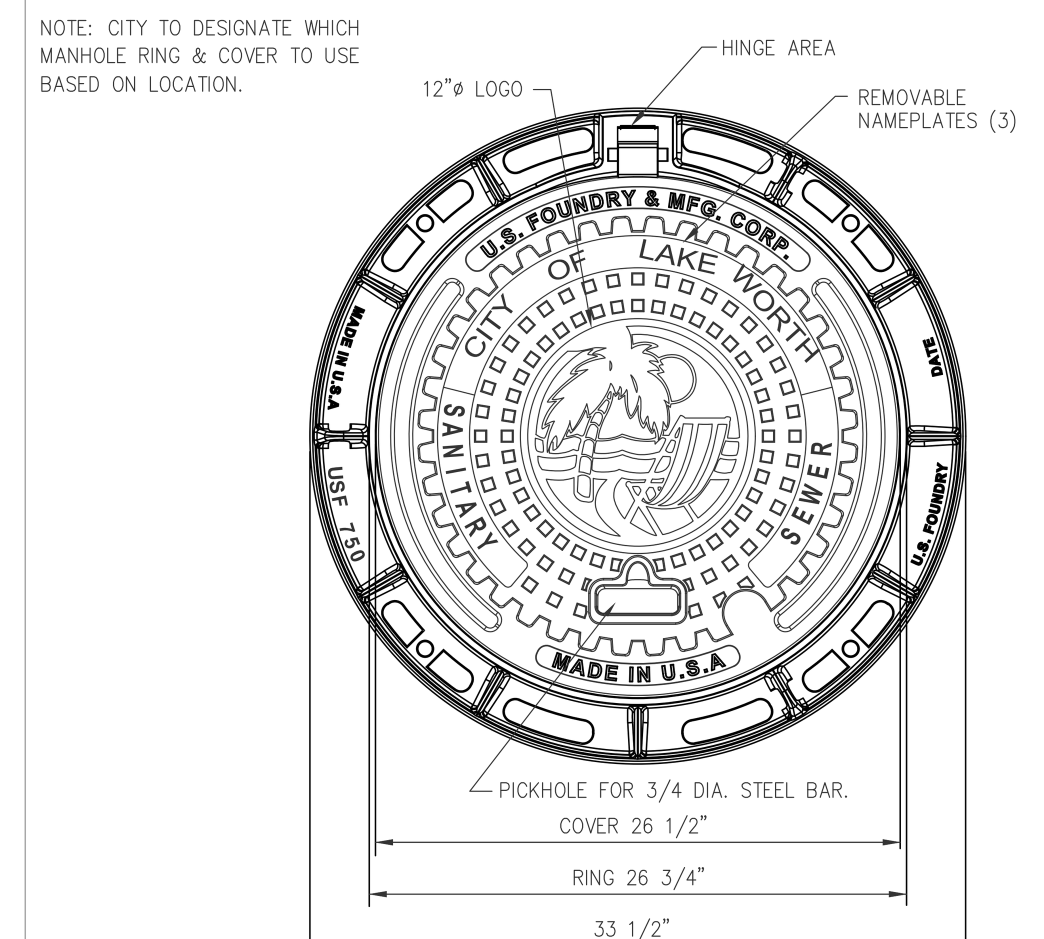
FLAT TOP SLAB 5



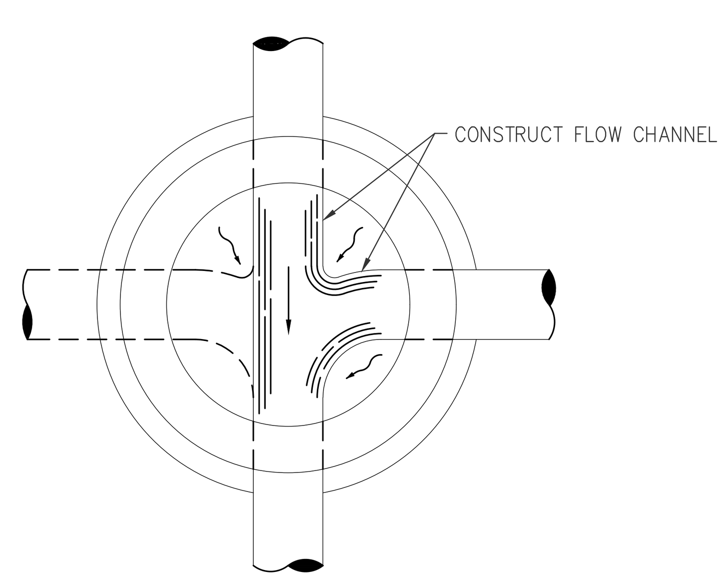
FLAT TOP SLAB 6



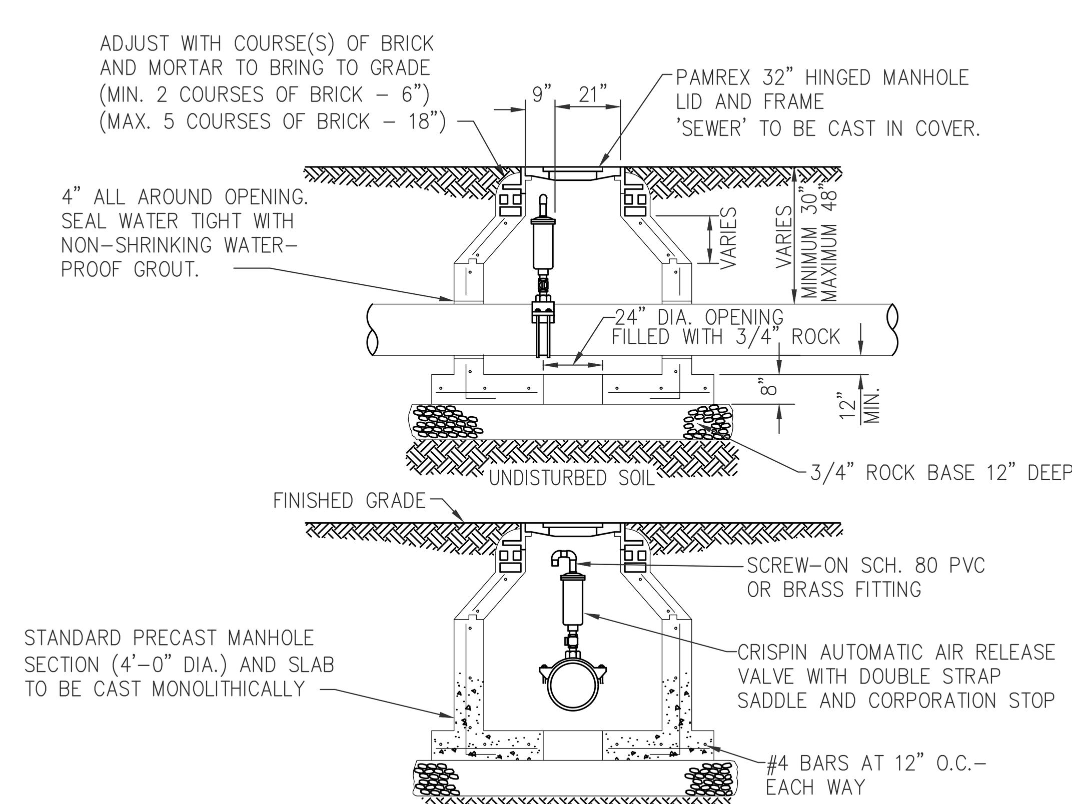
USF 170 RING & EU COVER 7



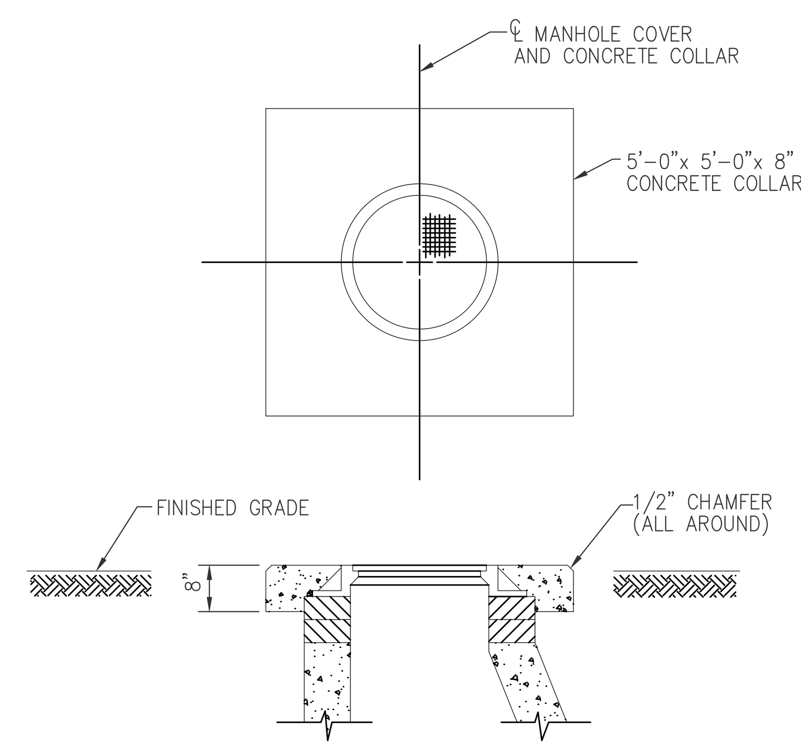
USF 750 RING & NH COVER 8



MANHOLE BOTTOM FOR TWO OR MORE INFLUENT LINES 9



AIR RELEASE VALVE MANHOLE 10



CONCRETE COLLAR (REQUIRED WHEN MANHOLE IS OUT OF PAVEMENT) 11

1. REINFORCING STEEL ON ALL CONCRETE STRUCTURES SHALL HAVE A MINIMUM COVER OF 3 INCHES.
2. BRICK COURSING ON MANHOLES SHALL BE PLASTERED WITH 1/2 INCH CEMENT MORTAR ON THE INSIDE AND OUTSIDE FACES.
3.
4. THE DISTANCES AND CONTROLS SHOWN ON THE DRAWINGS REFER TO THE CENTERLINE OF THE MANHOLES.
5. COAT EXTERIOR AND INTERIOR SURFACES OF MANHOLES WITH KOPPERS 300-M OR EQUAL APPROVED BY THE ENGINEER. PROVIDE A MINIMUM DRY FILM THICKNESS OF 16 MILS. APPLY IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. INTERIOR COATING SHALL BE FIELD APPLIED AFTER FINAL LAMPING AND REVIEW BY THE ENGINEER.
6. STEPS ARE REQUIRED IN MANHOLES GREATER THAN 3 FEET IN DEPTH. STEPS SHALL BE SPACED 16 INCHES ON CENTER AND SHALL BE POLYPROPYLENE PLASTIC COATED NO.3 AS MANUFACTURED BY MA INDUSTRIES, INC. OR EQUAL APPROVED BY THE ENGINEER.
7. PVC FORCE MAIN PIPE SHALL BE WRAPPED WITH WIRE FOR LOCATING PURPOSES. A 14 GAUGE, THIN INSULATED, SOLID COPPER WIRE SHALL BE LAID IN THE PIPE TRENCH CONTINUOUS FROM VALVE BOX TO VALVE BOX. WIRE SHALL BE WRAPPED TWO TIMES AROUND EACH JOINT OF PIPE AND EXTENDED INSIDE EACH VALVE BOX TO ENABLE LOCATION DEVICES TO BE ATTACHED WITHOUT DIGGING UP THE VALVE BOX . WIRE CONNECTIONS SHALL BE MADE WITH COMMERCIAL CONNECTORS AND SEALED AGAINST MOISTURE WITH SCOTCH E-Z SEAL NO.2200 ELECTRICAL INSULATING PAD WITH VINYL BACKING.
8. DROP CONNECTIONS ON MANHOLES ARE REQUIRED WHENEVER AN INFLUENT SEWER IS LOCATED 2 FEET OR MORE ABOVE THE MAIN INVERT CHANNEL.
9. CAST IRON MANHOLE COVERS SHALL HAVE THE WORD 'SANITARY' CAST IN THEM IN RAISED LETTERS.

GENERAL NOTES 12

WGI.
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

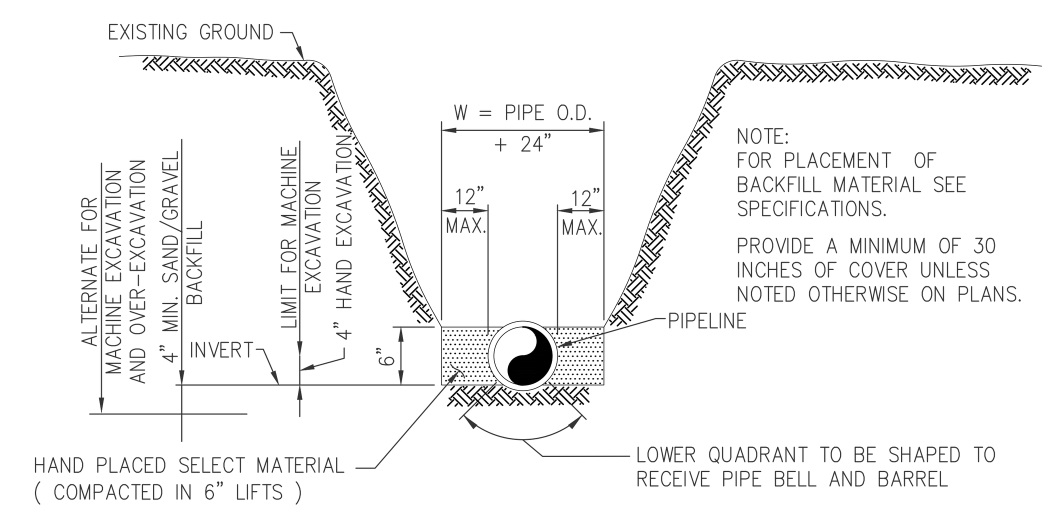
CAD	627301-CV-WSD.DWG
JOB NO.	6273.01
DRAWN BY	GAT
CHECK BY	CJH
DATE	05-12-2021

ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

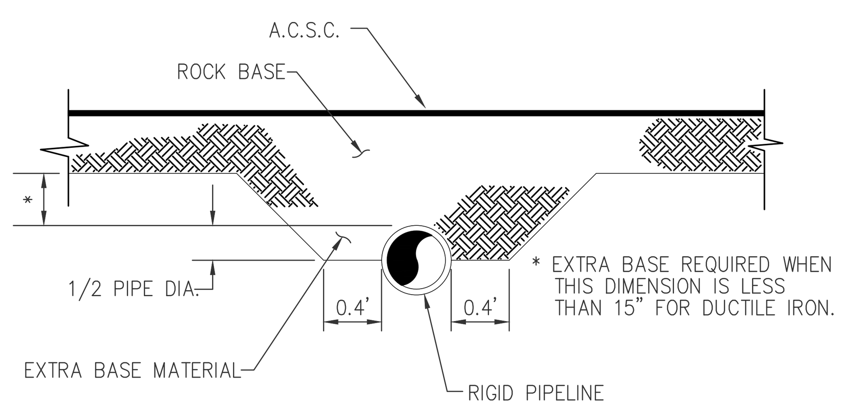
THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
WATER AND SEWER DETAILS

SHEET:
C-14

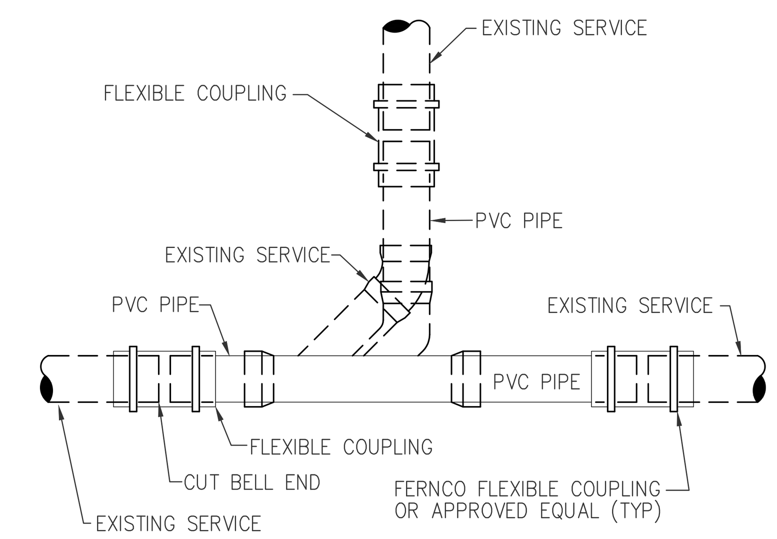
DATE: May 11, 2021 - 3:11pm P:\6200\6273.01 3300 Boutwell Road Multi\CIVIL\Design\Drawings\627301-CV-WSD.dwg



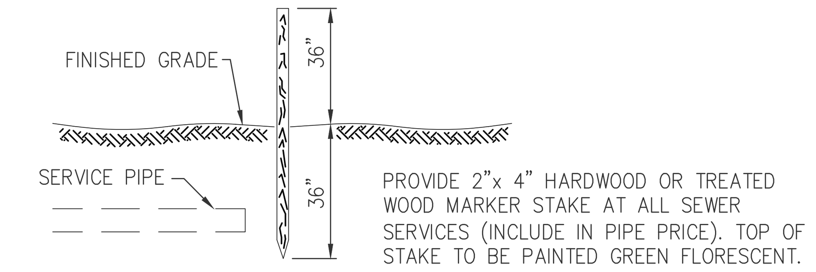
TRENCHING | 1



EXTRA BASE MATERIAL FOR SHALLOW PIPES IN ROADWAYS | 2



PIPE SECTION REPLACEMENT | 3



MARKER STAKE | 4

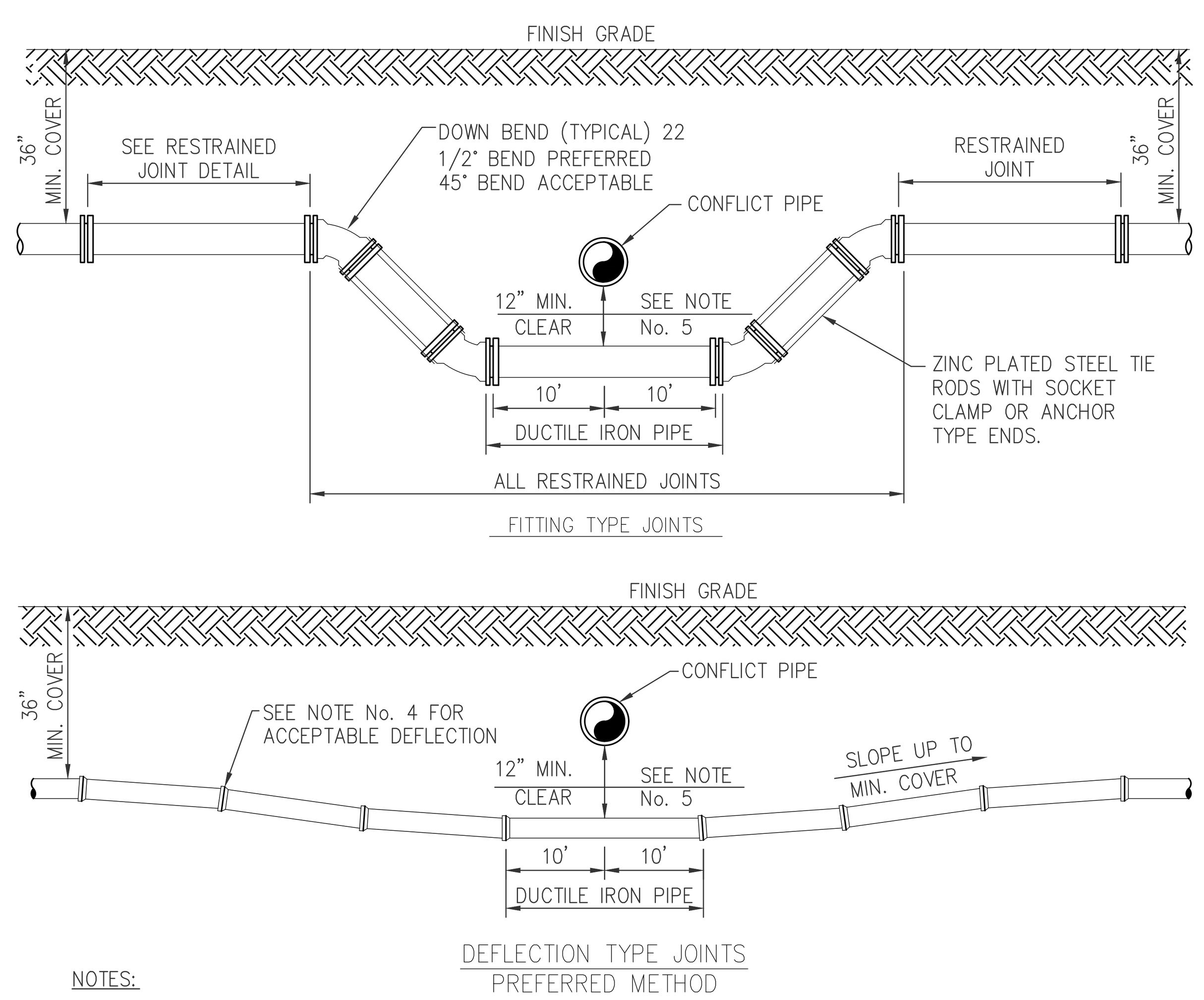
HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATERMAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

1. NEW OR RELOCATED UNDERGROUND WATERMAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SEWER, STORMWATER FORCEMAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 2–610, F.A.C.
2. NEW OR RELOCATED UNDERGROUND WATERMAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM–TYPE SANITARY SEWER.
3. NEW OR RELOCATED UNDERGROUND WATERMAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCEMAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATERMAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
4. NEW OR RELOCATED UNDERGROUND WATERMAINS SHALL BE LAID TO PROVIDE A MINIMUM HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATERMAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED 'ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM' AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E–6.002, F.A.C.

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

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

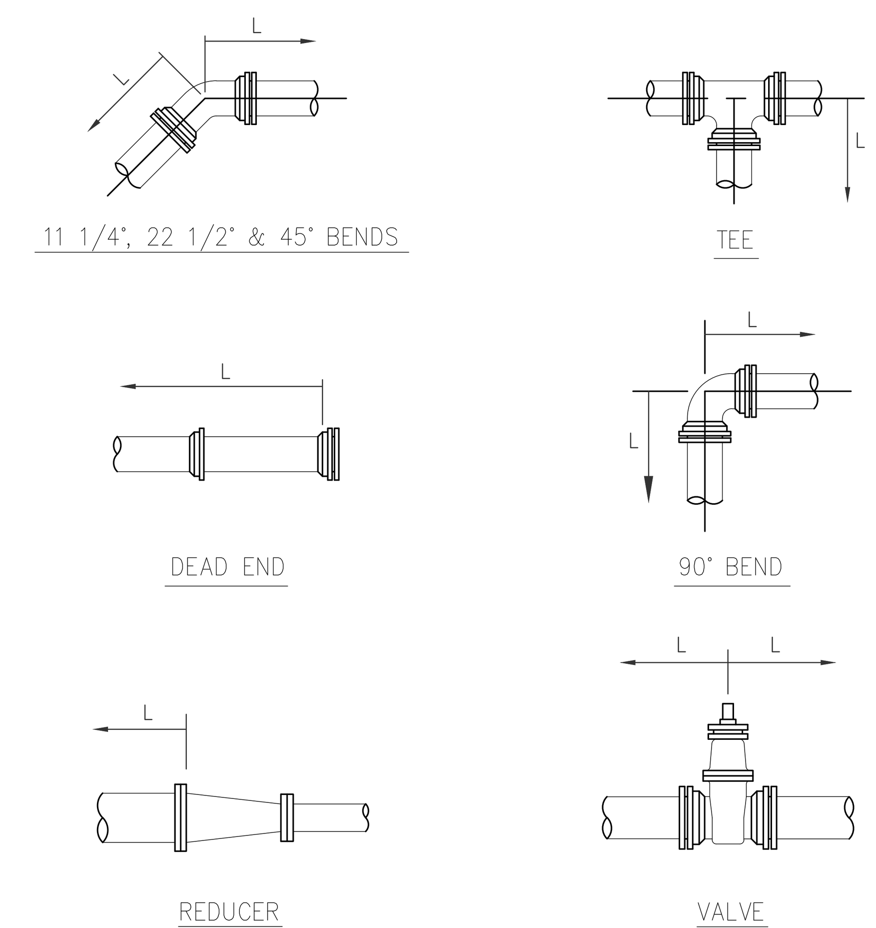
WATER AND SEWER SEPARATION CRITERIA | 5



NOTES:

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

PRESSURE PIPE CONFLICT | 6



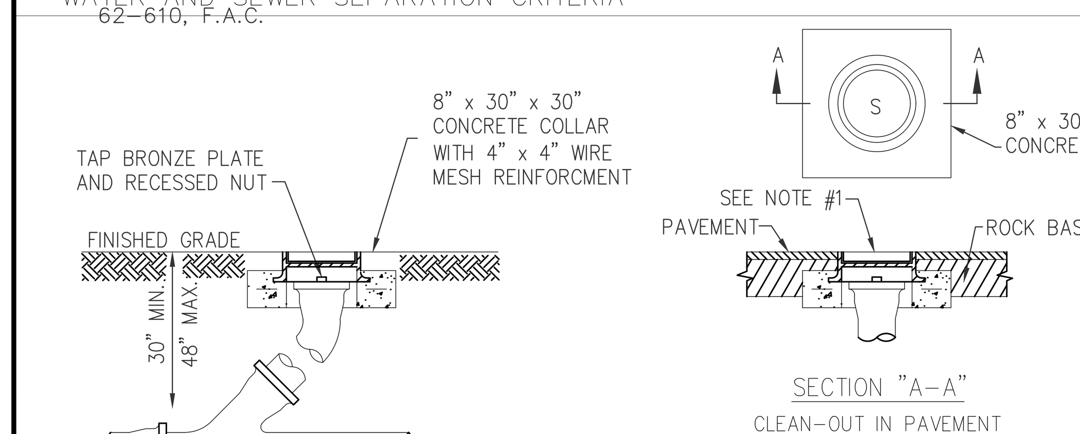
NOTES:

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

RESTRAINED PIPE JOINTS | 7

FITTING TYPE		4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"	42"	48"
		PIPE SIZE													
90° HORIZ. BEND		17/14	24/20	31/25	36/30	42/35	40	44	49	53	61	71	80	89	96
45° HORIZ. BEND		7/6	10/8	13/11	15/12	18/15	16	18	20	22	25	29	33	37	40
22.5° HORIZ. BEND		3/3	5/4	6/5	7/6	8/7	8	9	10	10	12	14	16	18	19
11.25° HORIZ. BEND		2/1	2/2	3/3	4/3	4/3	4	4	5	5	6	7	8	9	10
45° VERT. OFFSET	UPPER BEND	19/12	27/17	35/22	42/27	50/32	36	40	44	48	55	67	77	86	95
	LOWER BEND	5/4	7/6	9/8	11/9	13/11	12	14	15	17	19	23	26	29	32
22.5° VERT. OFFSET	UPPER BEND	9/6	13/8	17/11	20/13	24/15	17	19	21	23	27	32	37	41	46
	LOWER BEND	2/2	3/3	4/4	5/4	6/5	6	7	7	8	9	11	13	14	15
11.25° VERT. OFFSET	UPPER BEND	5/3	6/4	8/5	10/6	12/7	9	10	11	12	13	16	18	21	23
	LOWER BEND	1/1	2/1	2/2	3/2	3/3	3	3	4	4	5	5	6	7	8
DEAD END AND INLINE VALVE		46/30	65/42	85/54	102/65	120/76	86	97	107	117	136	162	186	208	229
TEE (BRANCH RESTRAINT)	4"x	21/13	8/5	1/1	1/1	1/1	–	–	–	–	–	–	–	–	–
	6"x	–	39/25	30/19	20/13	10/7	1	1	1	1	1	1	–	–	–
	8"x	–	–	59/37	51/32	44/28	23	17	12	6	1	1	1	–	–
	10"x	–	–	–	75/47	69/44	40	35	31	26	17	1	1	–	–
	12"x	–	–	–	–	93/59	55	52	48	44	36	23	8	1	1
	14"x	–	–	–	–	–	69	66	63	59	53	41	29	15	1
	16"x	–	–	–	–	–	–	79	76	74	68	58	47	35	23
	18"x	–	–	–	–	–	–	–	89	86	81	73	63	53	42
	20"x	–	–	–	–	–	–	–	–	99	94	86	78	69	59
	24"x	–	–	–	–	–	–	–	–	–	117	111	104	97	88
	30"x	–	–	–	–	–	–	–	–	–	–	143	137	132	125
	36"x	–	–	–	–	–	–	–	–	–	–	–	167	162	157
	42"x	–	–	–	–	–	–	–	–	–	–	–	–	188	184
	48"x	–	–	–	–	–	–	–	–	–	–	–	–	–	209
REDUCER (LARGER PIPE RESTRAINT)	6"x	34/21	–	–	–	–	–	–	–	–	–	–	–	–	–
	8"x	61/39	34/23	–	–	–	–	–	–	–	–	–	–	–	–
	10"x	83/53	63/40	34/22	–	–	–	–	–	–	–	–	–	–	–
	12"x	104/66	87/55	64/40	59/37	–	–	–	–	–	–	–	–	–	–
	14"x	–	69	56	54	22	–	–	–	–	–	–	–	–	–
	16"x	–	82	71	69	41	22	–	–	–	–	–	–	–	–
	18"x	–	–	84	82	58	41	22	–	–	–	–	–	–	–
	20"x	–	–	–	95	73	58	41	22	–	–	–	–	–	–
	24"x	–	–	–	–	100	88	74	58	41	–	–	–	–	–
	30"x	–	–	–	–	134	125	114	102	88	57	–	–	–	–
	36"x	–	–	–	–	–	–	–	–	127	102	56	–	–	–
	42"x	–	–	–	–	–	–	–	–	159	138	101	54	–	–
	48"x	–	–	–	–	–	–	–	–	–	–	138	99	53	–

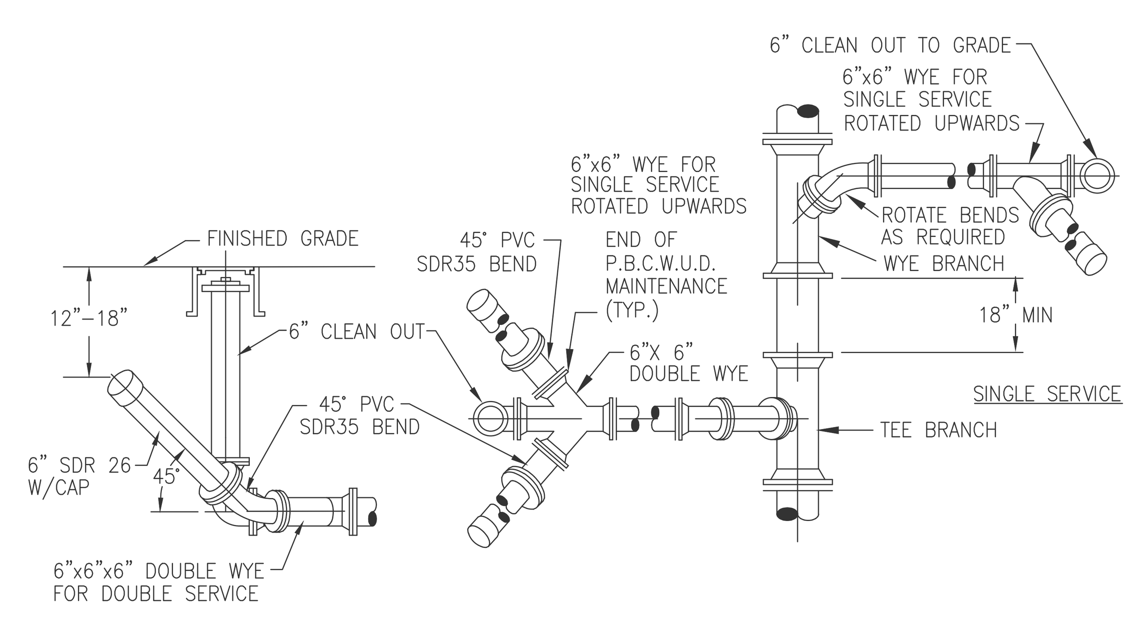
MECHANICAL THRUST RESTRAINT – MINIMUM PIPE LENGTHS | 8



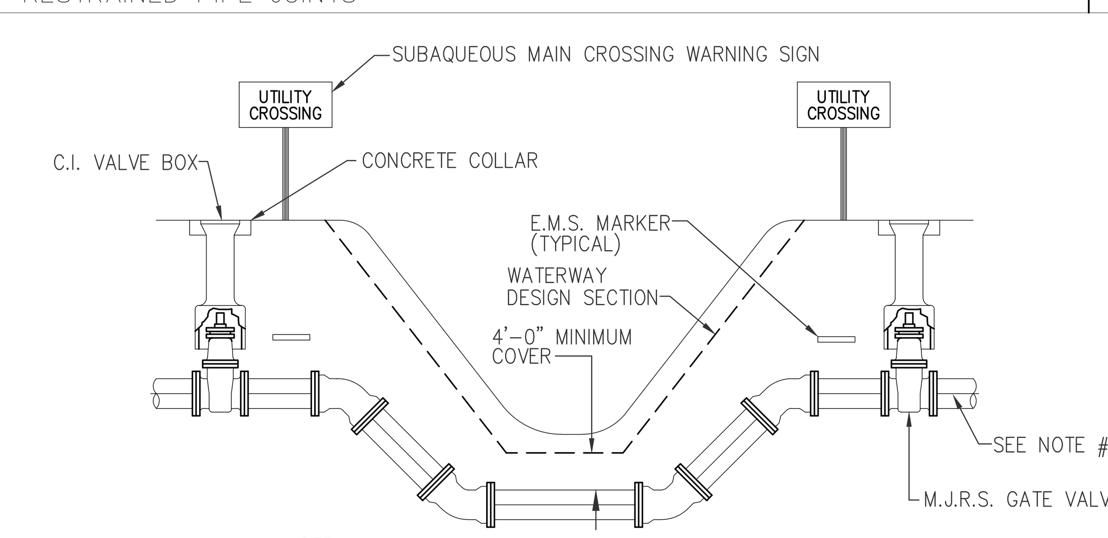
NOTES:

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.

CLEAN OUT | 9



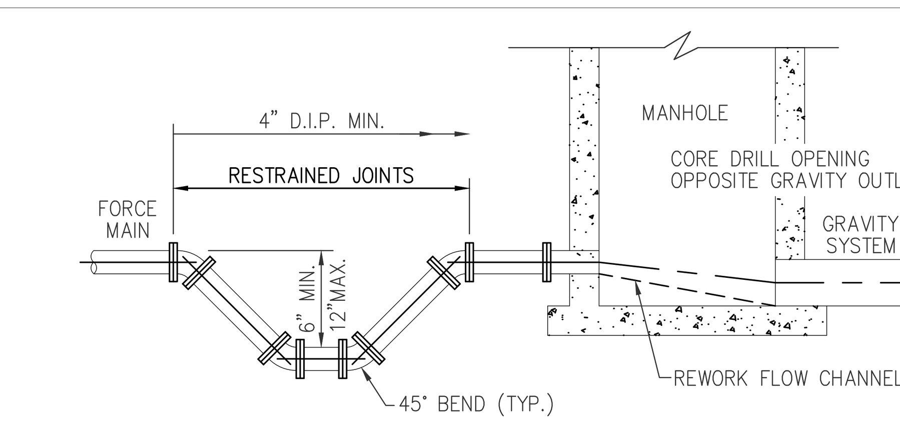
TYPICAL WASTEWATER SERVICE CONNECTION | 10



NOTE:

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

SUBAQUEOUS CROSSING | 11



NOTES:

1. INVERT LEVEL OF FORCE MAIN AT POINT OF ENTRY SHALL BE 6" ABOVE INVERT OF MANHOLE.

FORCE MAIN ENTERING MANHOLE | 12

WGI.
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

REVISIONS

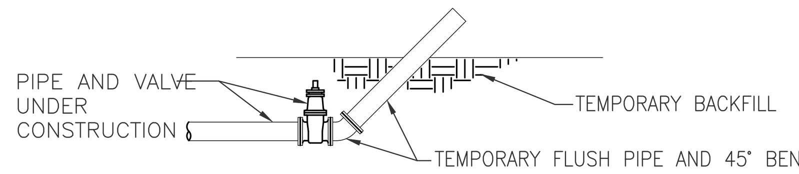
NO.	DATE	DESCRIPTION	BY

CAD	627301-CV-WSD.DWG
JOB NO.	6273.01
DRAWN BY	GAT
CHECK BY	CJH
DATE	05-12-2021

ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
WATER AND SEWER DETAILS

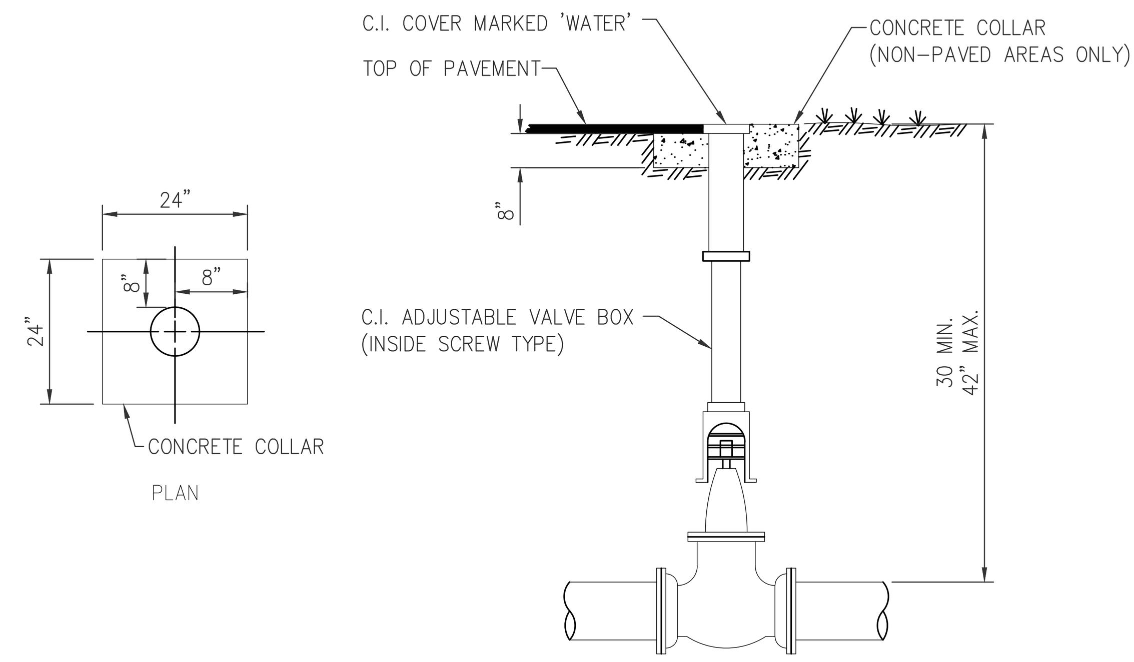
SHEET:
C-15



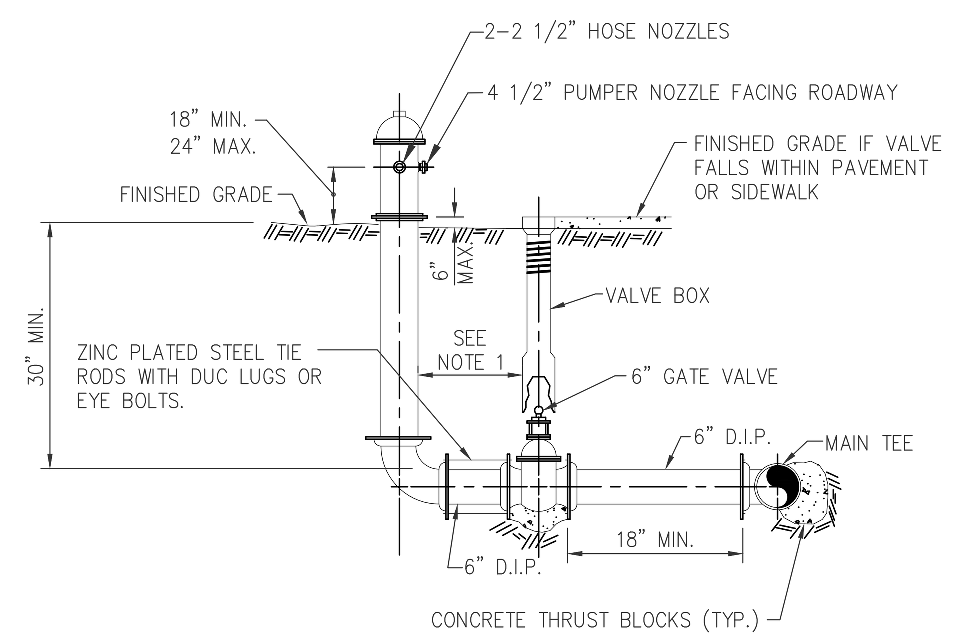
NOTES:

1. UPON COMPLETION OF THE PIPE INSTALLATION FOR ANY SECTION, THE MAINS SHALL BE PIGGED. CANNON FLUSHING MAY BE USED IN ADDITION TO PIGGING ONLY WITH THE APPROVAL OF THE ENGINEER. CANNON FLUSHING SHALL ACHIEVE A MINIMUM VELOCITY OF 2.5 FEET PER SECOND IN THE PIPE, FITTINGS, ETC.
2. INSTALL A 45° BEND AND ASSOCIATED PIPING AS SHOWN TO DIRECT THE FLUSHING WATER AWAY FROM THE IMMEDIATE WORK AREA AND EXERCISE DUE CARE SO AS TO ENSURE THAT THE WATER USED IN FLUSHING DOES NOT CAUSE A NUISANCE OR INFLICT PROPERTY DAMAGE.
3. BENDS AND PIPING SHALL BE THE SAME SIZE AS THE LINE TO BE FLUSHED.
4. PRIOR TO THE ACTUAL LINE FLUSHING OPERATION, THE CONTRACTOR SHALL PROPERLY NOTIFY THE ENGINEER OF SUCH INTENDED WATER USE.
5. NO EXISTING VALVES SHALL BE TURNED ON OR OFF, EXCEPT BY AUTHORIZED UTILITY PERSONNEL.
6. PIGGING AND FLUSHING SHALL NOT BE ACCOMPLISHED WITHOUT THE ACTUAL PRESENCE OF THE ENGINEER.
7. AFTER THE LINE UNDER CONSTRUCTION HAS BEEN SUCCESSFULLY PIGGED AND FLUSHED, THE CONTRACTOR SHALL REMOVE THE TEMPORARY PIPING ARRANGEMENT AND PROCEED WITH THE REMAINING CONSTRUCTION AS SPECIFIED.

PIGGING AND CANNON FLUSHING | 1

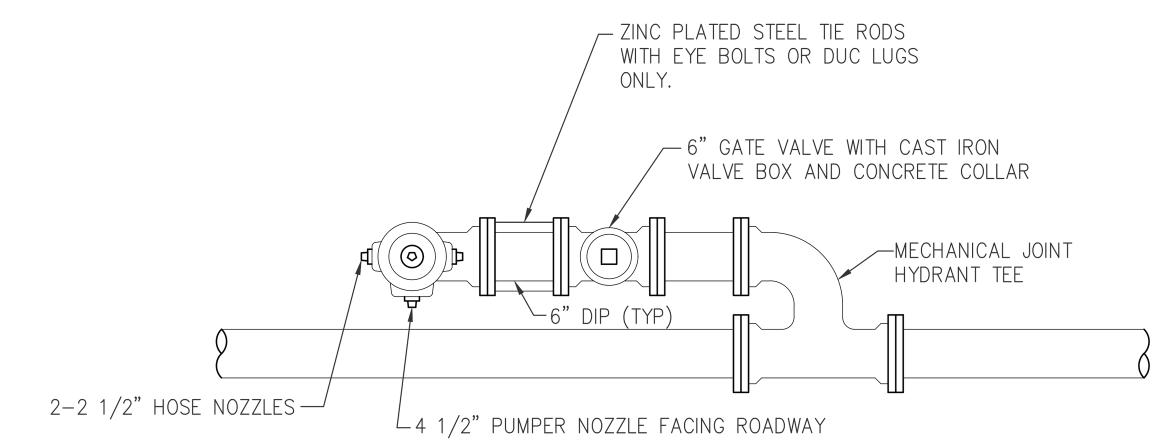


VALVE SETTING | 2



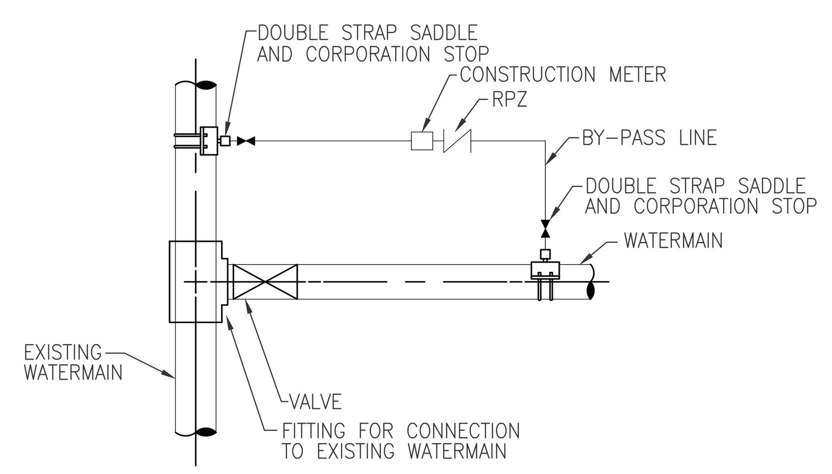
NOTE:
1. ON RUNS LONGER THAN 60' ANOTHER VALVE IS REQUIRED.
2. MEGALUGS REQUIRED ON ALL JOINTS.

FIRE HYDRANT INSTALLATION | 3



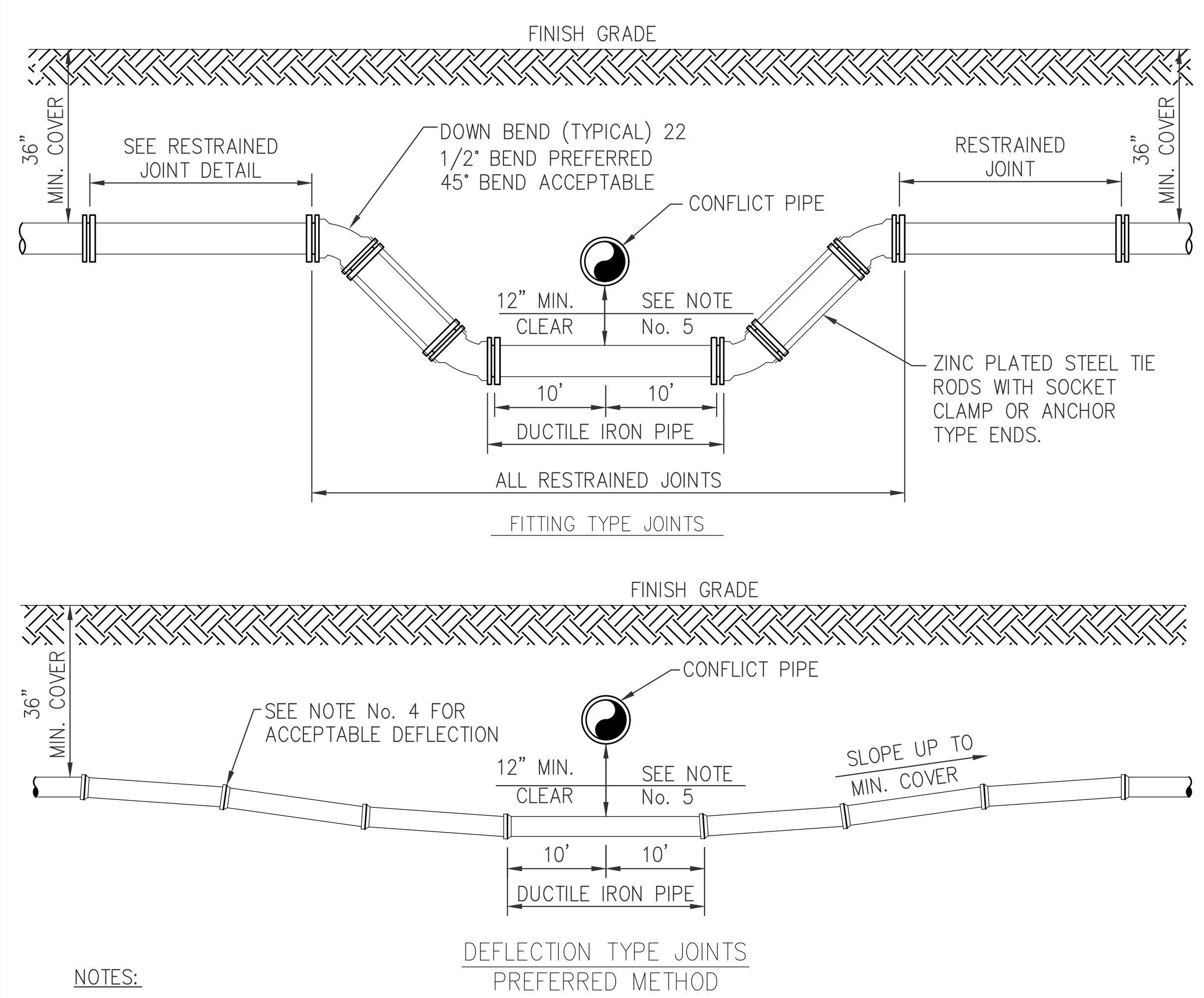
NOTE:
MEGALUGS REQUIRED ON ALL JOINTS.

FIRE HYDRANT INSTALLATION PARALLEL TO WATERMAIN | 4



1. PERFORM PRESSURE AND LEAKAGE TEST ON TAPPING SLEEVE AND TAPPING VALVE (WHEN USED) PRIOR TO MAKING TAP.
2. ALL WATER FOR FLUSHING, PRESSURE AND LEAKAGE TESTS, AND BACTERIOLOGICAL CLEARANCE MUST BE FROM THE "BY-PASS" LINE WITH CHECK VALVE IN PLACE.
3. DURING ALL PRESSURE AND LEAKAGE TESTS, BOTH CORPORATION STOPS ON THE "BY-PASS" LINE MUST BE CLOSED.
4. THE UTILITY COMPANY SUPPLYING THE WATER SHALL BE NOTIFIED BEFORE FILLING AND FLUSHING. ONLY THE UTILITY COMPANY SHALL OPERATE THE VALVES.
5. DOUBLE STRAP SADDLES ARE NOT REQUIRED WHEN CONNECTING TO DUCTILE IRON PIPE.
6. CONNECT PRESSURE TEST PUMP TO SERVICE LINE OR BLOWOFF. NO EXTRA TAPS ARE PERMITTED UNLESS NEITHER A SERVICE LINE OR BLOWOFF ARE PRESENT IN THE TEST SECTION.
7. WATERMAIN VALVES CANNOT BE OPENED UNTIL THE ENTIRE SYSTEM HAS BEEN CLEARED BY THE GOVERNING PERMITTING AGENCY.
8. REMOVE THE "BY-PASS" LINE AFTER THE MAIN HAS BEEN CLEARED. PLUG CORPORATION STOP WITH THREADED BRASS PLUG.
9. INSTALL ADJUSTABLE CAST IRON VALVE BOX ON THE VALVE.

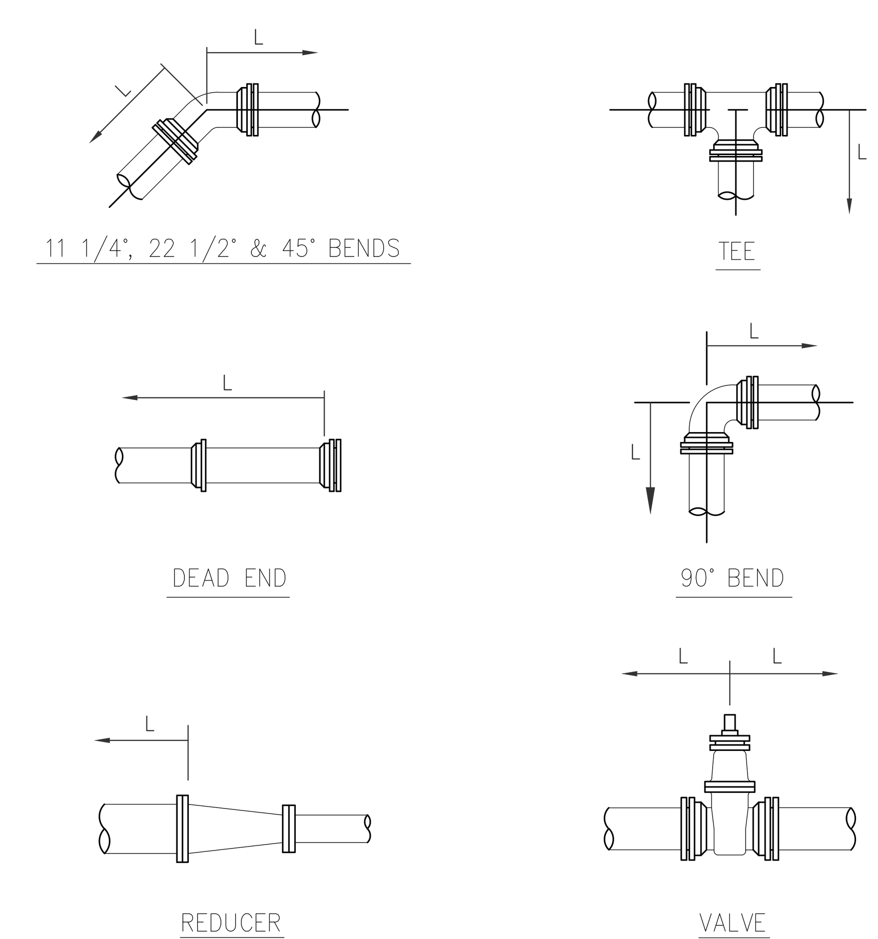
DOUBLE VALVE CONNECTION | 5



NOTES:

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

PRESSURE PIPE CONFLICT | 6



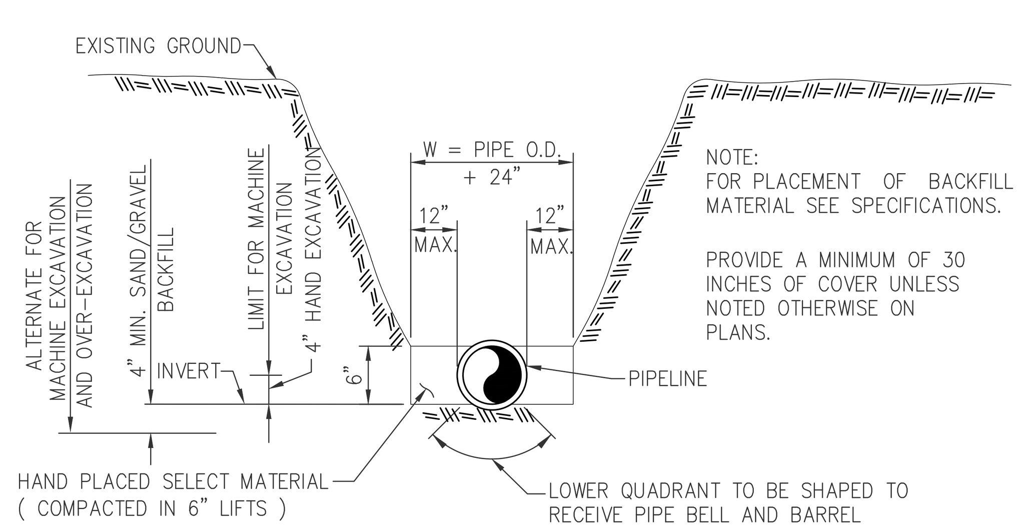
NOTES:

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

RESTRAINED PIPE JOINTS | 7

FITTING TYPE		PIPE SIZE 4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"	42"	48"
90° HORIZ. BEND		17/14	24/20	31/25	36/30	42/35	40	44	49	53	61	71	80	89	96
45° HORIZ. BEND		7/6	10/8	13/11	15/12	18/15	16	18	20	22	25	29	33	37	40
22.5° HORIZ. BEND		3/3	5/4	6/5	7/6	8/7	8	9	10	10	12	14	16	18	19
11.25° HORIZ. BEND		2/1	2/2	3/3	4/3	4/3	4	4	5	5	6	7	8	9	10
45° VERT. OFFSET	UPPER BEND	19/12	27/17	35/22	42/27	50/32	36	40	44	48	55	67	77	86	95
	LOWER BEND	5/4	7/6	9/8	11/9	13/11	12	14	15	17	19	23	26	29	32
22.5° VERT. OFFSET	UPPER BEND	9/6	13/8	17/11	20/13	24/15	17	19	21	23	27	32	37	41	46
	LOWER BEND	2/2	3/3	4/4	5/4	6/5	6	7	7	8	9	11	13	14	15
11.25° VERT. OFFSET	UPPER BEND	5/3	6/4	8/5	10/6	12/7	9	10	11	12	13	16	18	21	23
	LOWER BEND	1/1	2/1	2/2	3/2	3/3	3	3	4	4	5	5	6	7	8
DEAD END AND INLINE VALVE		46/30	65/42	85/54	102/65	120/76	86	97	107	117	136	162	186	208	229
TEE (BRANCH RESTRAINT)	4"x	21/13	8/5	1/1	1/1	1/1	–	–	–	–	–	–	–	–	–
	6"x	–	39/25	30/19	20/13	10/7	1	1	1	1	1	1	–	–	–
	8"x	–	–	59/37	51/32	44/28	23	17	12	6	1	1	1	–	–
	10"x	–	–	–	75/47	69/44	40	35	31	26	17	1	1	–	–
	12"x	–	–	–	–	93/59	55	52	48	44	36	23	8	1	1
	14"x	–	–	–	–	–	69	66	63	59	53	41	29	15	1
	16"x	–	–	–	–	–	–	79	76	74	68	58	47	35	23
	18"x	–	–	–	–	–	–	–	89	86	81	73	63	53	42
	20"x	–	–	–	–	–	–	–	–	99	94	86	78	69	59
	24"x	–	–	–	–	–	–	–	–	–	117	111	104	97	88
	30"x	–	–	–	–	–	–	–	–	–	–	143	137	132	125
	36"x	–	–	–	–	–	–	–	–	–	–	–	167	162	157
	42"x	–	–	–	–	–	–	–	–	–	–	–	–	188	184
	48"x	–	–	–	–	–	–	–	–	–	–	–	–	–	209
REDUCER (LARGER PIPE RESTRAINT)	6"x	34/21	–	–	–	–	–	–	–	–	–	–	–	–	–
	8"x	61/39	34/23	–	–	–	–	–	–	–	–	–	–	–	–
	10"x	83/53	63/40	34/22	–	–	–	–	–	–	–	–	–	–	–
	12"x	104/66	87/55	64/40	59/37	–	–	–	–	–	–	–	–	–	–
	14"x	–	69	56	54	22	–	–	–	–	–	–	–	–	–
	16"x	–	82	71	69	41	22	–	–	–	–	–	–	–	–
	18"x	–	–	84	82	58	41	22	–	–	–	–	–	–	–
	20"x	–	–	–	95	73	58	41	22	–	–	–	–	–	–
	24"x	–	–	–	–	100	88	74	58	41	–	–	–	–	–
	30"x	–	–	–	–	134	125	114	102	88	57	–	–	–	–
	36"x	–	–	–	–	–	–	–	–	127	102	56	–	–	–
	42"x	–	–	–	–	–	–	–	–	159	138	101	54	–	–
	48"x	–	–	–	–	–	–	–	–	–	–	138	99	53	–

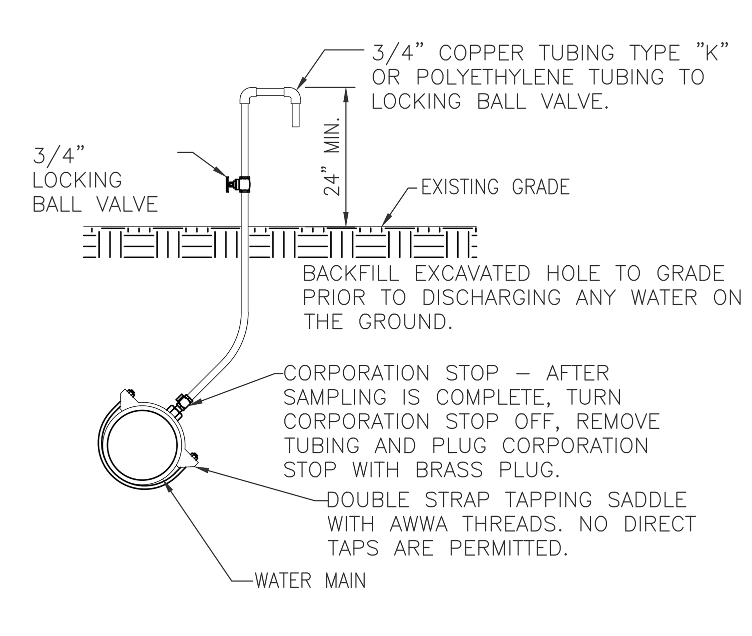
MECHANICAL THRUST RESTRAINT – MINIMUM PIPE LENGTHS | 8



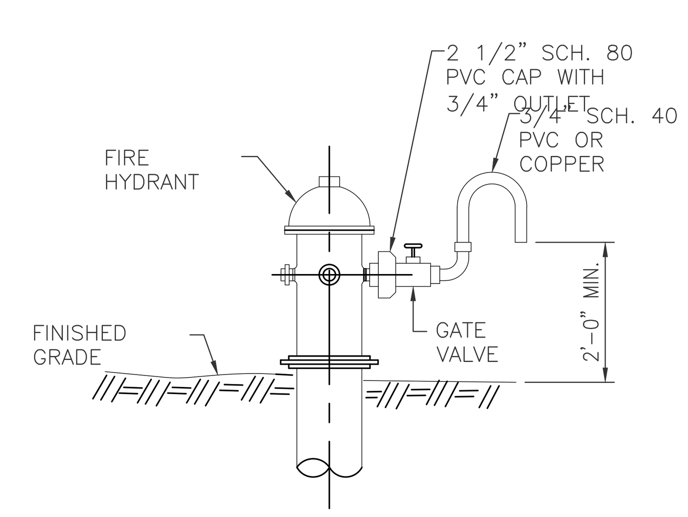
NOTE:
FOR PLACEMENT OF BACKFILL MATERIAL SEE SPECIFICATIONS.

PROVIDE A MINIMUM OF 30 INCHES OF COVER UNLESS NOTED OTHERWISE ON PLANS.

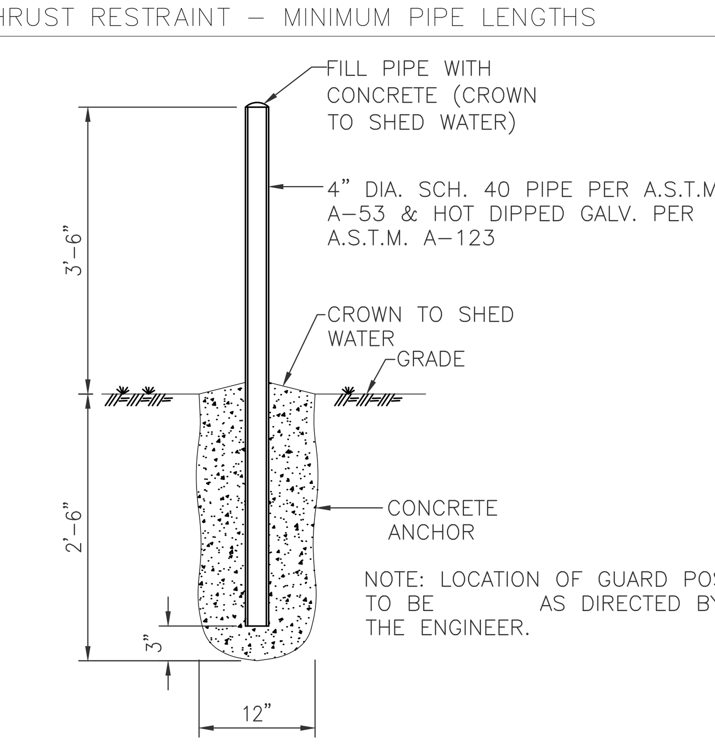
TRENCHING | 9



SAMPLING POINT | 10



SAMPLE POINT ON FIRE HYDRANT | 11



NOTE: LOCATION OF GUARD POSTS TO BE AS DIRECTED BY THE ENGINEER.

GUARD POST | 12

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

REVISIONS

NO.	DATE	DESCRIPTION	BY

CAD	627301-CV-WSD.DWG
JOB NO.	6273.01
DRAWN BY	GAT
CHECK BY	CJH
DATE	05-12-2021

ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

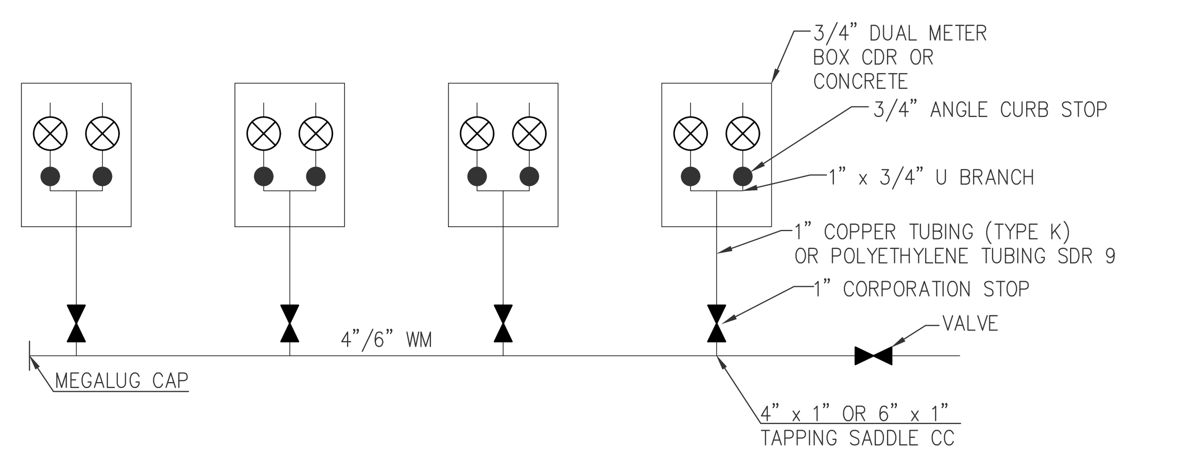
THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
WATER AND SEWER DETAILS

SHEET:
C-16

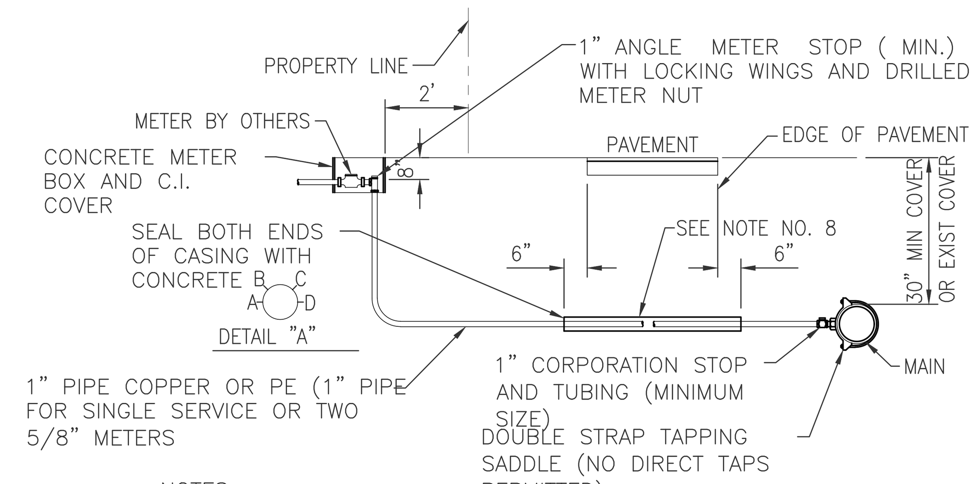
DATE: May 11, 2021 – 3:11pm P:\6200\6273.01 3300 Boutwell Road Multi\CIVIL\Design\Drawings\627301-CV-WSD.dwg

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

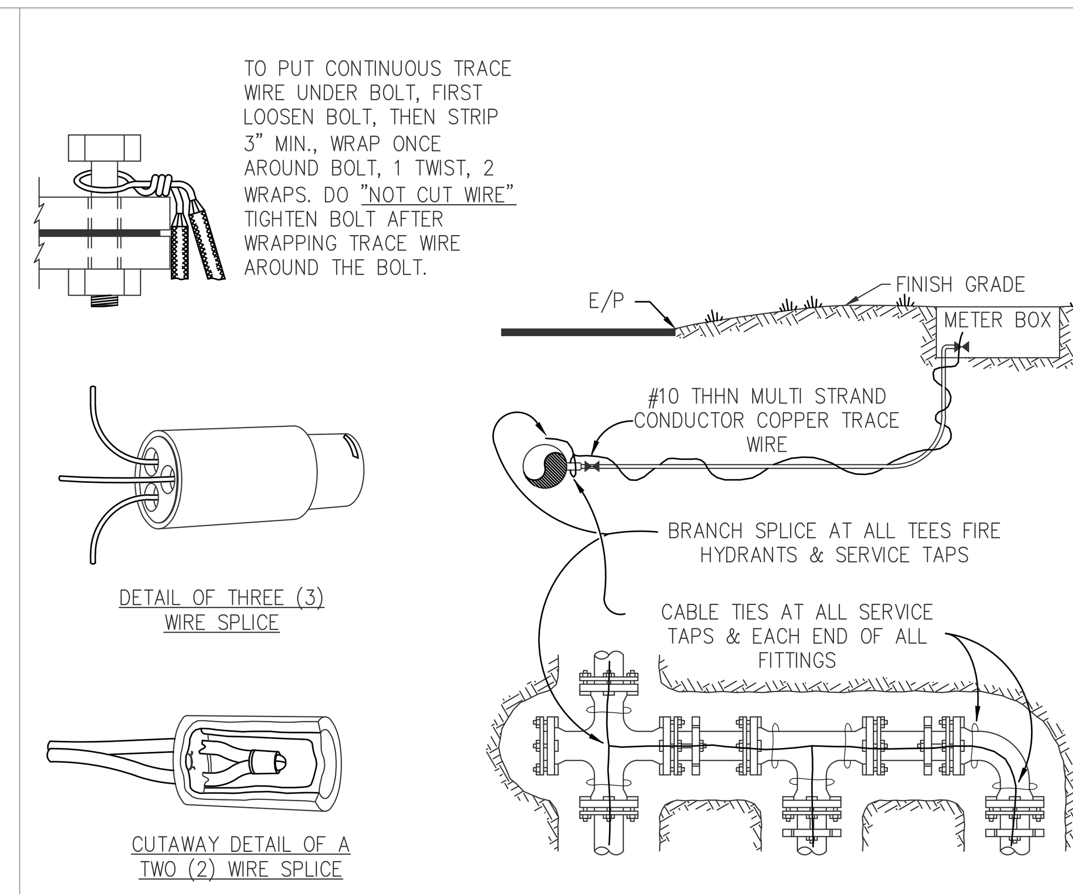


MULTIPLE WATER SERVICES — 1



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 — 2



NOTES:
1. TRACE WIRE IS REQUIRED ON ALL NON METALLIC PIPE.
2. INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3. CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.
4. WIRE SPLICE CONNECTORS SHALL BE DRY-CON DIRECT BURY LUG BY KING INNOVATIONS, DS-500 DRI-SPLICE BY SPEARS OR DIRECT BURY PRODUCTS BY 3M

TRACE WIRE — 3

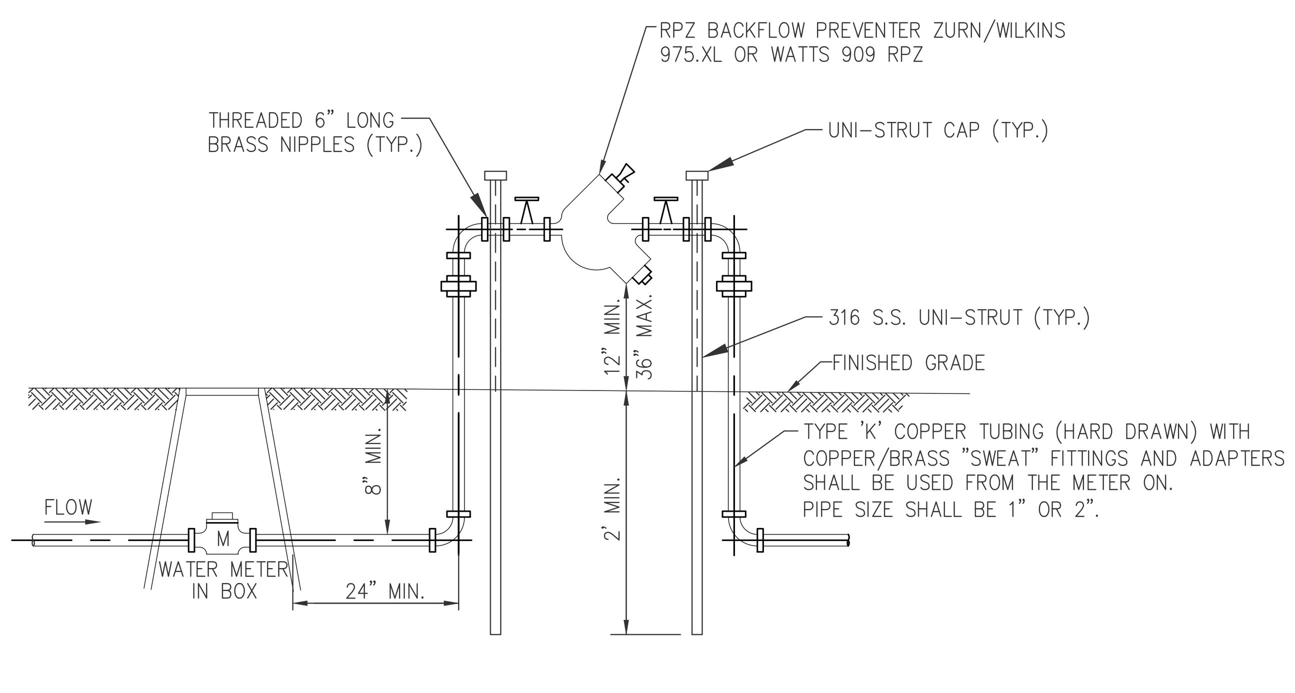
HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATERMAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

1. NEW OR RELOCATED UNDERGROUND WATERMAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SEWER, STORMWATER FORCEMAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 2–610, F.A.C.
2. NEW OR RELOCATED UNDERGROUND WATERMAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM–TYPE SANITARY SEWER.
3. NEW OR RELOCATED UNDERGROUND WATERMAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCEMAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATERMAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
4. NEW OR RELOCATED UNDERGROUND WATERMAINS SHALL BE LAID TO PROVIDE A MINIMUM HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATERMAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED 'ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM' AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E–6.002, F.A.C.

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

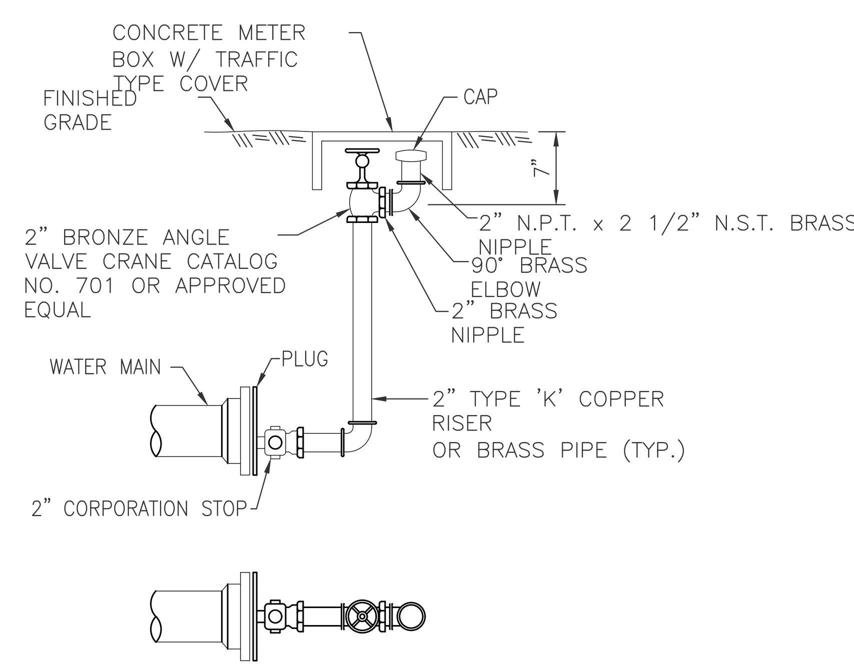
1. NEW OR RELOCATED UNDERGROUND WATERMAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM TYPE SANITARY OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATERMAIN IS AT LEAST SIX INCHES, AND PREFERABLY TWELVE INCHES ABOVE, OR AT LEAST TWELVE INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER,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

WATER AND SEWER SEPARATION CRITERIA — 4



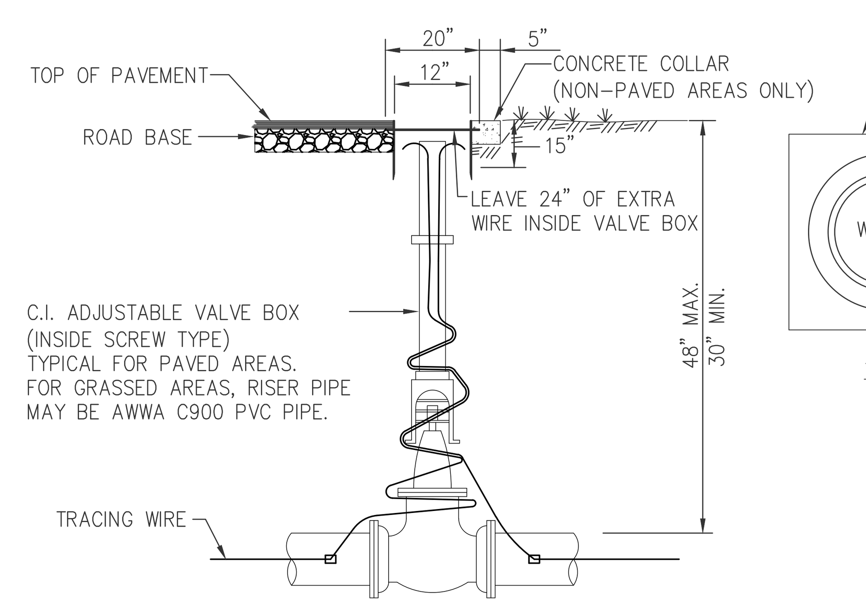
NOTE:
PROVIDE GUARD SHACK STEEL ENCLOSURE WITH GREEN VINYL COATING FOR PROTECTION.

BACKFLOW PREVENTION DEVICE – 3/4" TO 2" — 5



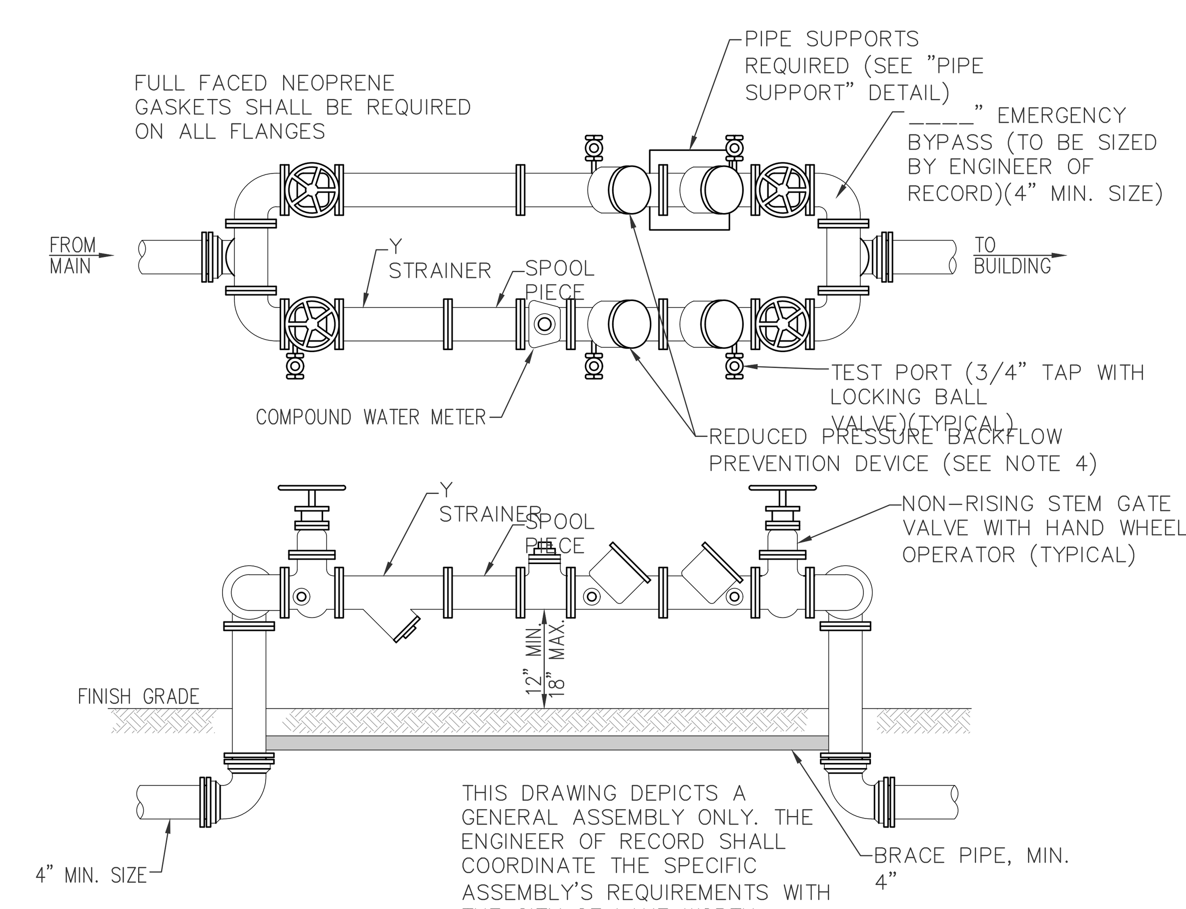
NOTES:
1. GALVANIZED PIPING AND FITTINGS SHALL NOT BE USED ON TEMPORARY OR PERMANENT BLOWOFFS.
2. MEGALUG RESTRAINED JOINTS REQUIRED ON WATERMAIN.

2" TERMINAL BLOWOFF — 6



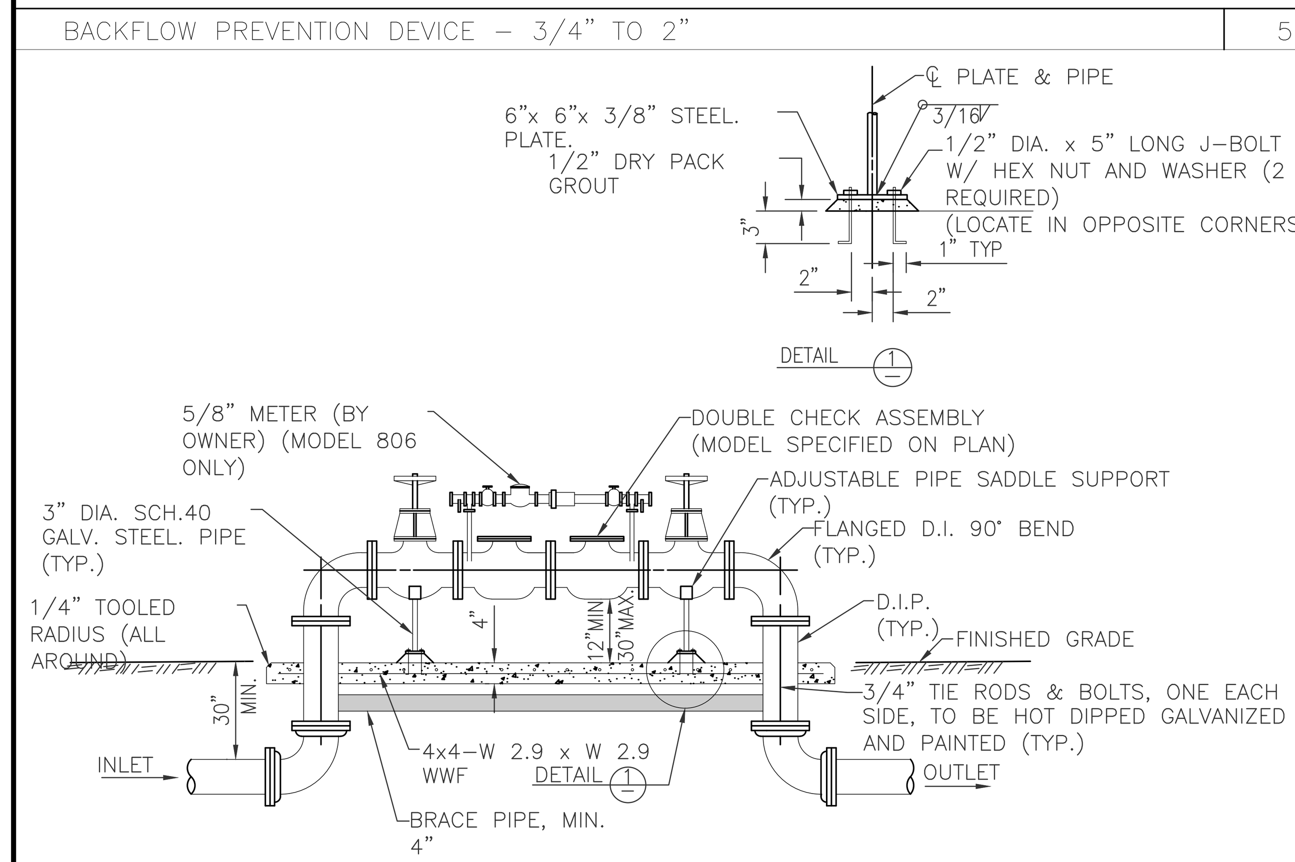
NOTES:
1. TOP OF LID MUST BE FLUSH WITH PAVEMENT OR CONCRETE COLLAR.
2. WHEN VALVE IS DEEPER THAN 36" AN EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT TO 24" OF FINISHED GRADE. EXTENSION MUST BE SET SCREW TYPE AND ATTACHED TO OPERATING NUT.
3. OUTSIDE BOX SHALL BE UNITED STATES FOUNDRY NO. 7630 WITH TYPE FD LID. LID SHALL BE CAST WITH THE WORDS: "WATER" OR "RAW WATER".
4. USE NYLON CABLE TIES TO SECURE TRACE WIRE TO OUTSIDE OF VALVE EXTENSION AND CABLE TIE BEHIND EACH BELL.
5. SEE NOTES ON DETAIL NO. 3, THIS SHEET.

VALVE SETTING — 7

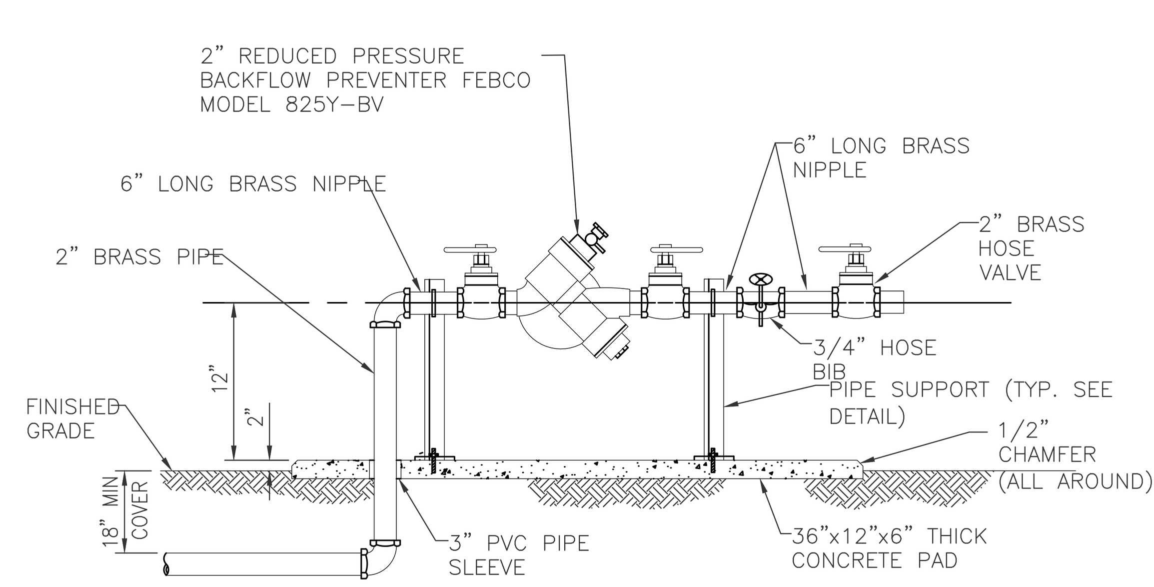


THIS DRAWING DEPICTS A GENERAL ASSEMBLY ONLY. THE ENGINEER OF RECORD SHALL COORDINATE THE SPECIFIC ASSEMBLY'S REQUIREMENTS WITH THE CITY OF LAKE WORTH.

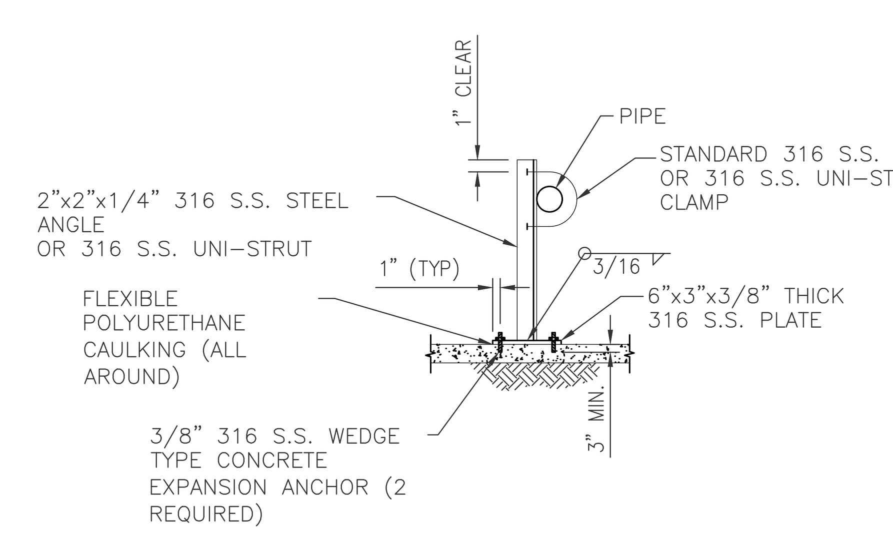
NOTES:
1. MECHANICAL JOINT FITTINGS SHALL BE REQUIRED UNDERGROUND AND FLANGED FITTINGS FOR ABOVE GROUND USE, NO UNIFLANGES PERMITTED.
2. PAINT THE ABOVE GROUND ASSEMBLY IN ACCORDANCE WITH CONSTRUCTION STANDARD, AFTER MANUFACTURERS RECOMMENDED SURFACE PREP IS COMPLETED. DO NOT PAINT OVER NAME/SERIAL PLATE, STAINLESS STEEL OR BRASS FITTINGS.
3. PROTECTIVE PIPE STANCHIONS ARE REQUIRED.
4. APPROVED REDUCED PRESSURE BACKFLOW PREVENTER WITH SILICONE RUBBER SEAL RINGS OR DISKS:
   A. WILKENS MODEL 375 S, 4" TO 10"
   B. AMES MODEL 4000 SSSR, 4" TO 10"
   C. AMES MODEL 4000 SESR, 4" TO 10"
   D. AMES MODEL 4000 SSI, 4" TO 10"
5. 3" METER REQUIRES 4" BACKFLOW ASSEMBLY AND PIPING.
6. ALL TEST PORTS SHALL BE PLUGGED WITH BRASS PLUGS.
7. PROVIDE SPOOL PIECES DIRECTLY IN FRONT OF METER. MINIMUM LENGTH TO BE THREE PIPE DIAMETERS.
8. METER TO BE SUPPLIED BY CONTRACTOR. MODEL NUMBER TO BE DETERMINED BY CITY.



DOUBLE CHECK VALVE ASSEMBLY — 9



BACKFLOW PREVENTER WITH HOSE BIB — 10



PIPE SUPPORT — 11

3" AND LARGER METER INSTALLATION AND BACKFLOW ASSEMBLY — 12

WGI.
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

CAD	627301-CV-WSD.DWG
JOB NO.	6273.01
DRAWN BY	GAT
CHECK BY	CJH
DATE	05-12-2021

ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
WATER AND SEWER DETAILS

SHEET:
C-17

DATE: May 11, 2021 – 3:11pm P:\6200\6273.01 3300 Boutwell Road Multi\CIVIL\Design\Drawings\627301-CV-WSD.dwg

Calculation Summary - FOOT CANDLE

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
PARKING LOT A	Illuminance	Fc	1.09	2.2	0.2	5.45
PARKING LOT B	Illuminance	Fc	1.02	2.1	0.3	3.40
PARKING LOT C	Illuminance	Fc	0.98	2.3	0.2	4.90
PARKING LOT D	Illuminance	Fc	0.87	2.0	0.2	4.35
PARKING LOT E	Illuminance	Fc	1.08	1.9	0.2	5.40

Calculation Summary - LUX

PROPERTY LINE A	Illuminance	Lux	0.00	0.0	0.0	N.A.
PROPERTY LINE B	Illuminance	Lux	0.96	5.0	0.0	N.A.
PROPERTY LINE C	Illuminance	Lux	0.75	3.3	0.0	N.A.
PROPERTY LINE D	Illuminance	Lux	1.53	4.7	0.0	N.A.

LIGHTING SYMBOLS SCHEDULE

ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS

NOTES:
1. IF WALL MOUNTED FIXTURE PROJECTS 4" OR MORE FROM FINISHED WALL THERE SHALL BE 80" VERTICAL CLEARANCE A.F.F.
2. PROVIDE A SEPARATE REFERENCE CONDUCTOR FOR THE FIXTURES BATTERY PACK, FED FROM THE SAME CIRCUIT AS THE FIXTURE. THIS REFERENCE CONDUCTOR SHALL NOT ROUTE THROUGH ANY LOCAL SWITCH OR LIGHTING CONTROL RELAY. ALL FIXTURES WITH EMERGENCY BATTERY PACKS SHALL BE SWITCHED AS SHOWN ON PLANS, UNO. ALL FIXTURES WITH EMERGENCY BATTERY PACKS SHALL BE PROVIDED WITH INTEGRAL RED TEST BUTTON, UNO.

SYMBOL	DESCRIPTION	REMARKS
	2' x 4' LIGHT FIXTURE	
	2' x 2' LIGHT FIXTURE	
	1' x 4' LIGHT FIXTURE	
	LINEAR STRIP LIGHTING FIXTURE	NOTE 1
	DOWNLIGHT	
	WALL WASH/ADJUSTABLE DOWNLIGHT - ARROW INDICATED DIRECTION OF BEAM	
	LINEAR LIGHT WALL MOUNTED FIXTURE	NOTE 1
	WALL SCONCE	NOTE 1
	TRACK HEAD	
	PENDANT	
	EXIT SIGN - SINGLE FACE	NOTE 1
	EXIT SIGN - DUAL FACE	NOTE 1
	DUAL HEAD EMERGENCY LIGHT WITH INTEGRAL BATTERY PACK	NOTE 1
	SINGLE HEAD SITE AREA LUMINAIRE	
	DUAL HEAD SITE AREA LUMINAIRE	
	EXISTING SINGLE HEAD SITE AREA LUMINAIRE	
	EXISTING DUAL HEAD SITE AREA LUMINAIRE	
	BOLLARD	
	LANDSCAPE LUMINAIRE	
HG-1	WHERE SHOWN, INDICATES PANEL AND CIRCUIT SERVING ALL FIXTURES IN THE SAME ROOM.	
	TYPICAL FIXTURE EQUIPPED WITH EMERGENCY BATTERY BALLAST.	NOTE 2

INDICATES FIXTURE TYPE → A
NL ← WHERE SHOWN, INDICATES NIGHT LIGHT. 24HR OPERATION
← TYPICAL LIGHTING FIXTURE
INDICATES PANEL AND CIRCUIT SERVING FIXTURE → HG-1
a ← CONTROL SWITCH LEG

ELECTRICAL ABBREVIATIONS

A	AMPERES
ABV	ABOVE
A/C	AIR CONDITIONING
ACT	ABOVE COUNTER TOP
AFF	ABOVE FINISHED FLOOR
AF	AMP FUSED
AFG	ABOVE FINISHED GRADE
AL	ALUMINUM
ARCH	ARCHITECT
ASB	ABOVE SPLASH BLOCK
ASC	ABOVE SUSPENDED CEILING
ASD	ADJUSTABLE SPEED DRIVE
AUTO	AUTOMATIC
AUX	AUXILIARY
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BFF	BELOW FINISH FLOOR
BLDG	BUILDING
BFG	BELOW FINISHED GRADE
C	CONDUIT
C/B	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CCT	CIRCUIT
CLG	CEILING
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CONST	CONSTRUCTION
DFC	DOWN FROM CEILING
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
EA	EACH
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
ELEC	ELECTRIC / ELECTRICAL
EMER	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
EPO	EMERGENCY POWER OFF
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXT	EXTERIOR
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FLR	FLOOR/FLOORING
FXTR	FIXTURE
G	GROUND
GC	GENERAL CONTRACTOR
GD	GENERAL DUTY
GEN	GENERATOR
GFI	GROUND FAULT INTERRUPT
HD	HEAVY DUTY
HP	HORSEPOWER
HT	HEIGHT
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMETER
IG	ISOLATED GROUND
IMT	INTERMEDIATE METAL
J	JUNCTION BOX
KVA	KILOVOLT-AMPERES
KW	KILOWATTS
KCMIL	THOUSAND CIRCULAR MILS
LTG	LIGHTING
MAX	MAXIMUM
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCM	THOUSAND CIRCULAR MILS
MDP	MAIN DISTRIBUTION PANEL
MECH	MECHANICAL
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUG ONLY
MSB	MAIN SWITCHBOARD
MTD	MOUNTED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NEUT	NEUTRAL
NF	NON FUSED
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
N.O.	NORMALLY OPEN
N.C.	NORMALLY CLOSED
NO.	NUMBER
NTS	NOT TO SCALE
OC	OVER COUNTERTOP
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OH	OVERHEAD
P	POLE
PC	PLUMBING CONTRACTOR
PF	POWER FACTOR
PH	PHASE
PL	PROPERTY LINE
PNL	PANEL
PVC	POLYVINYL CHLORIDE
RECPT	RECEPTACLE
RE:	REFERENCE/REFER TO
REQD	REQUIRED
RGS	RIGID GALVANIZED STEEL
RM	ROOM
SCH	SCHEDULE
SPEC	SPECIFICATIONS
SVC	SERVICE
TEL	TELEPHONE
TR	TAMPER RESISTANT
TS	TRANSFER SWITCH
TYP	TYPICAL
TTB	TELEPHONE TERMINAL BOARD
UG	UNDERGROUND
UL	UNDERWRITER'S LABORATORIES
UNO	UNLESS NOTED OTHERWISE
V	VOLTS
VA	VOLT - AMPERES
VSD	VARIABLE SPEED DRIVE
W	WATTS
W/	WITH
W/O	WITHOUT
WP	WEATHER PROOF
WR	WEATHER RESISTANT
WT	WEIGHT
WTR	WATER
WW	WASTE WATER
XFMR	TRANSFORMER

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	FIXTURE CATALOG NO.	LAMPS: LAMP #	LAMPS: LAMP TYPE	FIXTURE WATTS	MOUNTING	REMARKS
S1	LITHONIA	RSX1 LED-P1-40K-R3-MVOLT-HS	1	LED, 4000K, 7096 LUMENS	51 W	POLE	SINGLE HEAD POLE FIXTURE.
S2	LITHONIA	RSX1 LED-P1-40K-R4-MVOLT-HS	1	LED, 4000K, 7189 LUMENS	51 W	POLE	SINGLE HEAD POLE FIXTURE.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALD BY:

ON THE DATE ADJACENT TO THE SEAL

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

WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
CERT. NO. 6091
CASEY SVEIVEN, PE NO. 90074

ELECTRICAL SHEET LIST

SHEET NUMBER	SHEET NAME
E0.01	ELECTRICAL SYMBOLS
E1.00	ELECTRICAL SITE PLAN
E2.00	SITE LIGHTING PHOTOMETRIC A
E2.01	SITE LIGHTING PHOTOMETRIC B
E2.02	SITE LIGHTING PHOTOMETRIC C
E6.00	LIGHTING DIAGRAMS
E6.01	LIGHTING DIAGRAMS

BASIS OF DESIGN

Sec. 23.4-3. - Exterior lighting.

a) *Purpose.* The purpose of this section is to provide for regulations for outdoor lighting that will permit reasonable uses of lighting for nighttime safety, utility, security, productivity, enjoyment and commerce. Further, this section shall strive to:
1. Conserve energy and resources to the greatest extent possible;
2. Minimize adverse off-site impacts, including light trespass and obtrusive light;
3. Curtail light pollution and preserve the nighttime environment; and
4. Help protect the natural environment from the adverse effects of nighttime lighting from electric sources.

b) *Conformance with all applicable codes.* All outdoor lighting shall be installed in conformance with the provisions of this chapter, applicable electrical and energy codes, and applicable sections of the building code.

c) *Design and location.*
1. All outdoor lighting in all zoning districts used to light the general area of a specific site shall be shielded to reduce glare and shall be so located and arranged so as to reflect lights away from all adjacent residential districts, adjacent residences or public thoroughfares.
2. All outdoor lighting in all zoning districts shall be directed toward the ground or the façade of a building.
3. All lighting used for the external illumination of buildings, so as to feature said buildings, shall be placed and shielded so as not to interfere with the vision of motor vehicle operators or pedestrians.
4. High intensity lighting may be used to illuminate parking areas and to promote security, where needed. However, such lighting shall be shielded and located so as not to allow light trespass upon neighboring residential properties or districts in excess of 12.57 lumens when measured on that property.
5. No illuminated signs or any other outdoor feature shall be of a flashing, moving, or intermittent type. Artificial light shall be maintained stationary and constant in intensity and color at all times when in use.
6. Lighting shall be arranged to eliminate conflicts with safe traffic and pedestrian movements.
7. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day.
8. Lighting following the form of the building or part of the building will not be allowed if the overall effect will be detrimental to the environment or contrary to the architectural style of the building.
9. Lighting on a building shall be compatible with the architectural style of the building. Any lighting proposed for decorative or artistic purposes shall be appropriate to both the use and function of the building as well as its architectural style.

(Ord. No. 2016-13, § 7(Exh. F), 5-17-16)

CITY OF LAKEWORTH ORDIANCE NO. 2016-13, § 7(Exh. F), 5-17-16)

Topic # 625-000-015
Manual of Uniform Minimum Standards
for Design, Construction and Maintenance
for Streets and Highways

April 2016

TABLE 6 – 1 Level of Illumination for Streets and Highways

Roadway and Walkway Classification	Off-Roadway Light Sources	Illuminance Method: Average Maintained Illuminance (Horizontal) R1	R2	R3	R4	Illuminance Uniformity Ratio	Luminance Method: Average Maintained Luminance Lavg	Uniformity		Additional Values (both Methods): Veiling Luminance Ratio
	General Land Use	(foot -candles) (min)	(foot-candles) (min)	(foot-candles) (min)	(foot-candles) (min)	avg/min (max) (6)	cd/m2 (min)	Lavg/Lmin (max)	Lmax/Lmin (max)	Lv(max)/Lavg (max)[3]
Principal Arterials (partial or no control of access)	Commercial	1.1	1.6	1.6	1.4	3:1	1.2	3:1	5:1	0.3:1
	Intermediate	0.8	1.2	1.2	1.0	3:1	0.9	3:1	5:1	0.3:1
	Residential	0.6	0.8	0.8	0.8	3:1	0.6	3.5:1	6:1	0.3:1
Minor Arterials	Commercial	0.9	1.4	1.4	1.0	4:1	1.2	3:1	5:1	0.3:1
	Intermediate	0.8	1.0	1.0	0.9	4:1	0.9	3:1	5:1	0.3:1
	Residential	0.5	0.7	0.7	0.7	4:1	0.6	3.5:1	6:1	0.3:1
Collectors	Commercial	0.8	1.1	1.1	0.9	4:1	0.8	3:1	5:1	0.4:1
	Intermediate	0.6	0.8	0.8	0.8	4:1	0.6	3.5:1	6:1	0.4:1
	Residential	0.4	0.6	0.6	0.5	4:1	0.4	4:1	8:1	0.4:1
$\boxed{\text{Local}}$	Commercial	0.6	0.8	0.8	0.8	6:1	0.6	6:1	10:1	0.4:1
	Intermediate	0.5	0.7	0.7	0.6	6:1	0.5	6:1	10:1	0.4:1
	$\boxed{\text{Residential}}$	0.3	0.4	$\boxed{0.4}$	0.4	$\boxed{6;1}$	0.3	6:1	10:1	0.4:1
Alleys	Commercial	0.4	0.6	0.6	0.5	6:1	0.4	6:1	10:1	0.4:1
	Intermediate	0.3	0.4	0.4	0.4	6:1	0.3	6:1	10:1	0.4:1
	Residential	0.2	0.3	0.3	0.3	6:1	0.2	6:1	10:1	0.4:1

Continued on next page

Lighting 6-7

IES LIGHT LEVELS

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

CAD	
JOB NO.	6273.01
DRAWN BY	
CHECK BY	
DATE	

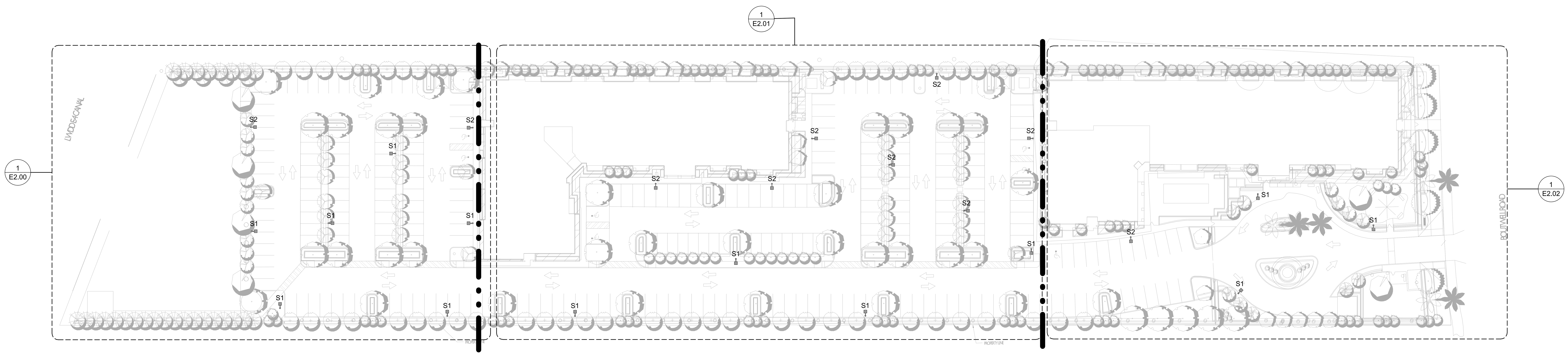
ENGINEER OF RECORD

CASEY RYAN SVEIVEN
LICENSE
No. 90074
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

03/25/2021

3300 Boutwell Road
ELECTRICAL SYMBOLS

SHEET:
E0.01



1 OVERALL SITE PLAN
1" = 40'-0"

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

REVISIONS

NO.	DATE	DESCRIPTION	BY

CAD	
JOB NO.	6273.01
DRAWN BY	
CHECK BY	
DATE	

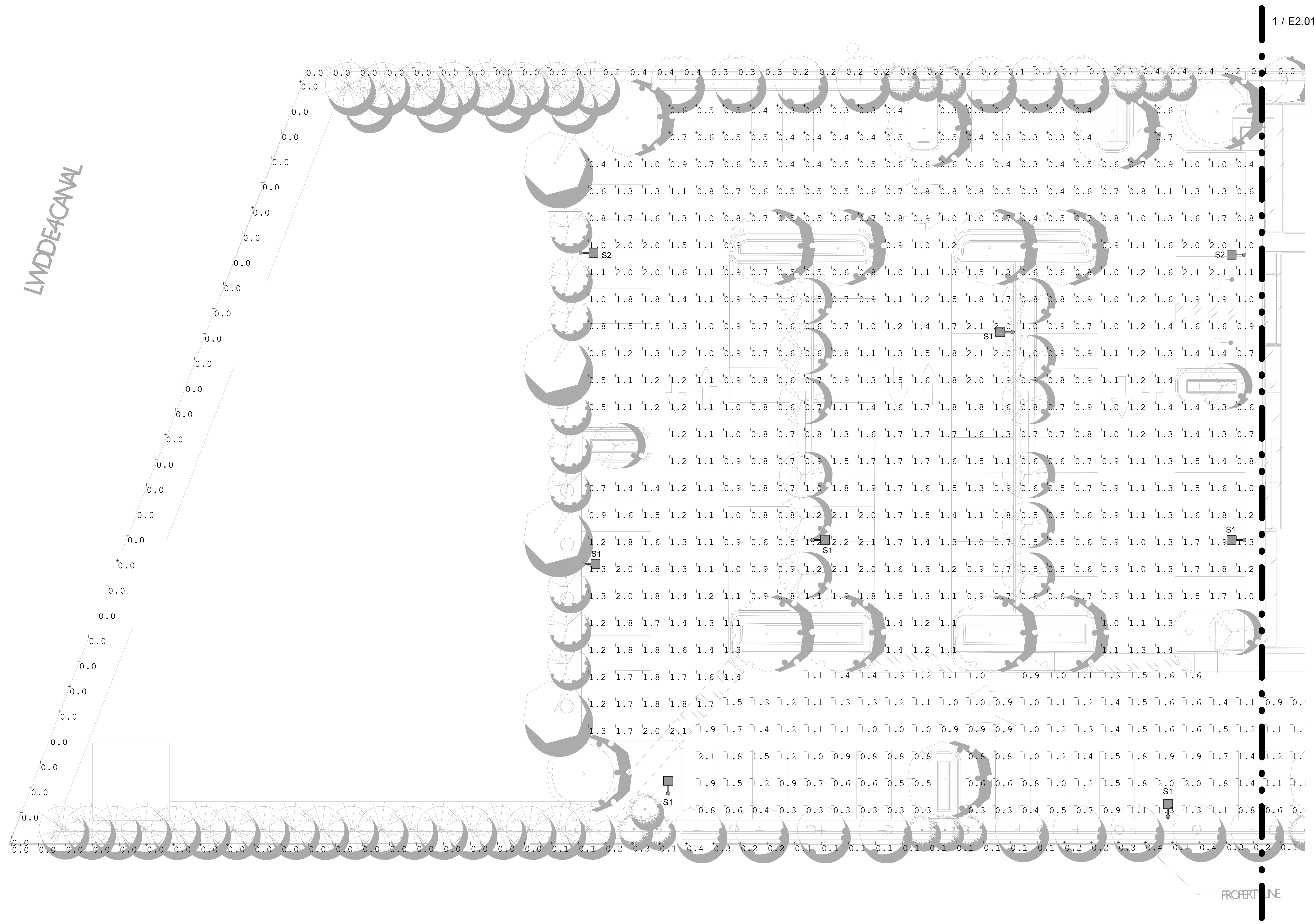
ENGINEER OF RECORD

CASEY RYAN SWEVEN
LICENSE
No. 90074
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
03/25/2021

3300 Boutwell Road

ELECTRICAL SITE PLAN

SHEET:
E1.00



1 PHOTOMETRIC A
1/16" = 1'-0"

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

REVISIONS

NO.	DATE	DESCRIPTION	BY

CAD	
JOB NO.	6273.01
DRAWN BY	
CHECK BY	
DATE	

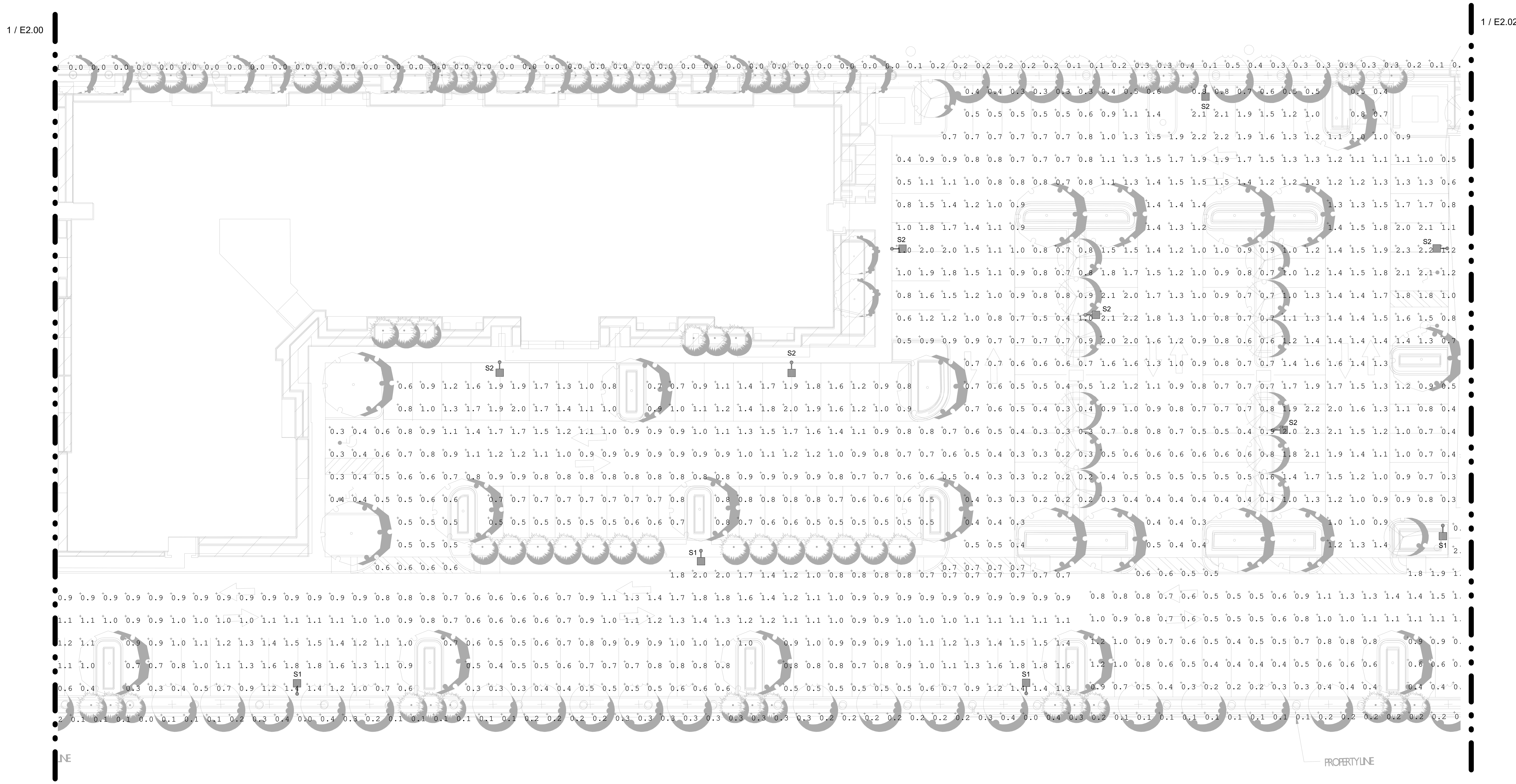
ENGINEER OF RECORD

CASEY RYAN SVEIVEN
LICENSE
No. 90074
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
03/25/2021

3300 Boutwell Road

SITE LIGHTING PHOTOMETRIC A

SHEET:
E2.00



1 PHOTOMETRIC B
1/16" = 1'-0"

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

REVISIONS

NO.	DATE	DESCRIPTION	BY

CAD	
JOB NO.	6273.01
DRAWN BY	
CHECK BY	
DATE	

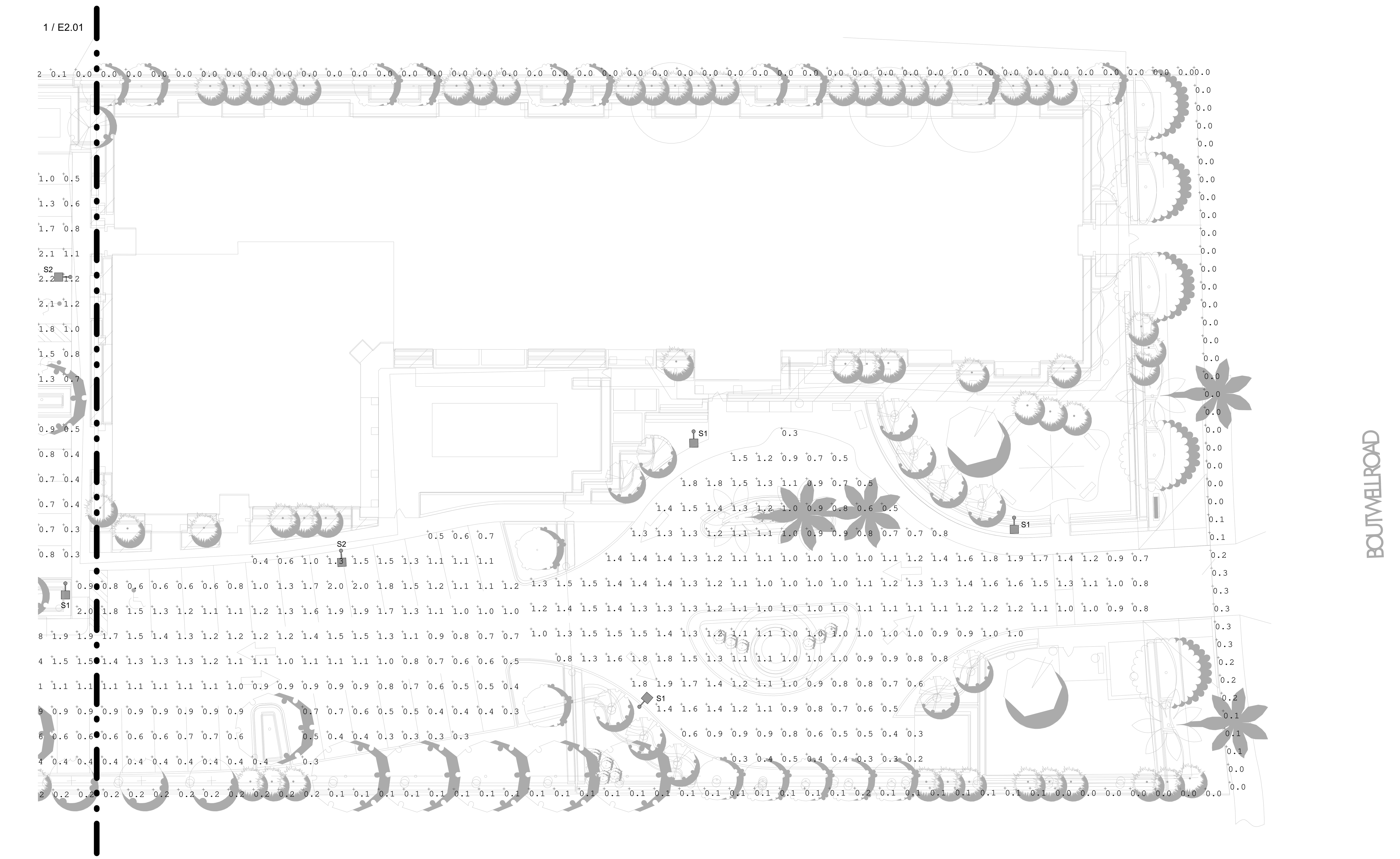
ENGINEER OF RECORD

CASEY RYAN SVEIVEN
LICENSE
No. 90074
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
03/25/2021

3300 Boutwell Road

SITE LIGHTING PHOTOMETRIC B

SHEET:
E2.01



1 PHOTOMETRIC C
1/16" = 1'-0"

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

REVISIONS

NO.	DATE	DESCRIPTION	BY

CAD	
JOB NO.	6273.01
DRAWN BY	
CHECK BY	
DATE	

ENGINEER OF RECORD

CASEY RYAN SVEIVEN
LICENSE
No. 90074
STATE OF FLORIDA
PROFESSIONAL ENGINEER
03/25/2021

3300 Boutwell Road

SITE LIGHTING PHOTOMETRIC C

SHEET:

E2.02

RSX1 LED
Area Luminaire

Catalog Number: S1
Notes: FIXTURE MOUNTED
Type: 25'-0" AFG

Hit the Tab key or mouse over the page to see all interactive elements.

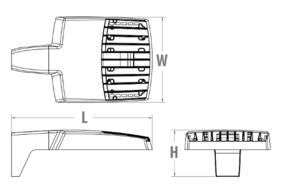
Introduction

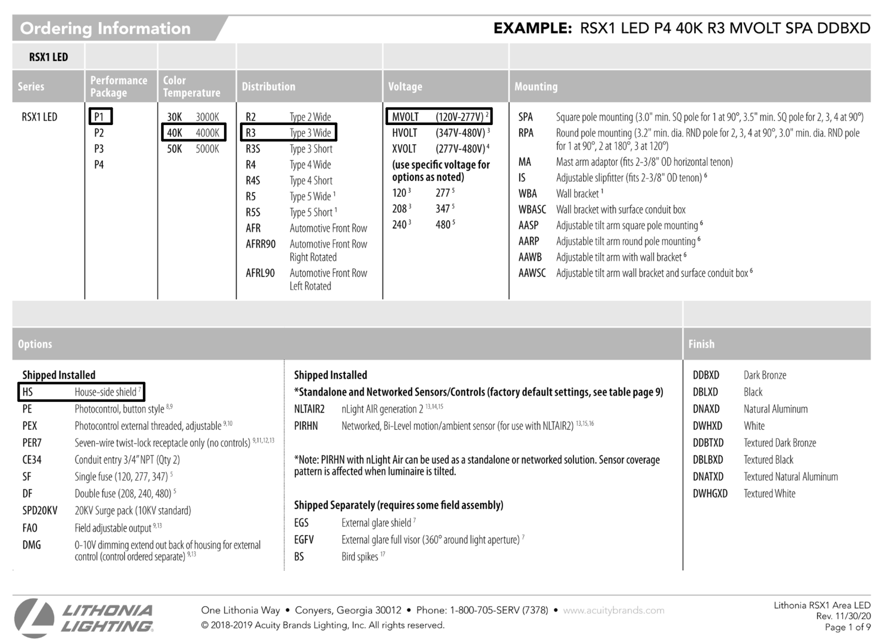
The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

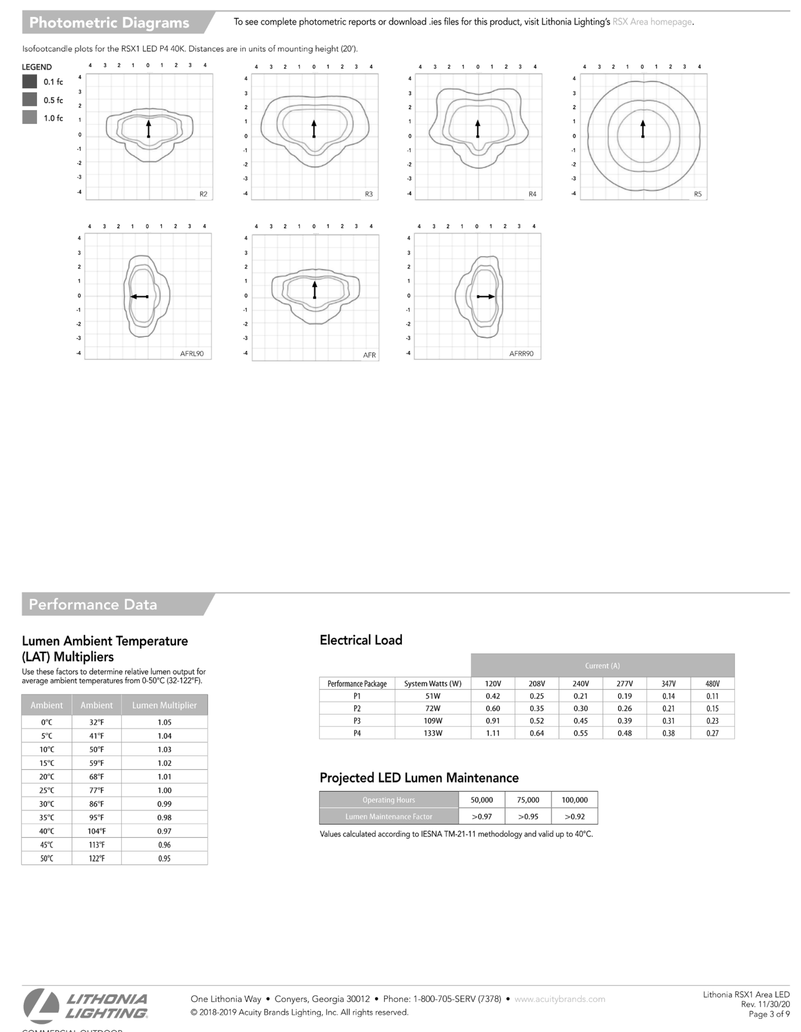
The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

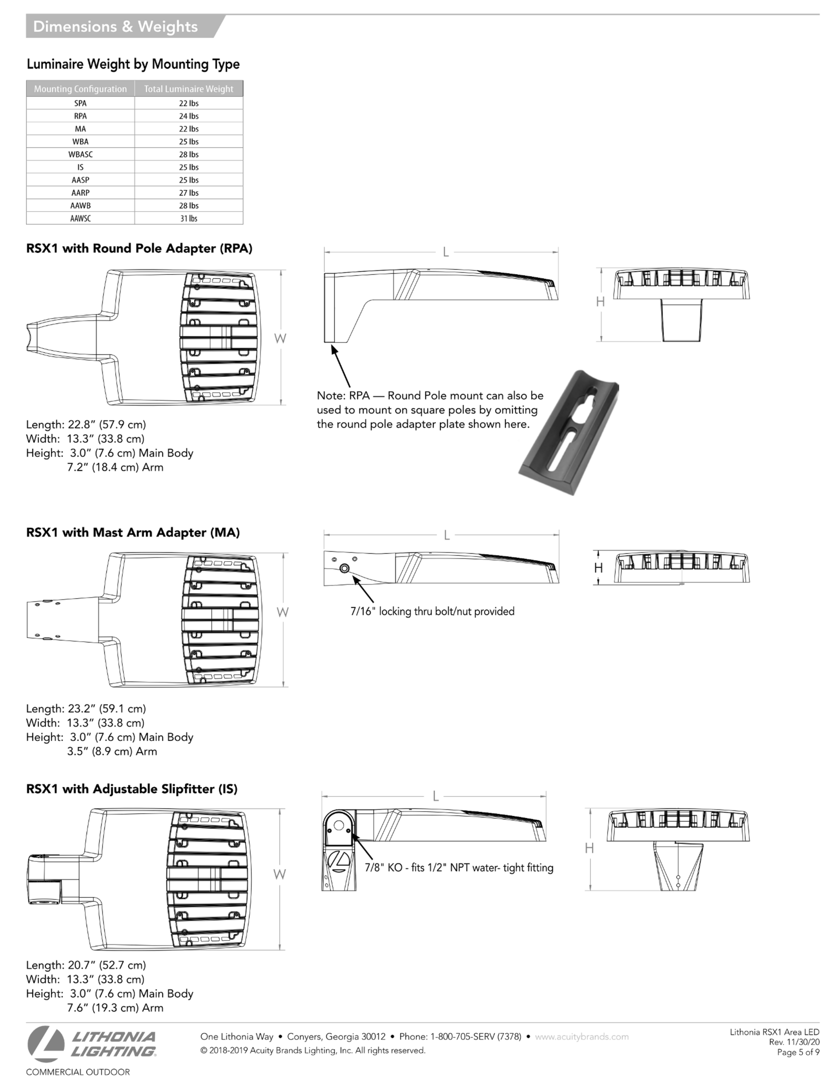
Specifications

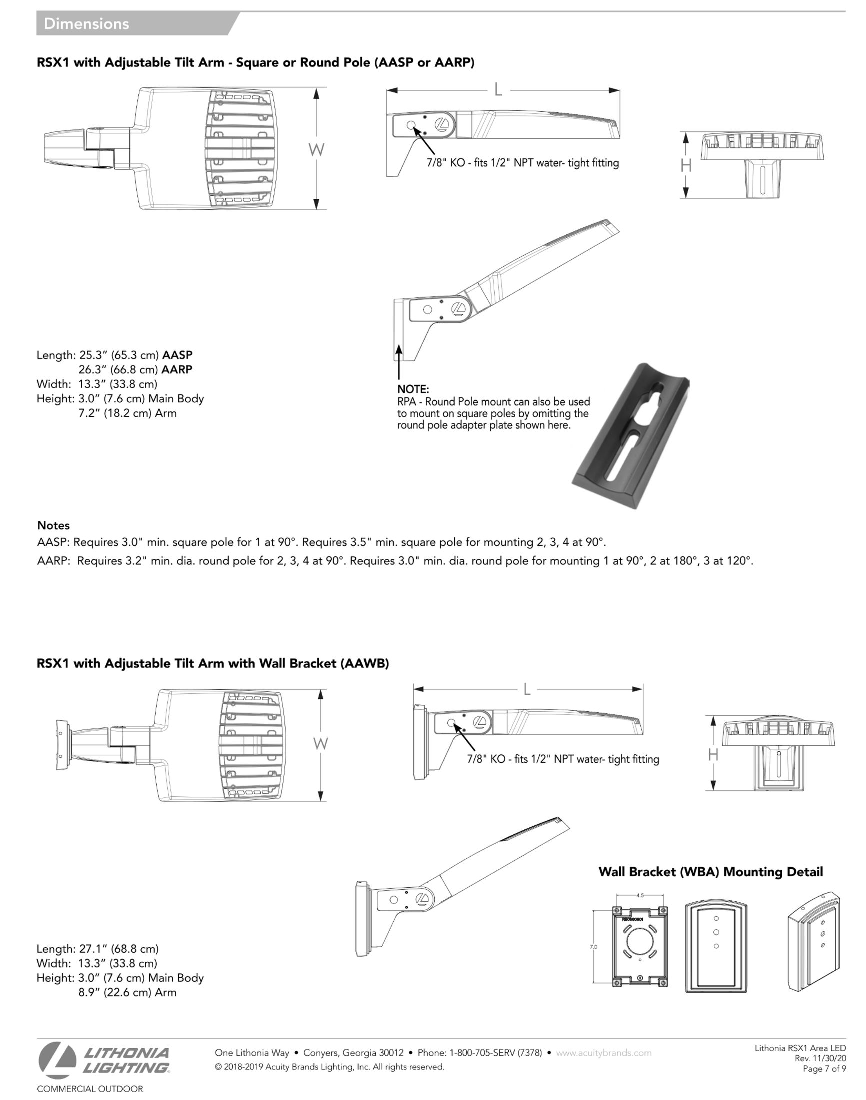
EPA (ft²@0°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)

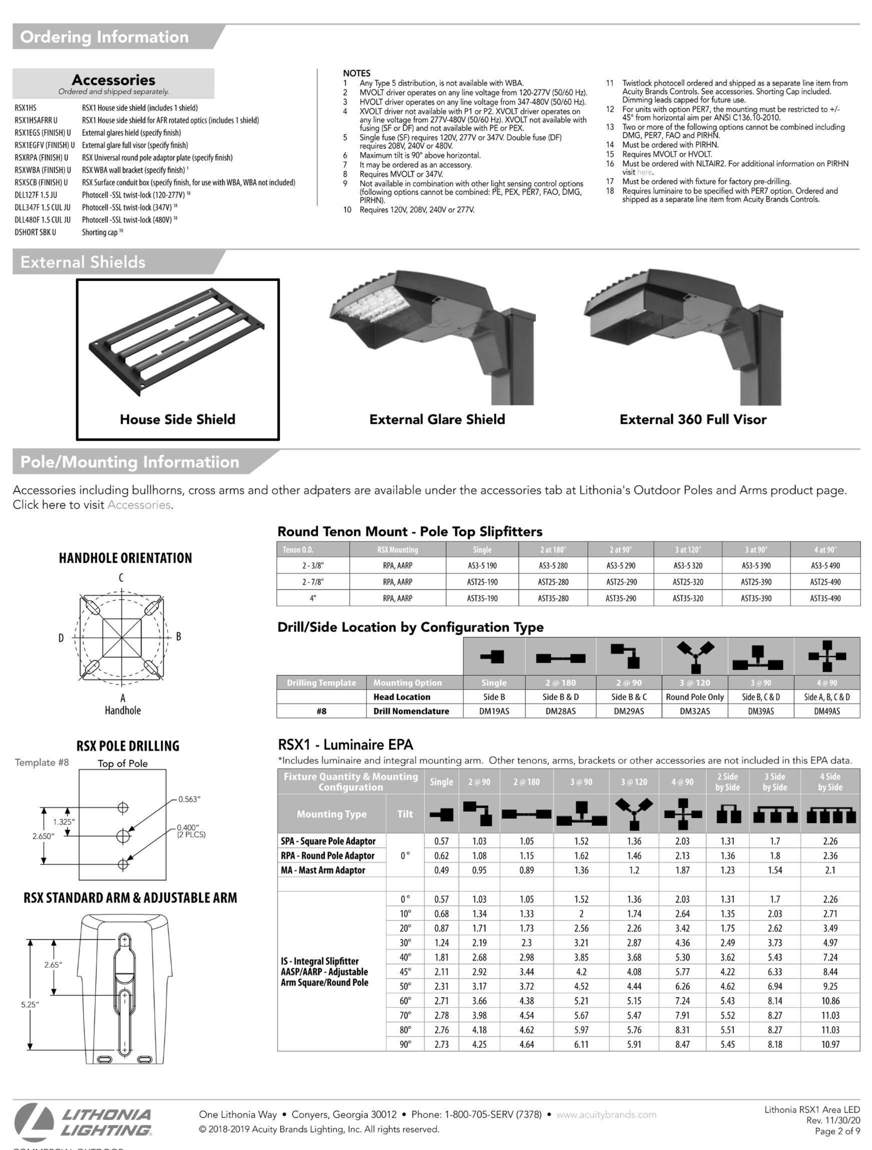


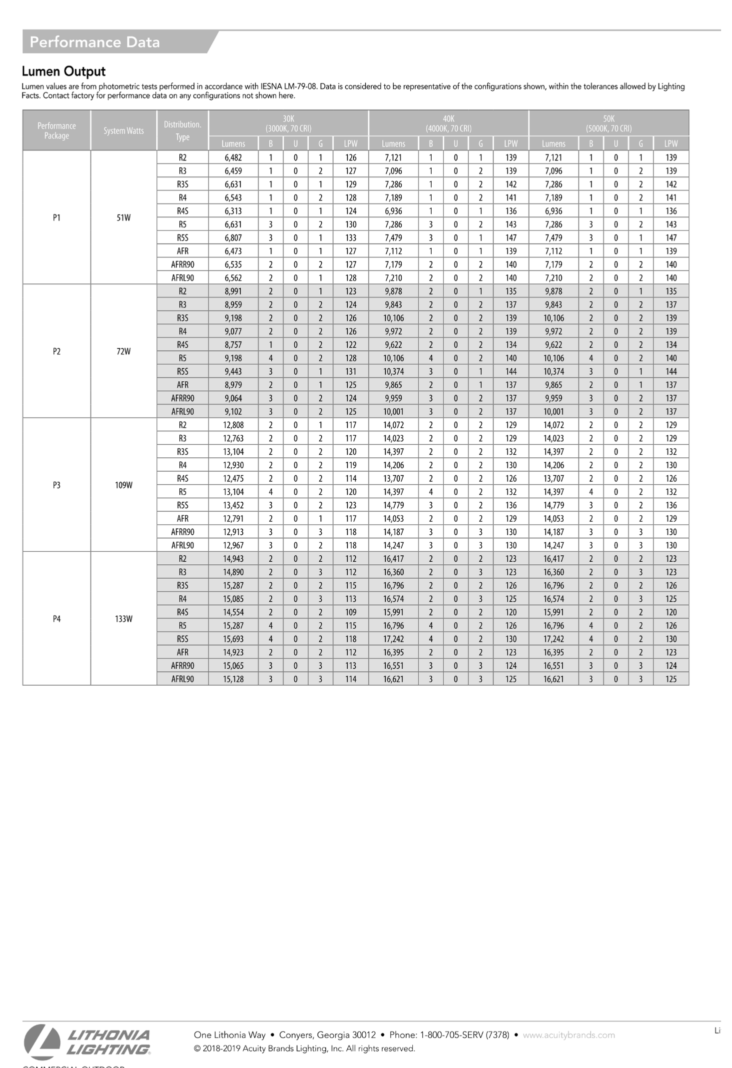


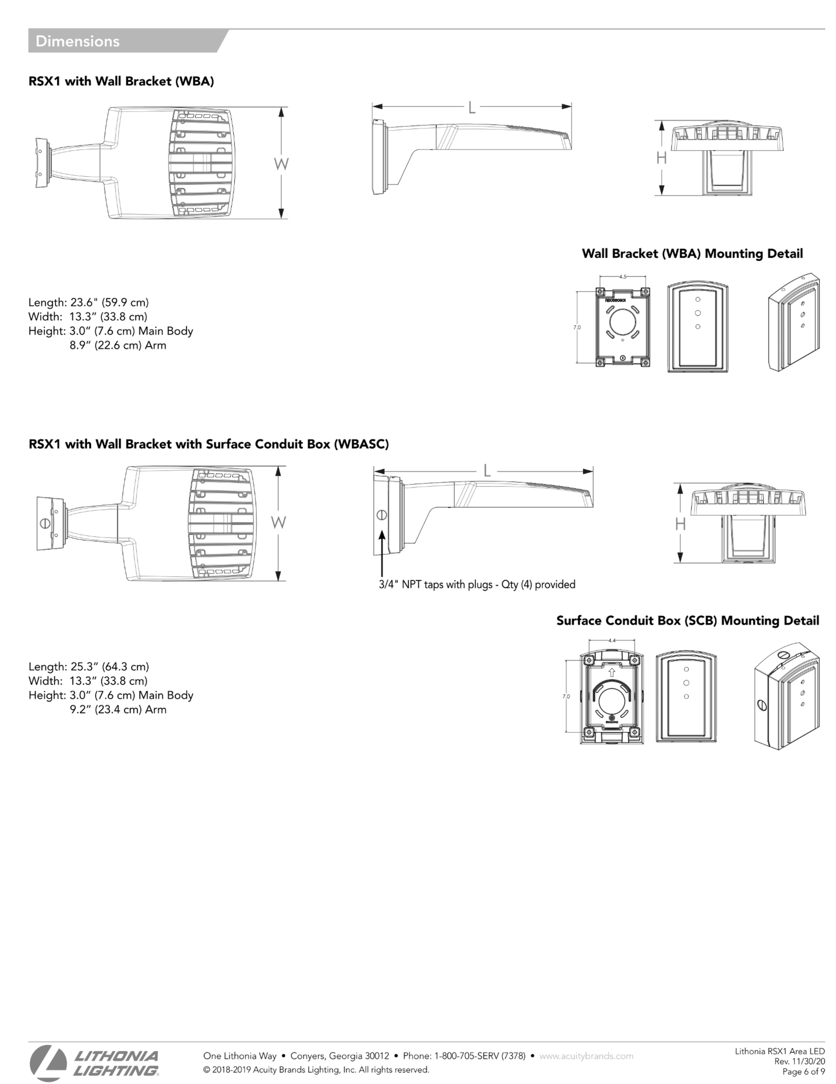


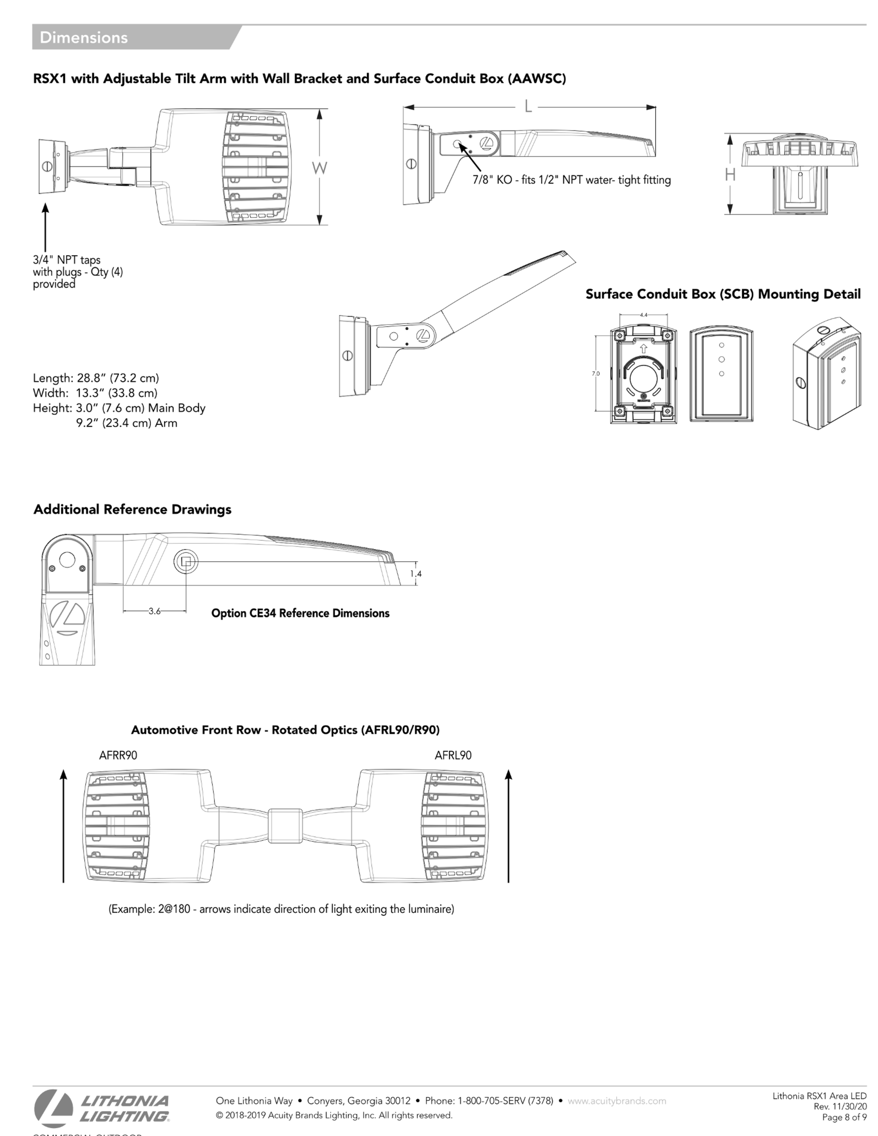


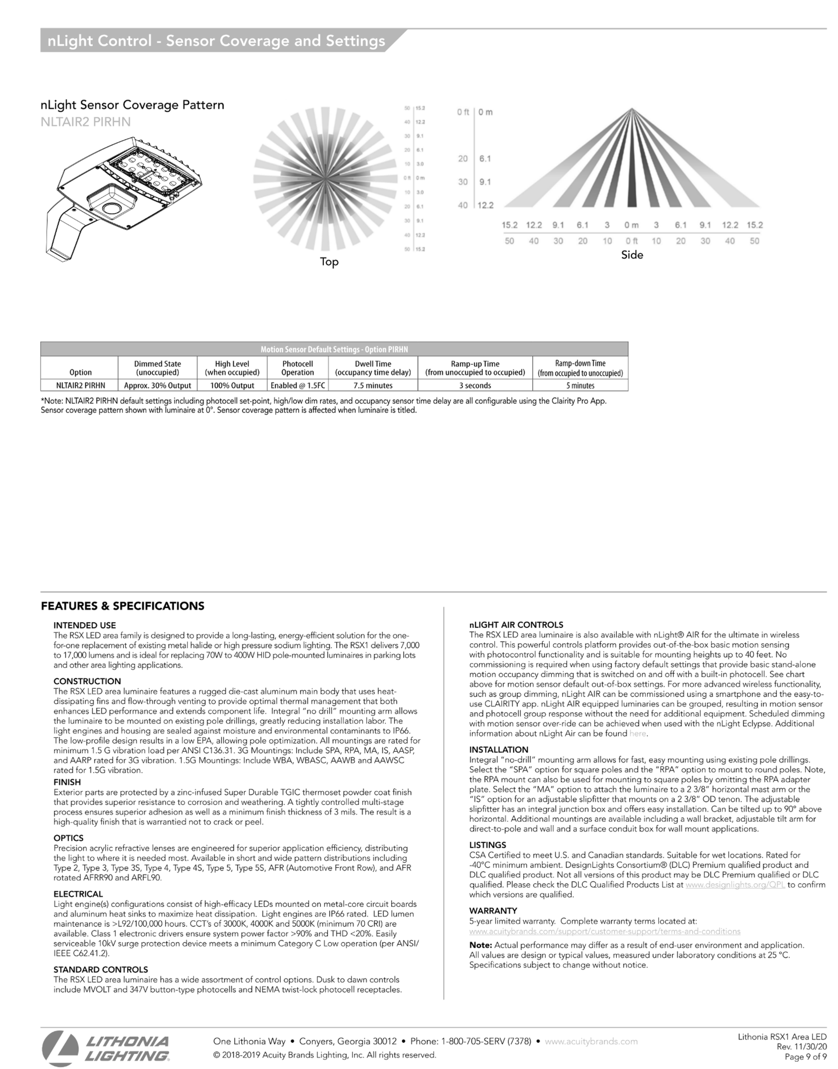












2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

CAD	
JOB NO.	6273.01
DRAWN BY	
CHECK BY	
DATE	

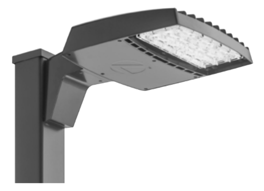
ENGINEER OF RECORD

CASEY RYAN SIEVEN
LICENSE
No. 90074
STATE OF FLORIDA
PROFESSIONAL ENGINEER
03/25/2021

3300 Boutwell Road

LIGHTING DIAGRAMS

SHEET:
E6.00



RSX1 LED
Area Luminaire

Catalog Number: S2
Notes: FIXTURE MOUNTED
Type: 25'-0" AFG

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications

EPA (ft²@0°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

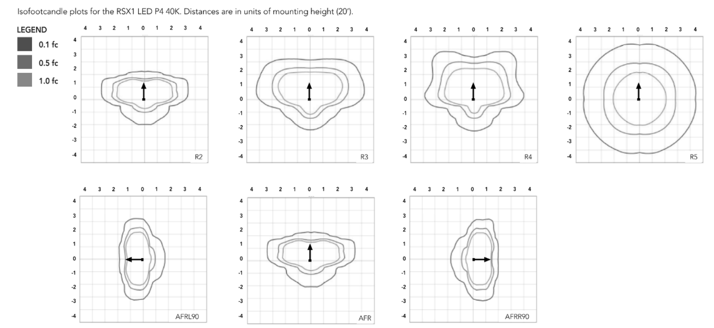
RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide	MVOLT (120V-277V) HVOLT (347V-480V) XVOLT (277V-480V) (use specific voltage for options as noted)	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)

Options

Finish

Photometric Diagrams



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Electrical Load

Projected LED Lumen Maintenance

Dimensions & Weights

Luminaire Weight by Mounting Type

RSX1 with Round Pole Adapter (RPA)

Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

RSX1 with Mast Arm Adapter (MA)

7/16" locking thru bolt/nut provided

Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

RSX1 with Adjustable Slipfitter (IS)

7/8" KO - fits 1/2" NPT water- tight fitting

Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)

7/8" KO - fits 1/2" NPT water- tight fitting

Length: 25.3" (65.3 cm) AASP
26.3" (66.8 cm) AARP
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

Notes
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)

7/8" KO - fits 1/2" NPT water- tight fitting

Wall Bracket (WBA) Mounting Detail

Length: 27.1" (68.8 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Ordering Information

Accessories

External Shields

House Side Shield | External Glare Shield | External 360 Full Visor

Pole/Mounting Information

HANDHOLE ORIENTATION

RSX POLE DRILLING

RSX STANDARD ARM & ADJUSTABLE ARM

Round Tenon Mount - Pole Top Slipfitters

Drill/Side Location by Configuration Type

RSX1 - Luminaire EPA

Performance Data

Lumen Output

Dimensions

RSX1 with Wall Bracket (WBA)

Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

RSX1 with Wall Bracket with Surface Conduit Box (WBASC)

3/4" NPT taps with plugs - Qty (4) provided

Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

Dimensions

RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)

7/8" KO - fits 1/2" NPT water- tight fitting

3/4" NPT taps with plugs - Qty (4) provided

Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

Additional Reference Drawings

Option CE34 Reference Dimensions

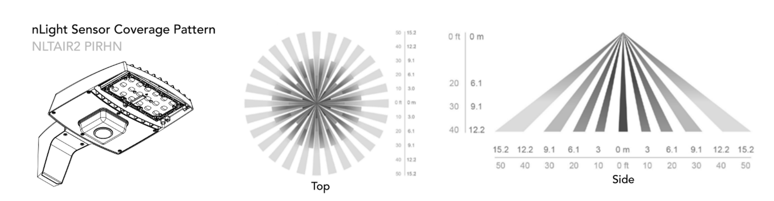
Automotive Front Row - Rotated Optics (AFRL90/R90)

AFRR90 AFRL90

(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern



FEATURES & SPECIFICATIONS

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION (REVISIONS)	BY

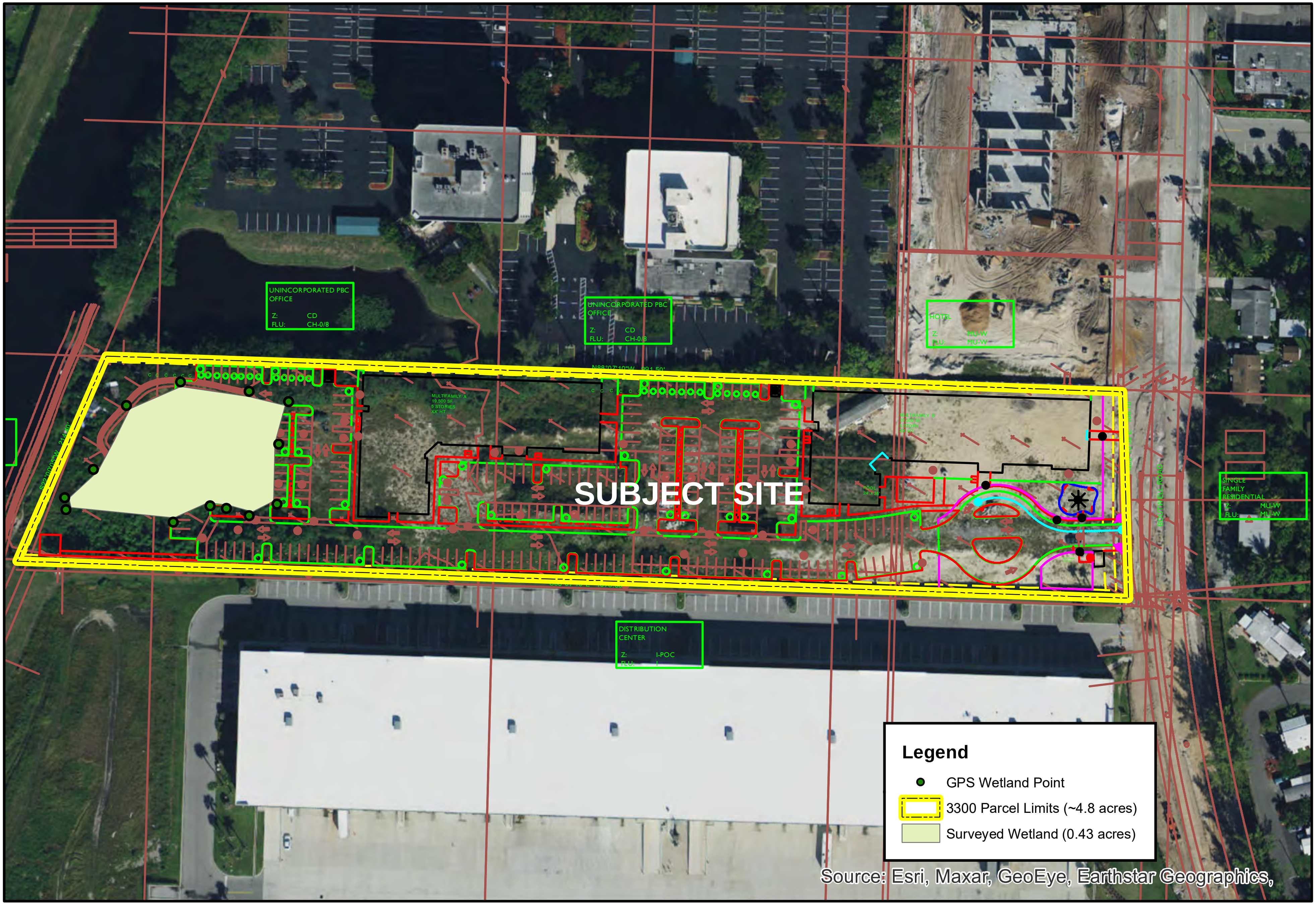
CAD	
JOB NO.	6273.01
DRAWN BY	
CHECK BY	
DATE	

ENGINEER OF RECORD

CASEY RYAN SVEIVEN
LICENSE
No. 90074
STATE OF FLORIDA
PROFESSIONAL ENGINEER
03/25/2021

3300 Boutwell Road
LIGHTING DIAGRAMS

SHEET:
E6.01



Document Path: F:\My Documents\3300 Boutwell Road\Landscape_LiDAR_wetland-area.mxd

www.GoldasichEnvironmental.com

Initial: 08/26/2020 | Revised: 01/12/2021

60 30 0 60 120 180 240 300
Feet

J. J. Goldasich and Associates, Incorporated

Ecological Services
Natural System Analysis
DESIGN/PERMIT-BUILD-MAINTAIN

(561) 883-9555
jjg@jjgoldasich.com
Seagrass to Sawgrass

3300 Boutwell Road
Aerial Photograph with Wetland
Parcel and Adjacent Waterway
Palm Beach County, Florida

SFWMD Wetland Limits Map

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: April 28, 2021

TO: Members of the Planning and Zoning Board

FROM: Alexis Rosenberg, Senior Community Planner

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

MEETING: May 5, 2021

SUBJECT: **PZB Project Number 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. The subject properties PCN is 38-43-44-20-01-034-0040.

PROJECT DESCRIPTION:

The Applicant, WGI on behalf of MA Investment Boca, LLC., is requesting approval of the following:

1.) **Residential Urban Planned Development** to construct a 200-unit multifamily development.
2.) **Development of Significant Impact** to construct a residential development in excess of 100 units.
3.) **Major Site Plan** for the development of a new multifamily development in excess of 7,500 square feet.
4.) **Conditional Use Permit** to establish a residential master plan greater than 7,500 square feet.
5.) **Sustainable Bonus Incentive Program** for an additional density, intensity and height.
6.) **Transfer of Development Rights** to obtain an additional 4.7 units per acre

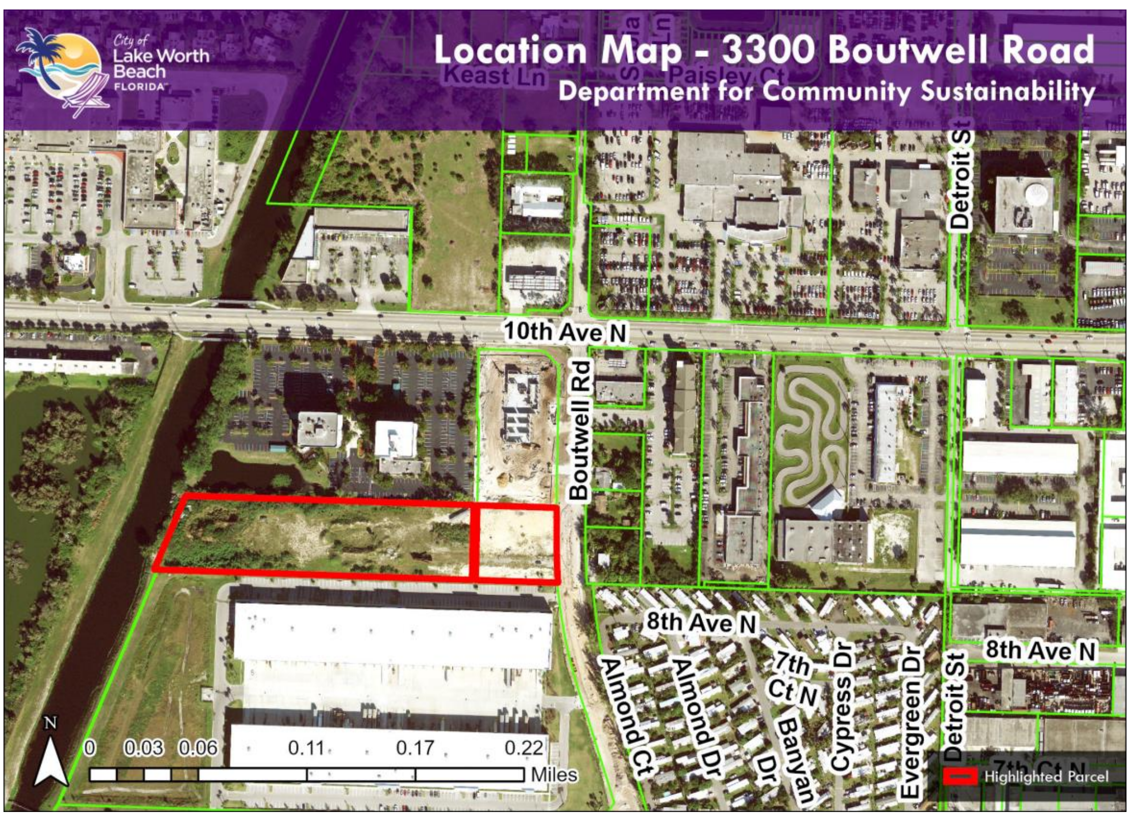
The subject site is a vacant 4.746 acre parcel located in the southwest corner of Boutwell Road and 10th Avenue North. On September 7, 2016, the Planning and Zoning Board approved a 199,135 square foot, six story, 158 apartment complex at the subject site. The apartment complex was approved in conjunction with a five story, 100 room hotel to the north at 2224 10th Avenue North (PZB 15-01400003 and 15-00500009). The new proposed development, also referred to as Boutwell Road Apartments, consists of two residential buildings including a clubhouse/mailroom. The project proposes a total of 200 multi-family units. Of the 200 units, 120 units will be one-bedroom units, and 80 units will be two-bedroom units. There are 293 parking spaces provided on site with a portion of the parking side-loaded to Building B and the remaining parking spaces located interior to the site. Of the 293 parking spaces, 226 spaces will be standard spaces, 41 spaces will be compact spaces, and 26 spaces will be provided in the form of bicycle racks. Additionally, the development proposes electric vehicle charging stations, as required by code, that will service 13 spaces.

Staff Recommendation:
Staff has reviewed the documentation and materials provided by the applicant for consistency with applicable guidelines and standards found in the City of Lake Worth Zoning Code and Comprehensive Plan. The proposed development meets the criteria of the Comprehensive Plan and LDRs. Therefore, staff recommends that the Board approve the Residential Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Sustainable Bonus Incentive Program, and Transfer of Development Rights with conditions of approval to the City Commission.

PROPERTY DESCRIPTION:

Applicant	WGI on behalf of MA Investment Boca, LLC
Owner	Boynton Holdings, LLC
General Location	Southwest of the 10th Avenue North and Boutwell Road intersection
Existing PCN Numbers	38-43-44-20-01-034-0040
Existing Land Use	Vacant
Zoning	Mixed Use – West (MU-W)
Future Land Use Designation	Mixed Use – West (MU-W)

LOCATION MAP:



BACKGROUND:

The project site is located southwest of the 10th Avenue North and Boutwell Road intersection. Based on Palm Beach Property Appraiser's records and City records, the property has remained vacant and does not have any active business licensees linked to the site. A search performed on February 10, 2021 indicated that there is an active code compliance violation linked to the property (case #21-36) regarding an unpermitted fence, trash and debris on the property, construction material, illegal fill, and equipment storage, lack of a vacant lot registration, and lack of landscape maintenance. This application has been conditioned that prior to the issuance of a building permit, all code cases shall be remedied and closed out. Specifically, the illegal fill that is being stored/dumped on the property shall be removed from the site prior to the issuance of a building permit.

ANALYSIS:

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Mixed Use – West (MU-W). Per Policy 1.1.1.6, the MU-W FLU is intended to provide for a mixture of residential, office, service, and commercial retail uses within specific areas west of I-95. The preferred mix of uses area-wide is 75% residential and 25% non-residential. The proposed residential development is a high-density residential use in this district where there is a significant amount of existing non-residential uses. The addition of these units would further the policy objective of increasing residential development within the zoning district. Therefore, the proposal is consistent with the intent of the MU-W FLU. Additionally, this application is requesting to obtain and additional 4.7 units per acre (23 units) through the City's Transfer Development Rights program which is consistent with Policy 1.2.4.4(3)(b). An analysis of the Transfer Development Rights bonus is outlined on page 16.

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

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

Consistency with the City's Land Development Regulations

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

- LDR Section 23.3-18(c)(4)(B)(3) regarding the minimum side setback
- LDR Section 23.4-10(f) regarding the minimum off-street parking requirement

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

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

Development Standard		Base Zoning District	Residential Urban Planned Development with Sustainable Bonus Incentive Program (SBIP)	Provided
Lot Size (min) In square feet (sf)		5,000 sf	Greater or equal to 21,780 sf (0.5 acres)	206, 735 sf (4.746 acres)
Lot Width (min)		50’	50’	200.3’
Setbacks	Front (min)	20’	20’	32’
	Rear (min)	15’	15’	253’
	Side (min)	20’	20’	11’3” to the building, 7’ to the outer edge of the balconies*
Impermeable Surface Coverage (maximum)		65%	65%	64.3%* (includes 22,780 sf of semi-pervious pavers which receive a 50% lot coverage credit)
Structure Coverage (max)		50%	50%	19.9%
Pervious Landscaped Area in Front Yard (min)		900 sf	900 sf	4,712 sf
Living Area (min)		1-bed: 600 sf 2-bed: 750 sf	1-bed: 600 sf 2-bed: 750 sf	1-bed: between 720 sf and 1,080 sf 2-bed: between 944 sf and 1,075 sf
Parking		320	320	293*
Density (max)		30 du/acre (142 units)	37.5 du/acre + 10 du/acre for Transfer Development Rights Program = 47.5 du/acre (225 units)	42.2 du/acre (200 units)
Building Height (max)		30 feet	81.25 feet	Bldg I – 56’2” Bldg II – 56’2”
Floor Area Ratio (FAR) (max)		1.30	3.75	0.96 (198,465 sf)

* Relaxing or waiving of base zoning district requirement is requested

Density: The base zoning district allows a maximum density of 30 units per acre. Based on Policy 1.2.3.4(3) of the City’s Comprehensive Plan, urban planned developments may obtain a 25% bonus on density, intensity and height over the base outlined in Table 1 of the City’s Comprehensive Plan. The base 30 units per acre plus 25% equals 37.5 units per acre. The applicant is also participating in the City’s Transfer Development Rights program which allows the project to obtain an additional 10 units per acre. That being said, the maximum allowed density for this project is 47.5 units per acre which equals 225 units. The application is proposing a total of 42.2 units per acre which equates to 200 units.

Height: The base zoning district allows a maximum building height of 30 feet. Per LDR Section 23.3-18(c)(2)(B), blocks fronting 10th Avenue North may obtain an additional 35 feet in height under the City's Sustainable Bonus Incentive Program. Additionally, Policy 1.2.3.4(3) of the City's Comprehensive Plan states that urban planned developments may obtain a 25% bonus on density, intensity and height over the base outlined in Table 1 of the City's Comprehensive Plan. Therefore, 30 feet plus 35 feet plus 25% equals a maximum height of 81.25 feet. The highest building height proposed for this project is 56 feet and two inches (56'2") which is less than the maximum allowed building height for this property.

Setbacks: The proposed project is consistent with all setbacks in the base zoning district as proposed except for the side setback from the north property line. Per LDR Section 23.3-18(c)(4)(B)(3), the minimum required side setback for this property is 20 feet. As part of the planned development application, the applicant is requesting a relaxation to the minimum side setback requirement in order to locate Building A and Building B 11.25 feet from the north property line. The properties to the north consist of the future Wyndham hotel and existing office buildings. The hotel is approximately 160 feet from the subject site's northern property line and the office building is approximately 72 feet from the subject site's northern property line. The proposed location of Building A and Building B would not be injurious to the adjacent properties to the north. A detailed justification from the applicant is located in Attachment C. It is noted that the balconies along the northern side of Building A and Building B protrude 4.25 feet from the building line. Per LDR Section 23.3-18((c)(4)(F), second story awning installations shall project no more than five feet from the building. Therefore, the proposed awnings are permitted to extend 4.25 feet from the building line.

Floor Area Ratio (FAR): The base zoning district allows a maximum FAR of 1.30. Per Policy 1.2.3.4(3) of the City's Comprehensive Plan, urban planned developments may obtain a 25% bonus on density, intensity and height over the base outlined in Table 1 of the City's Comprehensive Plan. Because Table 1 in the Comprehensive Plan states that the maximum FAR is 3.0, 3.0 plus 25% equals a maximum allowed FAR of 3.75. The project proposes a total FAR of 0.96 (198,465 square feet) which is less than the maximum allowed FAR for this property.

Drainage: The City's engineer has reviewed the preliminary civil plans. Standard staff conditions of approval have been recommended, including the standard requirement to provide detailed engineering plans and data at building permit, to ensure the subject planned development meets the City's design storm (3 yr, 1 hour (2.6")) runoff that is required to be maintained on site. These conditions also include the requirement to submit to the City LWDD and SFWMD drainage permits at building permit, including the regulation of outfall and irrigation by the LWDD. Further, a letter from the SFWMD on how the wetland impacts will be mitigated is also required at permit.

Impermeable Surface Coverage: The project as proposed complies with the City's maximum impermeable surface allowance of 65%. The site plan proposes approximately 123,036 square feet of impervious surface area, 60,919 square feet of pervious area, and 22,780 square feet of semi-pervious area. Per LDR Section 23.1-12, two square feet of semi-pervious surface shall be equivalent to one square foot of impervious surface for the purpose of calculating development regulations. Therefore, of the 22,780 square feet of semi-pervious surface area, 11,390 square feet counts towards impermeable surface coverage resulting in a total impermeable surface area of 134,426 square feet (65%).

Parking: Per LDR Section 23.4-10(f), a minimum of 1.5 off-street parking spaces are required for every one-bedroom unit and a minimum of 1.75 off-street parking spaces are required for every two-bedroom unit. Because the project proses a total of 120 one-bedroom units and 80 two-bedroom units, a minimum total of 320 parking spaces are required. As part of the planned development application, the applicant is requesting a relaxation to the parking code, proposing a total of 293 parking spaces instead of the required 320 spaces. Of the 293 parking spaces being provided, 226 are standard spaces, 41 are compact spaces (8' x 16'), and 26 spaces are provided in the form of bicycle racks (four bicycle spaces are equivalent to one parking space). To justify the parking relaxation request, the applicant has provided a parking study demonstrating that the proposed 200-unit development requires a maximum of 264 parking spaces as opposed to 320 spaces due to the majority of the units having one-bedroom. The parking study can be viewed in Attachment C.

Landscaping: The development proposal has been reviewed for landscaping and complies with the City's landscape regulations in LDR Section 23.6-1. The site provides perimeter landscaping and as well as landscaping internal to the site. Staff has conditioned that all ground-level mechanical equipment be properly screened with landscaping and all monument signs be landscaped at the base of the sign. The landscape plan can be viewed in Attachment B.

Lighting: The applicant has submitted a photometric plan for the site proposing 4000K RSX LED light fixtures. Staff has conditioned the application to amend the light tone from 4000K to 2700K and to ensure that all light fixtures are dark skies compliant prior to the issuance of a building permit.

Signage: This application is proposing one monument at the front of the property facing Boutwell Road. A condition of approval has been created stating that all proposed signage shall be applied for on a city building permit and shall comply with the sign code, LDR Section 23.5-1. The maximum sign area for a ground sign on the subject site is 100 square feet.

<u>Residential Urban Planned Development:</u>

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

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

As stated, the applicant is requesting to waive or relax base zoning district requirements in two (2) areas of the LDRs as part of the residential urban planned development application. The two areas are outlined under the "Consistency with the City's LDR Requirements" analysis on page 4 of the staff report and include a request to reduce the number of required off-street parking spaces and a request to modify the minimum side setback.

It is noted that per LDR Section 23.3-25(e)(3), a mixed use urban planned development may be solely residential in use. Therefore, the proposed project is classified as a residential urban planned development for the construction of 200 multi-family units. The criteria below lists the requirements of all urban planned developments.

<u>Section 23.3-25(e) – Mixed-Use Urban Planned Development District</u>

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

Staff Analysis: The proposed subject site is located within the MU-W zoning district. **Meets Criterion.**

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

Staff Analysis: This residential urban planned development will be situated on a 4.746 acre parcel which exceeds the minimum area requirement. **Meets Criterion.**

3. *Permitted uses.* Permitted uses within a mixed use urban development are shown in 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 be solely residential, containing 200 multi-family units. Per the City's Use Table, LDR Section 23.3-6, multi-family is permitted by right in the MU-W zoning district. **Meets Criterion.**

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

Staff Analysis: The project complies with the minimum required front and rear setbacks of the base zoning district, MU-W. The applicant is requesting a 8.75 foot relief from the minimum required side setbacks. A summary of the applicant's justification and staff analysis is located on page 5 of this staff report. **Meets Criterion if Approved**.

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

Staff Analysis: Per LDR Section 23.4-10(f), a minimum of 1.5 off-street parking spaces are required for every one-bedroom unit and a minimum of 1.75 off-street parking spaces are required for every two-bedroom unit. Because the project proses a total of 120 one-bedroom units and 80 two-bedroom units, a minimum total of 320 parking spaces are required. As part of the planned development application, the applicant is requesting a relaxation to the parking code, proposing a total of 293 parking spaces instead of the required 320 spaces. A summary of the applicant's justification and staff's analysis is located on page 5 of the staff report. Additionally, the applicant's parking study can be viewed in Attachment C. **Meets Criterion if Approved**.

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

Staff Analysis: Landscape screening and buffering are provided along the perimeter of the site to meet the landscape buffering requirements. The project proposes a 10-foot landscape buffer along Boutwell Road, a five-foot landscape buffer along the north and south property lines, and eight-foot landscape buffer along the west dry retention area, and foundation plantings around both multi-family buildings. Additionally, the project proposes a six foot high aluminum picket fence along Boutwell Road. **Meets Criterion**

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

Staff Analysis: The applicant has submitted a photometric plan measured in lumens. One foot candle is equivalent to 10.76 lumens. Based on the photometric plan provided, the lighting for the project does not exceed one foot candle (10.76 lumens) at or beyond the property lines. **Meets Criterion.**

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

Staff Analysis: The proposed development does not propose outdoor storage areas. **Meets Criterion.**

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

Staff Analysis: The proposal includes a Sustainable Bonus Incentive Program to obtain additional height, floor area ratio, and density from the base zoning district, MU-W. Per Policy 1.2.3.4(3) of the City's Comprehensive Plan, residential planned developments may obtain a 25% bonus on density, intensity and height over the base outlined in Table 1 of the City's Comprehensive Plan. The applicant is also participating in the City's Transfer Development Rights program which allows the project to obtain an additional 10 units per acre. A detailed analysis of the applicant's Sustainable Bonus Incentive Program is located on page 15 and 16. Additionally, a tabular detailed break-down of the Sustainable Bonus features are outlined in the spreadsheet in Attachment C.

Development of Significant Impact (DSI):
A development of significant impact (DSI) is a commercial, office, or industrial development of 100,000 or more gross square feet of enclosed building area, including renovations of existing structures when a change to a more intensive use is anticipated, or a residential development of 100 or more dwelling units, including renovations of existing structures when a change to a more intensive use is anticipated. The project proposed qualifies as a DSI because it exceeds 100 dwelling units.

Per LDR Section 23.2-35, a proposed DSI and any amendments to an approved DSI shall be reviewed and approved in accordance with the procedures and requirements for a Conditional Use Permit except that the City Commission shall be the decision maker and not the Planning and Zoning Board or the Historic Resources Preservation Board. The Conditional Use Permit criteria is outlined in the conditional use analysis within this report on pages 12-15.

Master Development Plan (Major Site Plan):
A master site plan is required in conjunction with an urban planned development. The review criteria below is intended to promote safety and minimize negative impacts of development on its neighbors by establishing qualitative requirements for the arrangements of buildings, structures, parking areas, landscaping and other site improvements.

Section 23.2-31(c): Qualitative Development Standards

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

Staff Analysis: The applicant states that the site is designed harmoniously and is efficiently organized as it relates to the property constrains and provides residential housing options nearby the primarily non-residential corridor. The proposed architectural style is modern contemporary which is compatible with the nearby modern style development such as the Woodsprings Suites Hotel, the Wyndham Hotel, and the Advantis (also referred to as Golden Road Apartments) Apartment Complex. **Meets Criterion.**

2. *Preservation of natural conditions.* The natural (refer to landscape code, Article 6 of these LDRs) landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal and by such other site planning approaches as are appropriate. Terrain and vegetation shall not be disturbed in a manner likely to

significantly increase either wind or water erosion within or adjacent to a development site. Natural detention areas and other means of natural vegetative filtration of stormwater runoff shall be used to minimize ground and surface water pollution, particularly adjacent to major waterbodies as specified in Part II, Chapter 12, Health and Sanitation, Article VIII, Fertilizer Friendly Use Regulations. Fertilizer/pesticide conditions may be attached to development adjacent to waterbodies. Marinas shall be permitted only in water with a mean low tide depth of four (4) feet or more.

Staff Analysis: The applicant states that the site had previously been cleared. Therefore, there is no established habitat and there are minimal natural features on the site. The proposed development includes a dry retention area on the west portion of the property to retain drainage on the site. Staff does not anticipate a major disturbance to the land that would result in destructive wind or water erosion. **Meets Criterion.**

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

Staff Analysis: Landscape screening and buffering are provided along the perimeter of the site to meet the landscape buffering requirements. The project proposes a 10-foot landscape buffer along Boutwell Road, a five-foot landscape buffer along the north and south property lines, and eight-foot landscape buffer along the west dry retention area, and foundation plantings around both multi-family buildings. Additionally, the project proposes a six foot high aluminum picket fence along Boutwell Road. **Meets Criterion**

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

Staff Analysis: The two residential buildings are closer to the northern property line which is adjacent to a future hotel and an existing office complex. The parking and drive aisles are positioned along the southern portion of the site to enhance the buffering between the proposing residential use and the existing industrial center to the south. Additionally, as stated above, landscape buffering is proposed along the perimeter of the site to further enhance residential privacy. **Meets Criterion.**

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

Staff Analysis: Emergency access is provided to all building with appropriate site circulation and access. **Meets Criterion.**

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

Staff Analysis: Both residential buildings have safe access to walkways which connect to the parking area and Boutwell Road. Additionally, there is over 150 feet of queuing area between the keypad/callbox and the front property line to allow vehicle stacking that does not encroach into the right of way. **Meets Criterion.**

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

Staff Analysis: The applicant states that the project includes a pedestrian circulation system that is separate from the vehicular circulation system in order to assist in safe and efficient circulation for all residents. The pedestrian circulation system connects both residential buildings to all on-site amenities within the development. **Meets Criterion.**

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

Staff Analysis: As stated, vehicular access to the site is provided off of Boutwell Road. A security gate with a keypad/callbox is located about 180 feet into the property. Staff does not anticipate negative impacts resulting from the location of the ingress and egress drives. **Meets Criterion.**

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

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

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

Staff Analysis: There are no on-site public rights-of-way. There are also no right of way dedications proposed with this project. **Meets Criterion.**

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

Staff Analysis: All on-site parking is located behind the front building line of Building B and landscape buffers are proposed around the perimeter of the property to provide screening of the parking areas. **Meets Criterion.**

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

Staff Analysis: The site plan proposes the dumpster to the northwest of Building A. The dumpster is enclosed by a six foot high opaque wall and a landscape hedge that will be 36 inches at the time of planting. This application has been conditioned requiring the hedge to be maintained at no less than ¾ of the total height of the enclosure (4.5 feet). **Meets Criterion as Conditioned.**

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

Staff Analysis: The applicant states that the project is designed to minimize negative impacts on adjacent properties. Landscape buffering is proposed along the perimeter of the property, as required by the code, to enhance privacy. **Meets Criterion.**

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

Staff Analysis: The subject site is within the MU-W zoning district and borders MU-W zoned properties to the north and across Boutwell road to the east. The property to the south is zoned Industrial Park of Commerce (I-POC) and there is parcel to the north that is located in Unincorporated Palm Beach County with the zoning classification of Commercial Specialized (CS). The applicant states that the proposed multi-family use provides a harmonious transition between the surrounding commercial properties and the industrial properties to the south. Additionally, the architecture compliments the nearby architecture, density, and uses. The project proposes a development that is consistent with the MU-W zoning district and the development incentives in the City's Comprehensive Plan. The proposed residential development is proposed to be market rate workforce housing that is located proximate to employment opportunities. **Meets Criterion.**

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

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

<u>Section 23.2-31(l): Community Appearance Criteria</u>

1. The plan for the proposed structure or project is in conformity with good taste, good design, and in general contributes to the image of the city as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality.

Staff Analysis: Staff has reviewed the application and determined that the proposal is in conformity with good taste, good design, and contributes to the image of the City. **Meets Criterion.**

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

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

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

Staff Analysis: The proposal is consistent with the City's Comprehensive Plan and Strategic Plan, and the City's LDRs. The applicant states that the site is designed harmoniously and provides more residential options within the corridor, thus providing the residential mix that the MU-W district anticipates. The applicant also states that the modern contemporary architecture style is harmonious with nearby modern style redevelopment such as the Woodsprings Suites Hotel, the Wyndham Hotel, and Advantis (also referred to as Golden Road Apartments). **Meets Criterion.**

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

Staff Analysis: The project's compliance with the conditional use criteria is detailed below. **Meets Criterion.**

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

Section 23.2-29(d): General findings relating to harmony with LDRs and protection of public interest
The proposed project is consistent with the general findings relating to harmony with the LDRs and protection of public interest, as follows:

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

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

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

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

Direction	Future Land Use	Zoning District	Current Use
North (adjacent)	MU -W and HR-8 (Unincorporated PBC)	MU -W and CS (Unincorporated PBC)	Hotel – under construction Offices
South (adjacent)	I	I-POC	Boutwell Business Center (warehouse and distribution)
East (across Boutwell	MU -W and I	MU -W and I-POC	Single Family Residences, Vacant Lots, and Palm Beach

Rd)			Mobile Home Park
West (adjacent)	N/A	N/A	E-4 Keller Canal

Per the Palm Beach County Property Appraiser, the site is surrounded by a mixture of commercial, industrial and residential uses. To the north is the future site of the Wyndham Hotel which is currently under construction as well as existing offices in Unincorporated Palm Beach County. To the south is the Boutwell Business Center which is an industrial warehouse and distribution center containing multiple business bays. To the west, is the E-4 Keller Canal, and to the east across Boutwell Road is a single-family residence, vacant property, and the Palm Beach Mobile Home Park to the southeast. The proposed use of multi-family residential has been found to be consistent with the surrounding commercial, industrial, and residential uses. **Meets Criterion.**

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

Staff Analysis: The use of multi-family residential is permitted by right in the MU-W zoning district. However, because the proposed project exceeds 7,500 square feet, a conditional use permit review is required. The proposed development is not anticipated to result in less public benefit than a use permitted by right. **Meets Criterion.**

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

Staff Analysis: Based on the development standards table on page four, the project proposes a density, height, and floor area ratio (FAR) that is less than the maximum development potential the code allows on this lot. Therefore, the project is not anticipated to be a more intensive development than what the Comprehensive Plan anticipates. **Meets Criterion.**

<u>Section 23.2-29(e): Specific standards for all conditional uses</u>

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

Staff Analysis: Per the Palm Beach County Traffic Concurrency Letter, the Palm Beach County Traffic Division has determined that the proposal meets the Traffic Performance Standards of Palm Beach. The Traffic Impact Statement prepared by JFO Group, Inc. also concludes the proposed project meets all Level of Service requirements and the requirements of the Palm Beach County Traffic Performance Standards. To further assist alleviating traffic, the applicant has provided a ride-share drop off and pick up area to the south of Building B and has proposed a bus shelter on the property. Residential uses are reviewed as conditional uses if they exceed 7,500 sf. Subdivision of the property and/or the development of the property with multiple non-residential uses less than 7,500 sf would allow for multiple development scenarios on the subject site with by right uses. Further, the trips associated for a multifamily residential building with 3 or more floors is less than a 2-story multifamily residential building and single family residential according to the ITE Trip Generation, 10th Edition on a per dwelling unit basis. Therefore, the traffic generated from the proposed development is not anticipated to generate traffic levels than would result from a development permitted by right. **Meets Criterion.**

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

Staff Analysis: As stated, per the Palm Beach County Traffic Concurrency Letter, the Palm Beach County Traffic Division has determined that the proposal meets the Traffic Performance Standards of Palm Beach County. Further, the property has frontage on Boutwell Road, which is an urban collector. There is no access to the property through local streets. **Meets Criterion.**

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

Staff Analysis: Staff does not anticipate the proposed 200-unit multi-family development to produce significant air pollution emissions that are greater than that of a development permitted by right. The proposed residential use does not pose a pollution hazard to the nearby properties. **Meets Criterion.**

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

Staff Analysis: The proposal does not include a right of way dedication. Based on the TPS letter that was issued to the applicant, the proposed development is located within the Urban Redevelopment Area (URA) Traffic Concurrency Exception Area (TCEA) and therefore, exempt from the Traffic Performance Standards of Palm Beach County. The project is not anticipated to cause a higher net public cost or earlier incursion of public cost than what would result from a development permitted by right. **Meets Criterion.**

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

Staff Analysis: The applicant will be utilizing existing City utility lines. No adverse impact to infrastructure or public utilities is anticipated to occur as a result of this request. **Meets Criterion.**

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

Staff Analysis: The proposed development is not anticipated to place a demand on municipal police or fire protection service beyond the capacity of those services. In attempt to reduce the crime potential at this location, the applicant has proposed a security gate placed about 180 feet into the property which will prevent the stacking of automobiles in the public right of way. **Meets Criterion.**

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

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

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

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

The requested use is for a 200-unit multi-family residential project. The use is not anticipated to cause unreasonable noise during the hours listed above. Therefore, the multi-family residential project is anticipated to generate noise levels that are compliant with Section 15.24. **Meets Criterion.**

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

Staff Analysis: The applicant has submitted a photometric plan for the site proposing 4000K RSX LED light fixtures. The photometric plan complies with the 12.57 lumen maximum at the edges of the property. Further, staff has conditioned the application to amend the light tone from 4000K to 2700K and to ensure that all light fixtures are dark skies compliant prior to the issuance of a building permit. **Meets Criterion as Conditioned.**

Sustainable Bonus Incentive Program

The proposal includes a Sustainable Bonus Incentive Program to obtain additional height, floor area ratio, and density from the base zoning district, MU-W. The base zoning district allows a maximum density of 30 units per acre (142 units). Table 1 of the Comprehensive Plan allows for a maximum density of 37.5 units per acre (177 units), which may be utilized under an urban planned development with a bonus cost of 10 dollars per square foot. An additional 4.7 units per acre (23 units) are being granted through the City's transfer development rights program. The total Sustainable Bonus Value is calculated as $560,135 which has been broken down in the following table:

Total Number of Additional Units	Total Area	Value per square foot	Bonus Value Required
35 units through SBIP	33,801.25 square feet	$10	$338,012.50
23 units through TDRs	22,212.25 square feet	$10	$222,122.50
SBIP and TDR Subtotal	**56,013.5 square feet**	**$10**	**$560,135**

The applicant is providing $1,341,967.50 in on-site improvements. Additional on-site improvements that are being provided but were not specifically listed by the applicant in their Sustainable Bonus Incentive Program table are a dog park at the southeast corner of the lot as well as an on-site bus shelter facing Boutwell Road. Staff has reviewed the proposed features and amenities and find them to be generally consistent with the purpose of the Sustainable Bonus Incentive Program. A breakdown of these improvements are located in Attachment C and can be viewed below:

Incentive	On-Site or Off-Site	Bonus Value Provided
Florida Green Building Certification	On-site	$280,067.50
Clubhouse	On-site	$576,900
Pool and Pool Deck	On-site	$350,000
Security Fencing North and East Side	On-site	$60,000
Security Entry Gate	On-site	$75,000
TOTAL INCENTIVES PROVIDED		**$1,341,967.50**

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 proposed project has gained an additional 4.7 units per acre (23 units) as part of the transfer of development rights bonus. The total development rights cost for the additional 23 units is $222,122.50. The applicant will be paying the TDR fee along with the $250 review fee prior to the issuance of a building permit. Below are the criteria projects must meet to qualify for the program.

1. Projects incorporating transfer development rights must be a mixed use urban planned development, planned development, mixed use planned development or residential planned development.

Staff Analysis: The proposed project is a residential urban planned development which is a type of mixed use urban planned development. **Meets Criterion.**

2. Projects must have incorporated all of the density, height and intensity bonuses available under the sustainable bonus program prior to being eligible for the transfer development rights program.

Staff Analysis: The proposed project has incorporated all of the density, height, and intensity bonuses available under the sustainable bonus program, and the receipt of the development rights will result in development beyond the sustainable bonuses as permitted by code. **Meets Criterion.**

Public Support/Opposition:

Staff has not received any letters of support or opposition.

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

Building:

1. Prior to the issuance of a building permit, specify the finished floor elevations as the proposed buildings will be in a flood zone.

Electric Utilities:

1. Prior to the issuance of a building permit, the following actions shall be completed:
    a. Provide the voltage requirements for the entire project. The multi-unit buildings are too large to be served by a single-phase transformer so the voltage will need to be 120/208v. We will need to know if any other services or transformers will be needed besides the two multi-unit buildings, such as the lift station, irrigation, lighting, etc.

b. Provide the location of the padmount transformers and the meter centers for each building. The transformer locations must be accessible to our vehicles, and must have 8-ft minimum clearance in the front of them and 3-ft minimum clearance on the sides and rear, including landscaping.
c. Provide the load calculations for all buildings, the electrical riser diagrams for all buildings, and the constructions plans showing the water, sewer, drainage, paving, landscaping and lighting for the project.

2. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
   a. Provide a 10-ft-wide utility easement for all of the electric lines, transformers and other equipment that will need to be installed to provide power to this project. We will also need in addition to this easement a 10-ft-wide utility easement that runs the entire length of the east side of the property adjacent to Boutwell Rd.
   b. Install all schedule-40 gray conduit that will be needed by Lake Worth Beach for this project for its primary cable. This conduit must be installed at a minimum of 42" deep. Pad specs will be given to the customer to show the proper orientation of conduit at the padmount transformers.
   c. Install all lighting consistent with the approved photometric plan.
   d. Complete the payment for the cost of Lake Worth Beach's materials and labor for this project.

Community Services Landscaping:

1. Conditions of approval that must be met at least 20 days prior to the first City Commission hearing:
   a. The landscape plan along the east property line shall be revised to incorporate landscape design elements and plant materials from the adjacent right of way. Specifically, the landscape plan shall be revised in the area between the back of the curb and the front of the sidewalk from the north property line to the south property line.

Planning and Zoning:

1. Conditions of approval that must be met at least 20 days prior to the first City Commission hearing:
   a. All plans shall be signed and sealed.
   b. Amend the site plan to show the location of all mechanical equipment (e.g. AC units). All mechanical equipment shall be located outside of the side setbacks and shall be at least five feet from the rear property line. Also note that per LDR Sec. 23.6-1(c)(3)(h), all ground level mechanical equipment shall be screened with shrub hedging or opaque fencing or walls. Chain link or other similar type open fencing shall not be permitted. If the mechanical equipment will be located on the roof, provide a roof diagram with the mechanical equipment location labeled. Additionally, per LDR Section 23.4-21(1), all roof-mounted equipment visible. Materials used for screening purposes shall be compatible with the architectural style, color, and materials of the principal building from adjacent property or an adjacent street shall be screened from view. The minimum height of such screening shall be equal to the highest point of the systems/equipment.
2. Prior to the issuance of a building permit, the following actions shall be completed:
   a. All traffic requirements outlined in the Palm Beach County Traffic Division's TPS letter shall be completed. Note that the letter states a right of way dedication may be required.
   b. The light tone shall be changed from 4000 K to 2700 K. The photometric plan submitted with the building permit package shall reflect this change. Note that all lighting shall comply with lighting

code regulations in [LDR Section 23.4-3]. Lighting fixtures should comply with dark skies recommendations for fixtures.

   c. All code cases shall be remedied and closed out. Specifically, the illegal fill that is being stored/dumped on the property shall be removed from the site.

3. Prior to the issuance of a Certificate of Occupancy, the applicant shall obtain Florida Green Building Certification.
4. All signage shall be applied for on a separate building permit and shall comply with LDR Section 23.5-1, Signage.
5. All landscape hedging around the dumpster enclosure shall be planted at a minimum height of 24 inches and be maintained at no less than ¾ of the total height of the enclosure (4.5 feet).
6. There is a total of 22,780 square feet of semi-pervious material proposed which allows the project to meet the maximum 65% impermeable surface requirement. Note that semi pervious surface is defined as a surface covered by materials with a percolation rate of at least fifty (50) percent relative to the ground percolation rate. Semi-pervious surface may include but are not limited to permeable paving material and other semi-pervious materials such as gravel, small stone, and other substantially similar materials. For semi-pervious surfaces, two (2) square feet of semi-pervious surface shall be equivalent to one (1) square foot of impervious surface for the purpose of calculating development regulations. The semi-pervious surface credit shall not reduce the required open space and landscape area requirements. Therefore, the following shall be submitted prior to the issuance of a building permit:
   a. The manufacturing details of the pervious pavers. The details shall include the pavers' percolation rate which shall be at least 50% relative to the ground percolation rate.
   b. A maintenance plan for the semi-pervious material to ensure that it is maintained as semi-pervious.
   c. Note that if the semi-pervious material is converted to impervious surface area at any time, the project would exceed the code's maximum impermeable surface coverage allowance and thus, the applicant would need to apply for a Planned Development amendment.

Public Works:

1. Twenty days prior to first reading before the City Commission:
   a. The applicant shall contact and meet with a representative from the Public Works Solid Waste and Recycling Division to confirm dumpster enclosure location, accessibility and demand on property and that it is compatible with the requirements of the Department of Public Works.
2. Prior to the issuance of a building permit, the following actions shall be completed:
   a. Lake Worth Drainage (LWDD) District and South Florida Water Management District (SFWMD) permits shall be provided to the City.
   b. An Erosion Control plan shall be provided that demonstrates compliance with NPDES requirements, including best management practices.
3. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
   a. The right of way shall be restored to a like or better condition. Any damage to pavement, curbing, striping, sidewalks or other areas shall be restored in kind.
   b. All disturbed areas shall be fine graded and sodded with bahia sod.
   c. The property shall be broom swept all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.

d. Ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction.
e. All conditions of approval shall be satisfied under the jurisdiction of the Public Works Department.

4. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.

Utilities Water & Sewer:

1. Prior to the issuance of a building permit, the following actions shall be completed:
   a. Site Plan
      i. Provide the SFWMD letter for determination how the wetland impacts are managed or mitigated.
   b. Paving/Grading/Drainage:
      i. Provide drainage permits through both the LWDD and SFWMD. Note that connections to the canal for outfall and irrigation will be managed through the LWDD.
      ii. The SPP plan shall address stormwater pollution prevention in Boutwell Road stormwater collection system. Show the extension of the silt fence and include a wash drive at Boutwell.
   c. Water and Sewer:
      i. Show the required water and sewer easements on the plans. Water and Sewer utilities will require a dedicated 15-foot utility easement. Note that easements will not be necessary over the sanitary sewer main as this collection system shall remain private. This includes the lift station.
      ii. Fire hydrants shall be covered by utility easements.
      iii. Water & Sewer separation shall be designed to a 10-foot horizontal separation for this new construction project.
      iv. Applicant shall verify there is adequate spacing for the meter and associated back flow device. This distance shall account for the meter manufactures recommended spool lengths up and downstream of the meter.
   d. At time of engineering submittal, provide a full drawing set the proposed drainage, calculations, and any permits or permitting information from SFWMD and LWDD.
   e. Add all structure and conflict information on the plans.
   f. Provide complete water, sewer and drainage plans showing proposed pipe sizes, materials, structure sizes, utility crossing elevations, hydrants, manholes, as well as all pertinent site elevations.
   g. Provide the PBC Department of Health Water & Sewer permits.
   h. Show irrigation service line/s up the meter and backflow RPZ device/s.
   i. Show water and sewer services, drainage structures, and stormmains on landscape plan. Confirm minimum spacing between landscape and services per Public Services Detail 23, Typical Tree with Root Barrier.
   j. Show the fireflow calculations based on a recent hydrant test. Contact Wesley Jolin with Palm Beach County at 561-233-5229.

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

2. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
   a. A copy of the recorded access easement shall be provided.
   b. A Bill of Sale for the pubic watermains shall be recorded.

Lake Worth Drainage District (LWDD):

1. Prior to submitting a LWDD permit, and prior to the issuance of a city building permit, the following actions shall be completed:
   a. Convey the required 25 foot right of way to the LWDD.
   b. Revise the site plan to show the required rip-rap rubble along the E-4 (Keller) canal for the length of the project.

Board Actions:
I MOVE TO RECOMMEND APPROVAL OF PZB PROJECT NUMBER 21-01400002 with staff recommended **conditions** for a Residential Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Transfer of Development Rights, and Sustainable Bonus Incentive Program to allow the construction of 200-unit multi-family development at 3300 Boutwell Road. The project meets the applicable criteria based on the data and analysis in the staff report.

I MOVE TO RECOMMEND DENIAL OF PZB PROJECT NUMBER 21-01400002 for a Residential Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Transfer of Development Rights, and Sustainable Bonus Incentive Program to allow the construction of 200-unit multi-family development at 3300 Boutwell Road. The project does not meet the applicable criteria for the following reasons [Board member please state reasons.]

Consequent Action:
The Planning & Zoning Board will be making a recommendation to the City Commission on the Residential Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Transfer of Development Rights, and Sustainable Bonus Incentive Program.

ATTACHMENTS:
A. Zoning Map
B. Site Plan Package
C. Supplemental Supporting Documents
D. Site Photos

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

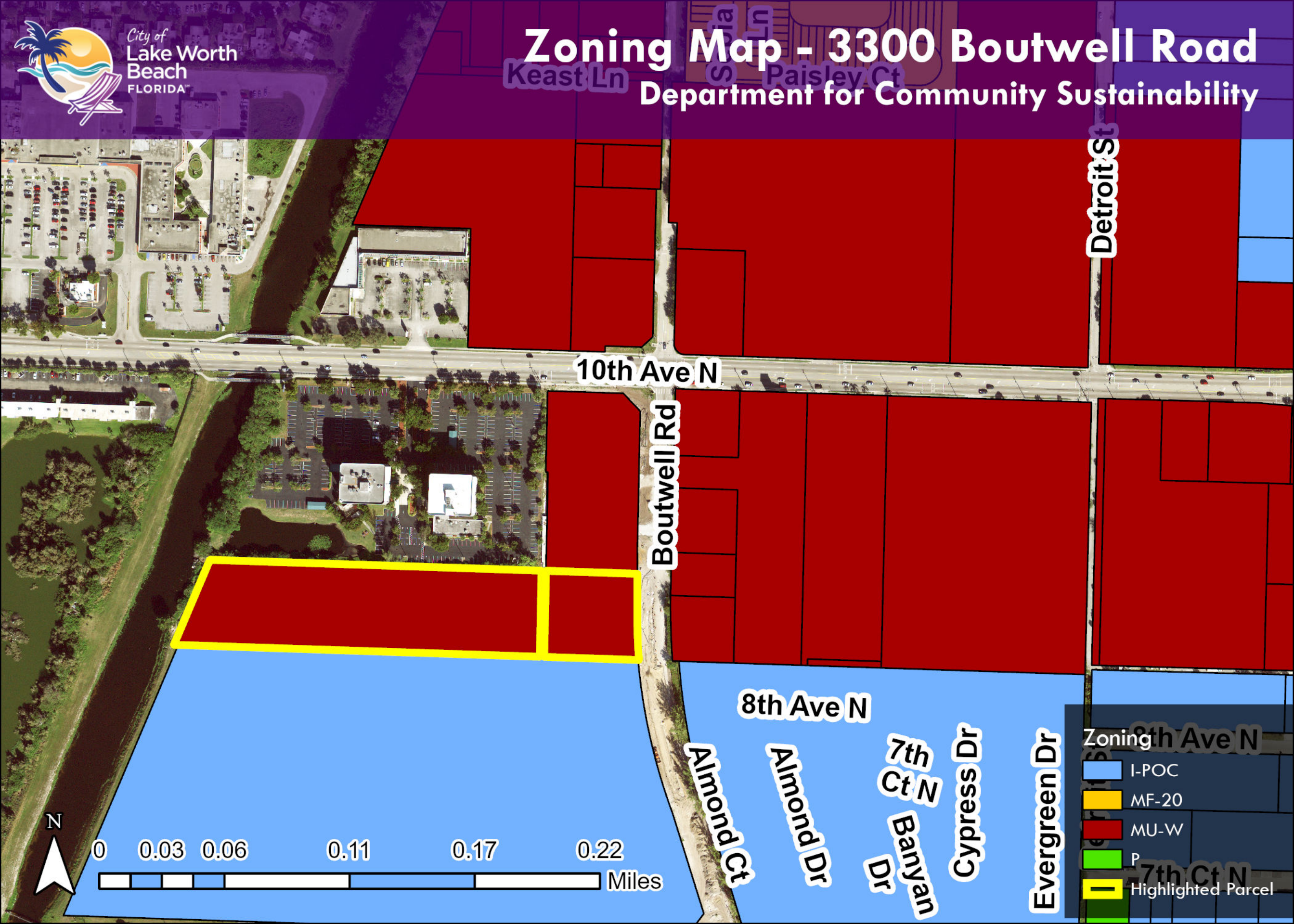
DEPARTMENT REPORTS: None

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

Zoning Map - 3300 Boutwell Road

Department for Community Sustainability



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 ■ TDRs

2. Project Information

a. Project Name: 3300 Boutwell Road Apartments

b. Project Location / Address: 3300 Boutwell Road - 420 feet south of the intersection between 10th Ave North and Boutwell Road

c. Legal Description: See attached Legal Description

d. Property Control Number (PCN): 38-43-44-20-01-034-0040

e. Zoning: Existing: MU-W Proposed: U-PD/MU-W

f. Future Land Use: Existing: MU-W Proposed: MU- W

g. Proposed Use: ■ Residential; Units 200 ☐ Commercial; ______S.F. ☐ Industrial; ______S.F.

h. Total Estimated Project Cost: ______

i. Description of Work: See attached Justification Statement

3. Contact Information

a. Project Manager / Contact Person: Yoan Machado
Company: WGI
Address: 2035 Vista Parkway City: West Palm Beach St: FL Zip: 33411
Phone Number: (561) 537-4542 E-Mail Address: yoan.machado@wginc.com

b. Applicant Name (if different from Project Manager): Mark Ambach
Company: MA Investment Boca, LLC
Address: 740 Hibiscus Street City: Boca Raton St: FL Zip: 33486
Phone Number: (561) 537-4542 (Agent) E-Mail Address: yoan.machado@wginc.com (Agent)

c. Owner Name: Boynton Holdings LLC
Company: ______
Address: 17825 Fieldbrook Circle W City: Boca Raton St: FL Zip: 33496
Phone Number: (561) 537-4542 (Agent) E-Mail Address: yoan.machado@wginc.com (Agent)

4. Owner's Consent

Boynton Holdings LLC ("Owner") certifies that it is the owner of the property located at 3300 Boutwell Road, Lake Worth, FL 33461 ("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, WGI,Inc. as agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.

Owner's Signature: × H S S-bs Date: 9/18/20

Name/Title of Signatory: HARDIAL SIBIA - BOYNTON HOLDINGS LLC, MANAGING MEMBER

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 18th day of September, 2020, by ____________

who is personally known to me or who produced a ____________ as identification. He/she did not take an oath.

(NOTARY SEAL)

JACQUELINE NIKITA JOHNSON
Notary Public – State of Florida
Commission # GG 190451
My Comm. Expires Feb 27, 2022
Bonded through National Notary Assn.

× Jacqueline Nikita Johnson
(Signature of Notary Public)

Jacqueline Nikita Johnson
(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: 3300 Boutwell Road Apartments Submittal Date: February 3, 2021

STATEMENT OF COMPLETENESS AND ACCURACY:

I hereby certify all property owners have full knowledge the property 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.

Yoan Machado
(Name – type, stamp, or print clearly)

× Yoan Machado
(Signature)

WGI, Inc.
(Name of Firm)

2035 Vista Parkway, West Palm Beach, FL 33411
(Address, City, State, Zip)

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 18th day of September, 2020, by ____________

who is personally known to me or who produced a ____________ as identification. He/she did not take an oath.

(NOTARY SEAL)

JACQUELINE NIKITA JOHNSON
Notary Public – State of Florida
Commission # GG 190451
My Comm. Expires Feb 27, 2022
Bonded through National Notary Assn.

× Jacqueline Nikita Johnson
(Signature of Notary Public)

Jacqueline Nikita Johnson
(Name of Notary)

Sign Posting Agreement

This form is required for all Historic Applications and Public Hearing Items.

1. **Applicant:** MA Investment Boca, LLC
2. **Property Owner:** Boynton Holdings, LLC.
3. **Contact Phone Number:** (561) 537-4542 (Agent)
4. **Property Location:** 3300 Boutwell Road
5. I, Yoan Machado, hereby affirm that I will post the notification sign(s) provided to me for a minimum of ten calendar days before the scheduled date of the hearing of Planning and Zoning Case No. __________.

Signature: Yoan Machado Date: 1/22/2021

Name/Title of Signatory: Yoan Machado - Project Manager

STATE OF Florida)
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 22nd day of January 2021, by Yoan Machado who is personally known to me or who produced a __________ as identification. He/she did not take an oath.

(NOTARY SEAL)
Cyndy Little
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG189612
Expires 3/31/2022

Cyndy Little
Signature of Notary Public

Cyndy Little
Name of Notary

City of Lake Worth Beach / Department for Community Sustainability / Planning, Zoning, & Historic Preservation Division
1900 2 Ave N, Lake Worth Beach, FL 33463 / 561-586-1687 / pzoning@lakeworth.org

Sustainable Bonus Incentive Program

All development proposals seeking increased height above two stories, or additional FAR, as each may be allowed in a zoning district, shall submit this Sustainable Bonus Incentive Program Application. The application shall accompany the standard City of Lake Worth Universal Development Application for the development proposal.

Two hard copies and one electronic copy of the following materials are required in order for a Sustainable Bonus Incentive Program Application to be deemed complete and sufficient to present to the decision making board.

The Sustainable Bonus Incentive calculations are based on the gross square footage of the bonus height or intensity requested. The additional gross square footage amount is multiplied by $5 per square foot (“Value Multiplier”) in order to determine the value of the additional improvements to be provided for the project.

1. Please indicate whether the development proposal includes bonus height or bonus intensity:

a. ■ Bonus Height

i. No. of Additional Stories: Buildings I-II (Three Stories) (“Bonus Height”)

ii. Additional Gross Floor Area: ____________ (“Bonus Area”)

b. ☐ Bonus Intensity

i. Additional Floor Area Ratio: ____________ (“Bonus Intensity”)

ii. Additional Gross Floor Area: ____________ (“Bonus Area”)

2. Multiply the Bonus Area by the Value Multiplier to determine the value of required improvements.

a. 120,000 square feet × $5 = $600,000

Bonus Area — Value of Required Improvements

3. Indicate the type and value of the community benefit proposed to qualify for the Bonus Area:

a. ■ On-Site Features and Improvements; Value: $1,061,900.00

b. ☐ Off-Site Features and Improvements; Value: $____________

c. ☐ Fee In Lieu; Amount: $____________

4. Attach to this application a separate sheet with a detailed description of the proposed improvement and valuation of the same.

3300 Boutwell Road Apartments

WGI

Sustainable Bonus Program **Revised 2/3/2020**

Community Benefits Requirement Calculation			
Community Benefit Requirement	118,298 SF x $5.00/SF	$591,490	Because project is residential in nature the per unit cost of the community benefit requirement could be broken down by dividing the overall community benefit dollar requirement by the number of units = $591,490/ 200 units = $2,957.45 unit
Additional Units	24 DUs over x 845 sf avg unit = 20,280 x $10sf	$202,800	Number of units above the standard density, allowed through the Planned Development and Sustainable Bonus Program
Florida Green Building Certification Reduction (50%)	$794,290 x 50% = $397,145	$397,145	The Applicant agrees to condition of approval to obtain Florida Green Building Cetification by the time of CO for the project.
CATEGORY	**COMMUNITY BENEFIT PROVIDED**	**$ VALUE**	**NOTES**
Public Amenity: Club	5,769 SF x $100/SF	$576,900	Based on a 5,023 sf of Clubhouse shell, high level finishes, furnishings, Fitness Area and Equipment and 746 SF of Bike Room shell and rack.
Public Amenity: Pool & Deck Area	Community space provided through access to a community pool that is not required by the municipal code.	$350,000	Based on a 1,500 square foot pool area, inclusive of perimeter fence, pool, and pool deck.
Entry Gates System		$75,000	Powder coated aluminium fence with automatic fob
Fence Along Perimeter Front & North Side		$60,000	Decorative ornamental aluminium fence
Total Sustainable Bonus Program Provided		**$1,061,900**	
Total Sustainable Bonus Program Required		**$397,145**	
Sustainable Bonus Program Surplus		**$664,755**	

$397,145

3300 Boutwell Road Apartments

WGI

Sustainable Bonus Program **Revised 2/3/2020**

Community Benefits Requirement Calculation			
Community Benefit Requirement	118,298 SF x $5.00/SF	$591,490	Because project is residential in nature the per unit cost of the community benefit requirement could be broken down by dividing the overall community benefit dollar requirement by the number of units = $591,490/ 200 units = $2,957.45 unit
Additional Units	24 DUs over x 845 sf avg unit = 20,280 x $10sf	$202,800	Number of units above the standard density, allowed through the Planned Development and Sustainable Bonus Program
Florida Green Building Certification Reduction (50%)	$794,290 x 50% = $397,145	$397,145	The Applicant agrees to condition of approval to obtain Florida Green Building Cetification by the time of CO for the project.
CATEGORY	**COMMUNITY BENEFIT PROVIDED**	**$ VALUE**	**NOTES**
Public Amenity: Club	5,769 SF x $100/SF	$576,900	Based on a 5,023 sf of Clubhouse shell, high level finishes, furnishings, Fitness Area and Equipment and 746 SF of Bike Room shell and rack.
Public Amenity: Pool & Deck Area	Community space provided through access to a community pool that is not required by the municipal code.	$350,000	Based on a 1,500 square foot pool area, inclusive of perimeter fence, pool, and pool deck.
Entry Gates System		$75,000	Powder coated aluminium fence with automatic fob
Fence Along Perimeter Front & North Side		$60,000	Decorative ornamental aluminium fence
Total Sustainable Bonus Program Provided		**$1,061,900**	
Total Sustainable Bonus Program Required		**$397,145**	
Sustainable Bonus Program Surplus		**$664,755**	

$397,145

3300 BOUTWELL ROAD APARTMENTS
REZONING, MAJOR SITE PLAN, SBIP, TDR
PROPERTY CONTROL NUMBER LIST

38-43-44-20-01-034-0040
3300 Boutwell Road

Boynton Holdings, LLC
17825 Fieldbrook Circle W
Boca Raton, FL 33496

WL 155

CFN 20120084509
OR BK 25049 PG 0047
RECORDED 03/02/2012 11:31:04
Palm Beach County, Florida
AMT 603,909.83
Doc Stamp 4,228.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0047 - 49; (3pgs)

Prepared by and return to:
Alan I. Armour II, Esq.
Nason Yeager Gerson White & Lioce, PA
1645 Palm Beach Lakes Blvd. Suite 1200
West Palm Beach, FL 33401
561-686-3307
File Number: **6349-18186-2**
Will Call No.: **155**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 27 day of **February**, **2012** between **Diwatch International Consultants, Inc., a Florida corporation** whose post office address is **1632 39th Street, West Palm Beach, FL 33407**, grantor, and **Boynton Holdings, LLC, a Florida limited liability company** whose post office address is **17825 Fieldbrook Circle West, Boca Raton, FL 33496**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Palm Beach County**, **Florida**, **described as follows:**

See attached Exhibit "A"

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Diwatch International Consultants, Inc., a Florida corporation

By: [signature] Pres
Parma N. Vashist, President

[signature]
Witness Name: CONR. R St Pierre

[signature]
Witness Name: LAURA M. LIFLAND

DoubleTime®

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 24th day of February, 2012 by Parma N. Vashist, President of Diwatch International Consultants, Inc., a Florida corporation, on behalf of the corporation. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: ______________________

My Commission Expires: ______________________

NOTARY PUBLIC STATE OF FLORIDA
CORAL R. ST PIERRE
MY COMMISSION # DD 945360
EXPIRES: January 4, 2014
Bonded Thru Budget Notary Services

LEGAL DESCRIPTION

Parcel 1:

The South 327.5 feet of the East 265.4 feet of Tract 34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page(s) 79, Less the East 25 feet thereof for road Right-of-Way purposes, as recorded in Deed Book 975, Page 42.

Parcel 2:

The South 100 feet of the North 327.5 feet of the East 265.4 feet of Tract 34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page(s) 79, Less the East 25 feet thereof for road Right-of-Way purposes, as recorded in Deed Book 973, Page 692.

Parcel 3:

The North 75 feet of the South 200 feet of the West 55 feet of Tract 34, and The North 75 feet of the South 200 feet of Tract 35, and the South 200 feet of Tract 36, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page(s) 79.

Parcel 4:

The South 15 feet of the West 55 feet of Tract 34, and The South 15 feet of the East 195 feet of Tract 35, and the South 125 feet of the West 135.4 feet of Tract 35, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page(s) 79.

Parcel 5:

The South One Hundred Twenty-Five Feet (S 125'), less the South fifteen feet (S 15') thereof, of the West fifty-five feet (W 55') of Tract 34, And the South One Hundred Twenty-Five Feet (S 125'), less the South fifteen feet (S 15') thereof, of the East One Hundred Ninety-Five feet (E 195') of Tract 35, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page(s) 79.

Together with all right, title and interest of Grantor in and to the following described easement:

Parcel 6:

The East 10 feet of the West 65 feet of Tract 34 bounded on the North by the North line of the South 327.5 feet of Tract 34 and bounded on the South by the South line of Tract 34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page(s) 79.

Parcel Identification Number: 00-43-44-20-01-034-0040

Exhibit "A"

CERTIFIED TO: Boynton Holdings LLC
PROPERTY ADDRESS: 3300 Boutwell Road, Lake Worth, FL 33461
FLOOD ZONE: X & AE (FIRM 120213-12099C0589F 10/05/2017)
BASE FLOOD ELEVATION = 11' NAVD 88
DESCRIPTION:
Parcel 1: Fee Simple Interest
The South 327.5 feet of the East 265.4 feet of Tract 34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79, Less the East 25 feet thereof for road Right-of-Way purposes, as recorded in Deed Book 975, Page 42.

Parcel 2: Fee Simple Interest
The South 100 feet of the North 327.5 feet of the East 265.4 feet of Tract 34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79, Less the East 25 feet thereof for road Right-of-Way purposes, as recorded in Deed Book 973, Page 692.

Parcel 3: Fee Simple Interest
The North 75 feet of the South 200 feet of the West 55 feet of Tract 34, and the North 75 feet of the South 200 feet of Tract 35, and the south 200 feet of Tract 36, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79.

Parcel 4: Fee Simple Interest
The South 15 feet of the West 55 feet of Tract 34, and The South 15 feet of the East 195 feet of Tract 35, and the South 125 feet of the West 135.4 feet of Tract 35, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79.

Parcel 5: Fee Simple Interest
The South One Hundred Twenty-Five Feet (S 125'), less the South fifteen feet (S 15') thereof, of the West fifty-five feet (W 55') of Tract 34, And the South One Hundred Twenty-Five Feet (S 125'), less the South fifteen feet (S 15') thereof, of the East One Hundred Ninety-Five feet (E 195') of Tract 35, Section 20, Township 44 South, Range 43 East, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79.

Together with Easement Interest #1:
The East 10 feet of the West 65 feet of Tract 34 bounded on the North by the North line of the South 327.5 feet of Tract 34 and bounded on the South by the South line of Tract

34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79. NOTE: LEGAL DESCRIPTION TO BE PROVIDED FOR THAT PORTION BEING CONVEYED.

LESS AND EXCEPT the Easterly 55 feet for Boutwell Road right of way to the City of Lake Worth, Florida by virtue of Right-of-Way Deed recorded in O.R. Book 28519, Page 413, described as follows: A parcel of land being a portion of Tract 34, Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, Palm Beach County, Florida, as recorded in Plat Book 5, Page 79 of the Public Records of Palm Beach County, Florida. Being more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 34; thence North 88º08'01" West (as a basis of bearings) along the South line of said Tract 34, a distance of 25.00 feet to a point being on a line lying 25.00 feet West of and parallel with (as measured at right angles) the East line of said Tract 34 and the POINT OF BEGINNING; thence North 01º24'25" East along said parallel line, a distance of 429.13 feet to a point being on the South line of the North 227.5 feet of said Tract 34; thence North 88º08'47" West along said South line, a distance of 30.00 feet to a point being on a line lying 55.00 feet West of and parallel with (as measured at right angles) the East line of said Tract 34; thence South 01º24'25" West along said parallel line, a distance of 167.16 feet; thence South 00º10'59" West, a distance of 168.96 feet to the point of curvature of a circular curve to the left; thence Southerly and Easterly along the arc of said curve having a radius of 1,183.50 feet, a central angle of 04º31'04" for a distance of 93.32 feet to a point being on the South line of said Tract 34; thence South 88º08'01" East along said South line, a distance of 20.73 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT that portion conveyed to Akal Properties, LLC, by virtue of Quit Claim Deed recorded in O.R. Book 29021, Page 919, Public Records of Palm Beach County, Florida, described as follows:

The North 127.05 feet of the South 327.5 feet of the East 265.4 feet of Tract 34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79, Less the East 25 feet thereof for road Right-of-Way purposes, as recorded in Deed Book 975, Page 42.

And Less and except: The South 100 feet of the North 327.5 feet of the East 265.4 feet of Tract 34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79, Less the East 25 feet thereof for road Right-of-Way purposes, as recorded in Deed Book 973, Page 692.

And Less and except: All right, title and interest of Grantor in and to the following described Easement #2: the East 10 feet of the West 65 feet of Tract 34 bounded on the North by the North line of the South 327.5 feet of Tract 34 and bounded on the South by the South line of Tract 34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79.

SURVEY NOTES:

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

2.) Area of subject parcel = square feet (acres) (including the hiatus)

3.) Elevations shown hereon are based on N.A.V.D. 88.

  a) Originating benchmark = Nail in wood utility pole (ref. M-3731, elevation = 12.50' NAVD 88)

  b) = existing elevation (typical).

4.) No underground improvements located.

5.) Bearings and coordinates shown hereon are Grid. State Plane Coordinate System (NAD 83/Florida East Zone, 1990 adjustment; Transverse Mercator Projection). The basis of bearing line used is the line between county monuments "DET 7" and "I-95 10TH AVENUE OFFSET", bearing S49°10'18"E., 2032.10'.

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

<u>Architectural Narrative</u>

Contemporary Architectural Style

The architectural style being utilized for this project is contemporary as one can see by the elevations provided. The design takes inspiration from the surrounding architecture which can be found along 10th Ave North as noted in the Lake Worth Beach Major Thoroughfare Design Guidelines. A mix of materials have been chosen to break up the monotony of the facades along with bright and cheerful colors. Vertical towers add visual interest and aim to provide verticality and wayfinding access into the buildings.

BOUTWELL ROAD APARTMENTS

3300 BOUTWELL ROAD
CITY OF LAKE WORTH BEACH, FLORIDA

TRAFFIC CONCURRENCY ANALYSIS

PREPARED FOR:
MA INVESTMENT BOCA, LLC

Prepared by:

JFO GROUP INC
COA Number 32276
6671 W Indiantown Road
Suite 50-324
Jupiter, FL 33458

JUAN F. ORTEGA
LICENSE
No. 63422
Digitally signed by Juan F Ortega
Date: 2020.12.28 08:09:42 -05'00'
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

December 28, 2020

This Page Intentionally Left Blank

TABLE OF CONTENTS

1. PROJECT DESCRIPTION

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with *Palm Beach County (PBC) – Traffic Performance Standards (TPS)* associated with a site plan application to the City of Lake Worth Beach, Florida. The *Boutwell Road Apartments Property* project is located west of Boutwell Road, just south of 10th Avenue in the City of Lake Worth Beach, Florida. Parcel Control Number associated with this project is 38-43-44-20-01-034-0040. Figure 1 shows an aerial location of the site in relation to the transportation network.

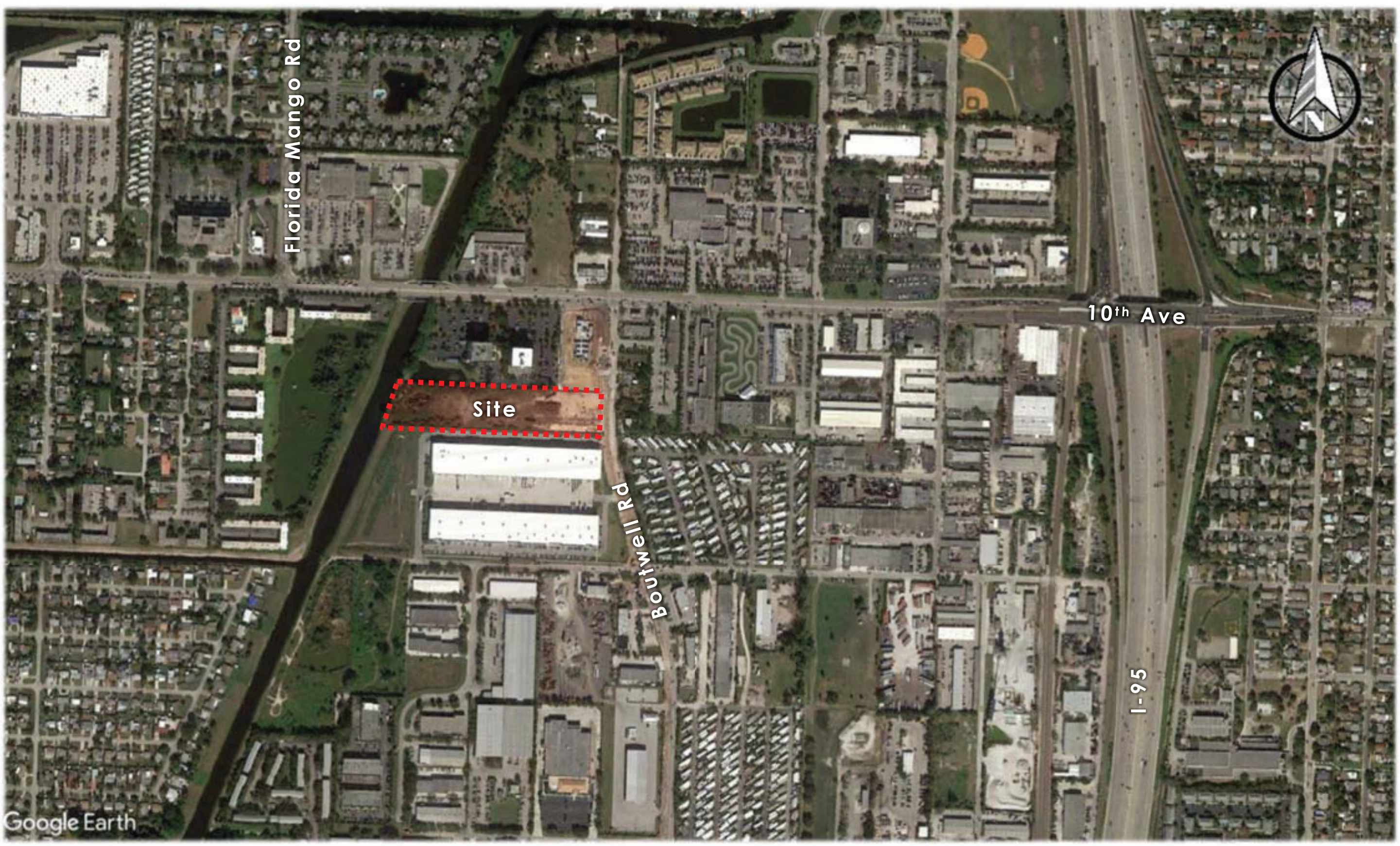


Figure 1: Project Location

Exhibit 1 includes information from the PBC Property Appraiser's office for the parcel included in the proposed project. The *Boutwell Road Apartments* project is proposing a 200-apartment complex on the subject site. Exhibit 2 includes a preliminary site plan. Project build-out is expected in the year 2026.

2. TRIP GENERATION

Project trip generation rates were based on the *PBC Trip Generation Rates*, dated March 2, 2020. Table 1 includes trip generation rates for Daily, AM and PM peak hour while Table 2 includes the trip generation for the proposed project for Daily, AM and PM peak hour conditions. As part of a conservative analysis, no credits were taken for existing uses on the subject site.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Mid-Rise	221	5.44	26%	74%	0.36	61%	39%	0.44

According to Table 2, the net Daily, AM and PM peak hour trips potentially generated due to the planned development are 1,088, 72 and 88 trips respectively. According to *Table 12.b.2.D-7 3A* from the *PBC – TPS* and given the trip generation characteristics from Table 2, a 1-mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Mid-Rise	200 DU	1,088	19	53	72	54	34	88
Net Proposed Traffic		***1,088***	***19***	***53***	***72***	***54***	***34***	***88***

3. EXISTING CONDITIONS

Boutwell Road is the major roadway serving as primary access road to the project. It has a two-lane cross-section within the RDI. Figure 2 shows the lane characteristics of the roadway network considered within the RDI.

The proposed development for the *Boutwell Road Apartments* property is within the *10th Ave N Urban Redevelopment Area (URA) Traffic Concurrency Exception Area (TCEA)*. Exhibit 3 shows the site location in relation to the 10th Ave N URA.

4. TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution and assignment incorporates the characteristics of the proposed development as well as the surrounding network configuration. Exhibit 4 includes a copy of a previously approved traffic assignment for the site. Previous approval included parcel identified with PCN 38-43-44-20-01-034-0010 which is not included in the *Boutwell Road Apartments* project. Exhibit 5 includes a copy of the latest TPS approval including PCNs 38-43-44-20-01-034-0010 and 38-43-44-20-01-034-0040. Figure 2 includes project Traffic Assignment on all roadway links included within a 1-mile RDI.

According to *Article 12 of the PBC ULDC – Chapter K. Section Five*, a traffic study providing Traffic Assignment throughout the Test 1 Radius of Development Influence (RDI) shall be included in the Traffic Impact Study. Table 3 includes the traffic assignment within Test 1 RDI.

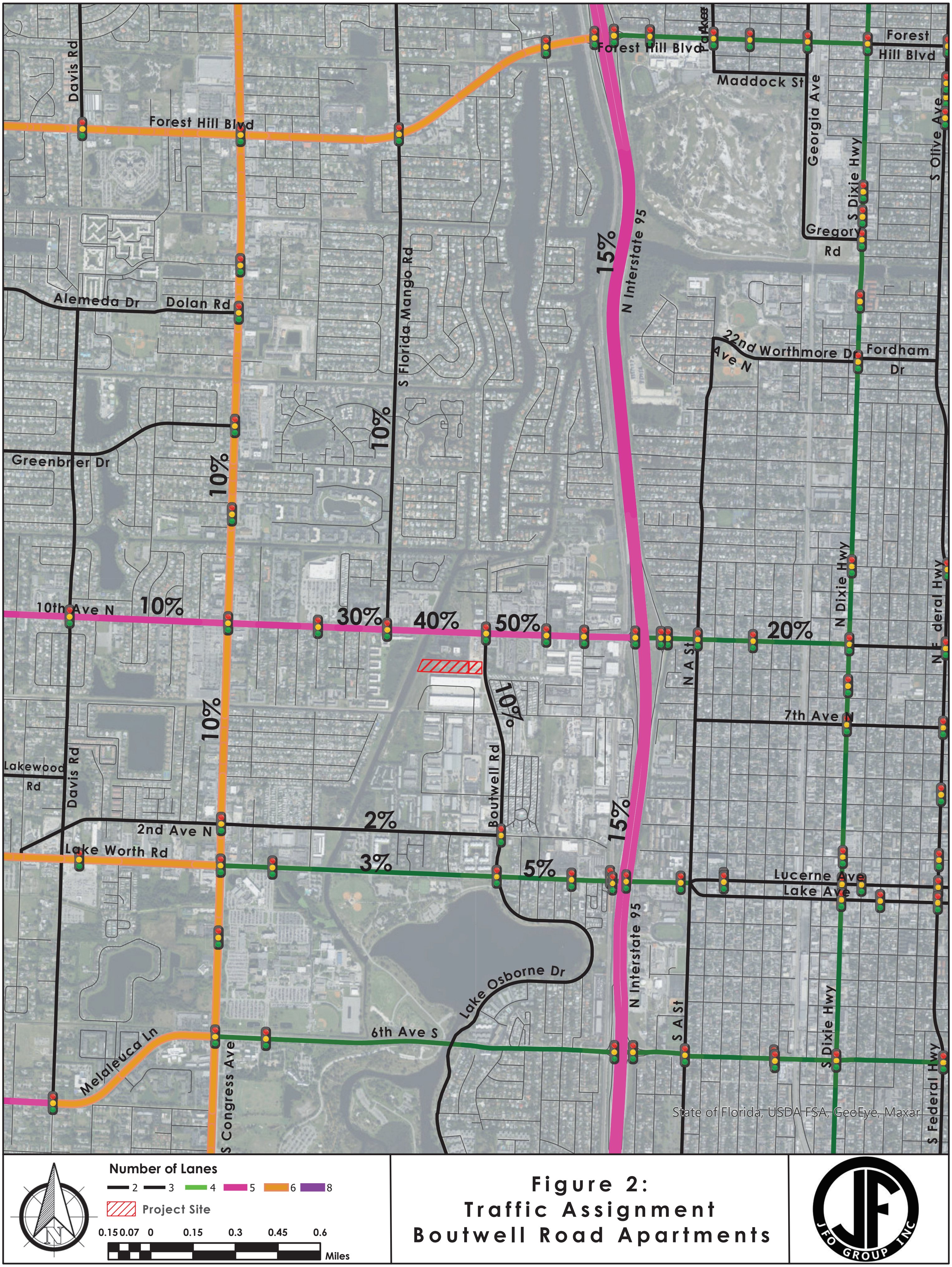


Figure 2: Traffic Assignment Boutwell Road Apartments

Table 3: Project Impact

Roadway	From	To	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signals per mile	Class	LOS Capacity	Traffic Assignment	Project Traffic	Traffic Impact
Boutwell Rd	Lake Worth Rd	2nd Ave N	2	1	0.13	7.7	Class II	810	5%	3	0.37%
Boutwell Rd	2nd Ave N	Site	2	1	0.64	1.6	Class I	880	10%	5	0.57%
Boutwell Rd	Site	10th Av N							90%	49	5.57%
Florida Mango Rd	10th Ave N	Forest Hill Blvd	2	1	1.56	0.6	Class I	880	10%	5	0.57%
Congress Ave	Lake Worth Rd	French Ave	6D	1	0.47	2.1	Class II	2,680	10%	5	0.19%
Congress Ave	French Ave	10th Ave N	6D	1	0.29	3.4	Class II	2,680	10%	5	0.19%
Congress Ave	10th Ave N	Forest Hill Blvd	6D	5	1.53	3.3	Class II	2,680	10%	5	0.19%
10th Ave N	Kirk Rd	Congress Ave	5	3	1.01	3.0	Class II	1,770	10%	5	0.28%
10th Ave N	Congress Ave	Florida Mango Rd	5	6	1.31	4.6	Class II	1,770	30%	16	0.90%
10th Ave N	Florida Mango Rd	Boutwell Rd							40%	22	1.24%
10th Ave N	Boutwell Rd	I-95							50%	27	1.53%
10th Ave N	I-95	N A St	5	3	0.17	17.6	Class II	1,770	20%	11	0.62%
10th Ave N	N A St	Dixie Hwy	5	3	0.48	6.3	Class II	1,770	20%	11	0.62%
2nd Ave N	Congress Ave	Boutwell Rd	2	1	0.89	1.1	Class I	880	2%	1	0.11%
Lake Worth Rd	Congress Ave	Boutwell Rd	4D	2	0.87	2.3	Class II	1,770	3%	2	0.11%
Lake Worth Rd	Boutwell Rd	Lake/Lucerne Split	4	5	0.60	8.3	Class II	1,680	5%	3	0.18%

AM		PM	
IN	OUT	IN	OUT
19	53	54	34

5. LINK ANALYSIS

According to *Article 12 of the PBC ULDC – Chapter K. Section Five* projections of future traffic at the site access must be submitted to PBC for the proposed Project. Table 4 and Table 5 show future traffic in front of the site access. Exhibit 6 includes 2020 peak hour directional counts published by PBC - Traffic Division, Exhibit 7 includes a 3-year growth rate calculation within the RDI, and, Exhibit 8 includes link volumes of projects approved in PBC up to December 2020.

Table 4: Test 1 - Part Two - Links – AM Peak Hour

Road	From	To	Ln	AM 2020 Traffic		2026 Background Traffic[1]		Approved Projects		2026 Background Traffic (1%) + Approved		Total Traffic Without Project		Project Assignment	Project Traffic		Total Traffic With Project		Peak Direction Service Volume	Meets peak direction LOS?
				NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB		
Boutwell Rd	2nd Ave N	Site	2	553	316	642	367	60	66	647	401	647	401	10%	2	5	649	406	880	Yes
Boutwell Rd	Site	10th Av N						69	60	656	395	656	395	90%	48	17	704	412	880	Yes

Boutwell Road Apartments	AM	
	IN	OUT
200 Apartments	19	53

Table 5: Test 1 - Part Two - Links – PM Peak Hour

Road	From	To	Ln	PM 2020 Traffic		2026 Background Traffic[1]		Approved Projects		2026 Background Traffic (1%) + Approved		Total Traffic Without Project		Project Assignment	Project Traffic		Total Traffic With Project		Peak Direction Service Volume	Meets peak direction LOS?
				NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB		
Boutwell Rd	2nd Ave N	Site	2	397	549	461	637	79	74	500	657	500	657	10%	5	3	505	660	880	Yes
Boutwell Rd	Site	10th Av N						75	79	496	662	496	662	90%	31	49	527	711	880	Yes

Boutwell Road Apartments	PM	
	IN	OUT
200 Apartments	54	34

[1]Exhibit 7 includes a Growth Rate calculation across the RDI. GR=2.52%.

6. DRIVEWAY ANALYSIS

Given the site location and parcel configuration, access options are limited where the most viable option for the project would be connecting to Boutwell Road. A full access on Boutwell Road will be requested when applying for a driveway permit.

Based on *PBC Land Development Design Standards Manual,* a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day, and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles. Figure 3 provides Daily, AM and PM peak hour driveway volumes for the *Boutwell Road Apartments* project. Turn lanes are not warranted at the project driveway.

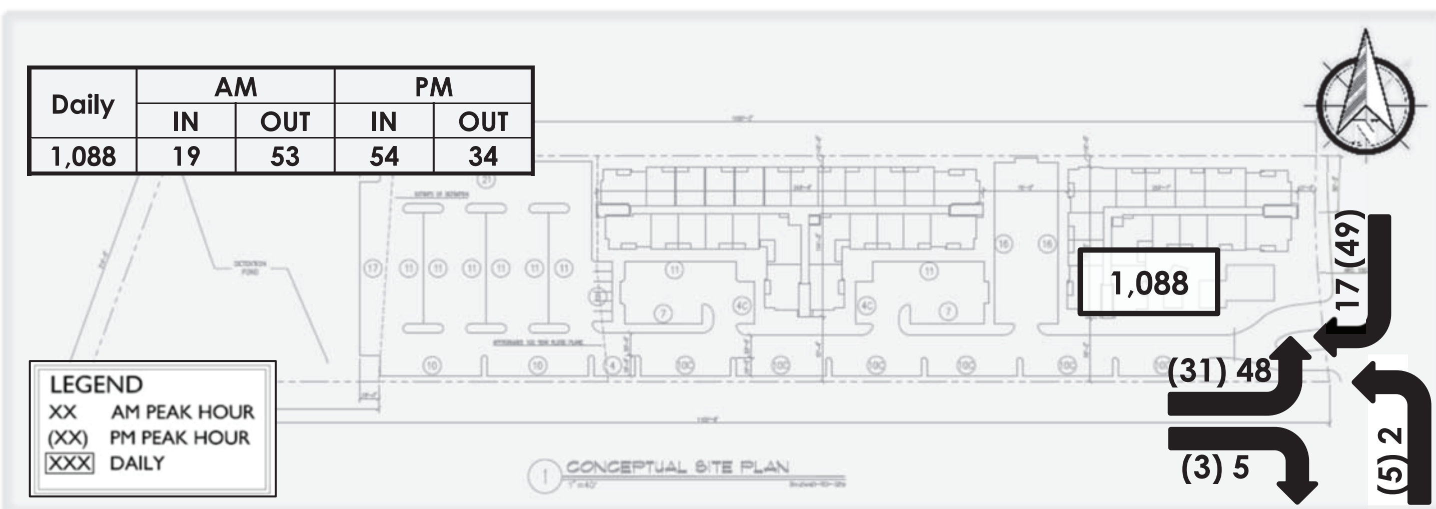


Figure 3: Project Driveway Volumes

Furthermore, according to the Palm Beach County Land Development Design Standards manual, the subject driveway is classified as an Intermediate Driveway. As such, it shall provide a 50-foot throat measured from the street right-of-way to any interior service drive or parking space, and a minimum pavement return radii of 30 feet.

7. ADDITIONAL ANALYSIS

As previously requested by Palm Beach County Traffic Division, an HCS analysis at the intersection of 10th Avenue and Boutwell Road is being provided in Exhibit 9. Table 6 summarizes the results of the HCS analysis.

Table 6: 10th Avenue and Boutwell Road HCS Summary

	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
AM												
Volume (veh/h)	10	1,316	216	327	1,092	25	190	15	285	36	11	16
95% Queue Length	0.4	26.3	29.9	28.2	4.2	4.6	11.8	19.0	-	2.8	1.6	-
Intersection Delay, s/veh / LOS	**36.6/D**											
PM												
Volume (veh/h)	10	1,043	257	298	1,591	16	222	14	237	35	36	25
95% Queue Length	0.4	14.2	18.7	21.6	4.9	5.2	14.9	15.6	-	2.7	3.8	-
Intersection Delay, s/veh / LOS	**23.6/C**											

As shown in Table 6, future operations at the 10th Avenue and Boutwell Road intersection will operate at LOS 'D' or better at project build-out.

8. CONCLUSIONS AND RECOMMENDATIONS

The *Boutwell Road Apartment* project is located west of Boutwell Road, just south of 10th Avenue in the City of Lake Worth Beach, Florida. The applicant is proposing a 200-apartment complex on the subject site. The proposed development will most likely generate 1,088 Daily trips where 72 two-way trips will occur during the AM peak hour and 88 during the PM peak hour. Project build-out is expected in the year 2026.

The proposed development for the *Boutwell Road Apartments* property is within the 10th Ave N Urban Redevelopment Area (URA) Traffic Concurrency Exception Area (TCEA).

As required in Article 12 of the PBC ULDC – Chapter K. Section Five, a traffic study providing Traffic Generation, Assignment throughout the Test 1 Radius of Development Influence and projections of future traffic at the site access are required to be submitted to PBC.

The proposed *Boutwell Road Apartments* project has been evaluated following *Article 12 - TPS* of the *PBC Unified Land Development Code*. This analysis shows the proposed development will be in compliance with PBC – TPS and with City of Lake Worth Beach standards.

Exhibit 1: Property Appraiser Information

This Page Intentionally Left Blank

Property Detail

Location Address	3300 BOUTWELL RD
Municipality	LAKE WORTH BEACH
Parcel Control Number	38-43-44-20-01-034-0040
Subdivision	MODEL LAND CO IN
Official Records Book	25049 Page 47
Sale Date	FEB-2012
Legal Description	MODEL LAND CO S 200 FT OF W 55 FT & S 200 FT OF E 265.4 FT OF TR 34 (LESS ELY 55 FT BOUTWELL RD R/W) & S 200 FT OF TRS 35 & 36

Owner Information

Owners	Mailing address
BOYNTON HOLDINGS LLC	17825 FIELDBROOK CIR W BOCA RATON FL 33496 1528

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2012	$603,910	25049 / 00047	WARRANTY DEED	BOYNTON HOLDINGS LLC
JUN-1997	$600,000	09836 / 01993	WARRANTY DEED	
FEB-1997	$490,000	09677 / 01387	WARRANTY DEED	
JAN-1976	$190,000	02520 / 00588		

Exemption Information

No Exemption information available

Property Information

Number of Units	0
*Total Square Feet	0
Acres	4.7065
Use Code	1000 - VACANT COMMERCIAL
Zoning	MU-W - Mixed Use West (38-LAKE WORTH BEACH)

Appraisals

Tax Year	2020	2019	2018
Improvement Value	$10,863	$11,119	$5,738
Land Value	$1,582,321	$1,507,387	$1,463,821
Total Market Value	$1,593,184	$1,518,506	$1,469,559

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2020	2019	2018
Assessed Value	$1,222,758	$1,111,598	$1,010,544
Exemption Amount	$0	$0	$0
Taxable Value	$1,222,758	$1,111,598	$1,010,544

Taxes

Tax Year	2020	2019	2018
Ad Valorem	$31,405	$29,340	$26,516
Non Ad Valorem	$248	$248	$248
Total tax	$31,653	$29,588	$26,764

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

Property Detail

Parcel Control Number:	38-43-44-20-01-034-0040	Location Address:	3300 BOUTWELL RD		
Owners:	BOYNTON HOLDINGS LLC				
Mailing Address:	17825 FIELDBROOK CIR W,BOCA RATON FL 33496 1528				
Last Sale:	FEB-2012	Book/Page#:	25049 / 47	Price:	$603,910
Property Use Code:	1000 - VACANT COMMERCIAL	Zoning:	MU-W - Mixed Use West (38-LAKE WORTH BEACH)		
Legal Description:	MODEL LAND CO S 200 FT OF W 55 FT & S 200 FT OF E 265.4 FT OF TR 34 (LESS ELY 55 FT BOUTWELL RD R/W) & S 200 FT OF TRS 35 & 36	Total SF:	0	Acres	4.7065

2020 Values (Current)

Improvement Value	$10,863
Land Value	$1,582,321
Total Market Value	$1,593,184
Assessed Value	$1,222,758
Exemption Amount	$0
Taxable Value	$1,222,758

All values are as of January 1st each year.

2020 Taxes

Ad Valorem	$31,405
Non Ad Valorem	$248
Total Tax	$31,653

2020 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 0)

Subarea and Square Footage (Building 0)

Description	Area	Sq. Footage
No Data Found.		

Extra Features

Description	Year Built	Unit
Fence- Chain Link 6ft #11 Gaug	2009	1045

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 0)

Description

MAP

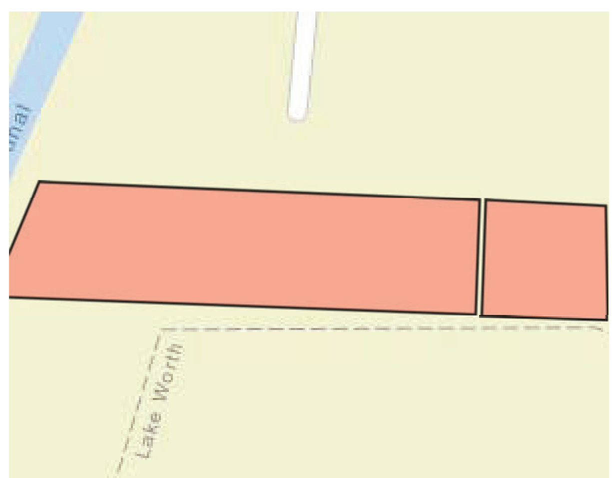
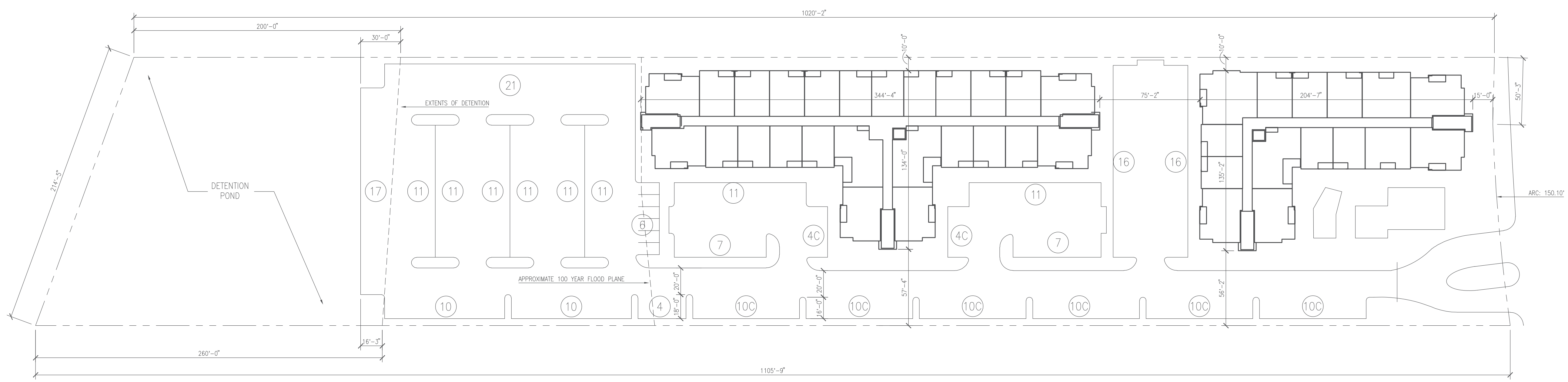


Exhibit 2: Preliminary Site Plan

This Page Intentionally Left Blank



1 CONCEPTUAL SITE PLAN

1"=40'

Boutwell-RD-Site

DATA

UNITS
200 TOTAL UNITS - 5 STORY
120 - 1BR
80 - 2BR

PARKING
271 TOTAL SPACES
203 @ 9'X18' (STD)
68 @ 8'X16' (COMPACT)

0.74 SPACES / UNIT

12.03.2020

Boutwell Road Apartments

3300 Boutwell Road, Lake Worth Fl 33461 - Mark Ambach

Meeks + Partners
ARCHITECTURE
LANDPLANNING
16000 MEMORIAL DRIVE SUITE #100 - HOUSTON, TX 77079
281-558-8787 - 281-558-3337 - www.meekspartners.com
CONCEPTUAL DESIGN

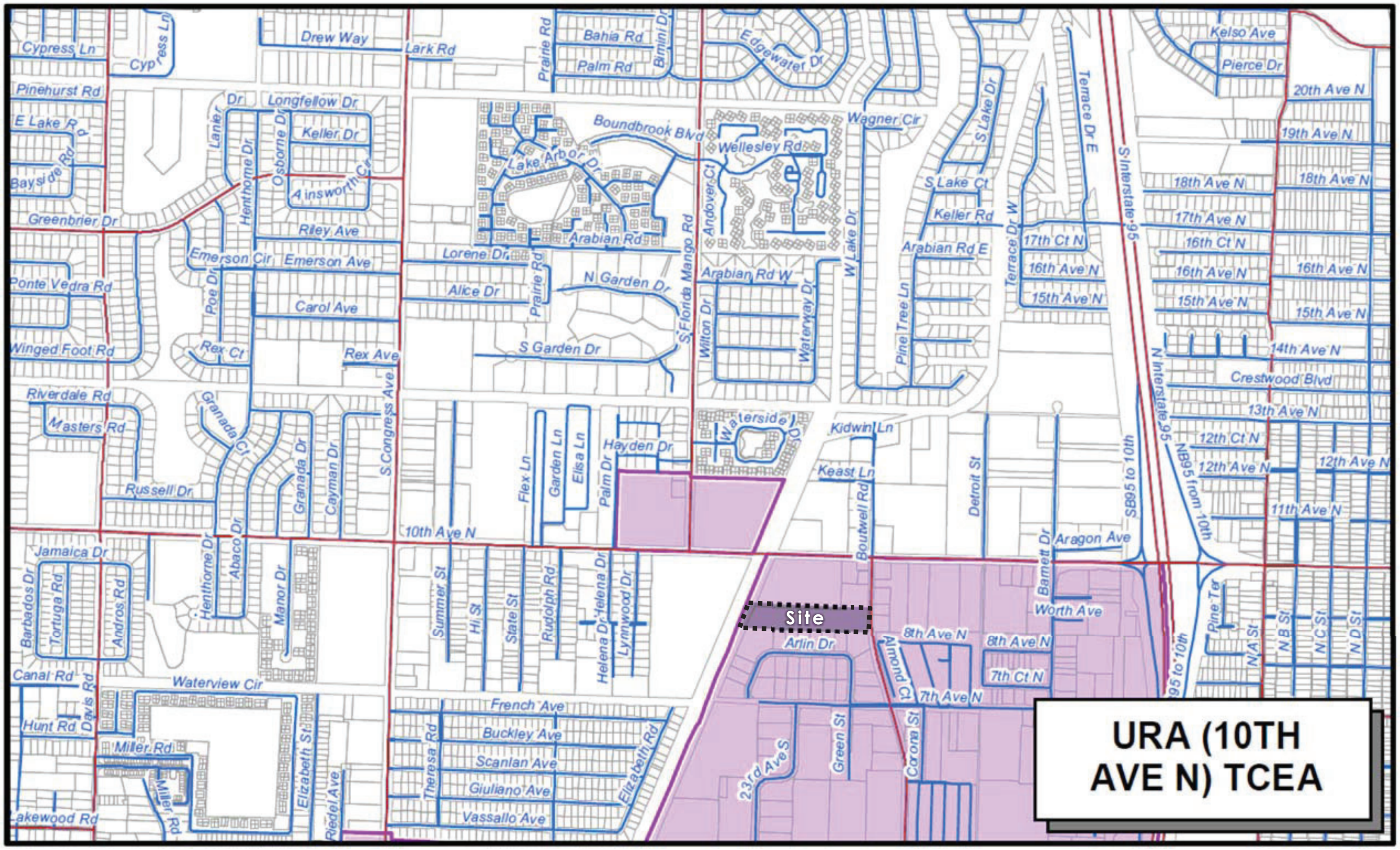
MP

A-01

JOB NO. MA-01

Exhibit 3: 10^{th} Ave TCEA

This Page Intentionally Left Blank



MAP TE 15.6

TRAFFIC CONCURRENCY EXCEPTION AREAS (TCEA's) DETAILS 5

- Traffic Concurrency Exception Areas (TCEA's) *
- Interstate 95
- Florida's Turnpike
- Major Roads
- Minor Roads

* For Further Details Upon These Features, Please Refer To The Transportation Element Of The Comprehensive Plan

SOURCES: PBC Planning Division

Last Amended in Round 09-2 by Ord. 2009-046

PALM BEACH COUNTY COMPREHENSIVE PLAN MAP SERIES

500 0 500 1,000 1,500 2,000 Feet

Effective Date: TBD

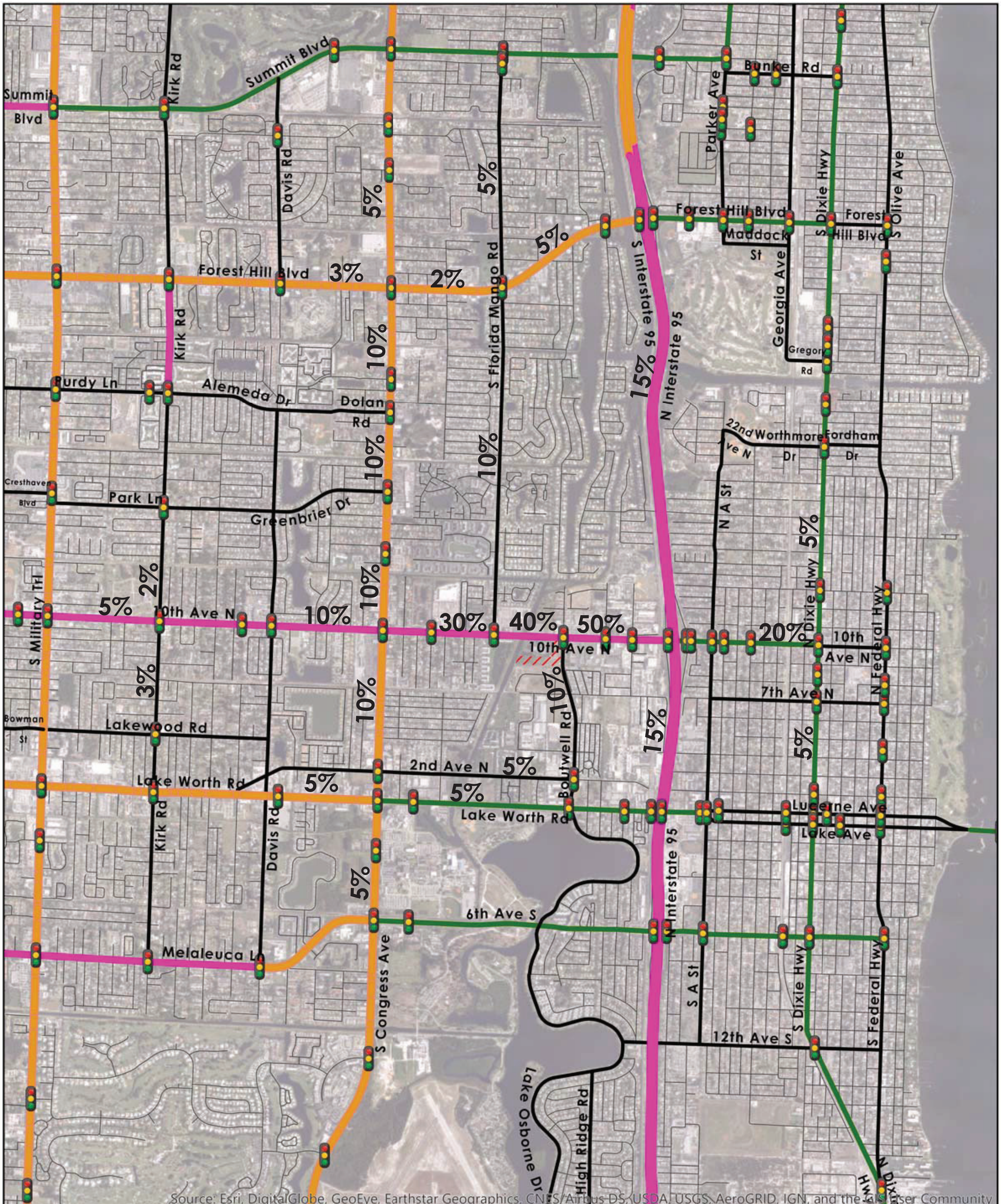
Filename: N:\Map Series\MX\DeAdopted

Contact: PBC Planning Dept.

This Page Intentionally Left Blank

Exhibit 4: Approved Trip Distribution

This Page Intentionally Left Blank



Number of Lanes

2 3 4 5 6 8

Project Site

0.2 0.1 0 0.2 0.4 0.6 0.8 Miles

Figure 2: Traffic Distribution Akal Property

JFO GROUP INC

This Page Intentionally Left Blank

Exhibit 5: TPS Approval

This Page Intentionally Left Blank

Department of Engineering and Public Works
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

February 27, 2018

Mark E. Stivers, AICP
Assistant Director
Planning, Zoning, & Preservation
Community Sustainability Department
City of Lake Worth
1900 2nd Avenue North
Lake Worth, FL 33461

RE: Akal Property
Project #: 171004
Traffic Performance Standards Review

Dear Mr. Stivers:

The Palm Beach County Traffic Division has reviewed the **Akal Property** Traffic Statement, revised November 20, 2017, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	City of Lake Worth
Location:	SW corner of 10th Avenue N and Boutwell Road
PCN:	38-43-44-20-01-034-0010; -0040
Access:	Right-in access driveway connection on 10th Avenue N, one right-in/right-out and one full access driveway connections on Boutwell Road (project proposed, not necessarily implies approval by County through this TPS letter)
Existing Uses:	Vacant
Proposed Uses:	Apartments = 158 DUs Hotel = 110 Rooms
New Daily Trips:	1,860
New Peak Hour Trips:	133 AM (47/86); 157 PM (95/62)
Build-out:	December 31, 2022

Based on our review, the Traffic Division has determined the proposed development is within 10th Ave N Urban Redevelopment Area (URA) Traffic Concurrency Exemption Area (TCEA) and therefore meets the Traffic Performance Standards of Palm Beach County. However, we advise the City to consider the following:

1. Project driveway on 10th Avenue N shall be limited to right-in only and the design shall be based on the discretion of the County Engineer due to the driveway's interference with the proposed west approach exclusive right turn lane at the intersection of 10th Avenue N and Boutwell Road.
2. The driveway connections onto Boutwell Road shall be designed as follows: right-in/right-out only to the north and full access to the south.

Additionally, a condition to extend the northbound left turn lane at the intersection of 10th Avenue North and Boutwell Road to 530 feet minimum shall be imposed and incorporated into the Development Order.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication. **A discussion with Palm Beach County, involving at a minimum Traffic Division, Land Development Division, and Roadway Production Division, is advisable for access related issues of the site plan on County maintained roadways before a site plan is submitted to the municipality for consideration.**

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

Quazi Bari, P.E.
Senior Professional Engineer
Traffic Division

QB:DS/bc
ec: Addressee:
Dr. Juan F. Ortega, P.E., JFO Group, Inc.
Dominique Simeus, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
N:\TRAFFIC\DS\MUNICIPALITIES\APPROVALS\2018\171004 - AKAL PROPERTY.DOC

Exhibit 6: PBC Counts

This Page Intentionally Left Blank

					PK HR	DAILY TRAFFIC VOLUMES					*2020 DAILY		19-20	3YR	2020 AM PEAK HOUR			2020 PM PEAK HOUR		
STN#	ROAD	FROM	TO	LANES	LOS	2015	2016	2017	2018	2019	VOL	DATE	GR	GR	2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
2607	BLUE HERON BLVD	Congress Ave	Australian Ave	6D	2680	36520	36338		38822	37196										
2823	BLUE HERON BLVD	Australian Ave	Old Dixie Hwy	6D	2680	31650	33610		34467	32046										
2811	BLUE HERON BLVD	Old Dixie Hwy	US 1	5	1770		21227		25058	23005										
6408	BOCA RIO RD	Glades Rd	Palmetto Park Rd	2	810	16394	16918	17642	18280	18020	18870	2/10/2020	4.50%	2.27%	1595	864	731	1762	867	919
6418	BOCA RIO RD	Palmetto Park Rd	SW 18th St	2	880	12717	12969	14185	14800	15079	15434	2/3/2020	2.30%	2.85%	1291	722	586	1624	679	967
4676	BOUTWELL RD	10th Ave N	2nd Ave N	2	880	10337	11327		11365		10381	2/24/2020			869	553	316	925	397	549
5401	BOYNTON BEACH BLVD	SR 7	Lyons Rd	4D	1960	15242	15783		16207	17158	17236	3/11/2020	0.45%		1276	674	641	1377	723	689
5103	BOYNTON BEACH BLVD	Lyons Rd	Turnpike	6D	2680	37476	38386	40054	42725	43664	45751	3/11/2020	4.56%	4.53%	3753	2240	1523	3736	1718	2092
5201	BOYNTON BEACH BLVD	Turnpike	Hagen Ranch Rd	6D	2680	46955	50595		55602	53763	55817	3/11/2020	3.68%		4600	2305	2374	4864	2583	2281
5641	BOYNTON BEACH BLVD	Hagen Ranch Rd	Jog Rd	6D	2940	41813	44327	47912	48018	46218										
5633	BOYNTON BEACH BLVD	Jog Rd	El Clair Ranch Rd	6D	2940	39735	43169	44471	43748	44477	43850	1/21/2020	-1.43%	-0.47%	3202	1616	1604	3348	1839	1532
5611	BOYNTON BEACH BLVD	El Clair Ranch Rd	Military Tr	6D	2680	45350	46207		49428	47376										
5613	BOYNTON BEACH BLVD	Military Tr	Lawrence Rd	6D	2940	37509	38781		41234	39446										
5601	BOYNTON BEACH BLVD	Lawrence Rd	Congress Ave	6D	2680	40732	42201	43704	41620	42796										
5615	BOYNTON BEACH BLVD	Congress Ave	Old Boynton Rd	6D	2940	34792	36376		37388	38341	36552	1/27/2020	-4.89%		2590	1487	1181	2786	1316	1482
6426	CAIN BLVD	Yamato Rd	W Kimberly Blvd	2	880	8960	9299	9089	9770	10367	10468	2/12/2020	0.96%	4.82%	929	508	469	1109	410	699
6422	CAIN BLVD	W Kimberly Blvd	Glades Rd	2	880	14742	15274	15113	15518	15909	16148	2/12/2020	1.48%	2.23%	1280	652	653	1514	766	749
6619	CAMINO REAL	Powerline Rd	Camino del Mar	4D	1960	10748	11908	12935	13036	12699										
6636	CAMINO REAL	Camino del Mar	Military Tr	4D	1960	14221		14571	16203	15082										

* Only the counts unaffected by COVID-19 crisis are being reported

Palm Beach County Trip Generation Rates

(Effective with traffic studies submited to the County on or after 4/15/2019)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour In/Out	AM Peak Hour Rate/Equation	PM Peak Hour In/Out	PM Peak Hour Rate/Equation
Industrial	Light Industrial	110	1000 S.F.	4.96	10%	88/12	0.7	13/87	0.63
	Warehouse	150	1000 S.F.	1.74	10%	77/23	0.17	27/73	0.19
	Flex Space - IND FLU	PBC	1000 S.F.	7.86	10%	64/36	1.53	40/60	1.21
	Flex Space - COM FLU	PBC	1000 S.F.	29.67	45%	72/28	2.12	40/60	2.67
	Mini-Warehouse/SS	151	1000 S.F.	1.51	10%	60/40	0.1	47/53	0.17
Residential	Single Family Detached	210	Dwelling Unit	10	0%	25/75	0.74	63/37	Ln(T) = 0.96 Ln(X) + 0.20
	Multifamily Low-Rise Housing upto 2 story (Apartment/Condo/TH)	220	Dwelling Unit	7.32	0%	23/77	0.46	63/37	0.56
	Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	Dwelling Unit	5.44	0%	26/74	0.36	61/39	0.44
	55+ SF Detached	251	Dwelling Unit	4.27	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.7	0%	35/65	0.2	55/45	0.26
	Congregate Care Facility	253	Dwelling Unit	2.02	0%	60/40	0.07	53/47	0.18
	Assisted Living Facility	254	Beds	2.6	0%	63/37	0.19	38/62	0.26
Ldg	Hotel	310	Rooms	8.36	10%	59/41	0.47	51/49	0.6
Rec	Movie Theater	444	Seats	1.76	5%	N/A	0	55/45	0.09
	Health Club	492	1000 S.F.	32.93	5%	50/50	1.41	57/43	3.53
Institutional	Elementary School	520	Students	1.89	0%	54/46	0.67	48/52	0.17
	Middle/Junior School	522	Students	2.13	0%	54/46	0.58	49/51	0.17
	High School	530	Students	2.03	0%	67/33	0.52	48/52	0.14
	Private School (K-8)	534	Students	Use Private K-12 rate	0%	55/45	0.91	46/54	0.26
	Private School (K-12)*	536	Students	2.48	0%	61/39	0.80	43/57	0.17
	Church/Synagogue[a]	560	1000 S.F.	6.95	5%	60/40	0.33	45/55	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.72	10%	68/32	0.89	32/68	0.97
	Nursing Home	620	Beds	3.06	10%	72/28	0.17	33/67	0.22
Office	General Office (>5,000 SF GFA)	710	1000 S.F.	Ln(T) = 0.97 Ln(X) + 2.50	10%	86/14	T = 0.94(X) + 26.49	16/84	1.15
	Small Office Building (<=5,000 SF GFA)	712	1000 S.F.	16.19	10%	83/18	1.92	32/68	2.45
	Medical Office	720	1000 S.F.	34.8	10%	78/22	2.78	28/72	3.46
	Medical Office (Reduced)[b]	PBC	1000 S.F.	17.4	10%	78/22	1.39	28/72	1.73
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

Exhibit 7: Growth Rate

This Page Intentionally Left Blank

Area Wide Growth Rate

Boutwell Road Apartments

Roadway	From	To	PBC/F-DOT		PBC	
			2016	2019	2017	2020
Boutwell Rd	Lake Worth Rd	2nd Ave N	10,600	10,000	0	0
Boutwell Rd	2nd Ave N	10th Ave N	0	0	11,327	10,381
Florida Mango Rd	10th Ave N	Forest Hill Blvd	10,853	11,464	0	0
Congress Ave	Lake Worth Rd	French Ave	35,400	41,140	0	0
Congress Ave	French Ave	10th Ave N	39,628	46,689	0	0
Congress Ave	10th Ave N	Forest Hill Blvd	36,796	42,189	0	0
10th Ave N	Kirk Rd	Congress Ave	0	0	32,274	32,836
10th Ave N	Congress Ave	Florida Mango Rd	46,089	45,262	0	0
10th Ave N	Florida Mango Rd	Site				
10th Ave N	Site	Boutwell Rd				
10th Ave N	Boutwell Rd	I-95				
10th Ave N	I-95	N A St	30,500	32,500	0	0
10th Ave N	N A St	Dixie Hwy (US-1)	22,000	22,000	0	0
10th Ave N	Dixie Hwy (US-1)	#REF!				
2nd Ave N	Congress Ave	Boutwell Rd	0	0	5,266	6,900
Lake Worth Rd	Congress Ave	Boutwell Rd	21,000	23,000	0	0
Lake Worth Rd	Boutwell Rd	Lake/Lucerne Split	23,000	25,500	0	0
		Σ	275,866	299,744	48,867	50,117

Base Year (Σ 2016 + Σ 2017)	324,733
Future Year (Σ 2019+ Σ 2020)	349,861
Area Wide Growth	**2.52%**

					PK HR	DAILY TRAFFIC VOLUMES					*2020 DAILY		19-20	3YR	2020 AM PEAK HOUR			2020 PM PEAK HOUR		
STN#	ROAD	FROM	TO	LANES	LOS	2015	2016	2017	2018	2019	VOL	DATE	GR	GR	2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
2607	BLUE HERON BLVD	Congress Ave	Australian Ave	6D	2680	36520	36338		38822	37196										
2823	BLUE HERON BLVD	Australian Ave	Old Dixie Hwy	6D	2680	31650	33610		34467	32046										
2811	BLUE HERON BLVD	Old Dixie Hwy	US 1	5	1770		21227		25058	23005										
6408	BOCA RIO RD	Glades Rd	Palmetto Park Rd	2	810	16394	16918	17642	18280	18020	18870	2/10/2020	4.50%	2.27%	1595	864	731	1762	867	919
6418	BOCA RIO RD	Palmetto Park Rd	SW 18th St	2	880	12717	12969	14185	14800	15079	15434	2/3/2020	2.30%	2.85%	1291	722	586	1624	679	967
4676	BOUTWELL RD	10th Ave N	2nd Ave N	2	880	10337	11327		11365		10381	2/24/2020			869	553	316	925	397	549
5401	BOYNTON BEACH BLVD	SR 7	Lyons Rd	4D	1960	15242	15783		16207	17158	17236	3/11/2020	0.45%		1276	674	641	1377	723	689
5103	BOYNTON BEACH BLVD	Lyons Rd	Turnpike	6D	2680	37476	38386	40054	42725	43664	45751	3/11/2020	4.56%	4.53%	3753	2240	1523	3736	1718	2092
5201	BOYNTON BEACH BLVD	Turnpike	Hagen Ranch Rd	6D	2680	46955	50595		55602	53763	55817	3/11/2020	3.68%		4600	2305	2374	4864	2583	2281
5641	BOYNTON BEACH BLVD	Hagen Ranch Rd	Jog Rd	6D	2940	41813	44327	47912	48018	46218										
5633	BOYNTON BEACH BLVD	Jog Rd	El Clair Ranch Rd	6D	2940	39735	43169	44471	43748	44477	43850	1/21/2020	-1.43%	-0.47%	3202	1616	1604	3348	1839	1532
5611	BOYNTON BEACH BLVD	El Clair Ranch Rd	Military Tr	6D	2680	45350	46207		49428	47376										
5613	BOYNTON BEACH BLVD	Military Tr	Lawrence Rd	6D	2940	37509	38781		41234	39446										
5601	BOYNTON BEACH BLVD	Lawrence Rd	Congress Ave	6D	2680	40732	42201	43704	41620	42796										
5615	BOYNTON BEACH BLVD	Congress Ave	Old Boynton Rd	6D	2940	34792	36376		37388	38341	36552	1/27/2020	-4.89%		2590	1487	1181	2786	1316	1482
6426	CAIN BLVD	Yamato Rd	W Kimberly Blvd	2	880	8960	9299	9089	9770	10367	10468	2/12/2020	0.96%	4.82%	929	508	469	1109	410	699
6422	CAIN BLVD	W Kimberly Blvd	Glades Rd	2	880	14742	15274	15113	15518	15909	16148	2/12/2020	1.48%	2.23%	1280	652	653	1514	766	749
6619	CAMINO REAL	Powerline Rd	Camino del Mar	4D	1960	10748	11908	12935	13036	12699										
6636	CAMINO REAL	Camino del Mar	Military Tr	4D	1960	14221		14571	16203	15082										

* Only the counts unaffected by COVID-19 crisis are being reported

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES 2015	2016	2017	2018	2019	*2020 DAILY VOL	DATE	19-20 GR	3YR GR	2020 AM PEAK HOUR 2-WAY	NB/EB	SB/WB	2020 PM PEAK HOUR 2-WAY	NB/EB	SB/WB
5840	FEDERAL HWY	Linton Blvd	Lindell Blvd	4D	1960	33670	36465		37864	34359										
5663	FLAVOR PICT RD	Hagen Ranch Rd	Jog Rd	2	880	6827	7339	7818	7559	7643										
5654	FLAVOR PICT RD	Jog Rd	Military Tr	2	880	6768	7991	8272	8472	9967	10379	3/9/2020	3.97%	7.86%	767	509	348	906	374	545
3670	FLORIDA MANGO RD	Belvedere Rd	James L Turnage Blv	2	880	7656	7977	7784	6480		7717	2/18/2020		-0.29%	616	509	138	541	400	150
3646	FLORIDA MANGO RD	Summit Blvd	Forest Hill Blvd	2	880	6289	7015	7007	6876	6874	6904	12/9/2019	0.43%	-0.49%	849	472	377	701	309	398
4212	FLORIDA MANGO RD	Forest Hill Blvd	10th Ave N	2	880	10995	10853	11647	11389	11464										
3407	FOREST HILL BLVD	South Shore Blvd	SR 7	6D	3186	47835	49134	47637	50083	46754	47391	3/3/2020	1.34%	-0.17%	3379	1946	1479	3998	1773	2254
3423	FOREST HILL BLVD	SR-7	Lyons Rd	6D	2940	37209	38149		38991	38657	38306	3/2/2020	-0.92%		2908	1374	1565	3257	1670	1616
3221	FOREST HILL BLVD	Lyons Rd	Pinehurst Dr	6D	2940	36125	37452		39821	37987	38875	1/27/2020	2.28%		3342	1549	1798	3390	1752	1638
3666	FOREST HILL BLVD	Pinehurst Dr	Jog Rd	6D	2680	42563	42712		42333	41394	41227	1/27/2020	-0.41%		3333	1666	1667	3449	1736	1722
3636	FOREST HILL BLVD	Jog Rd	Sherwood Forest Blv	6D	2940	37786	40086		39859	38810										
3667	FOREST HILL BLVD	Sherwood Forest Blvd	Haverhill Rd	6D	2680	41136	42331	40880	40627	41992										
3625	FOREST HILL BLVD	Haverhill Rd	Military Tr	6D	2940	43254	44204	43503	43928	43592										
3627	FOREST HILL BLVD	Military Tr	Kirk Rd	6D	2940	41933	44156		44021	43629	42481	3/3/2020	-2.70%		3029	1761	1353	2935	1470	1498
3629	FOREST HILL BLVD	Kirk Rd	Congress Ave	6D	2680	42266	44053	44262	45722	47705										
3317	FOREST HILL BLVD	I-95	Parker Ave	5	1770	27796	27984		28275	29919	28567	3/4/2020	-4.73%		2432	1268	1164	2157	1082	1134
3831	FOREST HILL BLVD	Parker Ave	Dixie Hwy	5	1770	19467	19313	19700	20262	20735	18876	3/9/2020	-9.85%	-1.41%	1536	830	706	1544	813	738
3841	FOREST HILL BLVD	Dixie Hwy	Olive Ave	2	810	5338	5185		5307	5396	5306	3/9/2020	-1.70%		484	245	244	446	210	257
1217	FREDERICK SMALL RD	Central Blvd	Military Tr	4D	1960	8119	8869	8586	9646	8737	9075	2/4/2020	3.72%	1.86%	876	569	315	828	408	520

* Only the counts unaffected by COVID-19 crisis are being reported

					PK HR	DAILY TRAFFIC VOLUMES					*2020 DAILY		19-20	3YR	2020 AM PEAK HOUR			2020 PM PEAK HOUR		
STN#	ROAD	FROM	TO	LANES	LOS	2015	2016	2017	2018	2019	VOL	DATE	GR	GR	2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
3606	CONGRESS AVE	Okeechobee Blvd	Belvedere Rd	4D	1770	15323	17802	17052	17541	18013	18428	2/18/2020	2.25%	2.62%	1413	725	689	1786	785	1011
3668	CONGRESS AVE	Belvedere Rd	Turnage Blvd (PBIA)	2	1140	3374	4200	4763	6083	5722										
3618	CONGRESS AVE	Southern Blvd	Gun Club Rd	6D	2940	33642	34390			40630	38696	3/9/2020	-5.00%		3634	2128	1506	3552	1354	2228
3674	CONGRESS AVE	Gun Club Rd	Summit Blvd	6D	2680	33418	35665	37940	36802	39886	37477	3/9/2020	-6.43%	-0.41%	3387	2089	1298	3360	1436	1927
3644	CONGRESS AVE	Summit Blvd	Forest Hill Blvd	6D	2680	26658	28609	31613	33222	34412	32749	3/4/2020	-5.08%	1.18%	2770	1571	1206	2936	1295	1663
4210	CONGRESS AVE	Forest Hill Blvd	10th Ave N	6D	2680	34955	36796		40729	42189										
4604	CONGRESS AVE	10th Ave N	French Ave	6D	2940	38733	39628	43828	43904	46689										
4620	CONGRESS AVE	French Ave	Lake Worth Rd	6D	2680	35400			37189	41140										
4622	CONGRESS AVE	Lake Worth Rd	6th Ave S	6D	2680	35712			39282	43373										
4626	CONGRESS AVE	6th Ave S	JFK Dr	6D	2940	35163	36054	38918	36766	39729										
4624	CONGRESS AVE	JFK Dr	Lantana Rd	6D	2940	35206	34360		37851	36141	37285	1/13/2020	3.07%		2886	1560	1397	3039	1432	1651
4600	CONGRESS AVE	Lantana Rd	Hypoluxo Rd	4D	1960	23246	25097	26324	28120	27513	27070	1/13/2020	-1.64%	0.94%	2182	1053	1129	2320	1246	1074
4610	CONGRESS AVE	Hypoluxo Rd	Gateway Blvd	6D	2940	28960	29413	31031	30883	30882	30934	1/7/2020	0.17%	-0.10%	2196	1151	1075	2612	1421	1205
5206	CONGRESS AVE	Gateway Blvd	Old Boynton Rd	6D	2680	36914	37826	38829	39958	41471										
5610	CONGRESS AVE	Boynton Beach Blvd	Woolbright Rd	6D	2680	33549	32638	30501	33115	33157	33569	1/27/2020	1.23%	3.25%	2441	1063	1649	2640	1637	1137
5624	CONGRESS AVE	Woolbright Rd	Golf Rd	6D	2680	37827	37741	38438	40974	38226										
5626	CONGRESS AVE	Golf Rd	35th Ave SW	6D	2680	36139	36988	37042	38738	36144	37875	3/2/2020	4.57%	0.74%	3181	1108	2199	3127	1913	1244
5602	CONGRESS AVE	35th Ave SW	Lake Ida Rd	6D	2680	30608	30272	31280	31428	29339	31749	3/3/2020	7.59%	0.50%	2508	1015	1548	2687	1488	1199
4641	CRESTHAVEN BLVD	Jog Rd	Sherwood Forest Blv	2	880	8729	8869	9295	9601	9461	9567	3/9/2020	1.11%	0.97%	570	252	371	813	485	328

* Only the counts unaffected by COVID-19 crisis are being reported

Palm Beach County
Historic Peak Season Traffic Counts (2015-2020)

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES 2015	2016	2017	2018	2019	*2020 DAILY VOL	DATE	19-20 GR	3YR GR	2020 AM PEAK HOUR 2-WAY	NB/EB	SB/WB	2020 PM PEAK HOUR 2-WAY	NB/EB	SB/WB
4677	2ND AVE	Lake Worth Rd	Congress Ave	2	880	6036	6685	5967	5843	6189	6404	2/12/2020	3.36%	2.38%	491	336	165	627	235	421
4679	2ND AVE	Congress Ave	Boutwell Rd	2	880	4805	4977	5266	6190	6655	6900	2/12/2020	3.55%	9.43%	522	326	197	675	320	391
4631	6TH AVE S	Congress Ave	Sunset Ave	4D	1960	28494	30973	30485	31942	32716	34067	2/5/2020	3.97%	3.77%	2535	1550	1099	2532	1211	1366
4307	6TH AVE S	I-95	SR 805 (Dixie Hwy)	4D	1770	29872	30013	31163	31912	34706	33033	3/2/2020	-5.06%	1.96%	2423	967	1505	2725	1604	1143
4643	10TH AVE N	Jog Rd	Haverhill Rd	4D	1960	14577	15233	16418			16844	3/9/2020		0.86%	1160	503	660	1428	739	701
4601	10TH AVE N	Haverhill Rd	Military Tr	5	1770	21786	23192	21662		23463	23186	2/24/2020	-1.19%	2.29%	1872	1073	871	1789	901	903
4603	10TH AVE N	Military Tr	Kirk Rd	5	1960	26370	27508	27357	27526	27686	27868	2/24/2020	0.65%	0.62%	1902	1120	790	2143	1013	1155
4653	10TH AVE N	Kirk Rd	Congress Ave	5	1960	31960	32520	32274	31629	32877	32836	2/24/2020	-0.12%	0.58%	2106	1382	896	2550	1139	1415
4203	10TH AVE N	Congress Ave	I-95	5	1770	45255	46089			45262	44371	2/24/2020	-2.01%		3048	1762	1393	3202	1625	1577
5603	23RD AVE SW	Congress Ave	I-95	2	880	13739	14470	15725	15867	15051	15354	3/2/2020	1.97%	-0.79%	1410	789	621	1323	649	711
5305	23RD AVE SW	I-95	Seacrest Blvd	2	880	12932	13703	14291			14109	3/2/2020		-0.43%	1173	645	531	1244	637	612
5811	23RD AVE SW	Seacrest Blvd	US-1	2	810	8857	9033	9397	9788	9272	9075	1/13/2020	-2.17%	-1.16%	655	336	329	799	409	403
5621	23RD AVE SW (GOLF RD)	Military Tr	E Country Rd	2	1140	12929	12698	13570	13777	13033	13412	3/2/2020	2.83%	-0.39%	1172	682	490	1141	497	645
5617	23RD AVE SW (GOLF RD)	E Country Rd	Congress Ave	2	1140	13457	14308	14534		15290	15522	3/2/2020	1.49%	2.22%	1311	783	545	1301	596	705
1809	A1A	Jupiter Inlet Colony	US 1	2	880	7322	7802		7957	7860										

* Only the counts unaffected by COVID-19 crisis are being reported

					PK HR	DAILY TRAFFIC VOLUMES					*2020 DAILY		19-20	3YR	2020 AM PEAK HOUR			2020 PM PEAK HOUR		
STN#	ROAD	FROM	TO	LANES	LOS	2015	2016	2017	2018	2019	VOL	DATE	GR	GR	2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
4103	LAKE WORTH RD	Lyons Rd	Florida Turnpike	6D	2940	42333	44333		45796	47252	47959	12/16/2019	1.47%		3884	2254	1630	4019	1913	2158
4201	LAKE WORTH RD	Florida Turnpike	Pinehurst Dr	6D	2680	39166	39864		42106	41990										
4645	LAKE WORTH RD	Pinehurst Dr	Jog Rd	6D	2680	46028	47722	49086	51629	50548	50687	12/18/2019	0.27%	1.08%	3147	1637	1706	4122	2224	1950
4609	LAKE WORTH RD	Jog Rd	Sherwood Forest Blv	6D	2940	45661	48538	49213	48041	50478										
4673	LAKE WORTH RD	Sherwood Forest Blvd	Haverhill Rd	6D	2680	41210	44200	44409	44850	44696										
4627	LAKE WORTH RD	Haverhill Rd	Military Tr	6D	2940	44371	45507		44984	44830										
4611	LAKE WORTH RD	Military Tr	Kirk Rd	6D	2680	42951	44545		44802	43679										
4647	LAKE WORTH RD	Kirk Rd	Congress Ave	6D	2940	38415		40892	40684	40791										
4651	LAKE WORTH RD	Congress Ave	Boutwell Rd	4D	1770	23415			26619	27172										
4403	LANTANA RD	SR-7	Lyons Rd	4D	1770	15574	16340	16264	17057	17234	17469	1/13/2020	1.35%	2.41%	1521	622	909	1570	881	695
4207	LANTANA RD	Lyons Rd	Hagen Ranch Rd	4D	1960	25977	26822	26691	28535	28262	29044	1/13/2020	2.69%	2.86%	2499	1178	1396	2635	1459	1189
4669	LANTANA RD	Hagen Ranch Rd	Jog Rd	6D	2940	32219	35348	32971	36116	36095	36548	1/13/2020	1.24%	3.49%	3070	1637	1441	3238	1633	1606
4619	LANTANA RD	Jog Rd	Haverhill Rd	6D	2940	35845	39735	39406	42984	43695	43322	1/13/2020	-0.86%	3.21%	3208	1514	1717	3652	1874	1778
4675	LANTANA RD	Haverhill Rd	Military Tr	6D	2940	42602	45595	47280	47038	46680	47308	1/14/2020	1.33%	0.02%	3701	2185	1565	3859	1750	2149
4605	LANTANA RD	Military Tr	Lawrence Rd	6D	2940	41854	45429	47961	49357	49084	49382	1/13/2020	0.60%	0.98%	4045	2392	1676	3893	1632	2261
4665	LANTANA RD	Lawrence Rd	Congress Ave	6D	2940	47054	48924	49596	50923	50634	51023	1/13/2020	0.76%	0.95%	3971	2374	1597	4052	1726	2411
4623	LANTANA RD	Congress Ave	High Ridge Rd	6D	2940	41390	44905	45198	46300	48503	47213	1/13/2020	-2.73%	1.46%	3600	2179	1452	3677	1650	2043
4807	LANTANA RD	Redding Dr	Federal Hwy	5	1770	19392	18710	18494	18253	17922	17463	2/10/2020	-2.63%	-1.89%	1196	592	729	1292	587	727
4608	LAWRENCE RD	Lantana Rd	Hypoluxo Rd	2	880	11157	11341	10800	11977	11792	11633	1/7/2020	-1.37%	2.51%	1126	629	504	1027	593	459

* Only the counts unaffected by COVID-19 crisis are being reported

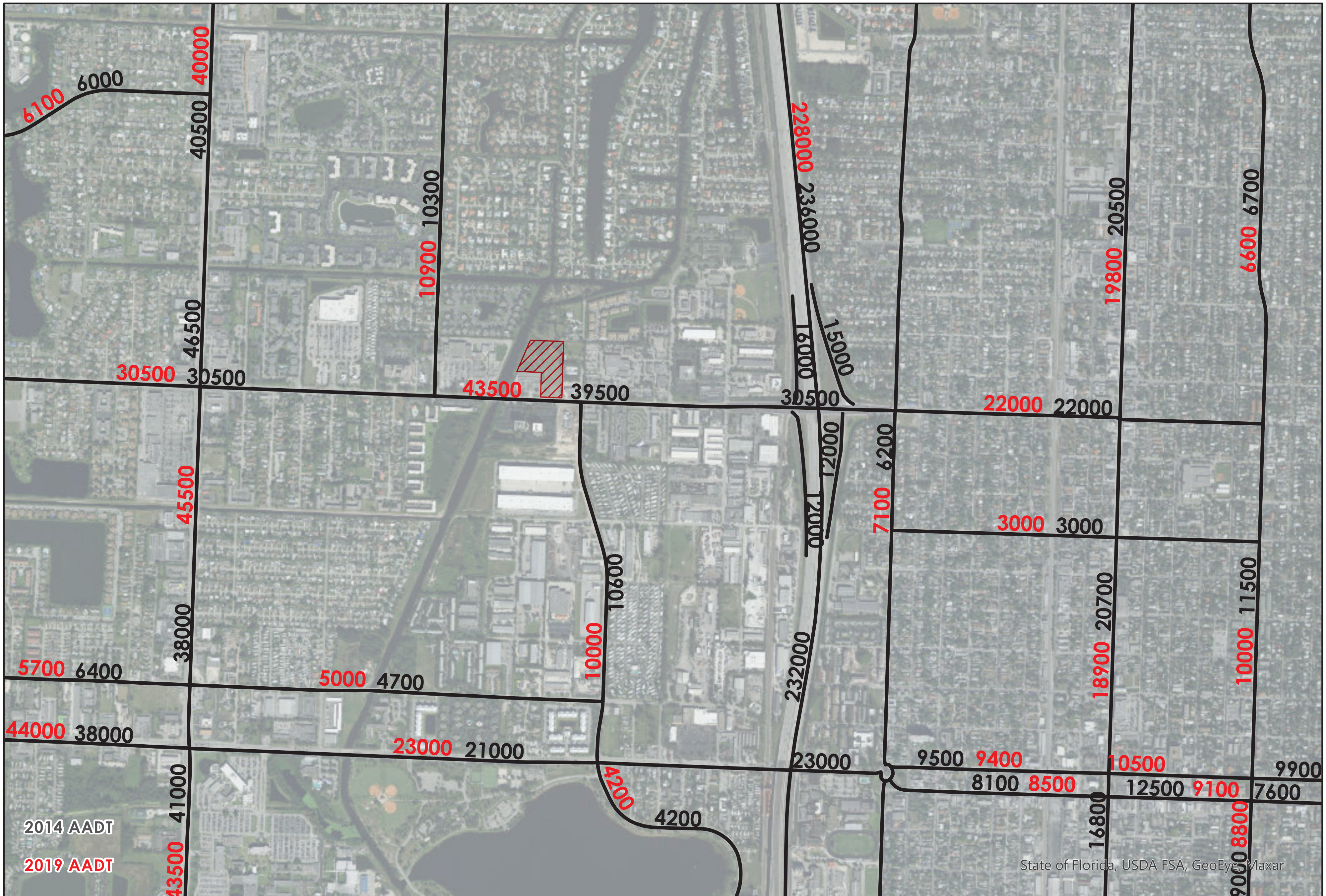


Figure:
F-DOT 2016 Vs 2019 AADT
Golden Road Apartments

JFO GROUP INC

This Page Intentionally Left Blank

Exhibit 8: Committed Traffic

This Page Intentionally Left Blank

A	B	C	D	E	F	G	H	I
		Input Data						
ROAD NAME:	Boutwell Rd			STATION:	4676			Report Created
CURRENT YEAR:	2020			FROM:	2nd Ave N			12/7/2020
ANALYSIS YEAR:	2026			TO:	Midpoint			
GROWTH RATE:	0%			COUNT DATE:	2/24/2020			
				PSF:	1			
		Link Analysis						
Time Period		AM			PM			
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	869	553	316	925	397	549		
Peak Volume	869	553	316	925	397	549		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	869	553	316	925	397	549		
Committed Developments							Type	% Complete
Lake Worth Corners	29	6	23	63	36	27	Res	0%
Palm Springs Park of Commerce	0	0	0	1	1	0	NR	75%
Lake Worth Middle School	29	16	13	8	4	4	NR	77.20%
Mid-County Center	1	0	1	1	1	0	NR	49%
Race-Trac	0	0	0	0	0	0	NR	100%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
APEC Petroleum	2	1	1	2	1	1	NR	66%
Value Place Hotel	0	0	0	0	0	0	NR	100%
The Villages II at Lake Osborne	3	2	1	3	1	2	Res	70%
Village of Valor East	19	15	4	22	8	14	Res	0%
Waterville	0	0	0	0	0	0	Res	100%
Villages of Valor West	9	8	2	10	3	7	Res	0%
WAWA-Lakeworth & Congress	0	0	0	0	0	0	NR	100%
Akal Property	13	5	9	16	9	6	Res	0%
Golden Roads Apartments	5	1	4	6	4	2	Res	0%
Banyan Court	0	0	0	0	0	0	Res	100%
Waterside Plaza	2	1	1	7	4	4	NR	75%
7-Eleven - 1900 10th Ave	17	9	8	15	8	8	NR	10%
3322 Boutwell Road	5	1	4	4	3	2	Res	0%
Total Committed Developments	134	65	71	158	83	77		
Total Committed Residential	83	38	47	124	64	60		
Total Committed Non-Residential	51	27	24	34	19	17		
Double Count Reduction	10	5	5	7	4	3		
Total Discounted Committed Developments	124	60	66	151	79	74		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	177	94	85	208	103	108		
Growth Volume Used	177	94	85	208	103	108		
Total Volume	1046	647	401	1133	500	657		
Lanes	2L							
LOS D Capacity	1480	880	880	1480	880	880		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	1570	880	880	1570	880	880		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME:	Boutwell Rd	STATION:	4676	Report Created
CURRENT YEAR:	2020	FROM:	Midpoint	12/7/2020
ANALYSIS YEAR:	2026	TO:	10th Ave N	
GROWTH RATE:	0%	COUNT DATE:	2/24/2020	
		PSF:	1	

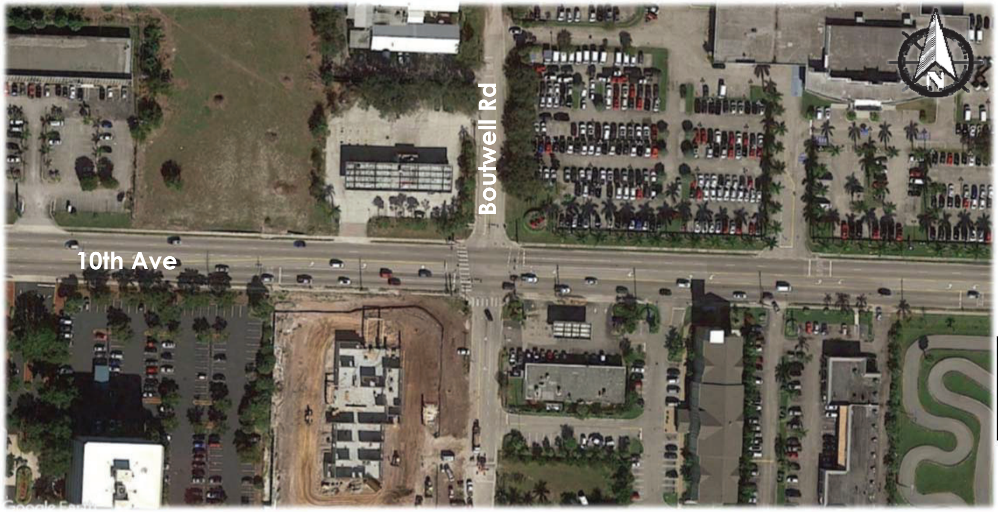
Link Analysis

Time Period	AM			PM				
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	869	553	316	925	397	549		
Peak Volume	869	553	316	925	397	549		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	869	553	316	925	397	549		
Committed Developments							Type	% Complete
Lake Worth Corners	29	6	23	63	36	27	Res	0%
Palm Springs Park of Commerce	0	0	0	1	1	0	NR	75%
Lake Worth Middle School	29	16	13	8	4	4	NR	77.20%
Mid-County Center	1	0	1	1	1	0	NR	49%
Race-Trac	0	0	0	0	0	0	NR	100%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
APEC Petroleum	2	1	1	2	1	1	NR	66%
Value Place Hotel	0	0	0	0	0	0	NR	100%
The Villages II at Lake Osborne	3	2	1	3	1	2	Res	70%
Village of Valor East	19	15	4	22	8	14	Res	0%
Waterville	0	0	0	0	0	0	Res	100%
Villages of Valor West	9	8	2	10	3	7	Res	0%
WAWA-Lakeworth & Congress	0	0	0	0	0	0	NR	100%
Akal Property	13	9	5	16	6	9	Res	0%
Golden Roads Apartments	5	1	4	6	4	2	Res	0%
Banyan Court	0	0	0	0	0	0	Res	100%
Waterside Plaza	2	1	1	7	4	4	NR	75%
7-Eleven - 1900 10th Ave	17	9	8	15	8	8	NR	10%
3322 Boutwell Road	8	6	2	7	2	4	Res	0%
Total Committed Developments	137	74	65	161	79	82		
Total Committed Residential	86	47	41	127	60	65		
Total Committed Non-Residential	51	27	24	34	19	17		
Double Count Reduction	10	5	5	7	4	3		
Total Discounted Committed Developments	127	69	60	154	75	79		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	180	103	79	211	99	113		
Growth Volume Used	180	103	79	211	99	113		
Total Volume	1049	656	395	1136	496	662		
Lanes	2L							
LOS D Capacity	1480	880	880	1480	880	880		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	1570	880	880	1570	880	880		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Exhibit 9: HCS Analysis

This Page Intentionally Left Blank

Critical Movement Analysis



10th Avenue & Boutwell Road

Boutwell Road Apartments

Input Data

GR	=	2.52%
Peak Season	=	1.00
Traffic Count Year	=	2017
Buildout Year	=	2026
Years	=	9

AM Peak Hour		PM Peak Hour		
In	Out	In	Out	200 Apartments
19	53	54	34	

AM Peak Hour

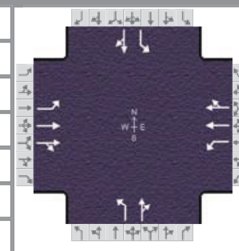
AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume November 16, 2017	8	1,052	166	253	873	20	135	12	197	29	9	13
Peak Season Volume	8	1,052	166	253	873	20	135	12	197	29	9	13
2026 Historic Growth	10	1,316	208	317	1,092	25	169	15	246	36	11	16
Major Project Traffic	0	42	3	34	47	0	9	0	43	0	0	0
Major Project Traffic + 1% growth	9	1,193	185	311	1,002	22	157	13	258	32	10	14
% Project Traffic	-	-	40%	50%	-	-	40%	-	50%	-	-	-
Project Traffic Direction	-	-	IN	IN	-	-	OUT	-	OUT	-	-	-
Project Traffic	-	-	8	10	-	-	21	-	27	-	-	-
2026 Total Traffic	10	1,316	216	327	1,092	25	190	15	285	36	11	16

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume November 16, 2017	8	834	188	206	1,272	13	166	11	163	28	29	20
Peak Season Volume	8	834	188	206	1,272	13	166	11	163	28	29	20
2026 Historic Growth	10	1,043	235	258	1,591	16	208	14	204	35	36	25
Major Project Traffic	0	90	8	46	86	0	5	0	42	0	0	0
Major Project Traffic + 1% growth	9	1,002	214	271	1,477	14	187	12	220	31	32	22
% Project Traffic	-	-	40%	50%	-	-	40%	-	50%	-	-	-
Project Traffic Direction	-	-	IN	IN	-	-	OUT	-	OUT	-	-	-
Project Traffic	-	-	22	27	-	-	14	-	17	-	-	-
2026 Total Traffic	10	1,043	257	298	1,591	16	222	14	237	35	36	25

HCS7 Signalized Intersection Input Data

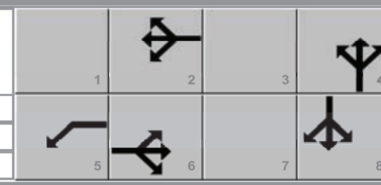
General Information				Intersection Information	
Agency	PBC			Duration, h	0.250
Analyst	JFO	Analysis Date	Dec 7, 2020	Area Type	Other
Jurisdiction	PBC	Time Period	AM	PHF	0.95
Urban Street	10th Avenue	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	10th Ave & Boutwell Rd	File Name	AM_2026_10th Ave and Boutwell.xus		
Project Description	Boutwell Road Apartments				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	10	1316	216	327	1092	25	190	15	285	36	11	16

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	84.7	18.5	37.8	0.0	0.0	0.0
Yellow	4.5	4.5	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	10	1316	216	327	1092	25	190	15	285	36	11	16
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	0		0	0		0	0		0	0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	0	0		0	0		0	0		0	0	
Grade (Pg), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

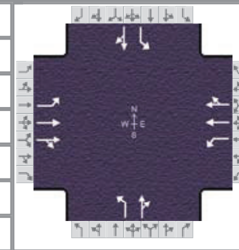
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		85.0	25.0	110.0		50.0		50.0
Yellow Change Interval (Y), s		4.5	4.5	4.5		4.0		4.0
Red Clearance Interval (R_c), s		2.0	2.0	2.0		2.0		2.0
Minimum Green (G_{min}), s		20	4	20		6		6
Start-Up Lost Time (lt), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s		2.0	2.0	2.0		2.0		2.0
Recall Mode		Min	Off	Min		Off		Off
Dual Entry		Yes	No	Yes		Yes		Yes
Walk ($Walk$), s		10.0		7.0		7.0		10.0
Pedestrian Clearance Time (PC), s		14.0		16.0		20.0		22.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

 HCS™ Streets Version 7.8.5 Generated: 12/7/2020 8:50:37 PM

HCS7 Signalized Intersection Results Summary

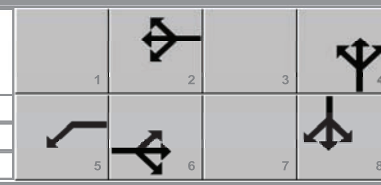
General Information				Intersection Information	
Agency	PBC			Duration, h	0.250
Analyst	JFO	Analysis Date	Dec 7, 2020	Area Type	Other
Jurisdiction	PBC	Time Period	AM	PHF	0.95
Urban Street	10th Avenue	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	10th Ave & Boutwell Rd	File Name	AM_2026_10th Ave and Boutwell.xus		
Project Description	Boutwell Road Apartments				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	10	1316	216	327	1092	25	190	15	285	36	11	16

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	84.7	18.5	37.8	0.0	0.0	0.0
Yellow	4.5	4.5	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6	5	2		4		8
Case Number		6.4	1.0	4.0		6.0		6.0
Phase Duration, s		91.2	25.0	116.2		43.8		43.8
Change Period, ($Y+R_c$), s		6.5	6.5	6.5		6.0		6.0
Max Allow Headway (*MAH*), s		0.0	3.1	0.0		3.3		3.3
Queue Clearance Time (g_s), s			20.5			31.5		37.0
Green Extension Time (g_e), s		0.0	0.0	0.0		1.1		0.9
Phase Call Probability			1.00			1.00		1.00
Max Out Probability			1.00			0.01		0.15

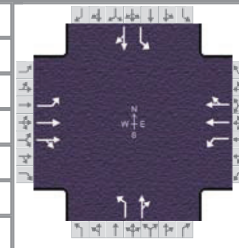
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	11	818	795	344	590	586	200	316		38	28	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	485	1900	1807	1810	1900	1885	1403	1623		1081	1717	
Queue Service Time (g_s), s	1.9	47.5	53.2	18.5	7.3	8.1	20.6	29.5		5.5	2.1	
Cycle Queue Clearance Time (g_c), s	10.1	47.5	53.2	18.5	7.3	8.1	22.6	29.5		35.0	2.1	
Green Ratio (*g/C*)	0.53	0.53	0.53	0.63	0.69	0.69	0.24	0.24		0.24	0.24	
Capacity (*c*), veh/h	277	1006	957	313	1303	1293	359	383		101	405	
Volume-to-Capacity Ratio (*X*)	0.038	0.813	0.831	1.101	0.453	0.453	0.557	0.824		0.374	0.070	
Back of Queue (*Q*), ft/ln (95 th percentile)	10.6	657.1	748	705.2	104.4	114.8	295.6	475		70	40.2	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.4	26.3	29.9	28.2	4.2	4.6	11.8	19.0		2.8	1.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	22.3	18.0	22.1	65.0	2.5	2.8	56.2	58.0		74.5	47.5	
Incremental Delay (d_2), s/veh	0.3	7.2	8.3	80.8	1.1	1.1	0.5	9.1		0.9	0.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	22.5	25.2	30.4	145.7	3.6	3.9	56.7	67.1		75.3	47.5	
Level of Service (LOS)	C	C	C	F	A	A	E	E		E	D	
Approach Delay, s/veh / LOS	27.8	C		35.9	D		63.1	E		63.4	E	
Intersection Delay, s/veh / LOS	36.6						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.96	B	1.88	B	2.31	B	2.31	B
Bicycle LOS Score / LOS	1.83	B	1.74	B	1.34	A	0.60	A

 HCS™ Streets Version 7.8.5 Generated: 12/7/2020 8:50:37 PM

HCS7 Signalized Intersection Intermediate Values

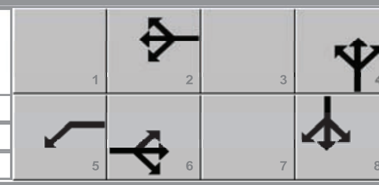
General Information				Intersection Information	
Agency	PBC			Duration, h	0.250
Analyst	JFO	Analysis Date	Dec 7, 2020	Area Type	Other
Jurisdiction	PBC	Time Period	AM	PHF	0.95
Urban Street	10th Avenue	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	10th Ave & Boutwell Rd	File Name	AM_2026_10th Ave and Boutwell.xus		
Project Description	Boutwell Road Apartments				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	10	1316	216	327	1092	25	190	15	285	36	11	16

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	84.7	18.5	37.8	0.0	0.0	0.0
Yellow	4.5	4.5	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



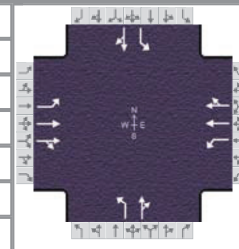
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.255	0.000		0.952	0.000		0.739	0.000		0.569	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.951	0.951		0.992	0.992		0.854	0.854		0.904	0.904
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	485	3190	517	1810	3700	85	1403	81	1541	1081	699	1017
Proportion of Vehicles Arriving on Green (P)	0.53	0.71	0.53	0.12	0.91	0.69	0.24	0.24	0.24	0.24	0.24	0.24
Incremental Delay Factor (k)	0.50	0.50	0.50	0.50	0.50	0.50	0.04	0.23		0.04	0.04	

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		6.5	6.5	6.5		6.0		6.0
Green Ratio (g/C)		0.53	0.63	0.69		0.24		0.24
Permitted Saturation Flow Rate (s_p), veh/h/ln		485	319	0		1403		1081
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s		84.7	82.7	0.0		37.8		37.8
Permitted Service Time (g_u), s		76.5	29.3	0.0		35.8		8.3
Permitted Queue Service Time (g_{ps}), s		1.9	29.3			20.6		5.5
Time to First Blockage (g_f), s		0.0	0.0	0.0		0.0		0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	1.198	0.000	1.557	0.000	1.557	0.000
Pedestrian F_s / F_{delay}	0.000	0.166	0.000	0.083	0.000	0.154	0.000	0.154
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	231.25	62.57	1371.29	7.91	472.46	46.67	472.46	46.67
Bicycle F_w / F_v	-3.64	1.34	-3.64	1.25	-3.64	0.85	-3.64	0.11

HCS7 Signalized Intersection Results Graphical Summary

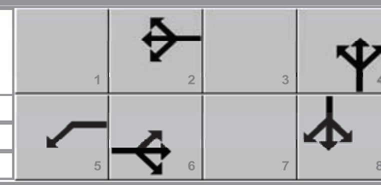
General Information				Intersection Information	
Agency	PBC			Duration, h	0.250
Analyst	JFO	Analysis Date	Dec 7, 2020	Area Type	Other
Jurisdiction	PBC	Time Period	AM	PHF	0.95
Urban Street	10th Avenue	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	10th Ave & Boutwell Rd	File Name	AM_2026_10th Ave and Boutwell.xus		
Project Description	Boutwell Road Apartments				



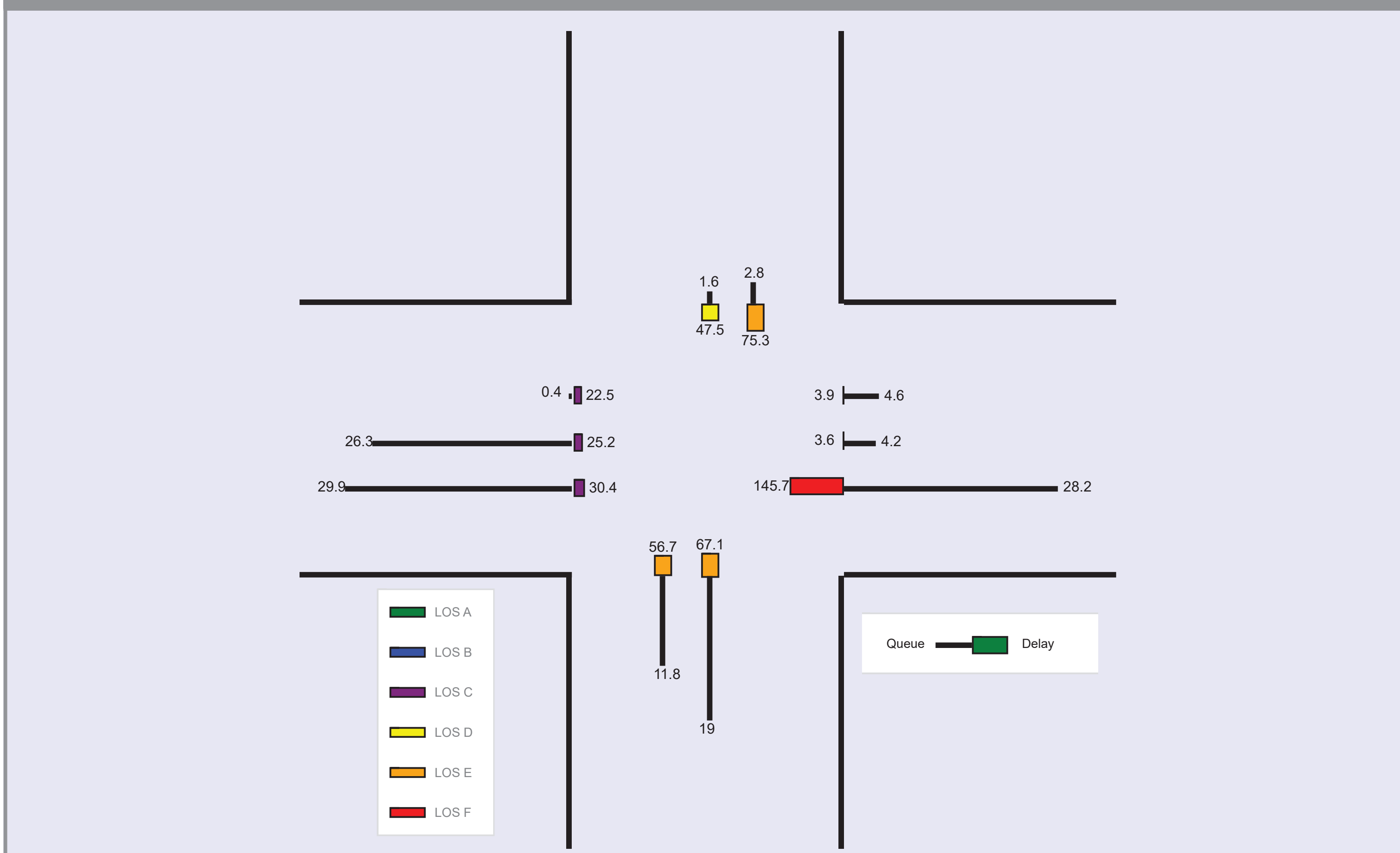
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	10	1316	216	327	1092	25	190	15	285	36	11	16

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	84.7	18.5	37.8	0.0	0.0	0.0
Yellow	4.5	4.5	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0

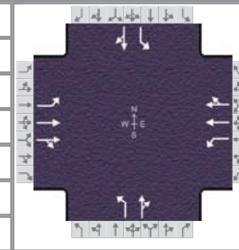


Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	10.6	657.1	748	705.2	104.4	114.8	295.6	475		70	40.2	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.4	26.3	29.9	28.2	4.2	4.6	11.8	19.0		2.8	1.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Control Delay (*d*), s/veh	22.5	25.2	30.4	145.7	3.6	3.9	56.7	67.1		75.3	47.5	
Level of Service (LOS)	C	C	C	F	A	A	E	E		E	D	
Approach Delay, s/veh / LOS	27.8		C	35.9		D	63.1		E	63.4		E
Intersection Delay, s/veh / LOS	36.6						D					



HCS7 Signalized Intersection Input Data

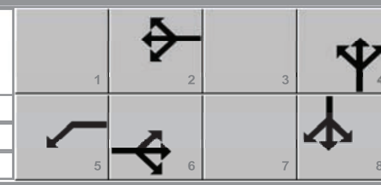
General Information				Intersection Information	
Agency	PBC			Duration, h	0.250
Analyst	JFO	Analysis Date	Dec 7, 2020	Area Type	Other
Jurisdiction	PBC	Time Period	PM	PHF	0.95
Urban Street	10th Avenue	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	10th Ave & Boutwell Rd	File Name	PM_2026_10th Ave and Boutwell.xus		
Project Description	Boutwell Road Apartments				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	10	1043	257	298	1591	16	222	14	237	35	36	25

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	92.8	13.5	34.7	0.0	0.0	0.0
Yellow	4.5	4.5	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



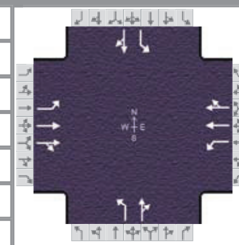
Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	10	1043	257	298	1591	16	222	14	237	35	36	25
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	0		0	0		0	0		0	0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	0	0		0	0		0	0		0	0	
Grade (Pg), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		80.0	30.0	110.0		50.0		50.0
Yellow Change Interval (Y), s		4.5	4.5	4.5		4.0		4.0
Red Clearance Interval (R_c), s		2.0	2.0	2.0		2.0		2.0
Minimum Green (G_{min}), s		20	4	20		6		6
Start-Up Lost Time (lt), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s		2.0	2.0	2.0		2.0		2.0
Recall Mode		Min	Off	Min		Off		Off
Dual Entry		Yes	No	Yes		Yes		Yes
Walk ($Walk$), s		10.0		7.0		7.0		10.0
Pedestrian Clearance Time (PC), s		14.0		16.0		20.0		22.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

HCS7 Signalized Intersection Results Summary

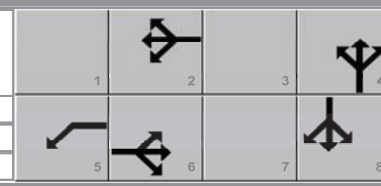
General Information				Intersection Information	
Agency	PBC			Duration, h	0.250
Analyst	JFO	Analysis Date	Dec 7, 2020	Area Type	Other
Jurisdiction	PBC	Time Period	PM	PHF	0.95
Urban Street	10th Avenue	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	10th Ave & Boutwell Rd	File Name	PM_2026_10th Ave and Boutwell.xus		
Project Description	Boutwell Road Apartments				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	10	1043	257	298	1591	16	222	14	237	35	36	25

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	92.8	13.5	34.7	0.0	0.0	0.0
Yellow	4.5	4.5	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6	5	2		4		8
Case Number		6.4	1.0	4.0		6.0		6.0
Phase Duration, s		99.3	20.0	119.3		40.7		40.7
Change Period, (*Y+R c*), s		6.5	6.5	6.5		6.0		6.0
Max Allow Headway (*MAH*), s		0.0	3.1	0.0		3.3		3.3
Queue Clearance Time (*g s*), s			12.6			33.6		31.3
Green Extension Time (*g e*), s		0.0	0.7	0.0		1.1		1.1
Phase Call Probability			1.00			1.00		1.00
Max Out Probability			1.00			0.03		0.01

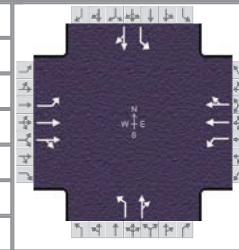
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	11	705	664	314	846	845	234	264		37	64	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	295	1900	1770	1810	1900	1893	1359	1624		1133	1769	
Queue Service Time (*g s*), s	2.9	26.7	33.4	10.6	10.5	11.3	27.0	24.3		5.0	4.7	
Cycle Queue Clearance Time (*g c*), s	14.7	26.7	33.4	10.6	10.5	11.3	31.6	24.3		29.3	4.7	
Green Ratio (*g/C*)	0.58	0.58	0.58	0.65	0.70	0.70	0.22	0.22		0.22	0.22	
Capacity (*c*), veh/h	194	1100	1025	342	1339	1335	300	352		119	384	
Volume-to-Capacity Ratio (*X*)	0.054	0.640	0.648	0.918	0.632	0.633	0.778	0.750		0.310	0.167	
Back of Queue (*Q*), ft/ln (95 th percentile)	10.6	354.9	467.4	538.8	123.6	131.1	373.2	390.9		66.7	95.3	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.4	14.2	18.7	21.6	4.9	5.2	14.9	15.6		2.7	3.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Uniform Delay (*d 1*), s/veh	20.3	10.7	15.4	55.8	1.7	1.9	63.7	58.6		72.2	50.9	
Incremental Delay (*d 2*), s/veh	0.5	2.9	3.2	28.0	2.3	2.3	5.9	3.7		0.5	0.1	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	20.8	13.6	18.6	83.8	4.0	4.2	69.6	62.3		72.8	51.0	
Level of Service (LOS)	C	B	B	F	A	A	E	E		E	D	
Approach Delay, s/veh / LOS	16.1	B		16.6	B		65.7	E		58.9	E	
Intersection Delay, s/veh / LOS	23.6						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.97	B	1.88	B	2.31	B	2.31	B
Bicycle LOS Score / LOS	1.63	B	2.14	B	1.31	A	0.65	A

 HCS™ Streets Version 7.8.5 Generated: 12/7/2020 8:54:34 PM

HCS7 Signalized Intersection Intermediate Values

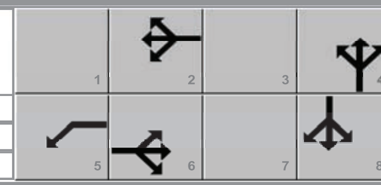
General Information				Intersection Information	
Agency	PBC			Duration, h	0.250
Analyst	JFO	Analysis Date	Dec 7, 2020	Area Type	Other
Jurisdiction	PBC	Time Period	PM	PHF	0.95
Urban Street	10th Avenue	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	10th Ave & Boutwell Rd	File Name	PM_2026_10th Ave and Boutwell.xus		
Project Description	Boutwell Road Apartments				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	10	1043	257	298	1591	16	222	14	237	35	36	25

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	92.8	13.5	34.7	0.0	0.0	0.0
Yellow	4.5	4.5	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



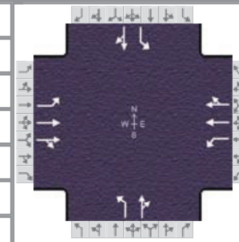
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.155	0.000		0.952	0.000		0.715	0.000		0.596	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.932	0.932		0.996	0.996		0.855	0.855		0.931	0.931
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	295	2949	721	1810	3755	38	1359	91	1533	1133	1044	725
Proportion of Vehicles Arriving on Green (P)	0.58	0.77	0.58	0.09	0.94	0.70	0.22	0.22	0.22	0.22	0.22	0.22
Incremental Delay Factor (k)	0.50	0.50	0.50	0.42	0.50	0.50	0.15	0.12		0.04	0.04	

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		6.5	6.5	6.5		6.0		6.0
Green Ratio (g/C)		0.58	0.65	0.70		0.22		0.22
Permitted Saturation Flow Rate (s_p), veh/h/ln		295	403	0		1359		1133
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s		92.6	90.6	0.0		34.7		34.7
Permitted Service Time (g_u), s		80.9	56.6	0.0		30.1		10.4
Permitted Queue Service Time (g_{ps}), s		2.9	56.6			27.0		5.0
Time to First Blockage (g_f), s		0.0	0.0	0.0		0.0		0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	1.198	0.000	1.557	0.000	1.557	0.000
Pedestrian F_s / F_{delay}	0.000	0.169	0.000	0.078	0.000	0.156	0.000	0.156
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	168.43	67.09	1409.93	6.96	433.82	49.06	433.82	49.06
Bicycle F_w / F_v	-3.64	1.14	-3.64	1.65	-3.64	0.82	-3.64	0.17

HCS7 Signalized Intersection Results Graphical Summary

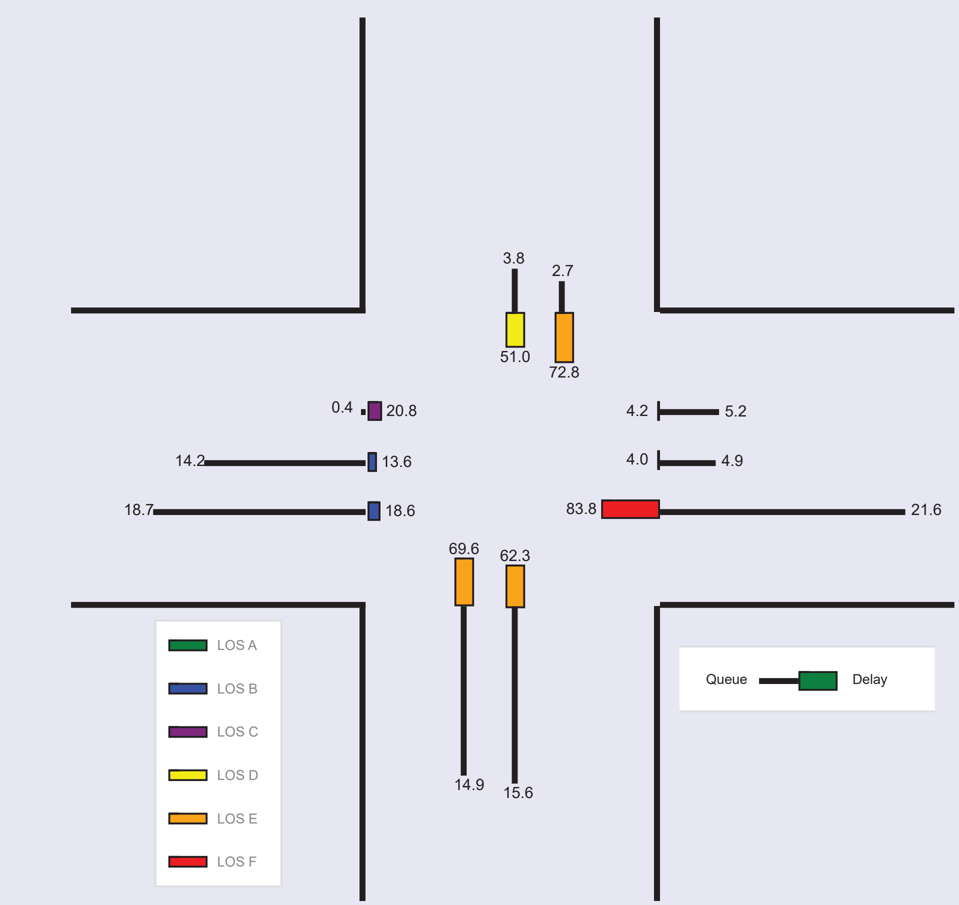
General Information				Intersection Information		
Agency	PBC			Duration, h	0.250	
Analyst	JFO	Analysis Date	Dec 7, 2020	Area Type	Other	
Jurisdiction	PBC	Time Period	PM	PHF	0.95	
Urban Street	10th Avenue	Analysis Year	2026	Analysis Period	1> 7:00	
Intersection	10th Ave & Boutwell Rd	File Name	PM_2026_10th Ave and Boutwell.xus			
Project Description	Boutwell Road Apartments					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	10	1043	257	298	1591	16	222	14	237	35	36	25

Signal Information										
Cycle, s	160.0	Reference Phase	2							
Offset, s	0	Reference Point	End	Green	92.8	13.5	34.7	0.0	0.0	0.0
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.5	4.5	4.0	0.0	0.0	0.0
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	2.0	2.0	0.0	0.0	0.0

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	10.6	354.9	467.4	538.8	123.6	131.1	373.2	390.9		66.7	95.3	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.4	14.2	18.7	21.6	4.9	5.2	14.9	15.6		2.7	3.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Control Delay (*d*), s/veh	20.8	13.6	18.6	83.8	4.0	4.2	69.6	62.3		72.8	51.0	
Level of Service (LOS)	C	B	B	F	A	A	E	E		E	D	
Approach Delay, s/veh / LOS	16.1		B	16.6		B	65.7		E	58.9		E
Intersection Delay, s/veh / LOS	23.6						C					



PBC Traffic Division - Hand Turning Movement Counts
Signalized Intersection Turning Movement Counts: Jan 2015 - Mar 12, 2020

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
35860	10th Ave N	A St	7/23/2018	7:15 AM	0	117	27	10	0	2	28	224	0	89	679	106	0	10	860	7	2159
35860	10th Ave N	A St	7/23/2018	12:00 PM	0	132	32	13	0	5	23	94	0	74	735	71	0	19	752	7	1957
35860	10th Ave N	A St	7/24/2018	4:30 PM	0	121	106	9	0	13	43	141	0	110	1302	85	0	28	797	19	2774
35860	10th Ave N	A St	12/14/2015	7:30 AM	0	154	29	15	0	5	24	246	0	101	742	146	0	18	999	9	2488
35860	10th Ave N	A St	12/14/2015	12:30 PM	0	81	23	16	0	11	27	107	0	100	737	64	0	12	770	11	1959
35860	10th Ave N	A St	12/14/2015	4:45 PM	0	155	40	25	0	6	36	162	1	181	1068	173	0	23	885	16	2771
35840	10th Ave N	Barnett Dr	7/25/2018	7:15 AM	0	83	12	247	0	40	12	33	0	21	960	92	2	310	1007	117	2936
35840	10th Ave N	Barnett Dr	7/25/2018	12:00 PM	0	122	8	206	0	48	1	29	0	23	944	137	3	198	1082	55	2856
35840	10th Ave N	Barnett Dr	7/25/2018	4:30 PM	0	153	7	327	0	125	19	54	0	24	1004	123	1	242	1347	39	3465
35840	10th Ave N	Barnett Dr	10/1/2015	7:45 AM	0	19	20	142	0	152	5	45	0	37	1140	53	0	158	1248	199	3218
35840	10th Ave N	Barnett Dr	10/1/2015	3:15 PM	0	47	15	109	0	225	13	75	0	43	1070	39	0	125	1401	115	3277
35830	10th Ave N	Boutwell Rd	11/16/2017	7:15 AM	0	135	12	197	0	29	9	13	0	8	1052	166	1	252	873	20	2767
35830	10th Ave N	Boutwell Rd	11/16/2017	12:00 PM	0	161	2	142	0	18	4	9	0	16	860	139	0	142	1022	13	2528
35830	10th Ave N	Boutwell Rd	11/16/2017	4:45 PM	0	166	11	163	0	28	29	20	0	8	834	188	0	206	1272	13	2938
35830	10th Ave N	Boutwell Rd	2/2/2015	7:30 AM	0	91	5	209	0	28	7	10	0	17	1302	133	0	179	979	17	2977
35830	10th Ave N	Boutwell Rd	2/2/2015	4:45 PM	0	153	9	171	0	38	19	21	0	14	1183	181	0	202	1416	22	3429
35810	10th Ave N	Congress Ave	11/29/2017	7:15 AM	3	138	1020	324	4	204	1130	119	14	440	641	294	1	393	390	245	5360
35810	10th Ave N	Congress Ave	11/29/2017	12:00 PM	23	202	852	364	15	248	806	108	5	241	602	209	9	460	595	244	4983
35810	10th Ave N	Congress Ave	11/29/2017	4:30 PM	18	258	1065	354	9	252	1115	251	30	243	620	226	3	446	913	318	6121
35810	10th Ave N	Congress Ave	3/25/2015	7:30 AM	7	107	744	288	1	269	1043	81	7	207	751	273	2	385	514	222	4901
35810	10th Ave N	Congress Ave	12/17/2015	7:30 AM	13	129	865	293	8	294	1124	103	8	249	790	202	8	474	618	258	5436
35810	10th Ave N	Congress Ave	12/17/2015	12:30 PM	26	148	704	220	17	274	834	132	4	181	748	194	10	473	693	210	4868
35810	10th Ave N	Congress Ave	3/25/2015	4:45 PM	13	228	971	422	13	231	1045	201	32	208	558	220	17	373	789	315	5636
35810	10th Ave N	Congress Ave	12/17/2015	4:45 PM	23	272	966	372	7	241	970	207	20	240	683	208	9	473	916	244	5851
35800	10th Ave N	Davis Rd	12/3/2018	7:30 AM	0	73	122	118	0	120	95	68	0	130	1015	62	0	43	602	65	2513
35800	10th Ave N	Davis Rd	12/3/2018	12:00 PM	0	30	26	49	0	67	20	29	0	74	802	19	0	51	885	37	2089
35800	10th Ave N	Davis Rd	12/3/2018	5:00 PM	2	75	78	79	0	69	64	67	0	66	1060	85	0	110	1306	94	3155
35800	10th Ave N	Davis Rd	5/17/2016	7:30 AM	0	67	112	120	0	74	92	110	0	84	1038	52	0	59	658	27	2493
35800	10th Ave N	Davis Rd	5/17/2016	12:00 PM	0	44	21	71	0	42	19	36	0	22	803	51	0	68	806	46	2029
35800	10th Ave N	Davis Rd	5/17/2016	5:00 PM	0	101	52	90	0	47	37	62	0	51	808	101	0	112	1162	66	2689
35835	10th Ave N	Detroit St	8/28/2017	7:30 AM	0	21	2	58	0	20	0	10	0	67	1405	9	0	56	1022	29	2699

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O

Input Data

E-W Street: 10th Ave N — COUNT DATE: 2/2/2015 — Report
N-S STREET: Boutwell Rd — CURRENT YEAR: 2015 — 12/7/2020
TIME PERIOD: AM — ANALYSIS YEAR: 2026
GROWTH RATE: 4% — PSF: 1
SIGNAL ID: 35830

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	17	1302	133	179	979	17	91	5	209	28	7	10		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	17	1302	133	179	979	17	91	5	209	28	7	10		
Committed Developments													Type	% Complete
Race-Trac	0	5	0	2	5	0	0	0	2	0	0	0	NR	44%
APEC Petroleum	0	10	1	0	10	0	1	0	0	0	0	0	NR	66%
The Village at Lake Worth	0	0	1	2	0	0	5	0	11	0	0	0	Res	40%
Lake Worth Middle School	0	15	0	13	12	0	0	0	16	0	0	0	NR	77.20%
Village of Valor East	0	0	1	3	0	0	3	0	13	0	0	0	Res	0%
Lake Worth Corners	0	2	0	16	8	0	0	0	4	0	0	0	Res	0%
Mid-County Center	0	2	0	1	3	0	0	0	1	0	0	0	NR	49%
Walmart-Palm Springs	0	9	0	0	11	0	0	0	0	0	0	0	NR	75%
Total Committed Developments	0	43	3	37	49	0	9	0	47	0	0	0		
Total Committed Residential	0	2	2	21	8	0	8	0	28	0	0	0		
Total Committed Non-Residential	0	41	1	16	41	0	1	0	19	0	0	0		
Double Count Reduction	0	1	0	3	2	0	0	0	4	0	0	0		
Total Discounted Committed	0	42	3	34	47	0	9	0	43	0	0	0		
Historical Growth	9	702	72	97	528	9	49	3	113	15	4	5		
Comm Dev+1% Growth	2	193	18	55	160	2	20	1	67	3	1	1		
Growth Volume Used	9	702	72	97	528	9	49	3	113	15	4	5		
Total Volume	26	2004	205	276	1507	26	140	8	322	43	11	15		

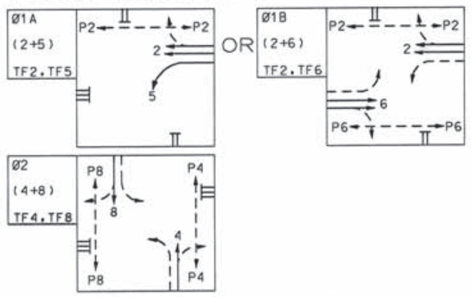
Input Data

E-W Street: 10th Ave N — COUNT DATE: 2/2/2015 — Report
N-S STREET: Boutwell Rd — CURRENT YEAR: 2015 — 12/7/2020
TIME PERIOD: PM — ANALYSIS YEAR: 2026
GROWTH RATE: 4% — PSF: 1
SIGNAL ID: 35830

Intersection Volume Development

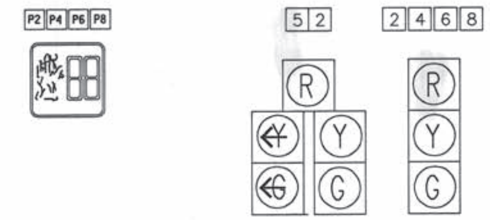
	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	14	1183	181	202	1416	22	153	9	171	38	19	21		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	14	1183	181	202	1416	22	153	9	171	38	19	21		
Committed Developments													Type	% Complete
Race-Trac	0	5	0	2	5	0	0	0	2	0	0	0	NR	44%
APEC Petroleum	0	9	1	0	10	0	1	0	0	0	0	0	NR	66%
The Village at Lake Worth	0	0	5	10	0	0	3	0	5	0	0	0	Res	40%
Lake Worth Middle School	0	4	0	4	4	0	0	0	4	0	0	0	NR	77.20%
Village of Valor East	0	0	2	12	0	0	1	0	7	0	0	0	Res	0%
Lake Worth Corners	0	12	0	18	9	0	0	0	24	0	0	0	Res	0%
Mid-County Center	0	3	0	1	2	0	0	0	1	0	0	0	NR	49%
Walmart-Palm Springs	0	50	0	0	47	0	0	0	0	0	0	0	NR	75%
Dollar General Lake Worth	0	10	0	0	11	0	0	0	0	0	0	0	NR	0%
Total Committed Developments	0	93	8	47	88	0	5	0	43	0	0	0		
Total Committed Residential	0	12	7	40	9	0	4	0	36	0	0	0		
Total Committed Non-Residential	0	81	1	7	79	0	1	0	7	0	0	0		
Double Count Reduction	0	3	0	1	2	0	0	0	1	0	0	0		
Total Discounted Committed	0	90	8	46	86	0	5	0	42	0	0	0		
Historical Growth	8	638	98	109	764	12	83	5	92	20	10	11		
Comm Dev+1% Growth	2	227	29	69	250	3	23	1	62	4	2	2		
Growth Volume Used	8	638	98	109	764	12	83	5	92	20	10	11		
Total Volume	22	1821	279	311	2180	34	236	14	263	58	29	32		

ASSOCIATED PHASE MOVEMENTS

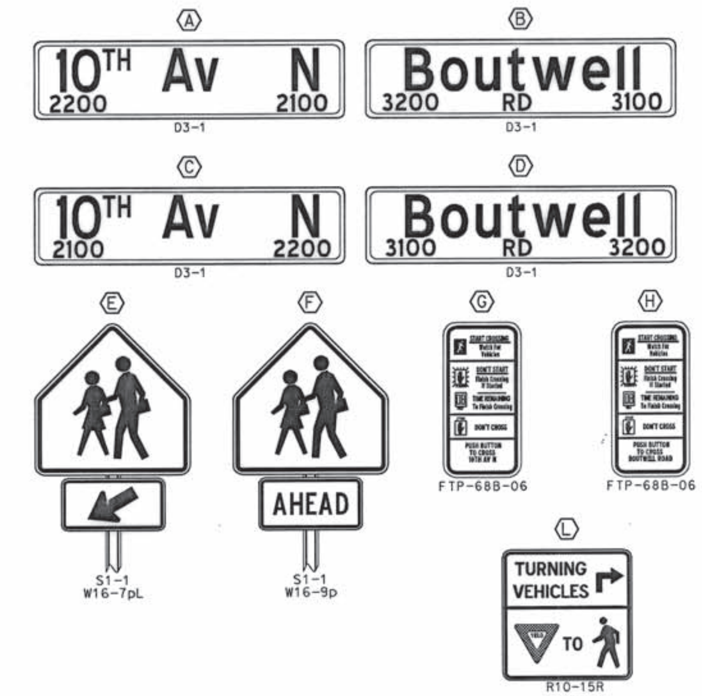


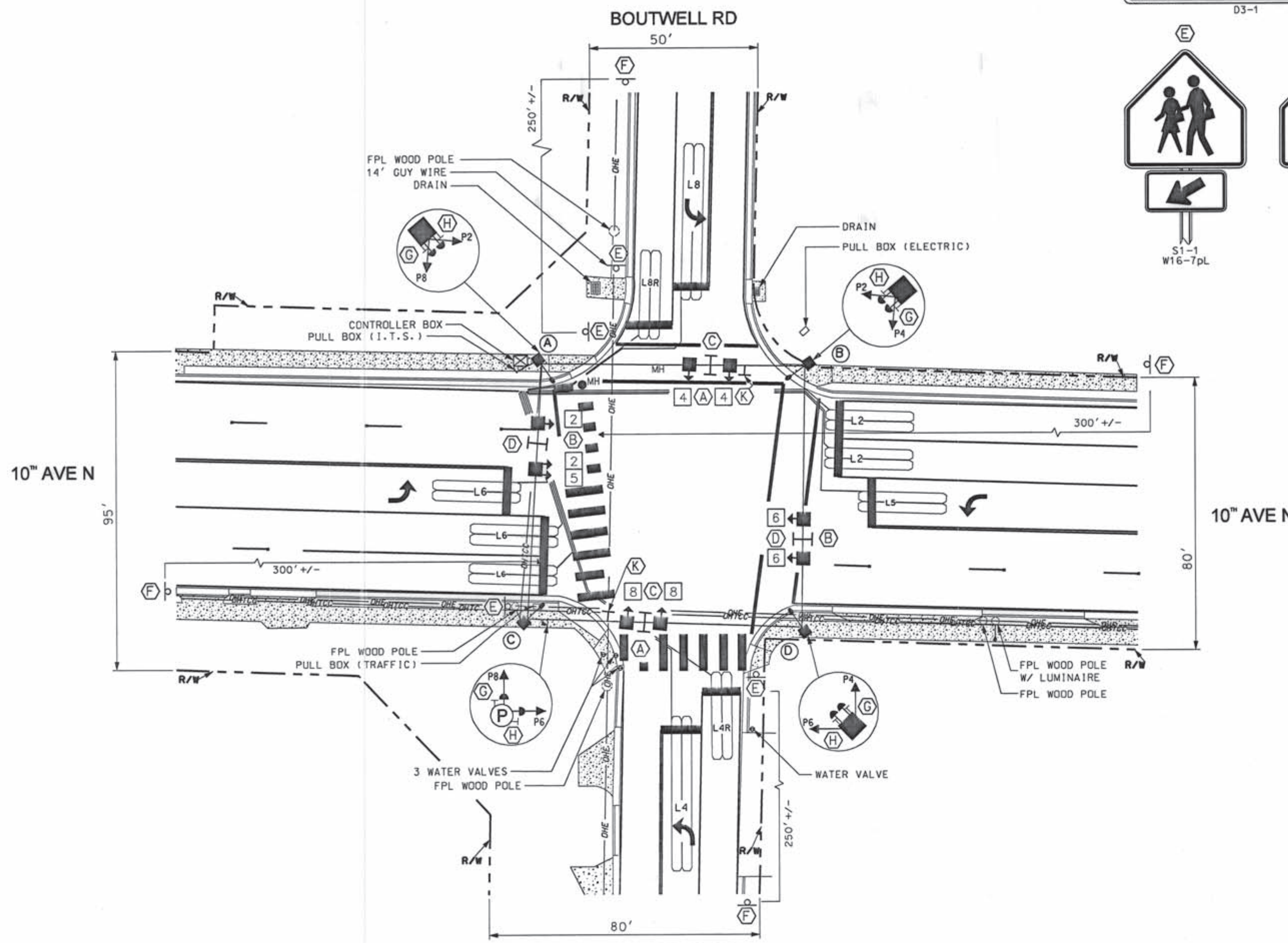
NOTES:
1. LUMINAIRE LOCATIONS:
   NE, NW, SE, SW (PBC)
2. FLASHING OPERATION:
   YELLOW --- 2 AND 6
   RED ------- 4 AND 8
3. SPEED LIMITS:
   10TH AV N - 40 MPH
   BOUTWELL RD - 35 MPH

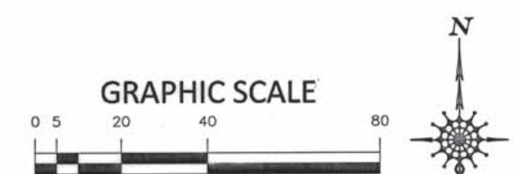
DETAIL OF SIGNAL HEADS



DETAIL OF SIGNS







* SCALE AND ROW NOT SURVEY ACCURATE. ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

** EXISTING PBC POLES

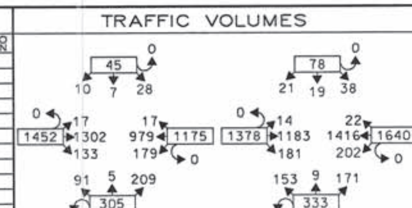
POLE TABULATION

POLE I.D.	UPPER TIE-INTO TOP OF POLE	LOWER TIE-INTO TOP OF POLE	SPAN	POLE LENGTH	UPPER TIE-INTO GROUND LEVEL	LOWER TIE-INTO GROUND LEVEL	LOWER TIE-INTO CROWN LEVEL	TYPE	CLASS	ROAD CROWN TO GROUND LEVEL	DEPTH BELOW GROUND
** A	N/A	N/A	78'	38'	28'	22'	N/A	CONC.	V	N/A	N/A
** B	N/A	N/A	78'	38'	28'	22'	N/A	CONC.	V	N/A	N/A
** C	N/A	N/A	82'	38'	28'	22'	N/A	CONC.	V	N/A	N/A
** D	N/A	N/A	82'	38'	28'	22'	N/A	CONC.	V	N/A	N/A

LOOP DETECTOR CONNECTION

DETECTOR UNIT NO.	DETECTOR OPERATION	CONNECTED TO LOOP	CONNECTED TO TIMING FUNCTION
1	NORMAL	L2	TF2
2	NORMAL	L2	TF2
3	NORMAL	L4	TF4
4	DELAY/NORMAL	L4R	TF4
5	NORMAL	L5	TF5
6	NORMAL	L6	TF6
7	NORMAL	L6	TF6
8	DELAY/NORMAL	L6	TF6
9	NORMAL	L8	TF8
10	DELAY/NORMAL	L8R	TF8

TRAFFIC VOLUMES



A.M. PEAK HOUR
TOTAL=2977
DATE:02/02/2015
TIME:7:30-8:30 AM

P.M. PEAK HOUR
TOTAL=3429
DATE:02/04/2015
TIME:4:45-5:45 PM

NO.	DATE	REVISIONS	BY	APP.	NO.	DATE	REVISIONS	BY	APP.
1.	10/25/17	REDRAWN FROM HAND DRAWN PLAN "AS-BUILT". UPDATED PEDESTRIAN SIGNAL HEADS 2, 4, AND 6 TO COUNTDOWN TYPE. UPDATED ALL PEDESTRIAN SIGNS TO COUNTDOWN TYPE. UPDATED SIGNS "K" TO SIGNS "L". UPDATED TRAFFIC VOLUMES.	JH						
2.	1/17/18	UPDATED PLAN PER "AS-BUILT".	JH						

PALM BEACH COUNTY, FLORIDA
TRAFFIC DIVISION

SIGNALIZATION PLAN

10TH AVENUE NORTH AND BOUTWELL ROAD

REPLOT
SIGNATURE
DATE
CHRISTOPHER R. MORA
ENGINEER OF RECORD

	NAME	DATE
DRAWN BY	JH	10/25/2017
CHECKED BY		

SCALE: *1" = 20'
CONTRACT NO.

R-T-S 43-44-20

DRAWING NUMBER TS - 35830

ts35830.dgn 1/17/2018 1:19:28 PM

Palm Beach County **Signal Timing Sheet** **9/4/2020**

35830 : 3010 - 10th Av N and Boutwell Rd (Standard File)

Phase [1.1.1]

	1	2 (WT)	3	4 (NT)	5 (WL)	6 (ET)	7	8 (ST)	9	10	11	12	13	14	15	16
Walk	0	7	0	7	0	10	0	10	0	0	0	0	0	0	0	0
Ped Clearance	0	16	0	20	0	14	0	22	0	0	0	0	0	0	0	0
Min Green	0	20	0	6	4	20	0	6	0	0	0	0	0	0	0	0
Passage	0	4	0	2	2	4	0	2	0	0	0	0	0	0	0	0
Max1	0	55	0	30	15	55	0	30	0	0	0	0	0	0	0	0
Max2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Yellow	0	4.5	0	4	4.5	4.5	0	4	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red	0	2	0	2	2	2	0	2	0	0	0	0	0	0	0	0

Phase Option [1.1.2]

	1	2 (WT)	3	4 (NT)	5 (WL)	6 (ET)	7	8 (ST)	9	10	11	12	13	14	15	16
Enable		ON		ON	ON	ON		ON								
Auto Entry				ON				ON								
Auto Exit		ON				ON										
Non Act1																
Non Act2																
Lock Call		ON				ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Dual Entry		ON		ON		ON		ON								
Sim Gap Enable																
Rest In Walk																

Detector, Vehicle Parameters 1-16 [5.1]

	1	2 (WT1)	3	4 (NT1)	5 (WL1)	6 (ET1)	7	8 (ST1)	9	10	11	12	13	14	15	16
Call Phase	2	2	4	4	5	6	6	6	8	8	0	0	0	0	0	0
Switch Phase	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Detector, Vehicle Parameters 17-32 [5.1]

	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Detector, Vehicle Parameters 33-48 [5.1]

	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Detector, Vehicle Parameters 49-64 [5.1]

	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Approved By: Ron Tibbetts **Date:** ______________

Palm Beach County **System Timing Sheet** **9/4/2020**

35830 : 3010 - 10th Av N and Boutwell Rd (Standard File)

TB Coor, Day Plan [4.4]

Day Plan Table 1	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Hour		6	9	15	19	23										
Minute			30													
Action	100	2	1	3	4	100										

Day Plan Table 2	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Hour		7	9	21	23											
Minute																
Action	100	4	1	4	100											

Day Plan Table 3	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Hour		7	9	21	23											
Minute																
Action	100	4	1	4	100											

Coordination, Pattern 1-16 [2.1]/Coordination, Alt Tables+[2.6]

Pattern	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Cycle Time	140	160	160	120	140											
Offset Time	124	48	10	5	122											
Split Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Ph Opt Alt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ph Time Alt	1	2	3	4	0	0	0	0	0	0	0	0	0	0	0	0

Coordination, Splits [2.7.1]

Split Table 1	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time		95		45	24	71		45								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 2	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time		110		50	25	85		50								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 3	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time		110		50	30	80		50								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 4	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time		80		40	22	58		40								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 5	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time		102		38	20	82		38								
Mode	NON	MAX	NON	MAX	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 6	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Approved By: Ron Tibbetts **Date:** ______________

Palm Beach County **Preempt & Overlap Timing Sheet** **9/4/2020**

35830 : 3010 - 10th Av N and Boutwell Rd (Standard File)

Preemption Times[3.1]/Phases[3.2]/Options[3.3]

Channel	1	2	3	4	5	6
Lock Input			ON	ON	ON	ON
Override Flash						
Override Higher						
Flash Dwell						
Link						
Delay						
Min Duration						
Min Green			5	5	5	5
Min Walk			4	4	4	4
Ped Clear			21	21	21	21
Track Green						
Min Dwell			10	10	10	10
Max Presence			120	120	120	120
Track R1						
Track R2						
Track R3						
Track R4						
Dwell P1			2	2	4	4
Dwell P2			6	6	8	8
Dwell P3						
Dwell P4						
Dwell P5						
Dwell P6						
Dwell P7						
Dwell P8						
Dwell P9						
Dwell P10						
Dwell P11						
Dwell P12						
Dwell Ped1						
Dwell Ped2						
Dwell Ped3						
Dwell Ped4						
Dwell Ped5						
Dwell Ped6						
Dwell Ped7						
Dwell Ped8						
Exit R1			2	2	2	2
Exit R2			6	6	6	6
Exit R3						
Exit R4						

Preemption Times+[3.4]/Overlaps+[3.5]/Options+[3.6]

Preempt	1	2	3	4	5	6
Enable			ON	ON	ON	ON
Type	EMERG	EMERG	EMERG	EMERG	EMERG	EMERG
Skip Track						
Volt Mon Flash						
Coord in Preempt						
Max2						
Return Max/Min	MAX	MAX	MAX	MAX	MAX	MAX
Extend Dwell						
Pattern						
Output Mode	TS2	TS2	TS2	TS2	TS2	TS2
Track Over 1						
Track Over 2						
Track Over 3						
Track Over 4						
Track Over 5						
Track Over 6						
Track Over 7						
Track Over 8						
Track Over 9						
Track Over 10						
Track Over 11						
Track Over 12						
Dwell Over 1						
Dwell Over 2						
Dwell Over 3						
Dwell Over 4						
Dwell Over 5						
Dwell Over 6						
Dwell Over 7						
Dwell Over 8						
Dwell Over 9						
Dwell Over 10						
Dwell Over 11						
Dwell Over 12						
Ped Clear						
Yellow						
Red						
Return Min/Max						
Delay Inh						
Exit Time						
All Red B4						

Overlap Program Parameters [1.5.2.1]

Overlap	Included Phases								Modifer Phases								Type	Green	Yellow	Red
Overlap 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5

Approved By: Ron Tibbetts **Date:** ________________

Palm Beach County **Alternate Timing Sheet** **9/4/2020**

35830 : 3010 - 10th Av N and Boutwell Rd (Standard File)

Alternate Phase Program 1, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	7	16	20	4	55	55	4.5	2	2	0
3	0	0	0	0	0	0	0	0	0	0
4	7	20	6	3	45	11	4	2	4	0
5	0	0	4	2	25	8	4.5	2	5	0
6	10	14	20	4	55	55	4.5	2	6	0
7	0	0	0	0	0	0	0	0	0	0
8	10	22	6	3	45	11	4	2	8	0

Alternate Phase Program 2, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	7	16	20	4	55	55	4.5	2	2	0
3	0	0	0	0	0	0	0	0	0	0
4	7	20	6	3	45	15	4	2	4	0
5	0	0	4	2	25	10	4.5	2	5	0
6	10	14	20	4	55	55	4.5	2	6	0
7	0	0	0	0	0	0	0	0	0	0
8	10	22	6	3	45	15	4	2	8	0

Alternate Phase Program 3, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	7	16	20	4	55	55	4.5	2	2	0
3	0	0	0	0	0	0	0	0	0	0
4	7	20	6	3	45	17	4	2	4	0
5	0	0	4	2	25	10	4.5	2	5	0
6	10	14	20	4	55	55	4.5	2	6	0
7	0	0	0	0	0	0	0	0	0	0
8	10	22	6	3	45	17	4	2	8	0

Alternate Phase Program 4, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	7	16	20	4	55	55	4.5	2	2	0
3	0	0	0	0	0	0	0	0	0	0
4	7	20	6	3	45	10	4	2	4	0
5	0	0	4	2	25	8	4.5	2	5	0
6	10	14	20	4	55	55	4.5	2	6	0
7	0	0	0	0	0	0	0	0	0	0
8	10	22	6	3	45	10	4	2	8	0

Alternate Phase Program 5, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0

TB Coor, Day Plan [4.4]

Day Plan Table 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Day Plan Table 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Day Plan Table 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Approved By: Ron Tibbetts **Date:** ________________

Palm Beach County **Special System Timing Sheet** **9/4/2020**

35830 : 3010 - 10th Av N and Boutwell Rd (Standard File)

Coordination, Splits [2.7.1]

Split Table 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																

Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	36	62	30	22	20	78	30	22								
Mode	NON	MAX	NON	NON	MAX	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Approved By: Ron Tibbetts **Date:** ________________

This Page Intentionally Left Blank

PALM BEACH COUNTY FLORIDA

Department of Engineering and Public Works

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

www.pbcgov.com

January 7, 2021

Dr. Juan F. Ortega, PE
JFO Group Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

RE: Boutwell Road Apartments
Project #: 201205
Traffic Performance Standards Review

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the **Boutwell Road Apartments** Traffic Impact Statement, dated December 28, 2020, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Lake Worth Beach
Location:	West side of Boutwell Road, south of 10th Avenue
PCN:	38-43-44-20-01-034-0040
Access:	One full access driveway connection onto Boutwell Road (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Vacant
Proposed Uses:	Mid-rise Multi-Family Residential = 200 DU
New Daily Trips:	1,088
New Peak Hour Trips:	72 (19/53) AM; 88 (54/34) PM
Build-out:	December 31, 2026

Based on our review, the Traffic Division has determined the proposed development is located within the Urban Redevelopment Area (URA) Traffic Concurrency Exception Area (TCEA) and therefore, exempt from the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

Quazi Anwar Bari

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:rb
ec: Addressee
Erin Fitzhugh Sita, AICP, Assistant Director-Planning, Zoning, & Preservation Community Sustainability Department, City of Lake Worth Beach
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Bogdan Piorkowski, P.E., Sr. Prof. Engineer, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2021\201205 - BOUTWELL ROAD APARTMENTS.DOCX

February 2, 2021 *Sent via e-mail: Mambach96@gmail.com*

Mark Ambach
MA Investment Boca, LLC
740 Hibiscus Street
Boca Raton, FL 33486

Re: 3300 Boutwell Road- Parking Analysis
PCNs 38-43-44-20-01-034-0040

Dear Mark,

JFO Group Inc. has been retained to prepare a parking analysis associated with a reduction in the required number of parking spaces per *City of Lake Worth Beach Code* of *Ordinances Sec. 23.4-10 Off-Street Parking Requirements* for the *3300 Boutwell Road* project.

The *3300 Boutwell Road* project is located west of Boutwell Road, just south of 10th Avenue in the City of Lake Worth Beach, Florida. Parcel Control Number associated with this project is 38-43-44-20-01-034-0040. Figure 1 shows the project location in relation to the transportation network.

Exhibit 1 includes a copy of the proposed site plan for the *3300 Boutwell Road* project. As shown in the proposed site plan, the subject site is proposing 200 Apartments. According to Sec. 23.4-10. of the City's Code of Ordinances, 322[1] parking spaces are required while 272[2] parking spaces are being provided. Exhibit 2 includes Palm Beach County Traffic Concurrency approval for the proposed project.

Figure 1 : Project Location

Exhibit 3 shows Parking Demand calculations for multifamily housing (ITE LU 221) using the Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition. Parking demand was calculated based on total number of Bedrooms, Dwelling Units, and Occupied Dwelling Units. Table 1 summarizes parking demand calculations for the *3300 Boutwell Road* project comparing required parking by Code vs parking demand from the ITE Parking Manual. Parking Generation rates from ITE used in this analysis assume no access to rail transit. However, as shown in Exhibit 4, the *3300 Boutwell Road* project has access to four (4) bus stops within a ¼ mile of the site, and to the Lake Worth Beach Tri Rail station within a 21-minute walk or a 5-minute bicycle ride.

[1] 1 Bedroom (115 Units @ 1.50 Sp/Unit) = 173 Spaces
2 Bedroom (85 Units @ 1.75 Sp/Unit) = 149 Spaces

[2] 225 Standard Spaces + 41 Compact Parking Spaces + 24 Bike Racks (6 Spaces)

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) 462-5364 • F: (561) 465-8048 • info@jfo.us

Furthermore, the *3300 Boutwell Road* property was included within *The Lake Worth Transit Oriented Development (TOD) Charrette Study* prepared by the Treasure Coast Regional Planning Council in January 2009. According to research included in *Effects of TOD on Housing, Parking, and Travel*. *Washington, DC: The National Academies Press*, TOD households own an average of 0.9 cars compared to 1.6 cars for comparable households not living in TODs where TOD households are almost twice as likely to not own a car. Therefore, calculated parking demand shown in Table 1 is on the conservative side.

Table 1: Parking Demand Summary

Independent Variable	Intensity	ITE Parking Manual, 5th Edition			Required Parking by Lake Worth Beach Code	Proposed Parking
		Fitted Curve Equation	Average Parking Demand Rate	Calculated Parking Demand[2]		
Bedrooms	285[1]	P=0.82(X)-20.37	0.75	213 - 214	322[3]	272[4]
Dwelling Units	200	P=1.34(X)-8.73	1.31	259 - 262		
Occupied Dwelling Units	200	P=1.34(X)-5.76	1.32	262 - 264		

[1] 115 Units × (1 Bedroom) + 85 Units × (2 Bedrooms) = 285 Bedrooms
[2] See Exhibit 3
[3] 1 Bedroom (115 Units @ 1.50 Sp/Unit) [173 Spaces] + 2 Bedroom (85 Units @ 1.75 Sp/Unit) [149 Spaces] = 322 Spaces
[4] 225 Standard Spaces + 41 Compact Parking Spaces + 24 Bike Racks (6 Spaces) = 272 Spaces

Consequently, given the Multifamily Housing (ITE LU 221) parking demand rates included in the 5th Edition of the ITE Parking Generation Manual and the project's easy access to transit, we are respectfully requesting that 272 parking spaces are provided at the *3300 Boutwell Road* project instead of the 322 parking spaces required by the City of Lake Worth Beach Code of Ordinances.

If granted, this technical deviation will allow the applicant to minimize the impact to interior circulation where this request (1) will not diminish the site's vehicular or pedestrian operation, (2) will not cause any adverse impacts to the environment or traffic circulation design, (3) will not be detrimental to the public welfare, or injurious to property or improvements in the surrounding area or neighborhood, and (4) it is the minimum deviation necessary to make the best use of the property.

Please do not hesitate to contact our office if you have questions or need additional information.

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) GO2-JFOG • www.jfogroupinc.com • info@jfo.us

Sincerely,

JFO GROUP INC
COA Number 32276

JUAN F. ORTEGA
LICENSE
No. 63422
Digitally signed by Juan F Ortega
Date: 2021.02.02 09:56:49 -05'00'
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Enclosures: Exhibit 1: Proposed Site Plan
Exhibit 2: TPS Approval
Exhibit 3: ITE Parking Generation
Exhibit 4: Nearby Transit

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) GO2-JFOG • www.jfogroupinc.com • info@jfo.us

This Page Intentionally Left Blank

SITE DATA

APPLICATION NAME	3300 BOUTWELL ROAD
PROJECT NO.	
EXISTING LAND USE DESIGNATION	MU-W
PROPOSED LAND USE DESIGNATION	MU-W
EXISTING ZONING DESIGNATION	MU-W
PROPOSED ZONING DISTRICT	U-PD / MU-W
SECTION / TOWNSHIP / RANGE	20/44/43
PROPERTY CONTROL NUMBER(S)	38-43-44-20-01-034-0040
EXISTING USE	VACANT
PROPOSED USE	APARTMENT HOMES
GROSS SITE AREA	206,735 SF / 4.746 AC.
NET SITE AREA	206,735 SF / 4.746 AC.
PROPOSED GROSS FLOOR AREA	200,000 SF
BUILDING LOT COVERAGE	40,000 SF / 0.92 AC. (19%)
BUILDING HEIGHT	5 STORIES*
IMPERVIOUS	133,080 SF / 3.08 AC. (65%)
PERVIOUS	71,935 SF / 1.67 AC. (35%)
GREEN SPACE	62,540 SF
PAVERS (50% APPLICABLE FOR PERVIOUS CALCS)	18,790 SF SF (9,395 SF)
TOTAL UNITS	200 UNITS
1 BEDROOM	115 UNITS
2 BEDROOM	85 UNITS
PARKING REQUIRED	322 SP.
1 BEDROOM (115 UNITS @ 1.5 SP/UNIT)	173 SP.
2 BEDROOM (85 UNITS @ 1.75 SP/UNIT)	149 SP.
HANDICAPPED REQUIRED (INCL. IN TOTAL)	7 SP.
ELECTRIC CAR PARK REQUIRED (INCL. IN TOTAL)	13 SP.
PARKING PROVIDED	272 SP.
STD SPACES	225 SP. (83%)
CPMT SPACES	41 SP. (15%)
BIKE RACKS	24 RACKS (6 SP.) (2%)
HANDICAPPED PROVIDED (INCL. IN TOTAL)	7 SP.

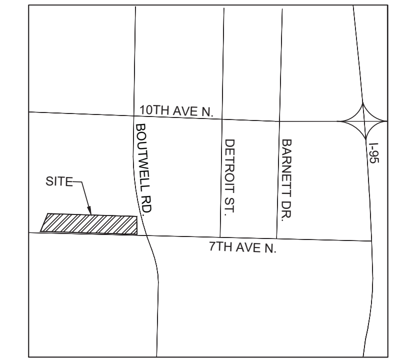
PROPERTY DEVELOPMENT REGULATIONS

ZONING DISTRICT	LOT DIMENSIONS			MAX. BLDG COVER	MIN. SETBACKS		
	DENSITY	WIDTH/ FRONTAGE	DEPTH		FRONT	SIDE	REAR
REQUIRED	30 DU/AC.	MIN. 50'	N/A	50%	32'	11'	22'
PROPOSED	42.14 DU/AC.*	200'	1079'	19%	32'	11'	253'

NOTES

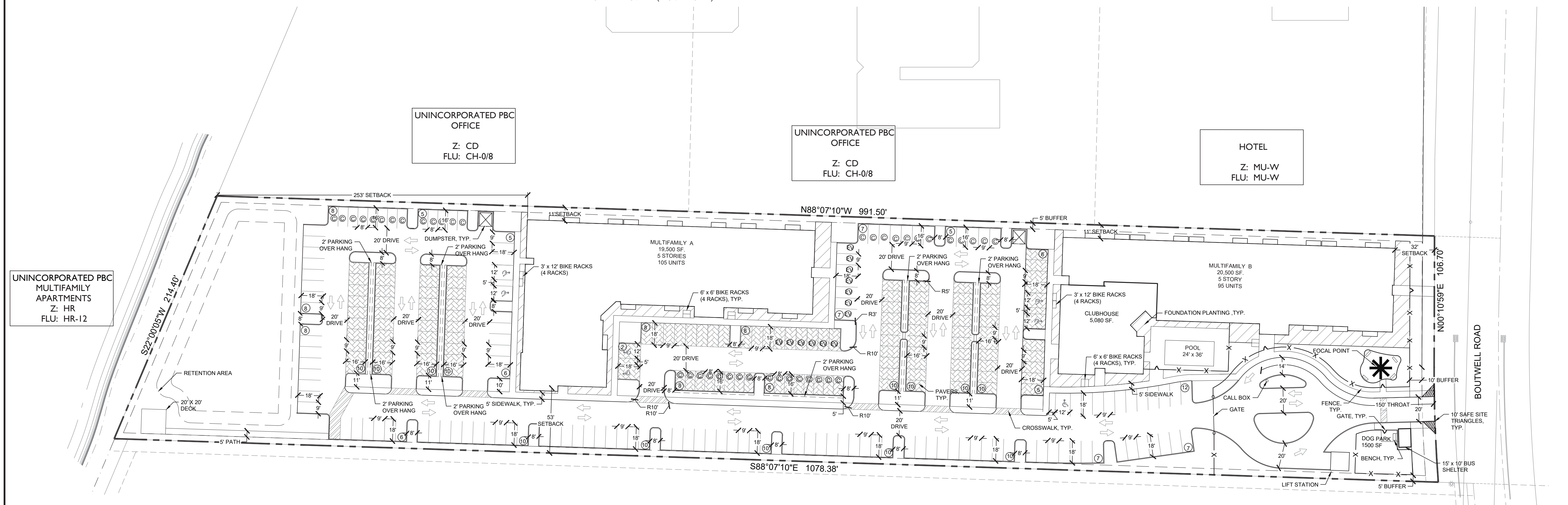
1. ADDITIONAL HEIGHT UNDER SUSTAINABLE BONUS INCENTIVE PROGRAM (SBIP)(NOT TO EXCEED 6 STORIES), WHICH ALLOWS FOR THE INCREASE IN BUILDING HEIGHT FROM THE STANDARD MAXIMUM REGULATION OF 2 STORIES TO TWO 5-STORY BUILDINGS.
2. *25% INCREASE IN DENSITY, INTENSITY, AND HEIGHT FOR PROJECTS ONE HALF ACRE OR MORE PER SUSTAINABLE INCENTIVE BONUS PROGRAM.

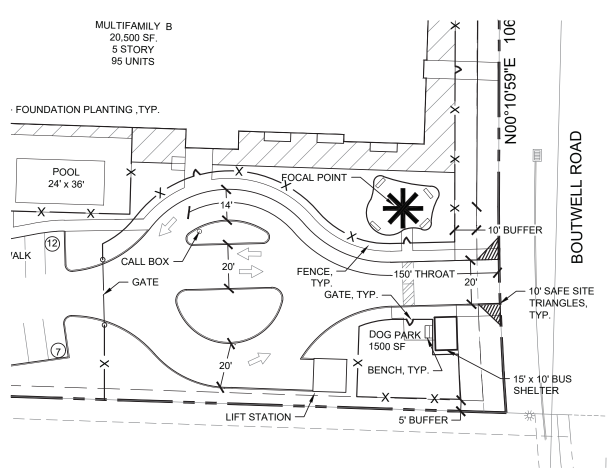
LOCATION MAP



N

0 20 40 80
SCALE: 1" = 40'





1 AUTO TURN EXHIBIT

SCALE: 1" = 40' - 0"

LEGEND

A.C. = ACRES
C = COMPACT CAR PARKING SPACE
D.E. = DRAINAGE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICER
EASMT. = EASEMENT
EV = ELECTRIC CAR PARKING SPACE
EX. = EXISTING
FLU. = FUTURE LAND USE
INT. = INTERIOR UNIT
L.A.E. = LIMITED ACCESS EASEMENT
O/S = OPEN SPACE
P.B. =PLAT BOOK
PDE = PUBLIC DRAINAGE EASEMENT
PDR = PROPERTY DEVELOPMENT REGULATIONS
PF. = PAGE
R = RADIUS
R.O.W. = RIGHT OF WAY
S.B. = SETBACK
S.F. = SQUARE FEET'
TYP. = TYPICAL
U.E. = UTILITY EASEMENT

WGI.
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

REVISIONS

NO.	DATE	DESCRIPTION	BY
####	####	####	####
####	####	####	####
####	####	####	####
####	####	####	####
####	####	####	####
####	####	####	####
####	####	####	####
####	####	####	####

CAD	627300 - PL - SITE01.DWG
JOB NO.	6273.00
DRAWN BY	AE
CHECK BY	YM
DATE	01-12-2021

3300 BOUTWELL ROAD
LAKE WORTH BEACH

CONCEPTUAL SITE PLAN

SHEET:
CSP01.1

Exhibit 1

This Page Intentionally Left Blank

Department of Engineering and Public Works

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

www.pbcgov.com

January 7, 2021

Dr. Juan F. Ortega, PE
JFO Group Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

RE: Boutwell Road Apartments
Project #: 201205
Traffic Performance Standards Review

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the **Boutwell Road Apartments** Traffic Impact Statement, dated December 28, 2020, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Lake Worth Beach
Location:	West side of Boutwell Road, south of 10th Avenue
PCN:	38-43-44-20-01-034-0040
Access:	One full access driveway connection onto Boutwell Road (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Vacant
Proposed Uses:	Mid-rise Multi-Family Residential = 200 DU
New Daily Trips:	1,088
New Peak Hour Trips:	72 (19/53) AM; 88 (54/34) PM
Build-out:	December 31, 2026

Based on our review, the Traffic Division has determined the proposed development is located within the Urban Redevelopment Area (URA) Traffic Concurrency Exception Area (TCEA) and therefore, exempt from the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

<u>The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.</u>

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

Quazi Anwar Bari

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:rb
ec: Addressee
Erin Fitzhugh Sita, AICP, Assistant Director-Planning, Zoning, & Preservation Community Sustainability Department, City of Lake Worth Beach
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Bogdan Piorkowski, P.E., Sr. Prof. Engineer, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2021\201205 - BOUTWELL ROAD APARTMENTS.DOCX

Land Use: 221 Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with between three and 10 levels (floors) of residence. Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), and affordable housing (Land Use 223) are related land uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (one general urban/suburban study site), a Saturday (two general urban/suburban study sites), and a Sunday (one dense multi-use urban study site).

	Percent of Peak Parking Demand		
Hour Beginning	**Weekday**	**Saturday**	**Sunday**
12:00–4:00 a.m.	100	100	100
5:00 a.m.	94	99	–
6:00 a.m.	83	97	–
7:00 a.m.	71	95	–
8:00 a.m.	61	88	–
9:00 a.m.	55	83	–
10:00 a.m.	54	75	–
11:00 a.m.	53	71	–
12:00 p.m.	50	68	–
1:00 p.m.	49	66	33
2:00 p.m.	49	70	40
3:00 p.m.	50	69	27
4:00 p.m.	58	72	13
5:00 p.m.	64	74	33
6:00 p.m.	67	74	60
7:00 p.m.	70	73	67
8:00 p.m.	76	75	47
9:00 p.m.	83	78	53
10:00 p.m.	90	82	73
11:00 p.m.	93	88	93

Additional Data

In prior editions of *Parking Generation*, the mid-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of parking demand data found no clear differences in parking demand between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

The average parking supply ratios for the study sites with parking supply information are shown in the table below.

		Parking Supply Ratio	
Setting	**Proximity to Rail Transit**	**Per Dwelling Unit**	**Per Bedroom**
Center City Core	Within ½ mile of rail transit	1.1 (15 sites)	1.0 (12 sites)
Dense Multi-Use Urban	Within ½ mile of rail transit	1.2 (39 sites)	0.9 (34 sites)
	Not within ½ mile of rail transit	1.2 (65 sites)	0.8 (56 sites)
General Urban/ Suburban	Within ½ mile of rail transit	1.5 (25 sites)	0.8 (12 sites)
	Not within ½ mile of rail transit	1.7 (62 sites)	1.0 (39 sites)

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, District of Columbia, Maryland, Massachusetts, New Jersey, New York, Oregon, Virginia, Washington, and Wisconsin.

It is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex). Future parking studies should also indicate the number of levels contained in the residential building.

Source Numbers

21, 209, 247, 255, 277, 401, 402, 419, 505, 512, 522, 533, 535, 536, 537, 538, 545, 546, 547, 575, 576, 577, 579, 580, 581, 583, 584, 585, 587

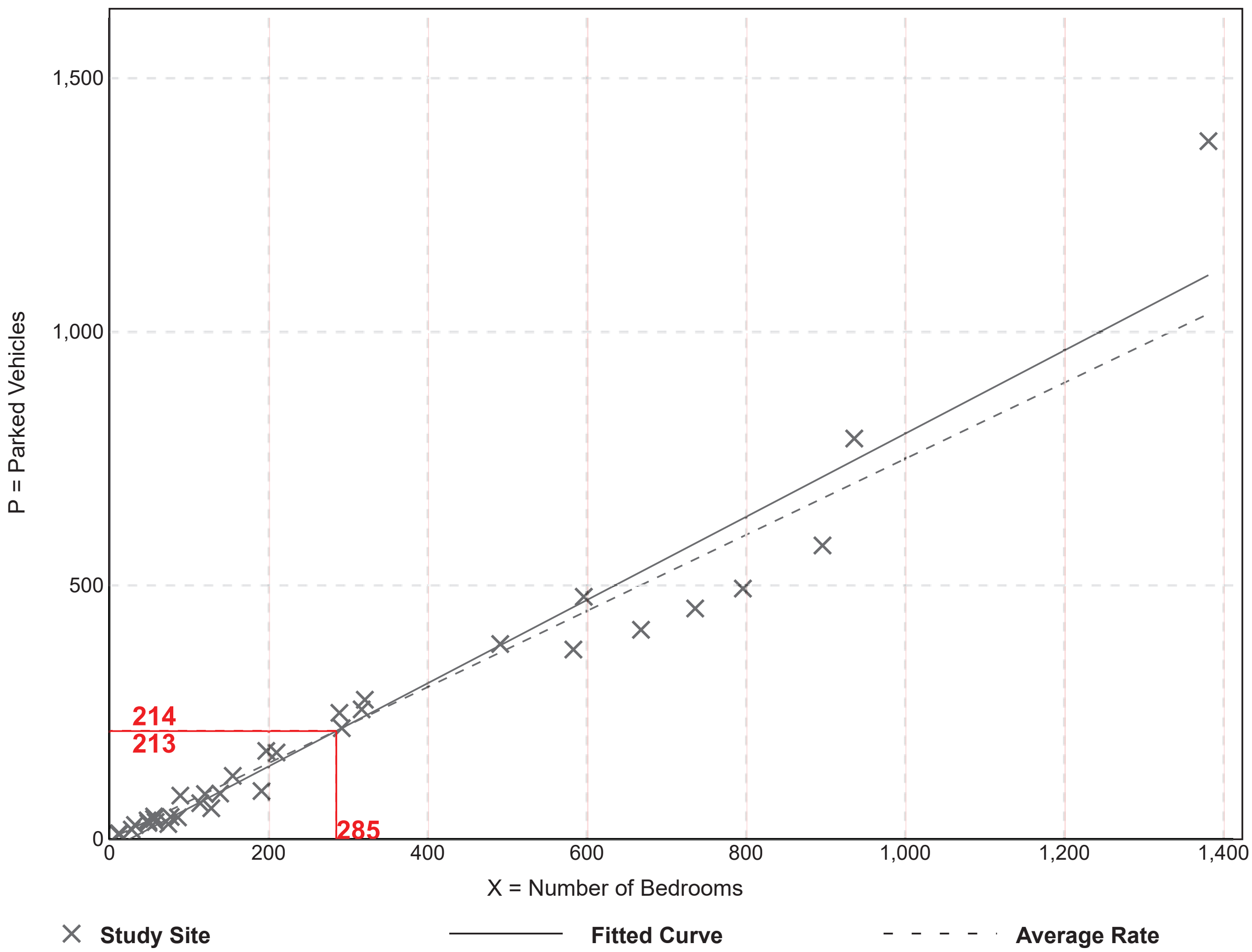
Multifamily Housing (Mid-Rise)
(221)

Peak Period Parking Demand vs:	**Bedrooms**
On a:	**Weekday (Monday - Friday)**
Setting/Location:	**General Urban/Suburban (no nearby rail transit)**
Peak Period of Parking Demand:	**10:00 p.m. - 5:00 a.m.**
Number of Studies:	35
Avg. Num. of Bedrooms:	294

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.75	0.41 - 1.00	0.65 / 0.87	0.70 - 0.80	0.15 (20%)

Data Plot and Equation



Fitted Curve Equation: P = 0.82(X) - 20.37

R^2= 0.94

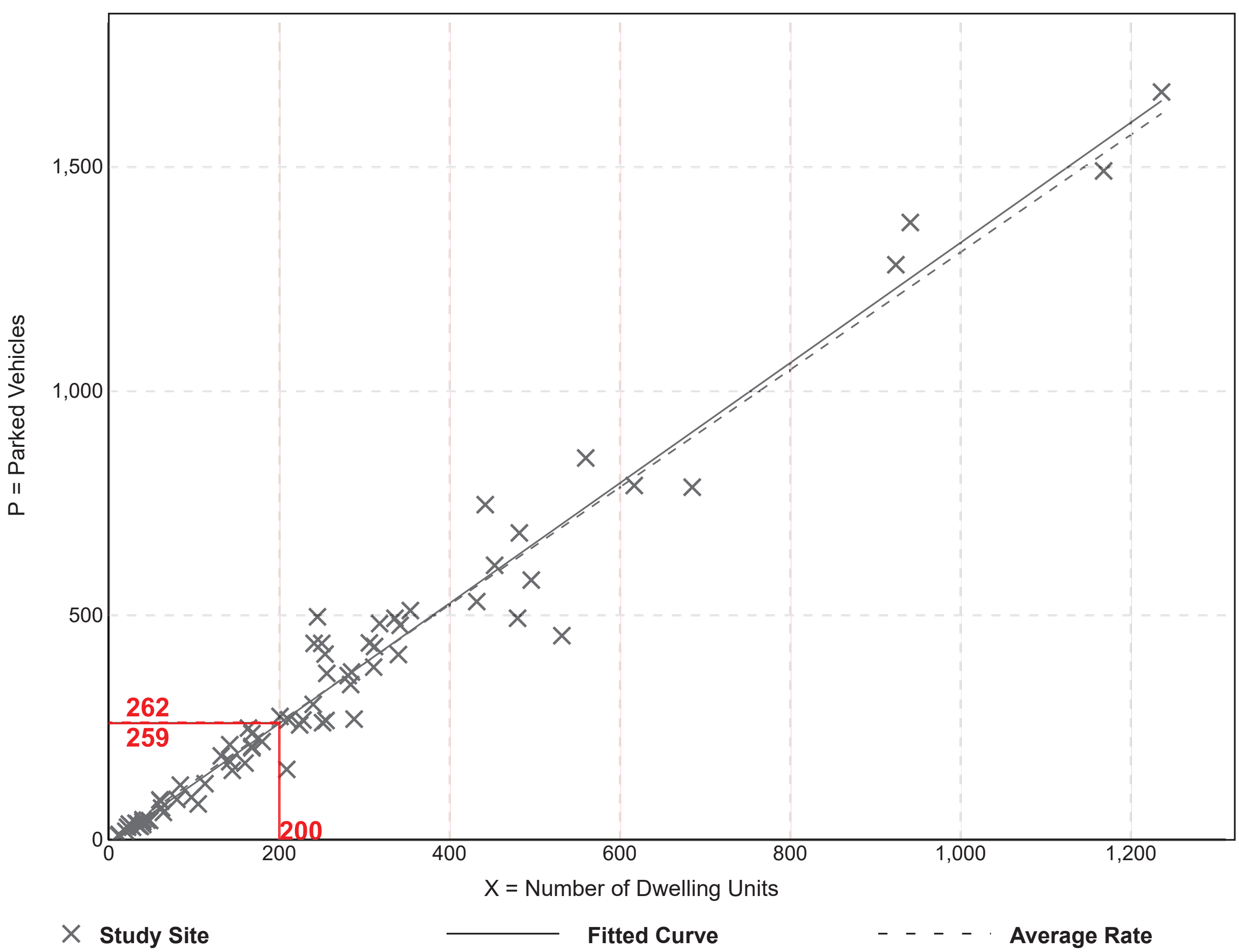
Multifamily Housing (Mid-Rise)
(221)

Peak Period Parking Demand vs:	**Dwelling Units**
On a:	**Weekday (Monday - Friday)**
Setting/Location:	**General Urban/Suburban (no nearby rail transit)**
Peak Period of Parking Demand:	**10:00 p.m. - 5:00 a.m.**
Number of Studies:	73
Avg. Num. of Dwelling Units:	261

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.31	0.75 - 2.03	1.13 / 1.47	1.26 - 1.36	0.22 (17%)

Data Plot and Equation



Fitted Curve Equation: P = 1.34(X) - 8.73 **R^2= 0.97**

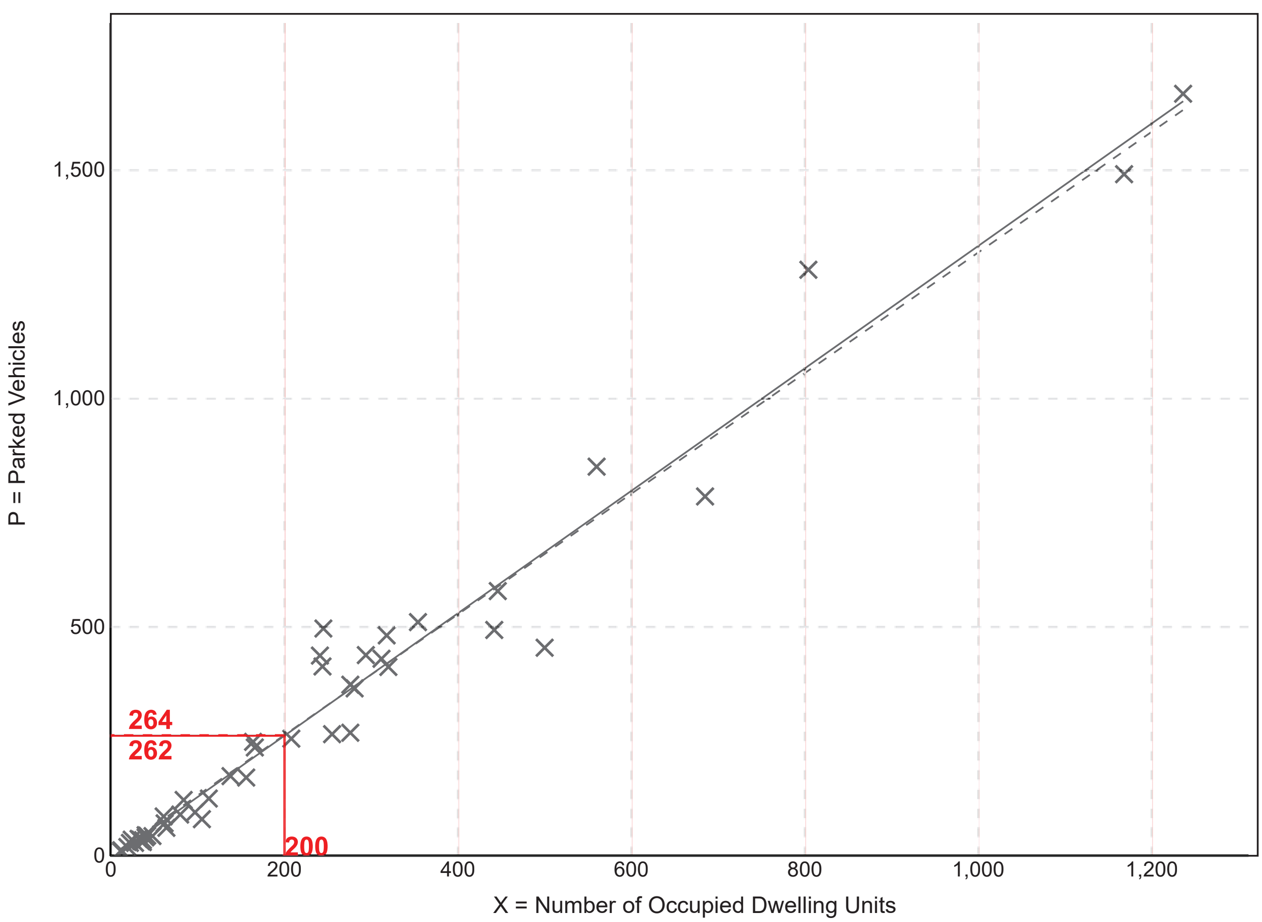
Multifamily Housing (Mid-Rise)
(221)

Peak Period Parking Demand vs:	**Occupied Dwelling Units**
On a:	**Weekday (Monday - Friday)**
Setting/Location:	**General Urban/Suburban (no nearby rail transit)**
Peak Period of Parking Demand:	**10:00 p.m. - 5:00 a.m.**
Number of Studies:	48
Avg. Num. of Occupied Dwelling Units:	234

Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.32	0.75 - 2.03	1.04 / 1.51	1.25 - 1.39	0.24 (18%)

Data Plot and Equation

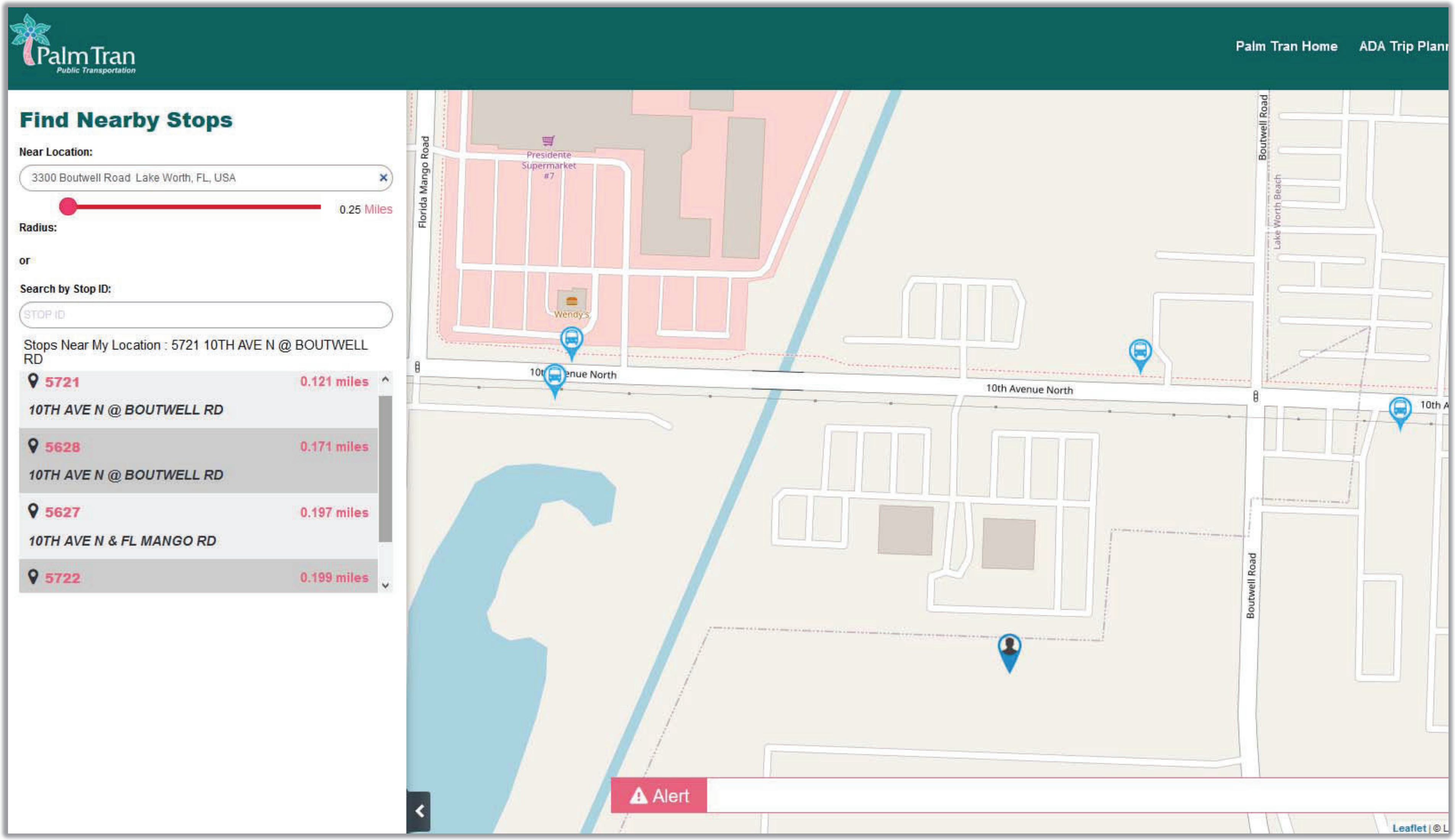


× **Study Site** —— **Fitted Curve** - - - - **Average Rate**

Fitted Curve Equation: P = 1.34(X) - 5.76 **R^2= 0.97**

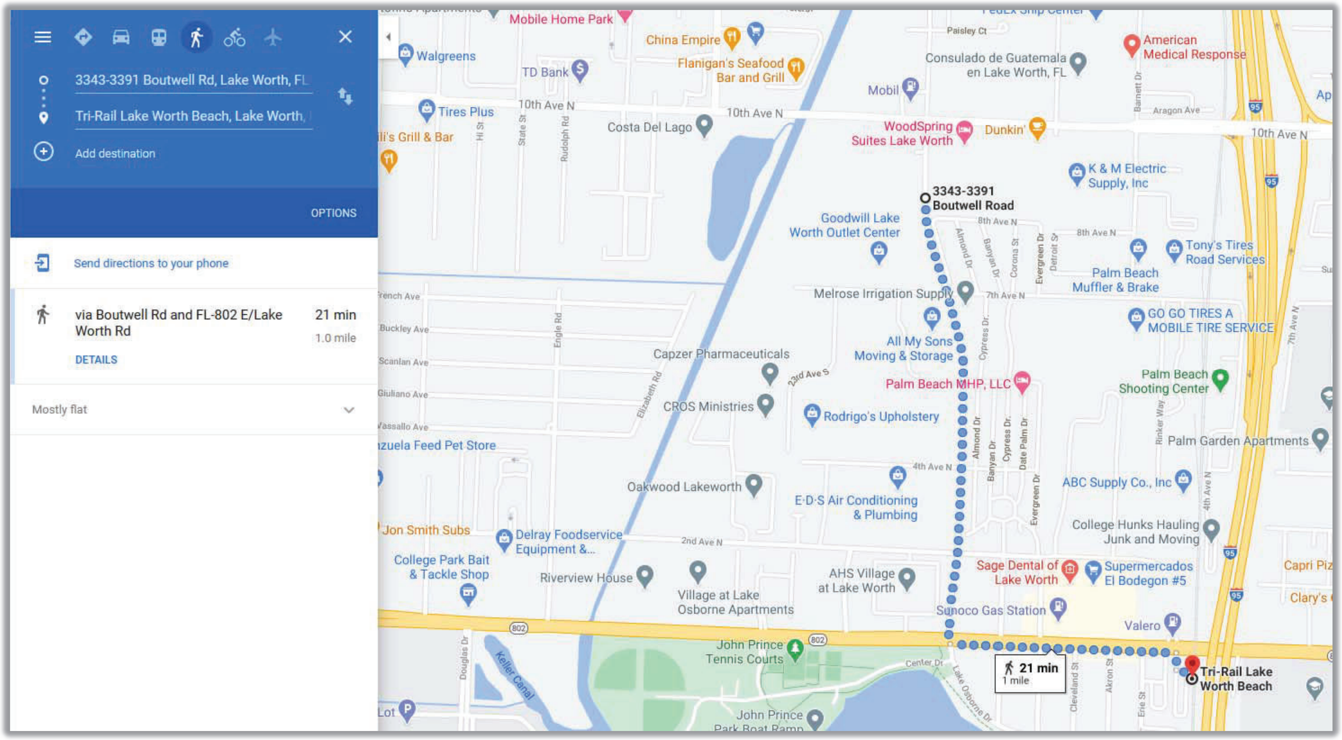
This Page Intentionally Left Blank

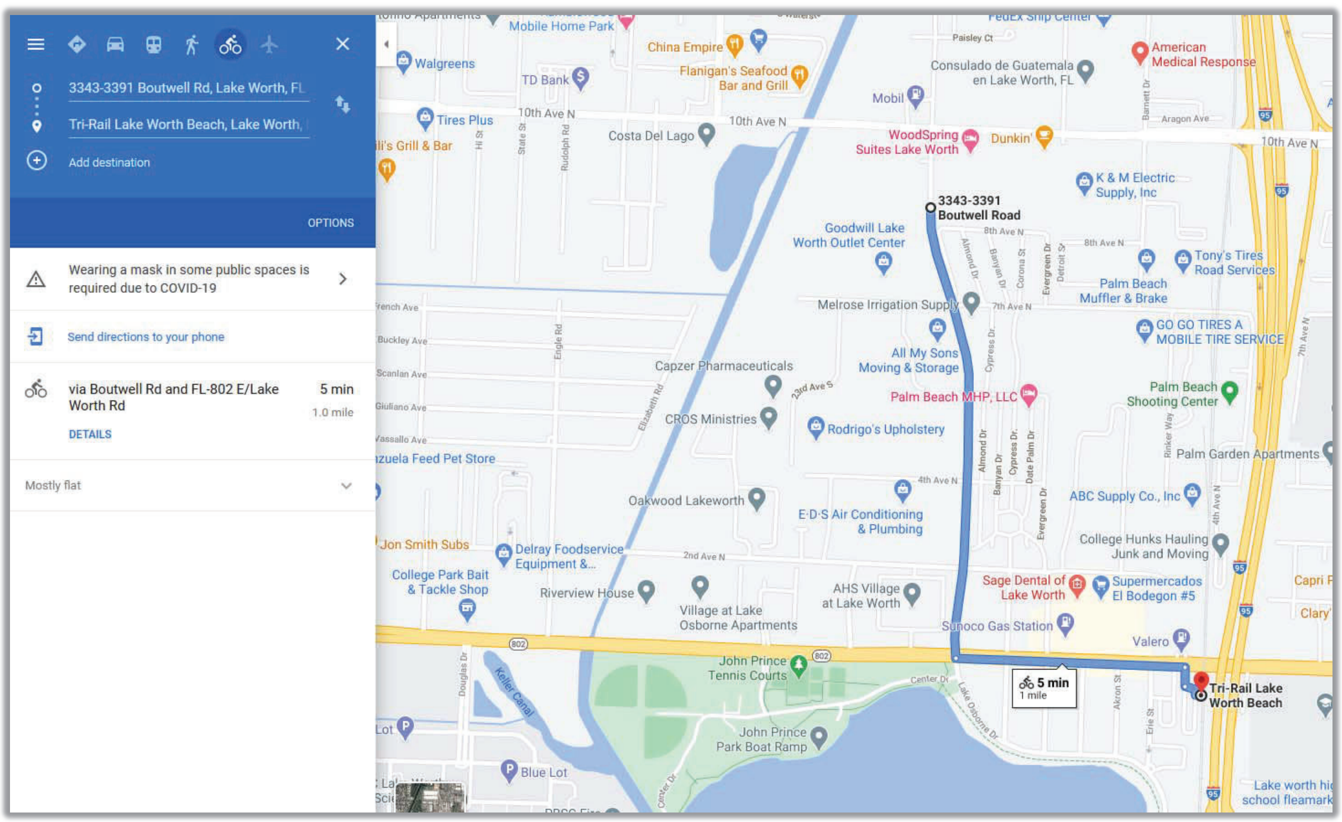
Palm Tran Bus Stops within ¼-Mile
3300 Boutwell Road



Source: https://tripplan.palmtran.org/Busstop/index

Tri-Rail Lake Worth Beach
3300 Boutwell Road





JUSTIFICATION STATEMENT
REZONING, MAJOR SITE PLAN, SUSTAINABLE BONUS INCENTIVE PROGRAM (SBIP), &
TRANSFER OF DEVELOPMENT RIGHTS (TDR)
3300 BOUTWELL ROAD APARTMENTS
Initial Submittal: February 3, 2021
Resubmittal: March 25, 2021

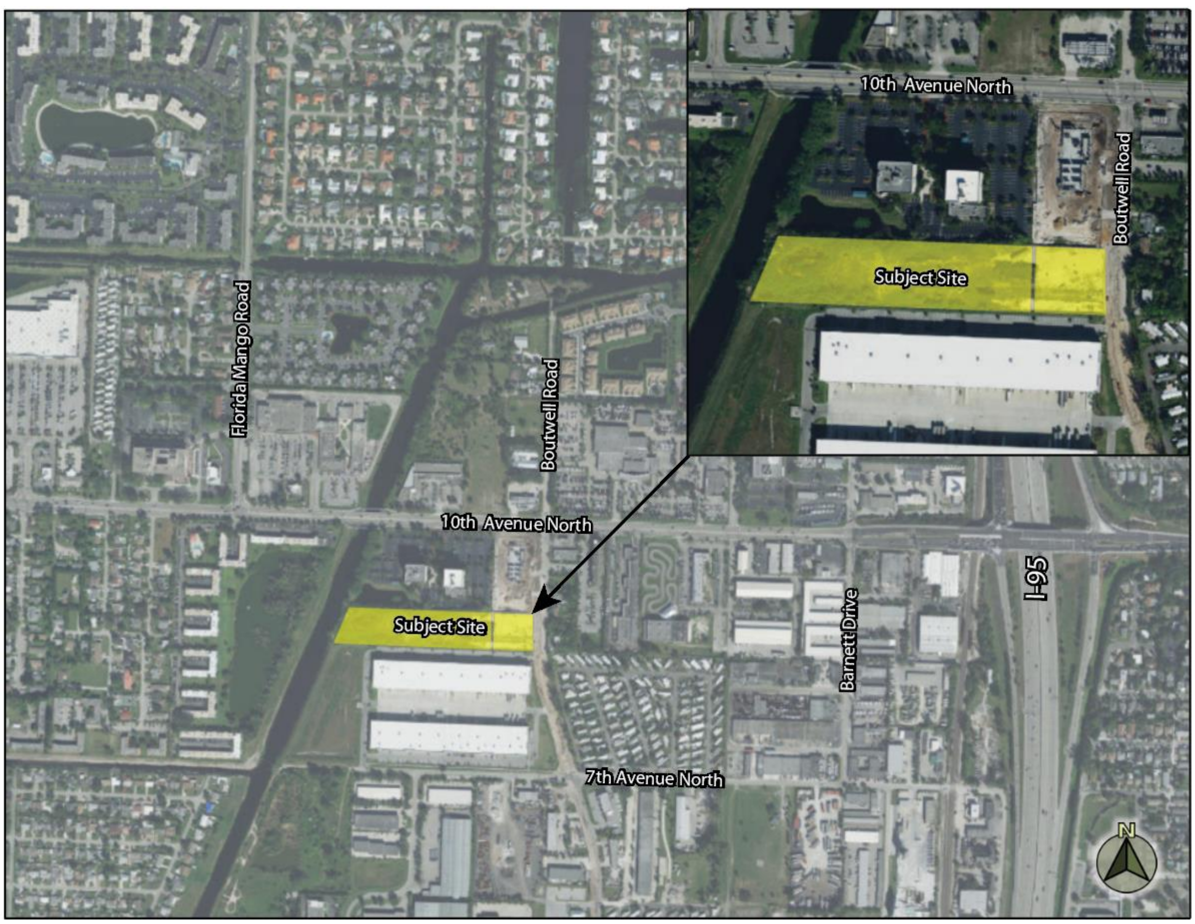
1. REQUEST

On behalf of the Applicant (MA Investment Boca, LLC), WGI is requesting approval for the subject site of the following:

1) **Rezoning** to rezone the subject site from a Mixed-Use West (MU-W) zoning district to an Urban Planned Development (U-PD) zoning district with an underlying MU-W.
2) **Major Site Plan** approval to permit the development of 200 apartment units;
3) **Sustainable Bonus Incentive Program (SBIP)** in order to increase density and building height by 25% for the proposed development; and
4) **Transfer of Development Rights (TDRs)** to allow for an increase in density through the purchase of 23 units through the TDR program.

2. SITE CHARACTERISTICS

The subject site consists of 4.746 acres and is located 420 feet south of the 10th Avenue North and Boutwell Road intersection, in the City of Lake Worth Beach. The subject site is currently undeveloped and retains a Future Land Use (FLU) and a Zoning designation of MU-W. The subject site is identified by the following Property Control Number (PCN) 38-43-44-20-01-034-0040 and has a physical address at 3300 Boutwell Road. A location map has been provided below which details the site characteristics and surrounding areas.



3. DEVELOPMENT HISTORY

The subject site is currently approved for the development of 158 multifamily apartment units. The previous multifamily development was approved under the FLU and zoning designation of MU-W. It is the intent of the applicant to abandon the prior approval to accommodate the 200-unit multifamily apartment development program. The request to rezone the subject site to an U-PD zoning district still retains the underlying MU-W zoning district and only increases the over all unit count by 42 multifamily units.

4. SURROUNDING PROPERTIES

The subject site is located near the 10th Avenue North corridor, whose fabric is comprised of myriad of non-residential and residential uses alike. There are numerous commercial and residential developments along the corridor, one that would support infill development of this underutilized site. The following chart summarizes the uses located immediately adjacent to the subject site.

	FLU Designation	Zoning District	Existing Use
North	Commercial High Office, with an underlying HR-8 (CH-O/8) (Palm Beach County)	CS: Commercial Specialized (Palm Beach County)	Office
	MU-W	MU-W	Hotel
South	Industrial (I)	Industrial Park of Commerce (I-POC)	Distribution Center
East	MU-W	MU-W	Gas Station
	MU-W	MU-W	Hotel
	MU-W	MU-W	Single-Family Residential (Proposed Townhome Planned Unit Development)
	Industrial (I)	Industrial Park of Commerce (I-POC)	Mobile Home Trailer Park
West	High Residential, 12 units per acre (HR-12) (Palm Beach County)	High Residential (HR)	Multifamily Apartments

NORTH: Immediately to the north of the subject site are two, six-story commercial office buildings that are located within Unincorporated Palm Beach County with a FLU designation of CH/O and zoning classification of CS. Also, north of the subject site is the five-story Wyndham hotel with 100 beds that is located within the City of Lake Worth Beach and retains a FLU and Zoning designation of MU-W.

SOUTH: Immediately to the south of the subject site is the Instate Business Center that retains a FLU designation of I and a zoning designation of I-POC.

EAST: Immediately to the east of the subject site is Boutwell Road. Further to the east, across Boutwell Road, are existing single-family residential homes with a FLU and Zoning designation of MU-W. Per the City of Lake Worth Beach's development projects list, there are 18 townhome units proposed for this area on a one-acre property known as the Casa Bella project (equating to a density of 18 dwelling units per acre). The proposed Casa Bella townhome project is currently in review and is requesting a planned development zoning district designation.

To the east of the proposed Casa Bella project is a four-story Woodsprings hotel with 124 beds that is located within the City of Lake Worth Beach and retains a FLU and Zoning designation of MU-W. To the northeast of the subject site is a Citgo gas station with a convenience store, which retains a FLU and Zoning designation of MU-W. To the southeast of the subject site is a 110-unit mobile home park on 12.6 acres (equating to a density of 8.73 dwelling units per acre). The mobile home park retains a FLU designation of I and a zoning designation of I-POC.

WEST: Immediately to the west of the subject is the E-4 LWDD Canal. Further west are 218 multifamily apartment units on 19 acres within the Avesta Costa Del Lago community (equating to a density of 11.47 dwelling units per acre). The apartment units retain a FLU designation of HR-12 and a Zoning designation of RH within the jurisdiction of Palm Beach County.

5. DEVELOPMENT PROGRAM

The request is to rezone the 4.746-acre subject site from MU-W to U-PD with an underlying MU-W, in order to develop a total of 200 multifamily apartment units - equating to a density of 42.14 dwelling units per acre. The multifamily apartment development will consist of two, five story buildings. The unit mix includes 120 one-bedroom units and 80 two-bedroom units. The development includes a 5,023 square foot clubhouse, pool and amenity deck, open space with a focal point amenity, and a 1,500 square foot dog park. A five-foot path connects to an ADA accessible observation deck along the canal on the western portion of the subject site. Both Buildings A and B include mail rooms on the ground level for mail deliveries, while Building B provides a locker for packages at the ground level. Mail and package delivery for the proposed development will be accessed through the gate. Both buildings will include roof mounted equipment for A/C. The proposed development includes a drop-off area for ridesharing on the north portion of the front entrance adjacent to Building B. A 16,223 square foot wet retention area is proposed on the western portion of the subject site. The proposed development is to be built in one phase.

The multifamily apartment development requests additional height and density through both the SBIP to allow for the increase in height from two stories to five stories and an increase in the maximum density from 30 dwelling units per acre to 37.5 dwelling units per acre. Through the TDR program, the 4.746-acre subject site results in an additional density bonus of 47 dwelling units thus increasing the maximum density of the subject site to 47.5 dwelling units per acre or 224 dwelling units.

6. REZONING CRITERIA AND URBAN PLANNED DEVELOPMENT DISTRICT STANDARDS

The Applicant’s request is to allow a Rezoning from the current MU-W zoning classification to a U-PD zoning district with an underlying MU-W. Section 23.2-26, Rezoning of Land and Future Land Use Map (FLUM) Amendments of the City’s Code of Ordinance requires the Applicant to address the Findings in accordance with Section 23.2-26(3). The Applicant is providing a Justification Statement, Site Plan, and other relevant documents as part of this Rezoning, and has demonstrated this proposal meets the requirements set forth in the applicable City’s Code of Ordinances, except for building side setbacks. The following waiver is being requested with the rezoning to a U-PD zoning district:

- Waiver to reduce the northern side setback requirement from 20 feet to 7 feet for the proposed development.

The responses by the Applicant for each Finding of Facts, provide a comprehensive analysis that the Rezoning application is compliance with these requirements:

A. Consistency

The proposed Rezoning to have a U-PD with an underlying MU-W on the subject site is consistent with the purpose and intent of the applicable comprehensive plan and land development regulations. Pursuant to Section 23.3-25(a) of the City’s Code of Ordinances, a Planned Development is allowed in any mixed-use district, in which the site is compliant. In addition, the change to a U-PD zoning district with an underlying MU-W is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.

The Rezoning request to modify the 4.746-acre subject site to retain an U-PD zoning district with an underlying MU-W furthers Goal 1.2, Objective 1.2.2, and Objective 1.2.3. of the City of Lake Worth Beach's Comprehensive Plan, which promote compact sustainable urban development. The proposed development establishes a compact high-density residential use that would balance with existing uses within the area and synergistically compliment the nearby commercial corridor of 10th Avenue North, ultimately adding to the City of Lake Worth Beach's goal of livable communities. The project includes sustainable elements such as Florida Green Building certification, higher quality landscaping in common open spaces, and the inclusion of a clubhouse, pool and amenity deck, observation deck, and dog park. The U-PD zoning district would support a more sustainable urban pattern in the City of Lake Worth Beach, by locating higher density eastward, at a nearby well-established, urban intersection. The proposed project, at a density of 42.14 dwelling units per acre, provides a prime opportunity for infill development, and will alleviate potential blight at one of the City's well-traveled intersections. The development will also utilize existing infrastructure, provide amenities that will benefit the residents of the development, and will diversify the housing stock within the City. All of these elements further the intent of the MU-W Zoning District.

The request for an U-PD zoning district promotes Objective 1.2.4 of the City of Lake Worth Beach's Comprehensive Plan, by utilizing the City's TDR program which allows for increase in overall density of 10 units per acre. The request for the TDR program under the U-PD zoning district permits the development to increase its maximum density of 37.5 dwelling units per acre, which the SBIP allows, to 47.5 dwelling units per acre. The current development program proposes a density of 42.14 dwelling units per acre, therefore allowing for a more urban infill development.

The request to allow an U-PD zoning district on the site supports Objective 1.6.1 and 1.6.7 of the City of Lake Worth Beach's Comprehensive Plan, by supporting redevelopment within the older urban areas of the City of Lake Worth Beach, and encouraging infill development. In addition, the proposed development supports redevelopment near the 10th Avenue North corridor, which is one of the City's major thoroughfares. The multifamily development is not subject to the requirements of the City's Major Thoroughfare Guidelines since it fronts Boutwell Road. An U-PD zoning district allows for a greater density, height, and design for the vacant subject site, which promotes the highest and best use. The increase in density and height for the infill multifamily development would complement the redevelopment in the surrounding area and the existing higher density residential to the north and west of the subject site.

The proposed Rezoning to an U-PD zoning district for the subject site meets all the regulations pursuant to Section 23.3-25(b) of the City of Lake Worth Beach's Code of Ordinances. The proposed development is not in conflict with any utility regulations or requirements of any utility system, while in compliance with the standards conditional use permits. The current 4.746-acre subject site allowed for the expansion and construction of improvements on Boutwell Road. All utilities, including telephone, cable television, and electrical service systems, for the proposed development are to be installed underground. The application for the U-PD zoning district provides all necessary information on the Master Development Plan and supporting documentation.

The Rezoning request to an U-PD zoning district for the subject site further complies with Section 23.3-25(b) and 23.3-25(e) of the City of Lake Worth Beach's Code of Ordinances. The minimum area required for an U-PD zoning district is 0.5 acres, which the 4.746-acre subject site exceeds the minimum area requirement. The proposed 200-unit multifamily apartment development is permitted in the underlying MU-W zoning district pursuant to Section 23.3-25(e)(3) of the City of Lake Worth Beach's Code of Ordinances. The required building setbacks for the U-PD zoning district, per the underlying MU-W zoning district, are met with the front setback of 32 feet, rear setback of 22 feet, and side setback of 11 feet. The landscape buffer requirements for the proposed multifamily development are met since the proposed development provides a ten-foot landscape buffer along Boutwell Road, a five-foot landscape buffer along the north and south boundaries of the subject site, an eight-foot landscape buffer along the western dry retention area. The project provides 1.43 acres of green space for the U-PD district in the pool and amenity deck, dog park, and landscape areas around the multifamily buildings.

B. Land Use Pattern

The proposed Rezoning to U-PD zoning district, with an underlying MU-W, is consistent with the existing land use pattern. The surrounding context has a mix of residential and commercial zoning districts, both between the City of Lake Worth Beach and Palm Beach County. Below is a summary of the current land use pattern.

- To the north, across 10th Avenue North, are 189 approved multifamily units on 6.39 acres within the Golden Road Apartments development (equating to a density of 29.58 dwelling units per acre). The approved multifamily apartment development retains a FLU and Zoning designation of MU-W. Currently, the development is under review by the City of Lake Worth Beach to rezone the property to a Residential Planned Development District and increase to 230 multifamily apartment units (equating to a density of 35.99 dwelling units per acre). The requested planned development district demonstrates that there is a pattern of planned development request near the 10th Avenue North and Boutwell road intersection.
- To the northeast, across 10th Avenue North, are 75 townhome units on 8.75 acres located within Waterville Subdivision (equating to a density of 8.57 dwelling units per acre). These townhomes retain a FLU designation of Medium Density Residential (MDR) and a Zoning designation of Multifamily Residential, 20 (MF-20).
- To the northwest of the subject site, across the E-4 LWDD Canal, are 144 townhome units on 13.23 acres located within the Waterside Estates subdivision (equating to a density of 10.88 dwelling units per acre). These townhomes retain a FLU designation HR-12 and a Zoning designation of RH within the jurisdiction of Palm Beach County.
- To the east of the subject site, across Boutwell Road, are 18 townhome units proposed on a one acre property for the Casa Bella project (equating to a density of 18 dwelling units per acre). The proposed Casa Bella townhome project is currently in review and is requesting a planned development district, thus showing a precedent of planned development requests in the surrounding area.
- To the southeast of the subject site is a 110 unit mobile home park development on 12.6 acres (equating to a density of 8.73 dwelling units per acre). The mobile home park retains a FLU designation of I and a zoning designation of I-POC.
- Further to the south of the subject site, approximately 0.5 miles along Boutwell Road, are 216 multifamily apartment units on 7.6 acres within the Village of Lake Worth development (equating to a density of 28.4 dwelling units per acre). The multifamily apartment development retains a FLU and Zoning designation of MU-W.
- To the west of the subject, across the E-4 LWDD Canal, are 218 multifamily apartment units on 19 acres within the Avesta Costa Del Lago community (equating to a density of 11.47 dwelling units per acre). The multifamily apartment units retain a FLU designation of HR-12 and a Zoning designation of RH within the jurisdiction of Palm Beach County.

Most of the residential uses in the surrounding context of the subject site include a higher density and are more compact in nature. The proposed U-PD zoning district at the vacant 4.746-acre subject site is consistent with the existing residential land use pattern in the area.

The subject site is located near 10th Avenue North, a well-travelled urban minor arterial road and commercial corridor that includes a mix of different office, commercial, and industrial uses. The area along 10th Avenue North has seen an increase in intensity for commercial uses, such as the four-story

Woodspring Suites hotel with 124 keys at the northeast and the new five-story Wyndham hotel with 100 keys immediately north of the subject site. Adjacent to the north of the subject site are two, six-story commercial office buildings, while to the northwest across 10th Avenue North is commercial that includes medical type uses such as Eldercare at Home and Concept Open Imaging Center and across the E-4 LWDD Canal is a commercial shopping center. To the north of the subject site is a Mobil gas station and further east across Boutwell Road is an 8.5-acre car dealership. A new 7-Eleven gas station and convenience store is approved at the northwest corner of 10th Avenue North and Barnett Drive to the east as well. The subject site is a “pocket” of underutilized vacant land, which an infill higher density development of an U-PD zoning district would complement the existing land use pattern of the surrounding higher intensity commercial at the intersection of 10th Avenue North and Boutwell Road, and along the commercial corridor of 10th Avenue North.

The subject site abuts the Lake Worth Beach Park of Commerce to the south and southeast, which is a 375-acre industrial park that serves as a major employment hub for the City of Lake Worth Beach. Immediately to the south of the subject site is a new distribution center, the Instate Business Center, and to the southwest an approved manufacturing building. The proposed multifamily apartment development would promote sustainability for the Lake Worth Beach Park of Commerce since it increases the number of residents on the periphery of the industrial hub, which could become future employees or workers.

C. Sustainability

The proposed development seeks SBIP approval for the following requests:

- Increase in building height from the standard maximum regulation of two stories to permitting two, five story buildings; and
- Allow for a 25% increase in density for the maximum base density of 30 dwelling units per acre, thus permitting a density of 37.5 dwelling units per acre.

*Please note that the TDR program is being utilized to reach the 200 unit desired development program, which results in a maximum density of 47.5 dwelling units per acre.

The proposed multifamily development includes a clubhouse, pool and amenity deck, a dog park, and observation deck for residents. The proposed development includes elements of a higher quality landscaping; providing architectural character and aesthetic excellence; providing a quality design based on urban form and density; and providing housing diversity and accessibility. The two buildings for the 200 multifamily apartment unit development include elements of the Florida Green Building certification standards and provides a modern contemporary architectural style. The quality of the proposed development’s design and form matches the updated architectural style of modern development in the surrounding area, which includes the nearby Woodspring Suites and Wyndham hotels, the approved Golden Road Apartments to the north, and the remodeled car dealership to the east.

D. Availability of Public Services/Infrastructure

The proposed U-PD zoning district in this location will take advantage of existing infrastructure and the City of Lake Worth Beach’s services, while maximizing an underutilized piece of vacant land. The subject site was previously approved with a six-story multifamily building with 158 units. The request for an U-PD zoning district provides for a 200 multifamily apartment unit development. Therefore, a Rezoning to allow for a U-PD zoning district would only increase the overall unit count by 42 multifamily units and build-off the existing hotel approval regarding traffic, school, and water concurrency.

E. Compatibility

The proposed Rezoning of the 4.746-acre subject site from MU-W to a U-PD with an underlying MU-W is compatible with adjacent zoning districts. The abutting and nearby properties that fall within the jurisdiction of Lake Worth Beach predominantly have a zoning district of MU-W, while the adjacent properties in unincorporated Palm Beach County have higher residential and commercial zoning district with HR and CS. The surrounding context has a mix of high density residential, mixed-use, commercial, and industrial zoning districts, both between the City of Lake Worth Beach and Palm Beach County, thus the request for U-PD with a MU-W underlying zoning district for the subject site is consistent and compatible with the adjacent uses.

As outlined in the "Land Use Pattern" portion of this report, most of the residential uses in the surrounding context of the subject site include a higher density and are more compact in nature. The proposed U-PD zoning district at the vacant 4.746-acre subject site would allow for a greater density for the multifamily development, thus would be compatible with the higher density residential uses in the surrounding area. The proposed U-PD zoning district on the subject site supports compatibility with adjacent uses since it provides a high-density residential use that complements both the high intensity commercial uses along 10th Avenue North and the industrial uses within the Lake Worth Beach Park of Commerce.

F. Direct Community Sustainability and Economic Development Benefits

1. Further implementation of the city's economic development (CED) program

Response: The proposed Rezoning of the 4.746-acre subject site to a U-PD zoning district would further implement the City's CED program by using the SBIP approval process. The proposed development seeks a 25% increase in density and increase in building height, thus the request includes sustainable elements through on-site amenities.

2. Contribute to the enhancement and diversification of the city's tax base

Response: The proposed 200 multifamily unit residential development on a 4.746-acre subject site would contribute to the enhancement and diversification of the City's tax base. The future residents of the proposed development will provide business to the existing commercial uses along the 10th Avenue North commercial corridor and the nearby downtown center of the City of Lake Worth Beach, while also attending any downtown events in the City.

3. Respond to the current market demand or community needs or provide services or retail choices not locally available

Response: The existing residential uses surrounding the subject site are predominantly mobile home units to the southeast, or single-family residential to the east. The closest multifamily apartment residential use is the Avesta Costa Del Lago community to the west of the subject, across the E-4 LWDD Canal, which was built in 1972. The proposed Rezoning to an U-PD zoning district for the subject site allows for newer multifamily apartment units and diversification of housing choices with the City of Lake Worth Beach, while responding to current marked demand for different and higher density residential housing in the surrounding area.

4. Create new employment opportunities for the residents, with pay at or above the county average hourly wage

Response: The proposed request is for a 200 multifamily apartment unit development, therefore this standard does not apply to the Rezoning request to a U-PD zoning district, with an underlying MU-W.

5. **Represent innovative methods/technologies, especially those promoting sustainability**

   Response: The proposed multifamily residential development includes sustainable elements through the Florida Green Building Certification standards and additional landscaping. The development furthers as a sustainable development by proposing a 5,023 square foot clubhouse, pool and amenity deck, open space with a focal point, a 1,500 square foot dog park, and an ADA accessible observation deck along the canal at the southwest corner of the subject site. The proposed development provides a pedestrian sidewalk system that connects all the on-site amenities and parking lots to the residential buildings.

6. **Support more efficient and sustainable use of land resources in furtherance of overall community health, safety and general welfare**

   Response: The proposed Rezoning to a U-PD zoning district, with an underlying MU-W, for the subject site would alleviate development pressure westward and allows for more efficient and sustainable infill development within the City of Lake Worth Beach.

7. **Be complimentary to existing uses, thus fostering synergy effects**

   Response: The proposed Rezoning of the 4.746-acre subject site to an U-PD zoning district would foster synergy effects for the nearby Lake Worth Beach Park of Commerce, by allowing future residents to have employment opportunities in the industrial park. The proposed development would also be complementary to the existing commercial and office uses along the 10th Avenue North commercial corridor with a higher density residential use.

8. **Alleviate blight/economic obsolescence of the subject area**

   Response: The 4.746-acre subject site is predominantly vacant and represents a "pocket" of infill development, therefore the proposed Rezoning to an U-PD zoning district would alleviate economic obsolescence of the subject site by bringing future residents to the City of Lake Worth Beach while providing stimulus to the nearby uses on the 10th Avenue North corridor and the Lake Worth Beach Park of Commerce. In addition, the proposed multifamily development would make the highest and best use of the subject site and curtail the use by displaced individuals.

H. Master Plan and Site Plan Compliance with Land Development Regulations

The Rezoning of the 4.746-acre subject site to a U-PD with an underlying MU-W is in compliance with Section 23.3-25 and Section 23.2-31 of the City of Lake Worth Beach's Land Development Code.

7. MAJOR SITE PLAN APPROVAL STANDARDS

Section 23.2-26, Rezoning of Land and Future Land Use Map (FLUM) Amendments of the City's Code of Ordinance requires the Applicant to address the Findings in accordance with Section 23.2-26(3). The Applicant is providing a Justification Statement, Site Plan, and other relevant documents as part of this Rezoning, and has demonstrated this proposal meets the requirements set forth in the applicable City's Code of Ordinances. The site plan standards for the proposed development follows the underlying MU-W zoning district pursuant to 23.3-25(c) and follows site design standards per Section 23.2-31 of the City of Lake Worth Beach's Code of Ordinances. The responses by the Applicant for each Finding of Facts, provide a comprehensive analysis that the Planned Development application is compliance with these requirements:

SITE DESIGN QUALITATIVE STANDARDS

Section 23.2-31

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.

   Response: The proposed site design is harmoniously and efficiently organized as it relates to the property constraints and provides residential housing options nearby the primarily non-residential corridor. The modern contemporary architectural style for the proposed development would be compatible with the nearby modern style of redevelopment in the surrounding area, including the, Wyndham hotel, Woodsprings Suites hotel, Golden Road Apartments and nearby car dealership. The configuration of the proposed multifamily buildings on the subject site is a tier system, with the five-story buildings near the six-story office towers and the five-story hotel, which complements both the higher intense uses on 10th Avenue North and the uses in the Lake Worth Beach Park of Commerce. The density for the proposed development would be consistent with the higher density residential uses to the north and west.

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

   Response: Due to the fact that the subject site has been previously cleared, there is no established habitat and there are minimal natural features on the subject site. The site will not be disturbed in such a manner as to significantly increase either wind of water erosion within or adjacent to the development site. The multifamily development proposes to address its own drainage through a dry retention area on the western portion of the subject site.

3. 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.

   Response: Appropriate screening and buffering are provided on the proposed site plan that meets LDR requirements. The proposed development provides a ten-foot landscape buffer along Boutwell Road, a five-foot landscape buffer along the northern and southern boundaries, an eight-foot landscape buffer along the western dry detention area, and foundation planting around both multifamily buildings. A six-foot-high aluminum fence is proposed along the 10-foot landscape buffer along Boutwell Road. The subject site is enhancing the already the existing screen along the southern boundary and provides a buffering along the northern boundary.

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

Response: The multifamily buildings have been moved to the northern portion of the site to avoid any privacy issues with the southern industrial use. There are existing elements that provide a distance between Building B and the existing office towers. The proposed site design offers the most reasonable, visual and acoustical privacy for all the multifamily dwelling units given the site. The proposed development orientates the dwelling units in a north and south facing direction for both Buildings A and B, therefore promoting privacy for residents.

5. 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.

   Response: Emergency access is provided to all proposed buildings with appropriate site circulation and access. The

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.

   Response: Safe and convenient access is provided via Boutwell Road, which provides both ingress and egress for residents and guests. The multifamily development provides safe queuing for subject site through a 150-foot throat distance from the east property line to the gate's call box.

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

   Response: A pedestrian circulation system is provided that is separated from the vehicular circulation system as to assist in safe and efficient circulation for all residents. The pedestrian circulation system connects both multifamily buildings to all on-site amenities within the development.

8. 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.

   Response: The proposed ingress and egress drives located on Boutwell Road will not create negative impacts on the adjacent hotel and distribution center uses, and minimize impacts on public and private ways.

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

   Response: The proposed coordination of on-site circulation with off-site circulation on Boutwell Road is designed in such a manner as not to facilitate in improper utilization.

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

    Response: No additional ROW dedications are required for the subject site. ROW dedication has already been taken for Boutwell Road for its widening project. The subject site will not be fragmented into small blocks.

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

    Response: The City of Lake Worth Beach's Code requires a total of 320 parking spaces. Given the location of the site, nature of the development style, and programmatic needs for the development, 293 parking spaces are provided on-site. The Applicant has provided a parking study, demonstrating that the proposed development only requires a maximum of 264 parking spaces for 200 occupied dwelling units.

12. 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.

    Response: The dumpster areas, between Buildings A and B and to the west of Building A, have been designed and screened by landscape islands and a five-foot landscape buffer to minimize the impact of noise, glare, and odor on adjacent property.

13. 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.

    Response: The proposed development is designed to minimize negative impacts on adjoining properties; furthermore, the proposed development diversifies the corridor by providing residential options. The proposed development does not interfere with the functions of adjacent uses.

14. 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.

    Response: The proposed development provides for a harmonious transition between surrounding commercial and neighborhood uses. Additionally, the exterior architecture offers high quality design and materials that further assists in creating a transition among surrounding architecture, density, and uses.

15. 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.

    Response: Surrounding properties retain similar FLU and Zoning designations to that of the subject site, MU-W. The proposed development will continue to provide consistency with surrounding uses as well as maintain and promote a high-quality design standard.

DEVELOPMENT REGULATIONS

The proposed development plan meets the regulations as set forth in the table below. The subject site is not subject to the major thoroughfare design guidelines as this regulation only applies to properties located on 10th Avenue North from Dixie Highway to the west City limit.

Furthermore, the development proposes to utilize the Sustainable Bonus Incentive Program (SBIP) in order to increase building height. Details on meeting these program requirements are discussed under the SBIP section of this report.

Section 23.3-18 (c) Development Regulations for Uses Permitted by Right

TYPE	REQUIREMENT			PROPOSED
Density	Max density 47.5 dwelling units per gross acre (200 DU/Lot Area =4.746 AC.)*			42.14 dwelling units per acre
Lot Width	75 ft.			200 ft.
Height	30 ft. (not to exceed 2 stories)			Building A & B: 5-stories*
	*Additional height under Sustainable Bonus Incentive Program (not to exceed 6 stories)			Building A & B: 3 additional stories
Setback	*Front*	32 ft. min.*		32 ft.
	Rear	22 ft. min.*		253 ft.
	Side	20 ft. min.*		7 ft.
	Bonus Height and Stories	SBIP requires an additional 8 ft. min. for Front and Rear setbacks		
Living Area	*Multi-Family (Min.)*	Eff.	400 SF	
		1 BR	600 SF	720 SF
		2 BR	750 SF	944 SF
		3 BR	900 SF	
		4 BR	1,350 SF	
Accessory Structure Limitations	Limited to 40% of principal structure			
Impermeable Surface Total	*Small Lot*	65%		
	Medium Lot	65%		
	Large Lot	65%		65%
Maximum Lot Coverage	*Small Lot*	60%		
	Medium Lot	55%		
	Large Lot	50%		19%
Maximum Wall Heights	*Height at Setback*	30 ft.		
	Height with SBIP	65 ft.		

Section 23.3-25(b)(2)) – Density

Per the MU-W base zoning district, the subject site is allowed a density of 30 dwelling units per acre. Pursuant to the Planned Development district regulations, any urban planned development is allowed a density bonus of 25%. The increase in density through the SBIP permits a maximum of 37.5 dwelling units per acre. The increase in density is permitted by providing twice the base line sustainable bonus value, which applies to each square footage above the maximum threshold. Please see the sustainable bonus spreadsheet provided in this submittal. Additional density is being requested through the City of Lake Worth Beach's TDR program, which allows up to ten dwellings unit per acre. The 4.746-acre subject site results in an additional density bonus of 47 dwelling units through the TDR program, thus increasing the maximum density of the subject site to 47.5 dwelling units per acre or 224 dwelling units. Therefore, through the use of both the SBIP and TDR program, the multifamily development is permitted a density of 42.14 dwelling units per acre or 200 dwelling units.

*Section 23.3-18 (c) – Setbacks.**
Pursuant to the setback regulations for developments permitted by right within the MU-W zoning district, minimum setback requirements are increased for those projects that are utilizing the SBIP in order to increase building height above the two-story height limit. As part of this development proposal, SBIP approval is requested in order to increase the building height; therefore, the site design is subject to the increased front façade and rear façade minimum setback requirements. Both setbacks require an additional distance of eight to twelve feet to the minimum requirement.

The multifamily development proposes a side setback of 7 feet between the northern patio pads/balconies and the north property line, which is 13 feet less than the 20-foot requirement. Therefore, the Applicant requests a Waiver from the 20-foot side setback requirement to allow for a 13-foot reduction. The U-PD zoning district allows for flexibility in development standards with waivers.

The proposed development is adjacent to the five-story Wyndham hotel and the six-story office towers to the north. The hotel is setback approximately 160 feet from the subject site's northern property line, wherein a parking lot with landscaping and a wall is found in between, thus there is sufficient spacing between the proposed multifamily building and existing hotel. The rooms for the hotel face in the east and west directions, which will not cause any privacy issues with the proposed north facing balconies for the multifamily building. The base of the eastern office tower is setback 70 feet from the subject site's northern property line and includes parking and landscaping in between as well. In addition, the proposed five-foot landscape buffer on the northern property line provides additional screening and buffering for both multifamily buildings. A proposed seven-foot setback from the northern property line allows for additional amenity space, pervious space, and functionality of the vehicle circulation on-site.

Section 23.6-1 – Landscape regulations.
Per the landscape regulations for new multi-family developments (Sec. 23.6-1 (c).2), the proposed site will provide the required ten-foot perimeter buffer adjacent to the Boutwell ROW. In addition, a five-foot landscape buffer strip is provided on the northern and southern boundaries of the subject site, and an eight-foot landscape buffer along the western dry detention area. The proposed landscape will meet the required minimum standards as provided within this section as well as provide higher quality landscaping within community areas.

Section 23.4-10 – Off-street parking.
Pursuant to Section 23.4-10, the parking requirements for the proposed multifamily development is detailed below:

Unit Type	Parking Requirements per Bedroom	Required Parking
1 Bedroom (115 Units)	1.5 Parking Spaces per Unit	180 Parking Spaces
2 Bedroom (85 Units)	1.75 Parking Spaces per Unit	140 Parking Spaces
Total		320 Parking Spaces

The proposed development provides a total of 293 parking spaces, which includes 41 compact parking spaces, 13 electric vehicle parking spaces, and 104 bike racks that substitute as 26 parking spaces. As mentioned earlier in the Justification Statement, the Applicant has provided a parking study, demonstrating that the proposed development only requires a maximum of 264 parking spaces for 200 occupied dwelling units.

SUSTAINABLE BONUS INCENTIVE PROGRAM (SBIP)
The proposed development seeks SBIP approval in order to increase the building height from the standard maximum regulation of two stories to permitting two, five-story buildings and to allow for a 25% increase in density. The SBIP offers the opportunity for the Applicant to increase building height within certain zoning districts in exchange for the incorporation of sustainable design features, community-based improvements and overall design excellence as part of the development proposal. The SBIP can be applied to developments in the MU-W zoning district.

Section 23.2-33 (c).2. – Review/Decision

(a) Is the award calculated correctly, consistent with the square footage and height requested and the value of the features and improvements included in the development proposal;

Response: The development proposal is consistent with the square footage and height requested. The request in height includes the increase of three stories for Building A and B. Per Section 23.3-18 (c), a development may increase its building height under the SBIP (not to exceed 6 stories).

(b) Do the proposed on-site features or improvements adequately provide sustainable project enhancements, beyond those otherwise required by these LDRs for the development proposal that are attainable and reasonable in the context of the proposed project.

Response: The proposed project meets Section 23.3-18 (c) Development Regulations, as discussed above, as well as offers additional on-site features that provide sustainable project enhancements (Section 23.2-33 (d)). These include elements of the clubhouse, pool and amenity deck, focal point, dog park,, and observation deck; higher quality landscaping; providing architectural character and aesthetic excellence; providing a quality design based on urban form and density; and providing housing diversity and accessibility.
Section 23.2-33 (d)(d) – Higher quality or additional open space beyond the requirements of the code.
Features such as a community clubhouse, pool deck, focal point, and dog park offers the residents enhanced enjoyment of the provided open space areas and go beyond code minimum to increase quality of life.

Section 23.2-33 (d)(h) – Character and aesthetic excellence/urban form and density/housing diversity and accessibility.
The proposed development utilizes urban form and density to create a transition between surrounding high intense commercial uses to lower intense industrial uses by utilizing the "step-back" technique in building height. This method in urban form allows the development to provide the necessary transition between varying land uses that may otherwise be found to be incompatible with one another. Furthermore, the multi-family development provides housing diversity within the area as no other current new multi-family family options are provided within the immediate area.

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

Response: Not applicable.

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

Response: As identified by the criteria above, the proposed features and improvements meet the intent of the SBIP, onsite.

ARCHITECTURE

The architectural style for the multifamily development is contemporary. The design of the development takes inspiration from the surrounding architecture which can be found along 10th Ave North as noted in the Lake Worth Beach Major Thoroughfare Design Guidelines. A mix of materials have been chosen to break up the monotony of the facades along with bright and cheerful colors. Vertical towers add visual interest and aim to provide vertically, while providing wayfinding access into the buildings.

Section 23.2-31 (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.

Response: As demonstrated by the above architectural description, the proposed development is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste and high quality.

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

   Response: Proposed development provides high quality design and materials. The exterior design and appearance will not cause the nature of the local environment or evolving environment to materially depreciate in appearance value.

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

   Response: The proposed development is consistent with site plan requirements, signage, landscaping, and the comprehensive plan.

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

   Response: It is found to be that the proposed development is in compliance with the architectural requirements.

8. CONCLUSION

The requested Rezoning to an U-PD zoning district, with an underlying MU-W, a Major Site Plan approval, Sustainable Bonus Incentive Program, and Transfer of Development Rights are justified and consistent with the City of Lake Worth Beach's Comprehensive Plan, Code of Ordinances, and is compatible with surrounding uses. The subject site is in an ideal location to promote development. The development at this location improves an underutilized land area that is surrounded on all sides by built environment. The increase in density and building height through the U-PD zoning district and SBIP would allow a multifamily residential use that best compliments the 10th Avenue North corridor and surrounding high density residential uses. On behalf of the Applicant, WGI respectfully requests approval of this request to amend the subject site to an UP-D zoning district, with an underlying MU-W, allow a Major Site Plan, utilize the SBIP, and permit TDR approval.

MARKET ANALYSIS – LAKE WORTH AND PALM BEACH COUNTY

MULTIFAMILY PROFILE

Lake Worth and Palm Beach County Demographic Profile

Sources – Costar and ESRI

LOCATION OVERVIEW

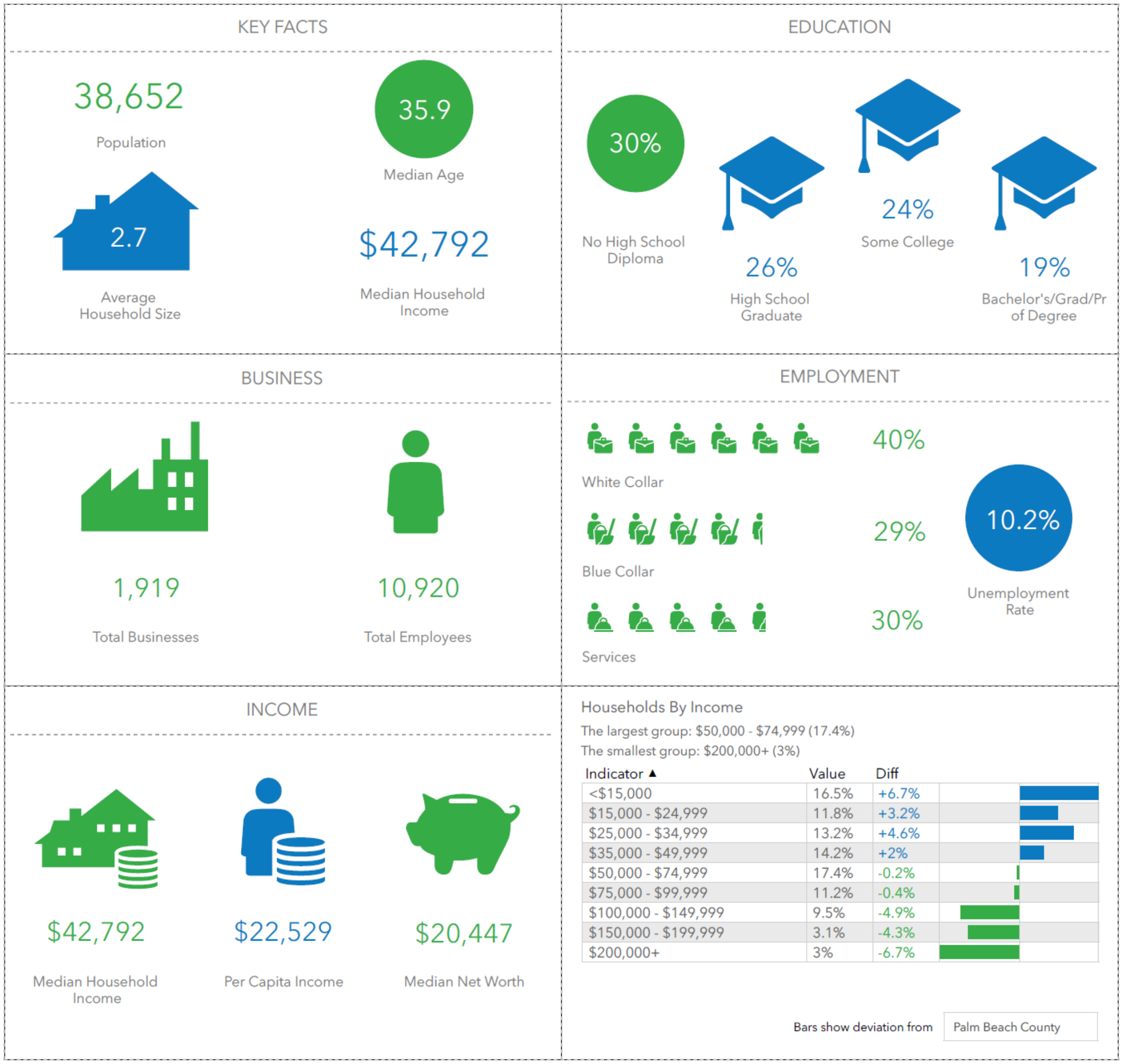
Lake Worth is a dynamic, multi-cultural city with a strong social and environmental consciousness. The Atlantic Ocean and the broad waters of the Lake Worth lagoon form the city's eastern boundary and the beautiful fresh waters of Lake Osborne form its west boundary. The cities of West Palm Beach and Palm Beach are its northern neighbors. Its location at the latitude where the subtropics of North America begin gives the city its extraordinary climate and landscape. Lake Worth's Municipal Beach is one of the last remaining large tracts of open, public space on the ocean in southeast Florida. The city is the geographic and artistic center of Palm Beach County. The downtown area is considered the artistic soul of Lake Worth with an historic theater and museum, live music clubs, coffee houses, art galleries, antique malls, retail stores, and many restaurants.

People are drawn to the city by its individualistic style, acceptance of different cultures and lifestyles, many historic structures, hip downtown, and distinctive residential neighborhoods. The city has a rich history and is protective of its historic architectural fabric. Over 1,000 historic buildings contribute to the human scale of the city and the charm of its downtown and residential neighborhood.

Lake Worth Demographics

Lake Worth City, FL
Lake Worth City, FL (1239075)
Geography: Place

Market Analysis

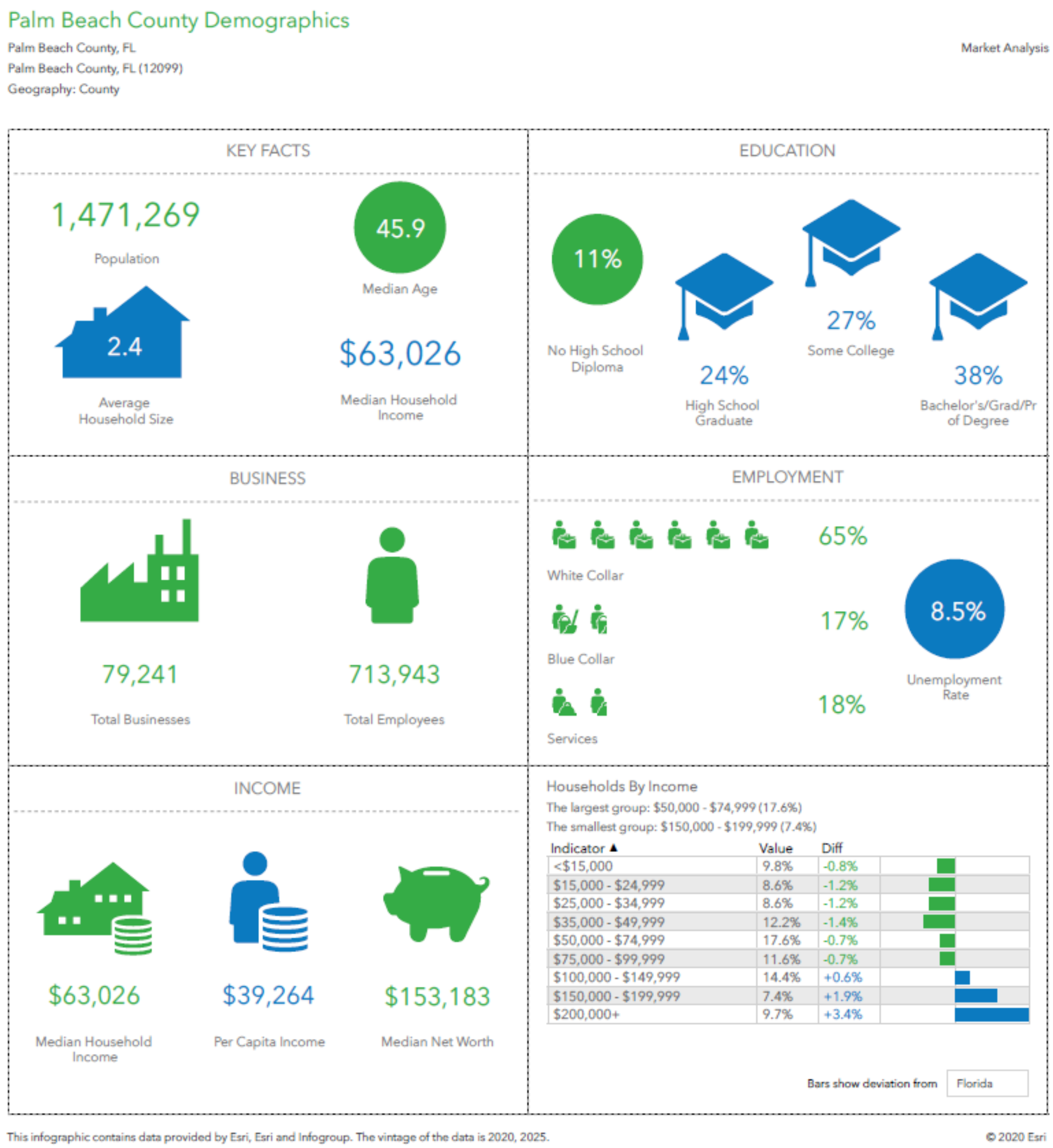


Indicator ▲	Value	Diff
<$15,000	16.5%	+6.7%
$15,000 - $24,999	11.8%	+3.2%
$25,000 - $34,999	13.2%	+4.6%
$35,000 - $49,999	14.2%	+2%
$50,000 - $74,999	17.4%	-0.2%
$75,000 - $99,999	11.2%	-0.4%
$100,000 - $149,999	9.5%	-4.9%
$150,000 - $199,999	3.1%	-4.3%
$200,000+	3%	-6.7%

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

Palm Beach County Demographics

Palm Beach County is located in the southeastern part of the State of Florida and lies directly north of Broward County and Miami-Dade County. According to a 2020 census report, the county had a population of 1,471,269, making it the third-most populous county in the state of Florida and the 25th-most populous county in the United States. Palm Beach County is one of the three counties in South Florida that make up the Miami metropolitan area, which was home to an estimated 6,198,782 people in 2018. West Palm Beach incorporated in 1894, making it the oldest municipality in the county. Tourism accounts for more than 70,000 jobs. It has an economic impact of more than $7 billion to the local economy. Tourists account for more than $45 million in bed-tax revenue, in addition to lodging sales that exceed $700 million a year.



Site Specific Demographics

Within a one-mile ratio from the subject project, there is an estimated population of 18,172 that represents 47% of the Lake Worth City population, with an average household income of $62,603. Population is expected to grow at an annual rate of 1.33% for the next five years. Below is the 1,3, and 5 miles ratio demographic and income profile information.

	2020 Population	Total Households	Owner-occupied Housing Units	Renter-occupied Housing Units	Avg Household Income
1 Mile	18,172	6,497	3,748	2,750	62,603
3 Mile	129,024	46,973	26,271	20,702	67,867
5 Mile	300,008	108,768	68,438	39,753	69,275

Employment Centers and Access to Major Medical Centers

Sources – Costar and ESRI

MAJOR EMPLOYMENT CENTERS

TOP 15 GOODS PRODUCING EMPLOYERS PALM BEACH COUNTY

Company	No. of Employees	Industry
Florida Crystals Corporation HQ	2,000	Agriculture
U.S. Sugar	1,250	Agriculture
Sikorsky, a Lockheed Martin Co.	1,154	Helicopters
Cheney Brothers	1,050	Food Distribution
Pratt & Whitney	1,000*	Aerospace Engineering
TBC Corporation HQ	800	Tire Distribution
Sugar Cane Growers Cooperative	676	Agriculture
Johnson Controls HQ	674	Security System Manufacturing
Zimmer Biomet HQ	651	Dental Implants
Walgreens Distribution	600*	Pharmaceutical Distribution
IBM Corp.	600*	Electronics R&D
ADT Security Services HQ	500	Security System Manufacturing
Belcan Engineering Group LLC	458*	Aerospace Engineering
Aerojet Rocketdyne	450	Aerospace Engineering
US Foods	400	Food Distribution

**Estimate*
Source: Palm Beach Business Development Board, 2018

TOP 25 SERVICE PRODUCING EMPLOYERS PALM BEACH COUNTY

Company	No. of Employees	Industry
Palm Beach County School Districts	21,466	Education
Palm Beach County Board of Commissioners	5,952	County Government
Tenet Coastal Division Palm Beach County	5,939	Health Care
NextEra Energy, Inc. HQ	4,404	Utilities
Hospital Corporation of America - HCA	3,550*	Health Care
Boca Raton Regional Hospital	2,800*	Health Care
Florida Atlantic University	2,644	Higher Education
Veterans Health Administration	2,535	Health Care
Bethesda Health, Inc.	2,282	Health Care
Office Depot HQ	2,034*	Office Supplies
The Breakers	2,000	Hotel
Jupiter Medical Center	1,907*	Health Care
G4S Secure Solutions (USA) HQ	1,501	Security Services
City of West Palm Beach	1,420*	City Government
City of Boca Raton	1,389	City Government
Boca Raton Resort & Club	1,376*	Hotel
Wells Fargo & Company	1,367*	Financial Services
South Florida Water Mgmt District	1,346	Regional Government
Palm Beach State College	1,212	Higher Education
Bank of America	1,000	Banking

**Estimate*
Source: Palm Beach Business Development Board, 2018

ACCESS TO 5 MAJOR MEDICAL CENTERS

Bethesda Memorial Hospital


Delray Medical Center


JFK Medical Center

JFK MEDICAL CENTER	BETHESDA MEMORIAL HOSPITAL	JFK MEDICAL CENTER - NORTH CAMPUS	ST. MARY'S MEDICAL CENTER	DELRAY MEDICAL CENTER
Lake Worth	Boynton Beach	West Palm Beach	West Palm Beach	Delray Beach
5 MINUTES	15 MINUTES	<20 MINUTES	<20 MINUTES	25 MINUTES
460 Beds	481 Beds	245 Beds	460 Beds	493 Beds
560+ Physicians	670 Physicians	600 Physicians	574 Physicians	600 Physicians
2,200 Employees	2,579 Employees	900 Employees	2,400 Employees	1,600 Employees

Demand and Supply

Sources – Costar and ESRI

The apartment market in and around the city of Lake Worth continues to see strong demand. The two most recent completions in the market, The Mid Apartment Residences and Town Lantana, have both been quick to lease up. The below chart shows a peer set of properties for the subject property and their vacancy levels over the last year compared to last quarter and this past quarter, Q1 2021. The Mid Apt Residences, a 230-unit market rate apartment project, opened in 2020 and is currently 90% occupied while Town Lantana, a 360-unit market rate apt project, opened in Jan 2020 and is currently 95% occupied. In addition, the two properties most closely located to the subject, The Village at Lake Worth and Village at Lake Osborne, have maintained nearly zero occupancy over the last year while increasing rates. All the other peer group projects in the market continue to be stabilized and show strong demand.

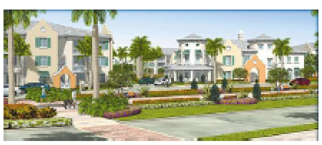
VACANCY CHANGES PAST QUARTER & YEAR

Property Name - Address	Rating	Units	Vacancy Levels			Change	
			Now	Last Qtr	Last Year	Past Qtr	Past Year
The Mid Apartment Residences - 1601 N Dixie H...	★★★★☆	230	31.7%	69.6%	-	-37.9%	-
Town Lantana - 1001 Watertower Way	★★★★☆	360	22.7%	34.4%	85.2%	-11.7%	-62.5%
Chelsea Commons Apartments - 1400 Pine Cir	★★★☆☆	208	0%	3.2%	3.0%	-3.2%	-3.0%
The View at Waters Edge Apartment Community	★★★★☆	404	0.9%	2.0%	7.8%	-1.1%	-6.9%
Portofino - 2767-2779 10th Ave N	★★★☆☆	270	0%	0.9%	0%	-0.9%	0%
Emerald Lake Apartments - 4495 Emerald Vista	★★★★☆	338	3.6%	4.5%	5.9%	-0.9%	-2.3%
Ashley Lake Park - 5020 Ashley Lake Dr	★★★☆☆	300	1.5%	2.2%	2.9%	-0.8%	-1.4%
The Abbey at Northlake - 2304 N Congress Ave	★★★☆☆	520	2.0%	2.5%	5.5%	-0.6%	-3.6%
Casa Brera - 4725 Via Bari	★★★★☆	206	6.0%	6.4%	4.6%	-0.4%	1.4%
Palm Springs Apartments - 801 Rich Dr	★★★☆☆	152	3.5%	3.9%	2.2%	-0.4%	1.2%
Sunset Place Apartments - 1001 36th St	★★★☆☆	192	1.8%	2.2%	1.5%	-0.4%	0.3%
The Village at Lake Worth - 2220 Lake Worth Rd	★★★★☆	216	5.6%	6.0%	2.2%	-0.4%	3.4%
Village at Lake Osborne 2430 Lake Worth Rd	★★★★☆	118	4.7%	5.1%	2.0%	-0.4%	2.7%
Marina Bay - 2400 Lantana Rd	★★★☆☆	192	0.2%	0.3%	0%	-0.1%	0.2%
Ocean Breeze East - 700 N Seacrest Blvd	★★★☆☆	123	0%	0%	-	0%	-
Palm Gardens Apartments - 1710 4th Ave N	★★★☆☆	81	0%	0%	0.1%	0%	-0.1%
Bermuda Cay - 661 E Woolbright Rd	★★★☆☆	121	10.4%	8.8%	9.1%	1.7%	1.3%
Costa Del Lago Apartments - 2508 10th Ave N	★★★☆☆	218	6.8%	4.3%	4.3%	2.5%	2.5%

Town Lantana Apartments

1001 Watertower Way - Town Lantana ★★★★☆

Lantana, Florida - Outer Boynton Beach Neighborhood



PROPERTY

Property Size:	360 Units, 1 Floors
Avg. Unit Size:	863 SF
Year Built:	Jan 2020
Type:	Apartments - All
Rent Type:	Market
Parking:	-
Distance to Subject:	2.47 Miles
Distance to Transit:	-

PROPERTY MANAGER

The Related Companies

(561) 286-4647

OWNER

-

UNIT BREAKDOWN

Bed	Bath	Avg SF	Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
1	1	694	50	13.9%	1	2.0%	$1,562	$2.25	$1,458	$2.10	6.7%
1	1	736	50	13.9%	1	2.0%	$1,635	$2.22	$1,526	$2.07	6.7%
1	1	764	50	13.9%	2	4.0%	$1,623	$2.12	$1,515	$1.98	6.7%
1	1	765	20	5.6%	0	0.0%	$1,605	$2.10	$1,498	$1.96	6.7%
1	1	794	39	10.8%	4	10.3%	$1,661	$2.09	$1,550	$1.95	6.7%
2	1	902	26	7.2%	1	3.9%	$1,740	$1.93	$1,624	$1.80	6.7%
2	1	914	25	6.9%	0	0.0%	$1,769	$1.94	$1,651	$1.81	6.7%
2	1	940	30	8.3%	1	3.3%	$1,803	$1.92	$1,683	$1.79	6.7%
2	2	1,094	29	8.1%	6	20.7%	$1,978	$1.81	$1,846	$1.69	6.7%
2	2	1,158	29	8.1%	2	6.9%	$2,024	$1.75	$1,889	$1.63	6.7%
3	2	1,268	12	3.3%	0	0.0%	$2,326	$1.83	$2,171	$1.71	6.7%

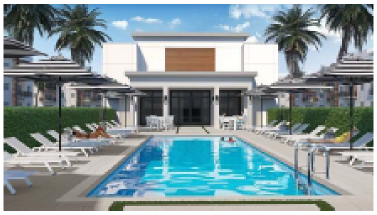
Totals	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds	746	209	58.1%	8	3.8%	$1,617	$2.17	$1,509	$2.02	6.7%
All 2 Beds	1,006	139	38.6%	10	7.2%	$1,868	$1.86	$1,743	$1.73	6.7%
All 3 Beds	1,268	12	3.3%	0	0.0%	$2,326	$1.83	$2,171	$1.71	6.7%
Totals	864	360	100%	18	5.0%	$1,737	$2.01	$1,621	$1.88	6.7%

Estimate Updated March 19, 2021

The Mid Apartments Residences

1601 N Dixie Hwy - The Mid Apartment Residences

Lake Worth, Florida - Sunset Ridge South Neighborhood



PROPERTY

Property Size:	230 Units, 3 Floors
Avg. Unit Size:	791 SF
Year Built:	2020
Type:	Apartments - All
Rent Type:	Market
Parking:	299 Spaces; 1.3 per Unit
Distance to Subject:	1.86 Miles
Distance to Transit:	-

PROPERTY MANAGER

Castle Residential - The Mid Apartment Res.

(561) 712-6200

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	635	92	40.0%	21	22.8%	$1,412	$2.22	$1,412	$2.22	0.0%
1	1	738	46	20.0%	1	2.2%	$1,526	$2.07	$1,526	$2.07	0.0%
2	2	971	84	36.5%	0	0.0%	$1,778	$1.83	$1,778	$1.83	0.0%
2	2	1,028	8	3.5%	1	12.5%	$1,795	$1.75	$1,795	$1.75	0.0%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		669	138	60.0%	22	15.9%	$1,450	$2.17	$1,450	$2.17	0.0%
All 2 Beds		976	92	40.0%	1	1.1%	$1,779	$1.82	$1,779	$1.82	0.0%
Totals		792	230	100%	23	10.0%	$1,582	$2.00	$1,582	$2.00	0.0%

Estimate Updated March 19, 2021

The Village at Lake Worth

2220 Lake Worth Rd - The Village at Lake Worth

Lake Worth, Florida - Outer Greenacres Neighborhood

PROPERTY

Property Size:	216 Units, 3 Floors
Avg. Unit Size:	889 SF
Year Built:	Feb 2015
Type:	Apartments - All
Rent Type:	Market
Parking:	225 Spaces; 1.0 per Unit
Distance to Subject:	0.27 Miles
Distance to Transit:	-

PROPERTY MANAGER

AHS - The Village at Lake Worth

(561) 530-4272

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	700	48	22.2%	1	2.1%	$1,268	$1.81	$1,260	$1.80	0.7%
2	2	900	144	66.7%	1	0.7%	$1,421	$1.58	$1,411	$1.57	0.7%
3	2	1,200	24	11.1%	1	4.2%	$1,749	$1.46	$1,737	$1.45	0.7%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		700	48	22.2%	1	2.1%	$1,268	$1.81	$1,260	$1.80	0.7%
All 2 Beds		900	144	66.7%	1	0.7%	$1,421	$1.58	$1,411	$1.57	0.7%
All 3 Beds		1,200	24	11.1%	1	4.2%	$1,749	$1.46	$1,737	$1.45	0.7%
Totals		889	216	100%	3	1.4%	$1,423	$1.60	$1,414	$1.59	0.7%

Estimate Updated March 19, 2021

Village at Lake Osborne

2430 Lake Worth Rd - Village at Lake Osborne

Lake Worth, Florida - Outer Greenacres Neighborhood

PROPERTY	
Property Size:	118 Units, 3 Floors
Avg. Unit Size:	802 SF
Year Built:	Jan 2017
Type:	Apartments - All
Rent Type:	Market
Parking:	160 Spaces; 1.4 per Unit
Distance to Subject:	0.27 Miles
Distance to Transit:	-

PROPERTY MANAGER

AHS - Village at Lake Osborne

(561) 660-8184

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	700	40	33.9%	1	2.5%	$1,210	$1.73	$1,203	$1.72	0.6%
2	2	855	78	66.1%	1	1.3%	$1,390	$1.63	$1,382	$1.62	0.6%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		700	40	33.9%	1	2.5%	$1,210	$1.73	$1,203	$1.72	0.6%
All 2 Beds		855	78	66.1%	1	1.3%	$1,390	$1.63	$1,382	$1.62	0.6%
Totals		**802**	**118**	**100%**	**2**	**1.7%**	**$1,329**	**$1.66**	**$1,321**	**$1.65**	**0.6%**

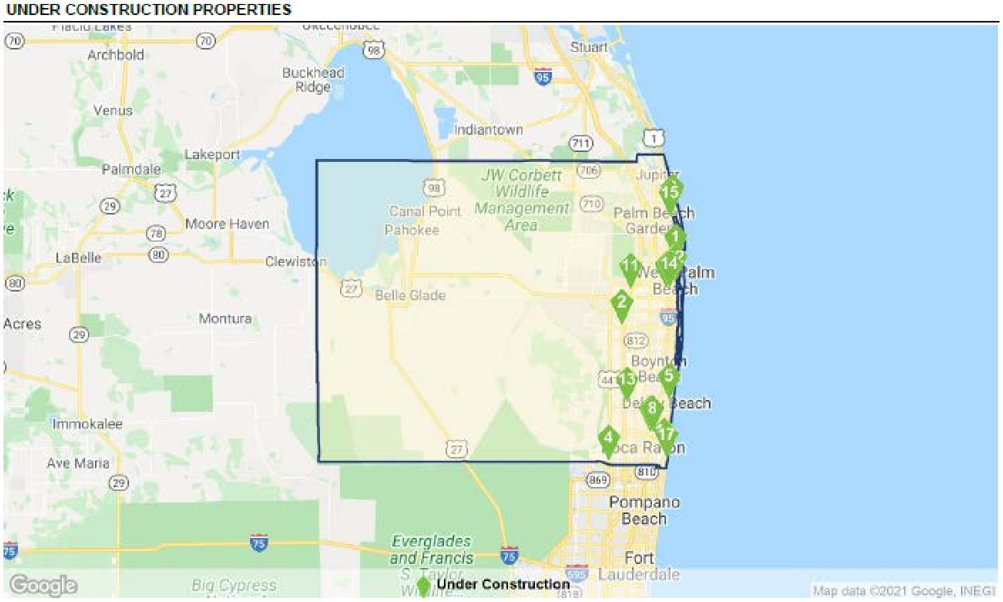
Estimate   Updated March 14, 2021

Construction Pipeline

According to co-star there are currently 17 apartment projects in Palm Beach County that are under construction for a total 4,288 units. None of these projects are near the subject property or in Lake Worth. They are split between West Palm Beach area and southern Palm Beach County (Boca, Delray). Below is a breakdown of those projects.

Properties	Units	Percent of Inventory	Avg. No. Units
17	**4,288**	**6.1%**	**252**

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION

	Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1	Marina Village 4400 N Flagler Dr	★★★★★	399	24	Jan 2021	Dec 2022	The Related Group of Florida The Related Group of Florida
2	Wellington Vista 8300 Garden Catalina Cir	★★★★☆	370	-	Jun 2020	Jul 2021	FCI Residential Corporation Fanjul Corp
3	Hibiscus Tower 575 S Rosemary Sq	★★★★☆	364	21	Jun 2020	Oct 2021	The Related Companies The Related Companies
4	Residences at Boca Dunes 9260 Boca Vue Dr	★★★☆☆	354	-	Jun 2020	Jan 2023	The Richman Group of Florida, Inc. The Richman Group
5	Atlantic Crossing Delray 777 E Atlantic Ave	★★★★☆	343	3	Jan 2020	Jul 2021	Edwards Companies Edwards Companies
6	One West Palm- Multi-Fa... 550 S Quadrille Blvd	★★★★★	326	30	Feb 2019	Jun 2021	Florida Sunshine Investments Inc. Florida Sunshine Investments Inc.
7	The Manor at Broken So... 5300-5400 NW Broken So...	★★★★☆	297	6	Jul 2020	Jan 2023	The Related Group of Florida The Related Group of Florida
8	5201 Congress Ave	★★★★☆	284	8	Feb 2021	Feb 2023	Mainstreet Capital Partners Mainstreet Capital Partners
9	Emara Palm Beach 12089 US HIGHWAY 1	★★★★☆	250	-	Jan 2020	Nov 2021	Fairway Investments Fairway Investments
10	Indigo West Palm Beach 1500 Centrepark Blvd	★★★★☆	246	7	Oct 2019	May 2021	Atlantic Residential Atlantic Residential
11	Village at Banyan Ridge 7080 Banyan Leaf Dr	★★★☆☆	228	3	Apr 2020	Jun 2021	AHS Development Group Marrero Fortune Corporation
12	Boutique West Palm 695 S Olive Ave	★★★★☆	217	-	Jul 2020	Apr 2022	Transwestern Real Estate Services Transwestern Real Estate Services
13	Terra Nova 7606 Atlantic Ave	★★★★☆	212	-	Feb 2021	Dec 2022	Principal Development Group, LLC Principal Development Group, LLC
14	The District Flats 1050 Blanche St	★★★★☆	178	-	Dec 2019	Apr 2021	Eastwind Development, LLC Eastwind Development, LLC
15	Solera at City Centre 2000 PGA Blvd	★★★★☆	136	5	Jan 2020	Apr 2021	Eastwind Development, LLC AW Real Estate Management LLC
16	490 E Palmetto Park Rd	★★★★☆	48	3	Dec 2020	Feb 2022	- Berta Management of Florida Corp
17	Boca Beach House 725 S Ocean Blvd	★★★☆☆	36	-	Oct 2020	Apr 2022	Key International, Inc. Wexford Capital LP

Demographic and Income Profile

3300 Boutwell Rd, Lake Worth, Florida, 33461
Ring: 1 mile radius

Prepared by Esri
Latitude: 26.62730
Longitude: -80.07620

Summary	Census 2010	2020	2025
Population	15,655	18,172	19,226
Households	5,805	6,497	6,831
Families	3,561	3,936	4,127
Average Household Size	2.65	2.76	2.78
Owner Occupied Housing Units	3,530	3,748	3,911
Renter Occupied Housing Units	2,275	2,750	2,920
Median Age	35.3	36.3	37.2

Trends: 2020-2025 Annual Rate	Area	State	National
Population	1.13%	1.33%	0.72%
Households	1.01%	1.27%	0.72%
Families	0.95%	1.23%	0.64%
Owner HHs	0.86%	1.22%	0.72%
Median Household Income	1.78%	1.51%	1.60%

	2020		2025	
Households by Income	Number	Percent	Number	Percent
<$15,000	999	15.4%	942	13.8%
$15,000 - $24,999	914	14.1%	884	12.9%
$25,000 - $34,999	870	13.4%	879	12.9%
$35,000 - $49,999	906	13.9%	945	13.8%
$50,000 - $74,999	1,130	17.4%	1,209	17.7%
$75,000 - $99,999	594	9.1%	659	9.6%
$100,000 - $149,999	651	10.0%	779	11.4%
$150,000 - $199,999	177	2.7%	227	3.3%
$200,000+	256	3.9%	306	4.5%
Median Household Income	$41,519		$45,344	
Average Household Income	$62,603		$69,610	
Per Capita Income	$21,991		$24,314	

	Census 2010		2020		2025	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,256	8.0%	1,283	7.1%	1,382	7.2%
5 - 9	947	6.0%	1,263	7.0%	1,314	6.8%
10 - 14	887	5.7%	1,220	6.7%	1,285	6.7%
15 - 19	991	6.3%	993	5.5%	1,220	6.3%
20 - 24	1,291	8.2%	1,155	6.4%	1,147	6.0%
25 - 34	2,389	15.3%	2,845	15.7%	2,637	13.7%
35 - 44	2,114	13.5%	2,301	12.7%	2,704	14.1%
45 - 54	1,970	12.6%	2,102	11.6%	2,074	10.8%
55 - 64	1,623	10.4%	2,010	11.1%	2,079	10.8%
65 - 74	1,064	6.8%	1,667	9.2%	1,842	9.6%
75 - 84	778	5.0%	888	4.9%	1,114	5.8%
85+	345	2.2%	444	2.4%	427	2.2%

	Census 2010		2020		2025	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	10,486	67.0%	11,393	62.7%	11,751	61.1%
Black Alone	2,528	16.1%	3,284	18.1%	3,604	18.7%
American Indian Alone	414	2.6%	394	2.2%	374	1.9%
Asian Alone	201	1.3%	245	1.3%	266	1.4%
Pacific Islander Alone	11	0.1%	15	0.1%	17	0.1%
Some Other Race Alone	1,321	8.4%	1,892	10.4%	2,165	11.3%
Two or More Races	694	4.4%	949	5.2%	1,050	5.5%
Hispanic Origin (Any Race)	6,958	44.4%	9,541	52.5%	10,853	56.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

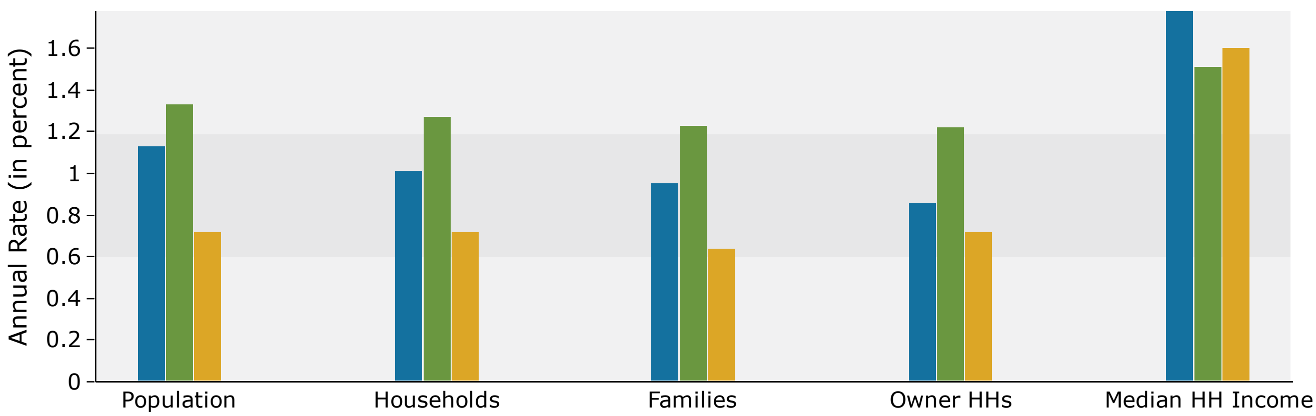
March 21, 2021

Demographic and Income Profile

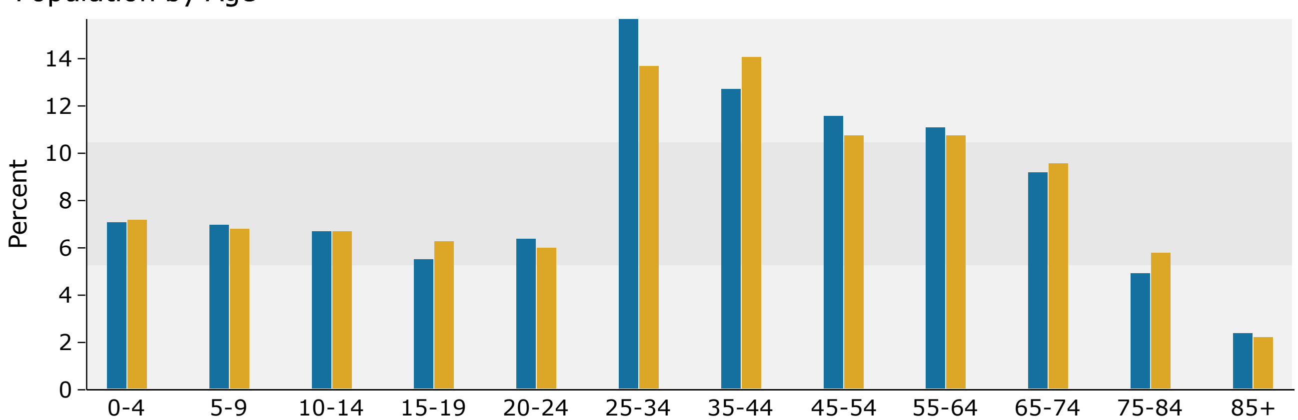
3300 Boutwell Rd, Lake Worth, Florida, 33461
Ring: 1 mile radius

Prepared by Esri
Latitude: 26.62730
Longitude: -80.07620

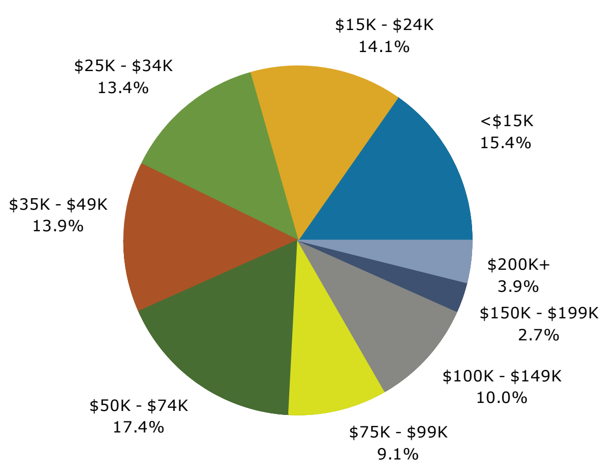
Trends 2020-2025



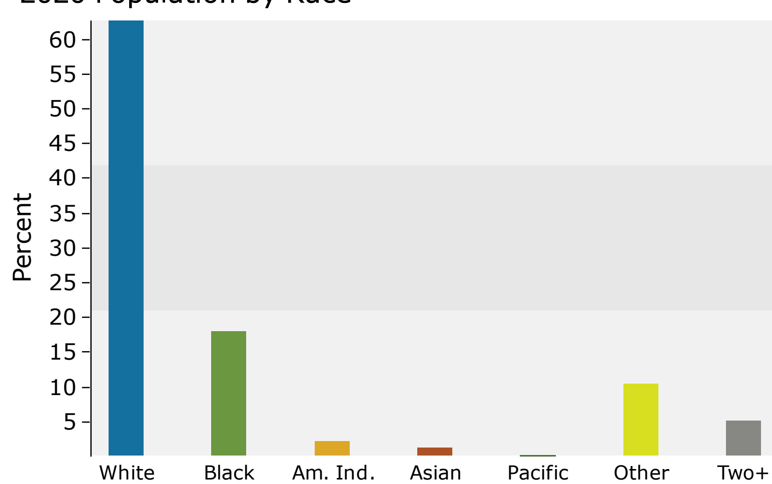
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin:52.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

March 21, 2021

Demographic and Income Profile

3300 Boutwell Rd, Lake Worth, Florida, 33461
Ring: 3 mile radius

Prepared by Esri
Latitude: 26.62730
Longitude: -80.07620

Summary	Census 2010	2020	2025
Population	118,591	129,024	135,270
Households	43,965	46,973	49,097
Families	26,898	28,329	29,445
Average Household Size	2.67	2.71	2.72
Owner Occupied Housing Units	24,923	26,271	27,156
Renter Occupied Housing Units	19,042	20,702	21,942
Median Age	36.2	37.5	37.8
Trends: 2020-2025 Annual Rate	**Area**	**State**	**National**
Population	0.95%	1.33%	0.72%
Households	0.89%	1.27%	0.72%
Families	0.78%	1.23%	0.64%
Owner HHs	0.66%	1.22%	0.72%
Median Household Income	1.85%	1.51%	1.60%

	2020		2025	
Households by Income	Number	Percent	Number	Percent
<$15,000	6,640	14.1%	6,085	12.4%
$15,000 - $24,999	5,563	11.8%	5,346	10.9%
$25,000 - $34,999	5,780	12.3%	5,731	11.7%
$35,000 - $49,999	6,796	14.5%	6,937	14.1%
$50,000 - $74,999	8,414	17.9%	9,073	18.5%
$75,000 - $99,999	5,213	11.1%	5,825	11.9%
$100,000 - $149,999	4,850	10.3%	5,760	11.7%
$150,000 - $199,999	1,639	3.5%	2,021	4.1%
$200,000+	2,079	4.4%	2,320	4.7%
Median Household Income	$46,362		$50,823	
Average Household Income	$67,867		$74,632	
Per Capita Income	$24,851		$27,241	

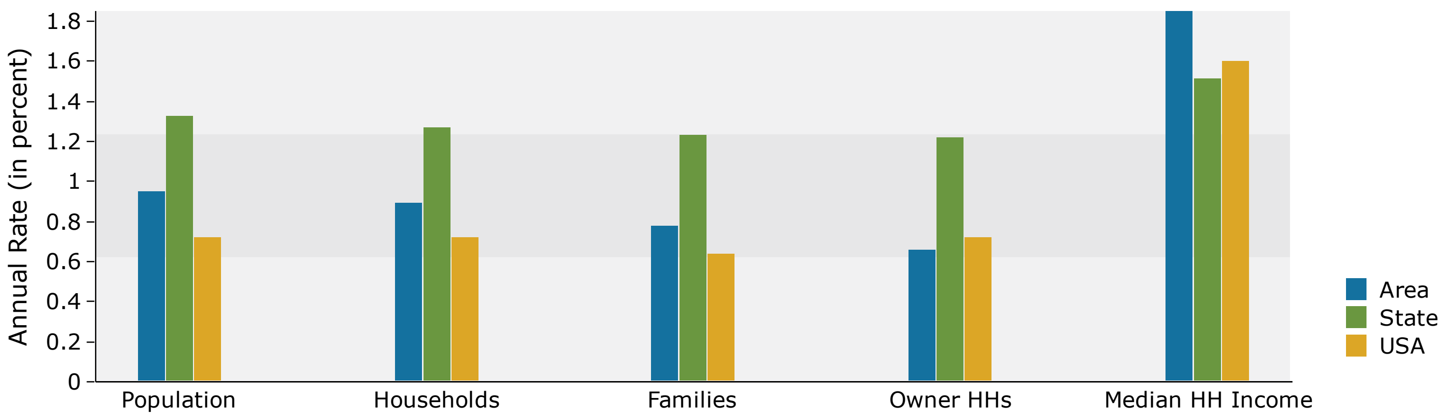
	Census 2010		2020		2025	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,636	7.3%	8,441	6.5%	9,060	6.7%
5 - 9	7,510	6.3%	8,078	6.3%	8,443	6.2%
10 - 14	6,955	5.9%	7,878	6.1%	8,212	6.1%
15 - 19	7,436	6.3%	7,433	5.8%	8,009	5.9%
20 - 24	8,690	7.3%	8,636	6.7%	8,954	6.6%
25 - 34	17,960	15.1%	19,720	15.3%	19,683	14.6%
35 - 44	16,795	14.2%	16,279	12.6%	17,802	13.2%
45 - 54	16,195	13.7%	15,737	12.2%	15,227	11.3%
55 - 64	12,322	10.4%	15,312	11.9%	15,373	11.4%
65 - 74	7,837	6.6%	11,579	9.0%	12,975	9.6%
75 - 84	5,467	4.6%	6,467	5.0%	7,958	5.9%
85+	2,788	2.4%	3,462	2.7%	3,575	2.6%
	Census 2010		**2020**		**2025**	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	81,937	69.1%	83,715	64.9%	85,480	63.2%
Black Alone	17,172	14.5%	20,929	16.2%	22,995	17.0%
American Indian Alone	2,593	2.2%	2,433	1.9%	2,314	1.7%
Asian Alone	1,801	1.5%	2,083	1.6%	2,265	1.7%
Pacific Islander Alone	107	0.1%	125	0.1%	130	0.1%
Some Other Race Alone	10,464	8.8%	13,916	10.8%	15,719	11.6%
Two or More Races	4,517	3.8%	5,824	4.5%	6,368	4.7%
Hispanic Origin (Any Race)	51,443	43.4%	65,964	51.1%	74,027	54.7%

Data Note: Income is expressed in current dollars.

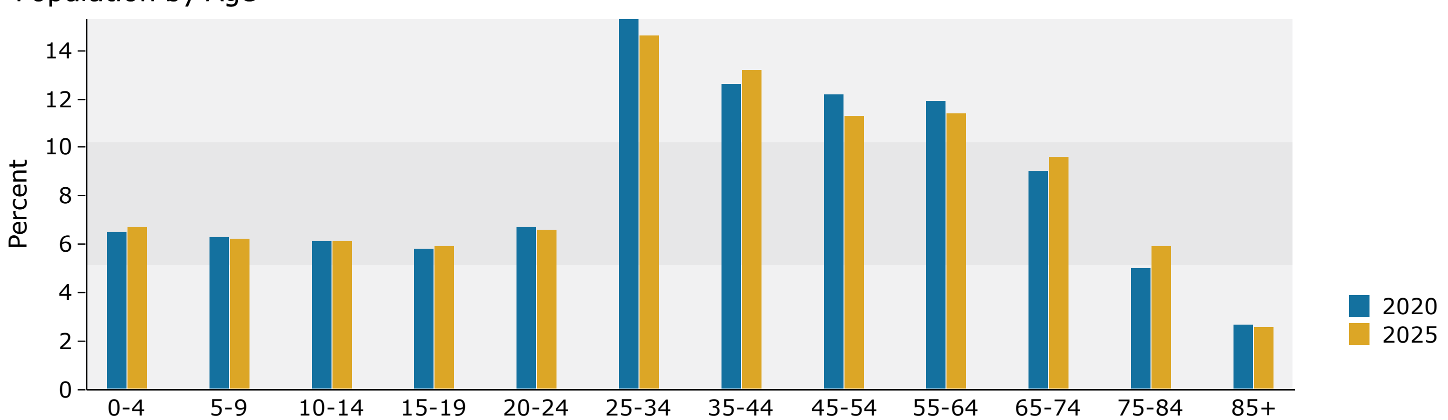
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

March 21, 2021

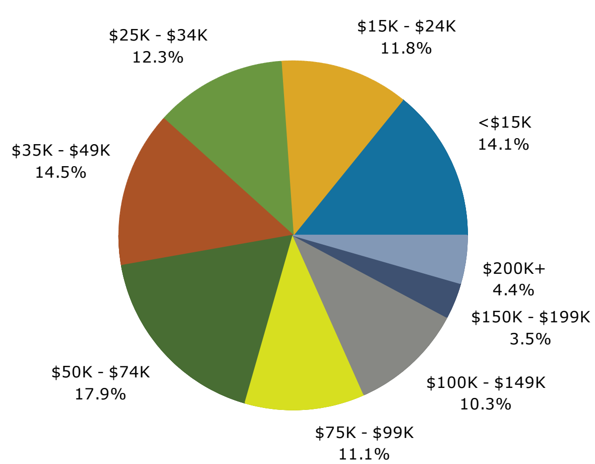
Trends 2020-2025



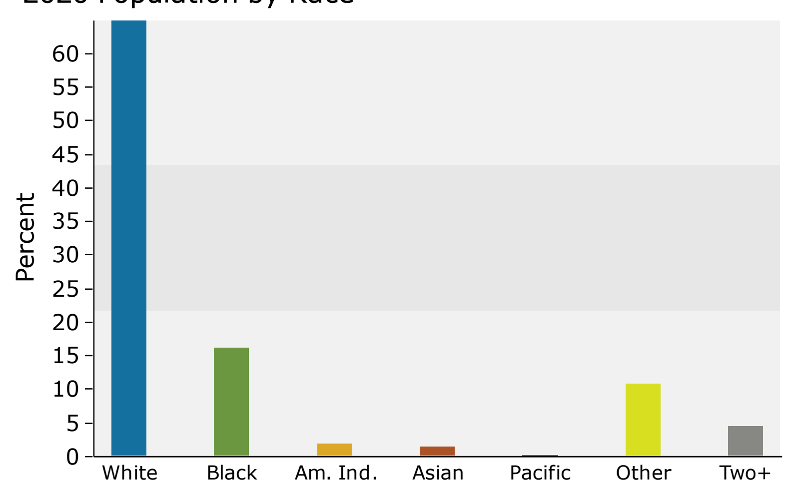
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin:51.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

Demographic and Income Profile

3300 Boutwell Rd, Lake Worth, Florida, 33461
Ring: 5 mile radius

Prepared by Esri
Latitude: 26.62730
Longitude: -80.07620

Summary	Census 2010	2020	2025
Population	275,926	300,008	313,574
Households	102,026	108,768	113,296
Families	64,909	68,438	70,947
Average Household Size	2.67	2.72	2.73
Owner Occupied Housing Units	65,347	69,016	71,351
Renter Occupied Housing Units	36,679	39,753	41,945
Median Age	36.7	38.2	38.6
Trends: 2020-2025 Annual Rate	**Area**	**State**	**National**
Population	0.89%	1.33%	0.72%
Households	0.82%	1.27%	0.72%
Families	0.72%	1.23%	0.64%
Owner HHs	0.67%	1.22%	0.72%
Median Household Income	1.21%	1.51%	1.60%

	2020		2025	
Households by Income	Number	Percent	Number	Percent
<$15,000	12,921	11.9%	11,870	10.5%
$15,000 - $24,999	12,474	11.5%	11,915	10.5%
$25,000 - $34,999	12,198	11.2%	11,911	10.5%
$35,000 - $49,999	16,260	14.9%	16,360	14.4%
$50,000 - $74,999	21,564	19.8%	22,781	20.1%
$75,000 - $99,999	12,489	11.5%	13,755	12.1%
$100,000 - $149,999	12,256	11.3%	14,483	12.8%
$150,000 - $199,999	4,336	4.0%	5,376	4.7%
$200,000+	4,270	3.9%	4,847	4.3%
Median Household Income	$50,397		$53,516	
Average Household Income	$69,275		$76,291	
Per Capita Income	$25,187		$27,630	

	Census 2010		2020		2025	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	19,494	7.1%	19,027	6.3%	20,142	6.4%
5 - 9	18,055	6.5%	18,792	6.3%	19,368	6.2%
10 - 14	17,368	6.3%	18,622	6.2%	19,349	6.2%
15 - 19	18,102	6.6%	17,657	5.9%	18,686	6.0%
20 - 24	18,950	6.9%	19,266	6.4%	19,474	6.2%
25 - 34	39,121	14.2%	44,080	14.7%	44,184	14.1%
35 - 44	39,311	14.2%	37,744	12.6%	41,209	13.1%
45 - 54	37,658	13.6%	36,728	12.2%	35,709	11.4%
55 - 64	28,268	10.2%	35,711	11.9%	35,465	11.3%
65 - 74	18,779	6.8%	27,577	9.2%	31,130	9.9%
75 - 84	13,869	5.0%	15,923	5.3%	19,748	6.3%
85+	6,953	2.5%	8,881	3.0%	9,110	2.9%

	Census 2010		2020		2025	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	186,157	67.5%	188,624	62.9%	191,342	61.0%
Black Alone	48,473	17.6%	59,110	19.7%	64,422	20.5%
American Indian Alone	3,455	1.3%	3,260	1.1%	3,116	1.0%
Asian Alone	5,375	1.9%	6,306	2.1%	6,885	2.2%
Pacific Islander Alone	233	0.1%	265	0.1%	273	0.1%
Some Other Race Alone	22,774	8.3%	30,311	10.1%	34,305	10.9%
Two or More Races	9,460	3.4%	12,131	4.0%	13,230	4.2%
Hispanic Origin (Any Race)	106,807	38.7%	137,722	45.9%	155,095	49.5%

Data Note: Income is expressed in current dollars.

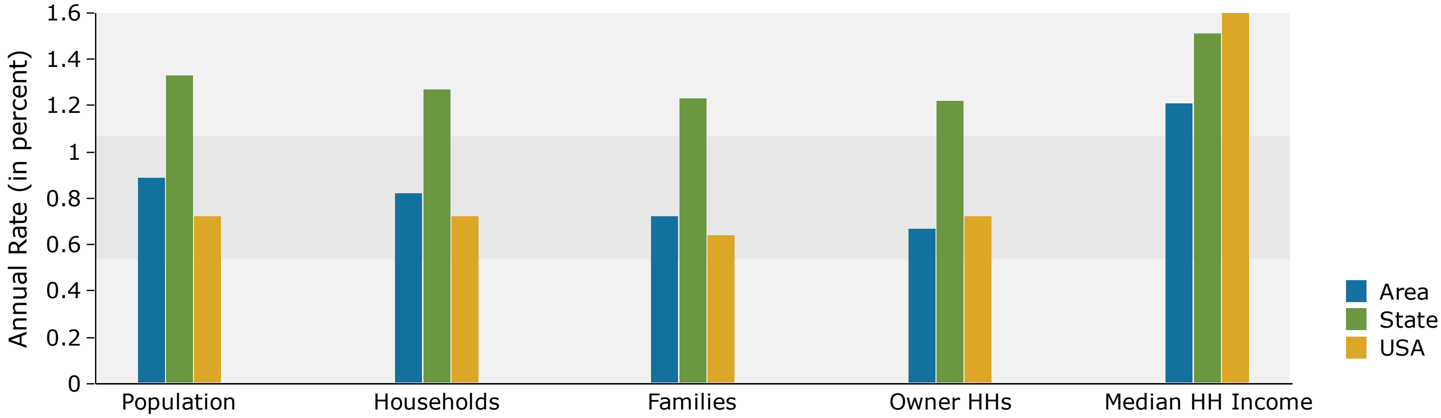
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

March 21, 2021

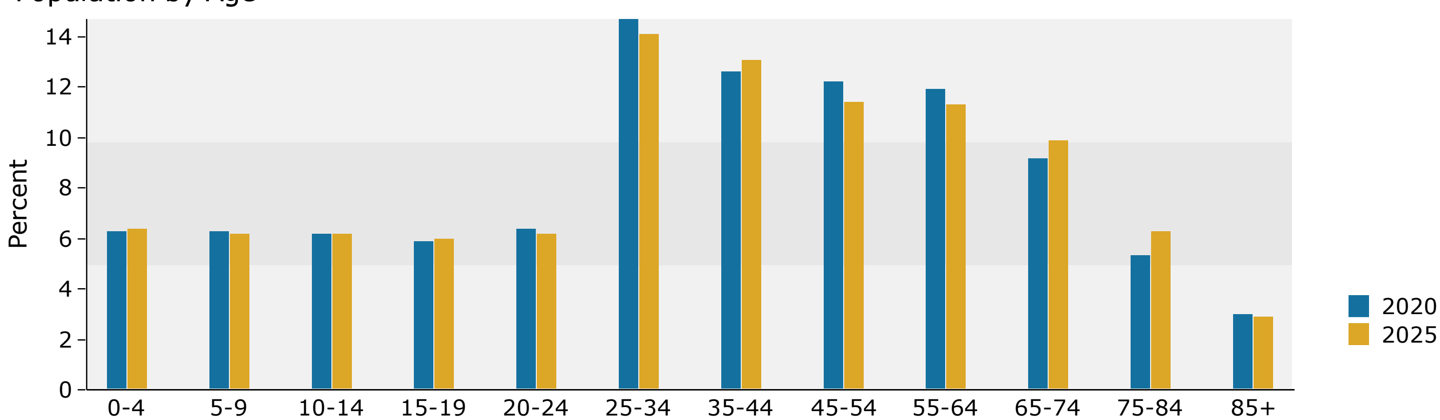
3300 Boutwell Rd, Lake Worth, Florida, 33461
Ring: 5 mile radius

Prepared by Esri
Latitude: 26.62730
Longitude: -80.07620

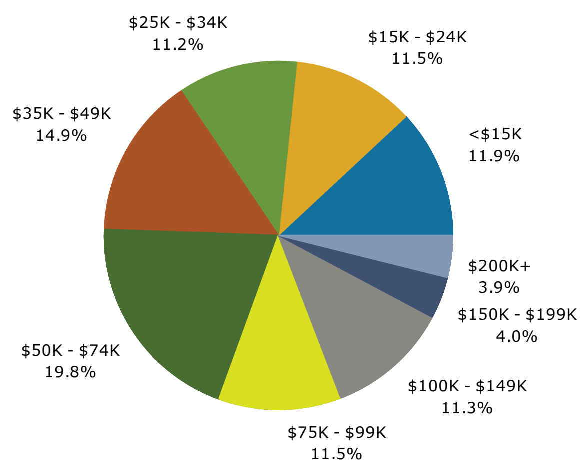
Trends 2020-2025



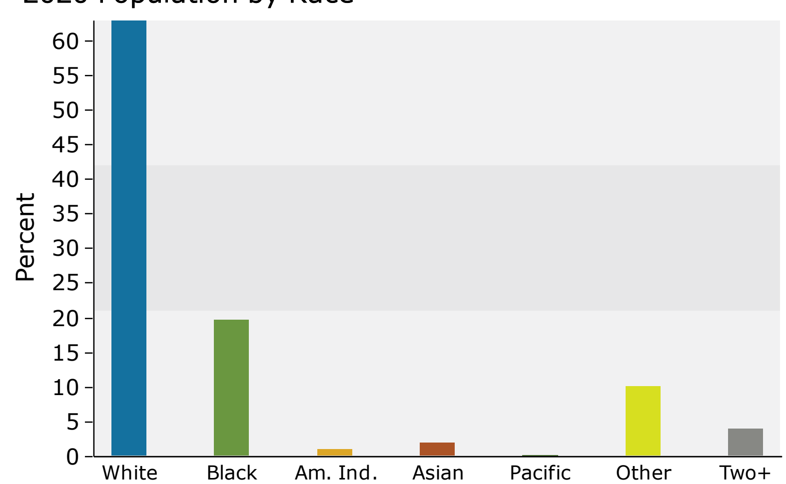
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin:45.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

March 21, 2021

Department of Engineering and Public Works
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

January 7, 2021

Dr. Juan F. Ortega, PE
JFO Group Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

RE: Boutwell Road Apartments
Project #: 201205
Traffic Performance Standards Review

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the **Boutwell Road Apartments** Traffic Impact Statement, dated December 28, 2020, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Lake Worth Beach
Location:	West side of Boutwell Road, south of 10th Avenue
PCN:	38-43-44-20-01-034-0040
Access:	One full access driveway connection onto Boutwell Road (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Vacant
Proposed Uses:	Mid-rise Multi-Family Residential = 200 DU
New Daily Trips:	1,088
New Peak Hour Trips:	72 (19/53) AM; 88 (54/34) PM
Build-out:	December 31, 2026

Based on our review, the Traffic Division has determined the proposed development is located within the Urban Redevelopment Area (URA) Traffic Concurrency Exception Area (TCEA) and therefore, exempt from the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

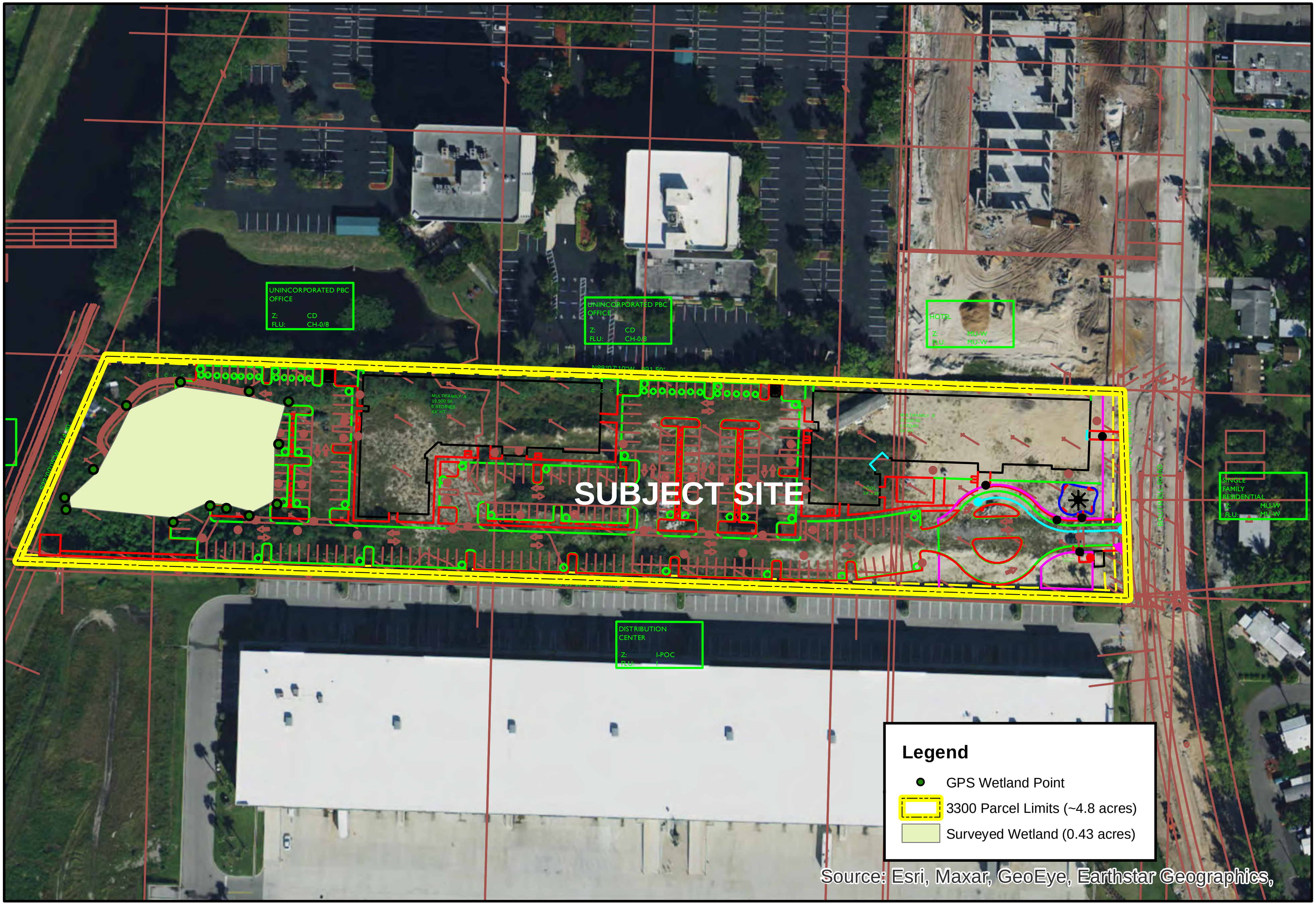
Quazi Anwar Bari

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:rb
ec: Addressee
Erin Fitzhugh Sita, AICP, Assistant Director-Planning, Zoning, & Preservation Community Sustainability Department, City of Lake Worth Beach
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Bogdan Piorkowski, P.E., Sr. Prof. Engineer, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2021\201205 - BOUTWELL ROAD APARTMENTS.DOCX

Document Path: F:\My Documents\3300 Boutwell Road\Landscape_LiDAR_wetland-area.mxd



www.GoldasichEnvironmental.com

Initial: 08/26/2020

Revised: 01/12/2021

60 30 0 60 120 180 240 300

Feet

J. J. Goldasich and Associates, Incorporated

Ecological Services
Natural System Analysis
DESIGN/PERMIT-BUILD-MAINTAIN

(561) 883-9555
jjg@jjgoldasich.com
Seagrass to Sawgrass

3300 Boutwell Road

Aerial Photograph with Wetland Parcel and Adjacent Waterway Palm Beach County, Florida

SFWMD Wetland Limits Map

3300 Boutwell Road Apartments
Site Photos

EAST – ADJACENT SURROUNDING SITE

SUBJECT SITE

SUBJECT SITE

SUBJECT SITE

SUBJECT SITE

WEST– ADJACENT SURROUNDING SITE

SOUTH – ADJACENT SOURROINDING SITE

SOUTH – ADJACENT

EAST - VIEW

EAST - VIEW

NORTH – ADJACENT SURROUDNING SITE

NORTH – ADJACENT SURROUNDING SITE

NORTH – ADJACENT

NORTH – ADJACENT

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: June 15, 2021 **DEPARTMENT:** City Attorney

TITLE:

Resolution No. 34-2021 – Amending the Charter Review Committee Resolution

SUMMARY:

At the May 25, 2021 meeting, the City Commission discussed potential amendments to the most recent Charter Review Committee Resolution (Resolution No. 26-2021). Resolution No. 34-2021 is proposed to adopt such amendments.

BACKGROUND AND JUSTIFICATION:

On January 19, 2021, the City Commission adopted Resolution No. 02-2021, which established a Charter Review Committee ("Committee") and set forth the composition and duties of the Committee. The City Commission at its May 18, 2021 Regular Meeting, revised Resolution No. 02-2021 (via Resolution No. 26-2021) to have the City Commission (as a body) appoint the Committee members and set forth an interview process for the appointment of the members. At the May 25, 2021 meeting, the City Commission interviewed potential Committee members and extended the interview process to June 15, 2021. The City Commission also discussed potentially increasing the number of Committee members set forth in Resolution No. 26-2021.

Further, due to the unforeseen delays in having the Committee members appointed, Resolution No. 26-2021 needs to be amended to require the Committee to have its recommendation to the City Commission no later than October 20, 2021. The October 20, 2021 date would afford City staff enough time to create an agenda item for the Commission's November 2, 2021 regular meeting and enough time to ultimately create an ordinance(s) for the approval of ballot language to be submitted to the Supervisor of Elections no later than mid-December.

MOTION:

Move to approve / not approve Resolution No. 34-2021 - Amending the Charter Review Committee Resolution.

ATTACHMENT(S):

Fiscal Analysis - N/A
Resolution 26-2021
Resolution 34-2021

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

WHEREAS, the City Commission for the City of Lake Worth Beach recognizes the necessity of amending sections of the City Charter from time to time to take into account changes in technology, law, financial matters, and other factors which may necessitate or facilitate the need for amendments to the City Charter; and

WHEREAS, on January 19, 2021, the City Commission adopted Resolution No. 02-2021, which established a Charter Review Committee ("Committee") and set forth the composition and duties of the Committee; and

WHEREAS, the City Commission at its May 6, 2021 work session expressed its desire to have the Committee members appointed by the City Commission as a body and not by individual Commission members; and

WHEREAS, the City Commission also expressed its desire to receive applications for Committee membership by no later than May 21, 2021, 12:00 p.m. (noon) and hold a special meeting on May 25, 2021 to interview and appoint the Committee members; and

WHEREAS, two members of the City Commission have made appointments to the Committee, which City Commission members agreed to request that those Committee appointees withdraw their applications and re-submit for consideration as a Committee member to be appointed by the City Commission as a body; and

WHEREAS, the City Commission desires to amend Resolution No. 02-2021 to address the City Commission's above stated desires and agreements; and

WHEREAS, the City Commission has determined that amending Resolution No. 02-2021 as set forth herein is in the best interests of the City and serves a valid public purpose.

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

Section 1. The above recitals are incorporated into this resolution as true and correct findings of the City Commission.

Section 2. The following amendments are made to Resolution No. 02-2021, which established the City's Charter Review Committee (underlined language is added and struck-through language is deleted).

Section 3. Composition of Charter Review Committee. The Charter Review Committee shall consist of five (5) City resident and/or City business owner members appointed by the City Commission as a body. Applications for membership on the Committee shall be submitted to the City Clerk's Office via e-mail to mcoyne@lakeworthbeachfl.gov by no later than 12:00 p.m. (noon) on May 21, 2021. The City Commission will interview and select the Committee members at a special meeting on May 25, 2021 at 4:00 p.m. at City Hall, 7 N. Dixie Highway, Lake Worth Beach, FL 33460. Persons interested in being selected for membership to the Committee are highly encouraged to timely submit their applications and attend the special meeting in person; however, appearance via electronic means is authorized. Appointed members shall serve without compensation. The appointed members shall serve until the Charter Review Committee submits its recommendation to the City Commission for consideration unless earlier removed by the City Commission. Thereafter, the Charter Review Committee will be automatically dissolved without further action. All Charter Review Committee members shall serve at the pleasure of the City Commission and may be removed at any time by the City Commission. Any vacancy created by the incapacity or resignation of a member shall be promptly filled by the City Commission.

Section 4. Objective of Charter Review Committee. The Charter Review Committee shall review the City Charter and provide a recommendation to the City Commission regarding proposed amendments to the City Charter. The Charter Review Committee shall consider proposed amendments which include, but are not limited to, term limits, resign to run restrictions, declarations of emergency, and more detailed procedures on vacancy appointments. The Charter Review Committee's recommendation shall be delivered to the City Clerk within 180 days of its first meeting unless an extension is granted by the City Manager in writing. The City Clerk will place the Charter Review Committee's recommendation on an upcoming City Commission regular meeting agenda. The City Commission shall review the recommendation of the Charter Review Committee and determine if any proposed amendments to the City Charter should be pursued by the City. Ultimately, the timing of any proposed amendment(s) to the Charter will be finalized by ordinance no later than early December 2021 in order to be placed on the March 2022 municipal election ballot by the Palm Beach County Supervisor of Elections.

Section 5. Meetings. The Charter Review Committee shall meet for the purpose organization within thirty (30) days of all members being appointed. The City Clerk shall organize the first meeting of the Charter Review Committee. At the initial meeting, the Charter Review Committee shall elect a Chair from its membership to lead the meetings and elect a Vice-Chair to act in the event the Chair is absent. The Charter Review Committee shall also elect a Secretary from its membership to take and maintain minutes of the Charter Review Committee meetings. The City Attorney will provide Sunshine Law and Public Records training to the Charter Review Committee at its first meeting.

Further meetings of the Charter Review Committee shall be held on the call of the Chair or a majority of the appointed members. All meetings of the Charter Review Committee shall be open to the public with reasonable notice of the date and time of the meetings. All meetings shall be held at City Hall in the Commission Chambers. The Charter Review Committee shall allow public comment at its meetings. Minutes of each meeting shall be taken and maintained by the Secretary. The Secretary shall send a copy of the minutes to the City Clerk for maintaining after the Charter Review Committee is dissolved.

A majority of the appointed members of the Charter Review Committee shall constitute a quorum. No City Charter amendment shall be submitted to the City Commission unless recommended by an affirmative vote of a majority of the appointed members.

The Charter Review Committee will be subject to Florida's Public Records Act, Chapter 119, Florida Statutes, and Florida's Sunshine Law, Section 286.011, Florida Statutes. Unless prohibited by law, the Charter Review Committee may adopt such other rules and procedures for its meetings as it deems desirable.

Section 6. Extraordinary Circumstances. If due to extraordinary circumstances (e.g., continuation of COVID-19 pandemic), the Charter Review Committee may use assistive technology to conduct its meeting without being physically present at City Hall (e.g., conduct the meetings via Zoom). Public comment may also be received via such technology or other format. Notice of such meetings shall identify how the meetings will be conducted and how public comment may be submitted or provided.

Section 7. Assistance. The City Manager, City Clerk, and City Attorney shall assist the Charter Review Committee as needed. Further staff or other professionals may be provided to assist the Charter Review Committee as needed.

Section 8. All members appointed to the Charter Review Committee before the adoption of this resolution are deemed withdrawn and such members are highly encouraged to re-apply for membership pursuant to the terms of this resolution.

Section 9. All resolutions in conflict herewith are hereby repealed.

Section 10. This resolution shall become effective upon its adoption.

The passage of this resolution was moved by Vice Mayor Robinson, seconded by Commissioner Stokes, 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 resolution duly passed and adopted on the 18th day of May, 2021.

LAKE WORTH BEACH CITY COMMISSION

By: ______________________________
Betty Resch, Mayor

ATTEST:

____
Deborah M. Andrea, CMC, City Clerk

CITY OF LAKE WORTH BEACH
INCORPORATED 1913
PALM BEACH COUNTY
STATE OF FLORIDA

RESOLUTION NO. 34-2021 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE CHARTER REVIEW COMMITTEE TO PROVIDE FOR AN INCREASE IN COMMITTEE MEMBERSHIP AND FOR OTHER PURPOSES; AND PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS AND FOR AN EFFECTIVE DATE

WHEREAS, the City Commission for the City of Lake Worth Beach recognizes the necessity of amending sections of the City Charter from time to time to take into account changes in technology, law, financial matters, and other factors which may necessitate or facilitate the need for amendments to the City Charter; and

WHEREAS, on January 19, 2021, the City Commission adopted Resolution No. 02-2021, which established a Charter Review Committee ("Committee") and set forth the composition and duties of the Committee; and

WHEREAS, the City Commission at its May 6, 2021 work session expressed its desire to have the Committee members appointed by the City Commission as a body and to conduct interviews as a body; and

WHEREAS, on May 18, 2021, the City Commission revised Resolution No. 02-2021 (via Resolution No. 26-2021) to have the Committee members appointed by the City Commission as a body and to conduct interviews as a body; and

WHEREAS, the City Commission conducted interviews of potential committee members on May 25, 2021 and June 15, 2021; and

WHEREAS, the City Commission desires to amend Resolution No. 26-2021 to increase the number of Committee members and for other purposes; and

WHEREAS, the City Commission has determined that amending Resolution No. 26-2021 as set forth herein is in the best interests of the City and serves a valid public purpose.

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

Section 1. The above recitals are incorporated into this resolution as true and correct findings of the City Commission.

Section 2. The following amendments are made to Resolution No. 26-2021, which revised the City's Charter Review Committee (underlined language is added and struck-through language is deleted):

Section 3. Composition of Charter Review Committee. The Charter Review Committee shall consist of ~~five (5)~~________ (__) City resident and/or City business owner members appointed by the City Commission as a body. ~~Applications for membership on the Committee shall be submitted to the City Clerk's Office via e-mail to mcoyne@lakeworthbeachfl.gov by no later than 12:00 p.m. (noon) on May 21, 2021. The City Commission will interview and select the Committee members at a special meeting on May 25, 2021 at 4:00 p.m. at City Hall, 7 N. Dixie Highway, Lake Worth Beach, FL 33460. Persons interested in being selected for membership to the Committee are highly encouraged to timely submit their applications and attend the special meeting in person; however, appearance via electronic means is authorized.~~ Appointed members shall serve without compensation. The appointed members shall serve until the Charter Review Committee submits its recommendation to the City Commission for consideration unless earlier removed by the City Commission. Thereafter, the Charter Review Committee will be automatically dissolved without further action. All Charter Review Committee members shall serve at the pleasure of the City Commission and may be removed at any time by the City Commission. Any vacancy created by the incapacity or resignation of a member shall be promptly filled by the City Commission.

Section 4. Objective of Charter Review Committee. The Charter Review Committee shall review the City Charter and provide a recommendation to the City Commission regarding proposed amendments to the City Charter. The Charter Review Committee shall consider proposed amendments which include, but are not limited to, term limits, resign to run restrictions, declarations of emergency, and more detailed procedures on vacancy appointments. The Charter Review Committee's recommendation shall be delivered to the City Clerk as soon as reasonably possible but no later than October 20, 2021~~within 180 days of its first meeting unless an extension is granted by the City Manager in writing~~. The City Clerk will place the Charter Review Committee's recommendation on ~~an upcoming~~ the City Commission's November 2, 2021 regular meeting agenda or such other regular or special meeting as reasonably necessary. The City Commission shall review the recommendation of the Charter Review Committee and determine if any proposed amendments to the City Charter should be pursued by the City. Ultimately, the timing of any proposed amendment(s) to the Charter will be finalized by ordinance no later than early December 2021 in order to be placed on the March 2022 municipal election ballot by the Palm Beach County Supervisor of Elections.

Section 5. Meetings. The Charter Review Committee shall meet for the purpose organization within thirty (30) days of all members being appointed. The City Clerk shall organize the first meeting of the Charter Review Committee. At the initial meeting, the Charter Review Committee shall elect a Chair from its membership to lead the meetings and elect a Vice-Chair to act in the event the Chair is absent. The Charter Review Committee shall also elect a Secretary from its membership to take and maintain minutes of the Charter Review Committee meetings. The City Attorney will provide Sunshine Law and Public Records training to the Charter Review Committee at its first meeting.

Further meetings of the Charter Review Committee shall be held on the call of the Chair or a majority of the appointed members. All meetings of the Charter Review

Committee shall be open to the public with reasonable notice of the date and time of the meetings. All meetings shall be held at City Hall in the Commission Chambers. The Charter Review Committee shall allow public comment at its meetings. Minutes of each meeting shall be taken and maintained by the Secretary. The Secretary shall send a copy of the minutes to the City Clerk for maintaining after the Charter Review Committee is dissolved.

A majority of the appointed members of the Charter Review Committee shall constitute a quorum. No City Charter amendment shall be submitted to the City Commission unless recommended by an affirmative vote of a majority of the appointed members.

The Charter Review Committee will be subject to Florida's Public Records Act, Chapter 119, Florida Statutes, and Florida's Sunshine Law, Section 286.011, Florida Statutes. Unless prohibited by law, the Charter Review Committee may adopt such other rules and procedures for its meetings as it deems desirable.

Section 6. Extraordinary Circumstances. If due to extraordinary circumstances (e.g., continuation of COVID-19 pandemic), the Charter Review Committee may use assistive technology to conduct its meeting without being physically present at City Hall (e.g., conduct the meetings via Zoom). Public comment may also be received via such technology or other format. Notice of such meetings shall identify how the meetings will be conducted and how public comment may be submitted or provided.

Section 7. Assistance. The City Manager, City Clerk, and City Attorney shall assist the Charter Review Committee as needed. Further staff or other professionals may be provided to assist the Charter Review Committee as needed.

Section 8. All members appointed to the Charter Review Committee before the adoption of this resolution are deemed withdrawn and such members are highly encouraged to re-apply for membership pursuant to the terms of this resolution.

Section 9. All resolutions in conflict herewith are hereby repealed.

Section 10. This resolution shall become effective upon its adoption.

The passage of this resolution was moved by Commissioner 34 seconded by 34, and upon being put to a vote, the vote was as follows:

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

The Mayor thereupon declared this resolution duly passed and adopted on this 15th day of June 2021.

LAKE WORTH BEACH CITY COMMISSION

By: ______________________________
Betty Resch, Mayor

ATTEST:

____
Deborah M. Andrea, CMC, City Clerk

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: June 15, 2021 **DEPARTMENT:** Commission

TITLE:

Appointment of Charter Review Committee Members

SUMMARY:

This item is for the City Commission to make the appointments to the Charter Review Committee as a body.

BACKGROUND AND JUSTIFICATION:

At the May 25, 2021 and June 15, 2021 special meetings, the Commission interviewed several candidates to serve as members of the Charter Review Committee.

This is a companion item to the Commission's discussion on the number of Charter Review Committee members (Resolution 34-2021).

MOTION:

Move to approve/disapprove the identified individuals as the members of the Charter Review Committee.

ATTACHMENT(S):

Fiscal Impact Analysis - N/A
Applications:

Wes Blackman
Joyce Brown
Jerri LeAnn Clairday
Anthony Gallegos
Sam Goodstein
Brendan Lynch
Theodore McMorrough
Daniel Morgan
William Munro
Debra Robert
Upendo Shabazz
Zade Shamsi-Basha
Ramsay Stevens
Richard Stowe
Barbara White
Dave Wilson

VOLUNTEER ADVISORY BOARD APPLICATION

BOARD/S YOU ARE APPLYING TO BE ON	• Charter Review
NAME	Wes Blackman
RESIDENCE ADDRESS	241 Columbia Drive Lake Worth Beach, FL 33460 United States
UPLOAD PROOF OF RESIDENCY	• Scan_20210420-2.jpg
DO YOU HAVE A DIFFERENT MAILING ADDRESS?	No
PHONE	(561) 308-0364
BUSINESS PHONE	(561) 308-0364
CELL PHONE	(561) 308-0364
EMAIL	wesblackman@gmail.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?	28 years
LIST ALL PROPERTIES OWNED AND/OR BUSINESS INTERESTS IN LAKE WORTH	241 Columbia Drive CWB Associates (dba) Home Occupation
WHAT IS YOUR OCCUPATION?	Urban Planner
EMPLOYER?	Self
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, HRPB, CRA Various times from 2000 to 2015
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.	Palm Beach County Land Development Regulation Advisory Board
HIGH SCHOOL	Okemos High School (Michigan)
DATE OF GRADUATION	06/01/1979
COLLEGE	Alma College (Michigan)
DATE OF GRADUATION	06/01/1983
RESUME ATTACHMENT	• C.-Wesley-Blackman-Principal-CWB-Associates-05-12-20.pdf
WORK EXPERIENCE	30 year career as urban planner dealing with municipalities and government interaction with property owners.
INTEREST/ACTIVITIES	Historic preservation, antique automobiles, biking, swimming

COMMUNITY INVOLVEMENT	Volunteer service, Cottages of Lake Worth, Inc. President, former member of neighborhood association, board member of Palm Beach County Planning Congress
6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE)	Experience working with the Lake Worth Beach Code of Ordinances and other municipal and local government codes. LWB Charter needs a complete review and update.
6. B - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (SECOND PREFERENCE)	Desire a better quality of life for residents of Lake Worth Beach, better interactions of a positive nature between the city and residents.
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	Wes Blackman

VOLUNTEER ADVISORY BOARD APPLICATION

BOARD/S YOU ARE APPLYING TO BE ON	• Charter Review
NAME	Joyce Brown
RESIDENCE ADDRESS	15 South J Street lake worth beach, FL 33460 United States
DO YOU HAVE A DIFFERENT MAILING ADDRESS?	Yes
ADDRESS	318 Knotty Pine Cir Apt B-2 Greenacres, FL 33463 United States
PHONE	(215) 205-9441
CELL PHONE	(215) 205-9441
EMAIL	joyce@flamingoclaystudio.org
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?	No
HOW LONG HAVE YOU BEEN A RESIDENT OF LAKE WORTH BEACH?	For 15 years I have managed a non-profit business in the downtown
LIST ALL PROPERTIES OWNED AND/OR BUSINESS INTERESTS IN LAKE WORTH	15 South J Street
WHAT IS YOUR OCCUPATION?	Artist
EMPLOYER?	Flamingo Clay Studio/Clay Glass Metal Stone Gallery
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	Philadelphia High School for Girls
DATE OF GRADUATION	05/31/1962
COLLEGE	Tyler School of Fine Arts - Temple University
DATE OF GRADUATION	05/31/1966
RESUME ATTACHMENT	• Joyce-Brown-Resume.pdf
WORK EXPERIENCE	Artist/ Teacher/Business Owner/Concert Producer/ Director Blushing Zebra Coffee House/ Board Chair YWCA/ Board Chair Swords Into Plowshares/ Board Chair Flamingo Clay Studio
INTEREST/ACTIVITIES	Lake Worth Downtown - Creating a haven for all of the families in Lake Worth

COMMUNITY INVOLVEMENT	Non-stop - work with artists/teens/businesses/voter registration/ 6 days a week- 8-12 hours a day
6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE)	Because I love Lake Worth - want to help tweak what needs tweaking to help create a community that is safe and welcome to all. This board in particular to address equality and inclusion issues and to examine and update the charter based upon current and future relevancy.
6. B - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (SECOND PREFERENCE)	My second preference was not listed. It would be the CRA Board
6. C - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (THIRD PREFERENCE)	I think my 15 year experience within this city and my past experience on urban boards would allow for quality participation.
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	Joyce Brown

VOLUNTEER ADVISORY BOARD APPLICATION

BOARD/S YOU ARE APPLYING TO BE ON	• Charter Review
NAME	Jerri LeAnn Clairday
RESIDENCE ADDRESS	527 North D Street Lake Worth Beach, FL 33460 United States
UPLOAD PROOF OF RESIDENCY	• Clairday-Jerri-Voter-Reg-Card.jpg
DO YOU HAVE A DIFFERENT MAILING ADDRESS?	No
PHONE	(561) 235-9396
EMAIL	lclairday@gmail.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?	2 years in 33460, 6 years in 33462
LIST ALL PROPERTIES OWNED AND/OR BUSINESS INTERESTS IN LAKE WORTH	527 North D Street, 33460
WHAT IS YOUR OCCUPATION?	Higher Education
EMPLOYER?	Nova Southeastern University
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	Germantown High, Germantown, TN
DATE OF GRADUATION	05/31/1990
COLLEGE	Nova Southeastern University-MS Disaster & Emergency Management
DATE OF GRADUATION	12/31/2021
RESUME ATTACHMENT	• JLeAnnClairdayResumeMSDEM.pdf
WORK EXPERIENCE	Higher education administration
INTEREST/ACTIVITIES	Gardening, soapmaking, cooking, all-natural hair and skin products
COMMUNITY INVOLVEMENT	Garden Tender for Lord's Place. Trained in voter registration. Founding member of unofficial Lake Worth Beach Charter Review group.
6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE)	Lake Worth Beach's Charter is outdated and needs to be revised to reflect the growth that has occurred. Progress is hampered when frameworks are no longer relevant.

6. B - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (SECOND PREFERENCE)	Lake Worth Beach's forward progress is important to me.
6. C - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (THIRD PREFERENCE)	If not me, then whom?
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	Jerri LeAnn Clairday

VOLUNTEER ADVISORY BOARD APPLICATION

BOARD/S YOU ARE APPLYING TO BE ON	• Charter Review
NAME	Anthony Gallegos
RESIDENCE ADDRESS	429 N D St Lake Worth Beach, FL 33460 United States
UPLOAD PROOF OF RESIDENCY	• 20210523_155134.jpg
DO YOU HAVE A DIFFERENT MAILING ADDRESS?	No
CELL PHONE	(561) 410-9798
EMAIL	anthonycgallegos@gmail.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?	Nine (9) months (in Lake Worth Beach proper).
LIST ALL PROPERTIES OWNED AND/OR BUSINESS INTERESTS IN LAKE WORTH	None.
WHAT IS YOUR OCCUPATION?	Maintenance worker
EMPLOYER?	HandyMaint, LLC
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	Lake Worth High School
DATE OF GRADUATION	05/01/2008
COLLEGE	University of Central Florida
DATE OF GRADUATION	05/01/2014
RESUME ATTACHMENT	• acgallegos_resume.pdf

WORK EXPERIENCE	HandyMaint, LLC (Lake Worth, FL) Maintenance Worker, Jul 2016 - Present Provide maintenance assistance for commercial and residential properties in Palm Beach and Broward counties in South Florida. Job functions include carrying out structural repairs (e.g. sprinkler system repairs/diagnostics, lighting repair/replacement, plumbing repairs/diagnostics, parking lot asphalt patching/repair, traffic sign and sign post repair/replacement, A/C troubleshooting/repair, etc.). Maintaining functionality, cleanliness and the overall quality of various commercial and residential properties and carrying out and completing improvement and renewal projects (e.g. painting, roof restoration and repair, pressure cleaning, etc). John P. Hussman Institute for Human Genomics (Miami, FL) Research Assistant (Internship), Aug 2015 - Feb 2016 Assisted the research teams of Dr. Katherina Walz and Dr. Juan Young with molecular genetic studies of neurodevelopmental disorders and rare diseases in attempts to understand underlying pathogenesis and establishing working animal models for disease study. Led a small gene expression study using microarrays investigating the MBD5 gene and its differential gene expression profile.
INTEREST/ACTIVITIES	Reading, language learning (Spanish now, hopefully Creole in the near future), computer programming, politics, bike-riding, skateboarding, swimming at the beach, gardening, (attempting to) play guitar.
COMMUNITY INVOLVEMENT	Member and volunteer for Lake Worth For All (a new community/municipalist organization). Former member of the Palm Beach County Tenants Union. I volunteered in the most recent city election in support of several candidates (e.g. door-to-door canvassing, mailing letters, data entry, etc.).
6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE)	I learned from residents that the current city charter is due for a review, meaning that it hasn't been reviewed in quite a long time. It likely contains parts that are antiquated or might be of some interest to residents to see changed (i.e. those parts relating to elections, term-limits, special powers held by city officials, among other things). Though I haven't seen the city charter in its entirety, I've heard that it is very long, and so it will require a thorough, careful review. My goal if I were to be selected to be on the charter review board is to make recommendations for changes for the public to weigh in on. I believe the process ought to be as democratic as possible, with as many residents given the chance to voice their opinion as possible. I have experience reading, creating and modifying organizational bylaws. I understand that the language in these type of documents can be very dry (and dull) at times. It requires a lot of patience and paying close attention to details and subtleties in language. I believe I have the patience and that my experience would help to serve the board well.

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	Anthony Gallegos

VOLUNTEER ADVISORY BOARD APPLICATION

BOARD/S YOU ARE APPLYING TO BE ON	• Charter Review
NAME	Sam Goodstein
RESIDENCE ADDRESS	1717 12th Ave S Lot E4 Lake Worth, FL 33460 United States
UPLOAD PROOF OF RESIDENCY	• Samuel-Goodstein-FL-DL-scan-2021.pdf
DO YOU HAVE A DIFFERENT MAILING ADDRESS?	No
PHONE	(561) 585-4321
BUSINESS PHONE	(561) 586-4995
CELL PHONE	(561) 585-4321
EMAIL	goodstei@gmail.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 plus growing up here age 5-18
LIST ALL PROPERTIES OWNED AND/OR BUSINESS INTERESTS IN LAKE WORTH	Part owner , Holt's Lazyland Mobile Home and RV Community.
WHAT IS YOUR OCCUPATION?	Social Worker and Caregiver
EMPLOYER?	Holt's Lazyland Mobile Home and RV Community
ARE YOU CURRENTLY SERVING ON ANY CITY ADVISORY BOARD?	Yes
WHICH BOARDS?	Library Board
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	Lake Worth High School
DATE OF GRADUATION	05/26/1985
COLLEGE	University of North Carolina at Chapel Hill, MSW, 2005; BA, 1989
DATE OF GRADUATION	05/08/2005
RESUME ATTACHMENT	• Samuel-H-Goodstein-Resume-revision-2015-1.docx

WORK EXPERIENCE	I worked ask a caregiver and teacher of ADL (Activities of Daily Living) skills with adults with intellectual disabilities, head injuries, and autism for 14 years in North Carolina. In Florida, I have worked as a caregiver for my parents and members of my family. In my family business, Holt's Lazyland Mobile Home and RV Community, I have served on their Board as Treasurer for over a decade, helping to guide the second oldest business (founded 1948) in the city of Lake Worth Beach. I do maintenance jobs of roof repair, pruning, planting, and painting, and am plunging into the job market to put my MSW to work, now that my Mother has passed and the Covid-19 is becoming manageable.
INTEREST/ACTIVITIES	Gardening with an emphasis on native Florida plants, Political Campaigning (Proud Liberal Democrat), Book collecting, Cat Indenture, LFL Stewarding, Writing, and Pie Baking,
COMMUNITY INVOLVEMENT	Friends of the Lake Worth Library, President, 10+ years Lake Worth Democratic Club, President, 9+ years Democratic Executive Committee, Precinct 7162 captain, 8+ years Campaign worker for several previous commissioners and mayors Whispering Palms Neighborhood Association (WPNA), Co-founder and current Vice President/Secretary/Treasurer, Neighborhood Association President's Council, Representative for WPNA and Recording Secretary Temple Judea, my family and I are founding and continuous members since 1980.
6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE)	I think Lake Worth Beach is about to begin a period of growth, of a sort it has not seen before. The prelude to this was the Lucerne Building, so many years ago, and the coming of projects like the Mid, the Bohemian, the One and Lake Cove, point to the future. I grew up in a different, smaller Lake Worth, and want to bring my memory of the unique character that people respond well to, to the challenges we face as we literally grow up together. Just as I saw my family business change from a place of winter refuge for Michigan farmers and Quebecois, into a mix of minority working class people and full time RV dwellers, I know the city's future will not look like the past. I know that some things will be lost as other things are gained. I want to help guide that process so it goes smoothly and attention is paid to the possibilities of smart growth. Cleaning up the Charter where it is cluttered, and asking the questions that the public has about it so the City Commission can take action as needed is a logical step for us to take at this time. My Uncle Howard toured Florida on his Harley-Davidson motorcycle in 1933. My mom and grandfather came down a few years later in a bit more comfort, and stopped in Lake Worth because it had the best beach they'd ever seen. After the war the family bought about ten acres from Mayor Barton, and we've been here ever since. I'll bring the perspectives of a local business, property owners, and community organizations, along with a historical sense of what has made our city special for so many years.
6. B - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (SECOND PREFERENCE)	none
6. C - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (THIRD PREFERENCE)	none

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	Sam Goodstein

VOLUNTEER ADVISORY BOARD APPLICATION

BOARD/S YOU ARE APPLYING TO BE ON	• Charter Review
NAME	Brendan Lynch
RESIDENCE ADDRESS	920 South Lakeside Dr Lake Worth, FL 33460 United States
DO YOU HAVE A DIFFERENT MAILING ADDRESS?	No
PHONE	(561) 386-1703
CELL PHONE	(561) 386-1703
EMAIL	blynch@plastridge.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?	17 years
LIST ALL PROPERTIES OWNED AND/OR BUSINESS INTERESTS IN LAKE WORTH	920 South Lakeside Dr
WHAT IS YOUR OCCUPATION?	Insurance
EMPLOYER?	Plastridge Agency
ARE YOU CURRENTLY SERVING ON ANY CITY ADVISORY BOARD?	Yes
WHICH BOARDS?	CRA
HAVE YOU EVER SERVED ON A CITY OF LAKE WORTH BOARD?	Yes
IF YES, WHEN AND WHICH BOARD(S)?	CRA
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.	211 Palm Beach/Treasure Coast Crisis Hotline Guardians Credit Union Florida Association of Independent Agents Business Development Board of Palm Beach County
HIGH SCHOOL	Pope John Paul II
DATE OF GRADUATION	06/01/1996
COLLEGE	East Carolina University
DATE OF GRADUATION	06/01/2000
RESUME ATTACHMENT	• Brendan-Lynch-Bio.pdf
WORK EXPERIENCE	I have 21 years in the insurance industry.

COMMUNITY INVOLVEMENT	Lake Worth Beach CRA 211 Palm Beach/Treasure Coast Crisis Hotline Guardians Credit Union
6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE)	I believe in being involved in the community you chose to live in and helping everyone in the community prosper.
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	Brendan Lynch

VOLUNTEER ADVISORY BOARD APPLICATION

BOARD/S YOU ARE APPLYING TO BE ON	• Charter Review
NAME	Theodore McMorrough
RESIDENCE ADDRESS	922 S Palmway Lake Worth Beach, FL 33460 United States
UPLOAD PROOF OF RESIDENCY	• image.jpg
DO YOU HAVE A DIFFERENT MAILING ADDRESS?	No
CELL PHONE	(954) 790-4342
EMAIL	tealmac11249@gmail.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?	16 months
LIST ALL PROPERTIES OWNED AND/OR BUSINESS INTERESTS IN LAKE WORTH	House- 922 S Palmway
WHAT IS YOUR OCCUPATION?	Retired
EMPLOYER?	N/A
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	South Broward High - Hollywood, FL
DATE OF GRADUATION	05/23/1967
COLLEGE	University Tennessee- Knoxville, BS, MS
DATE OF GRADUATION	05/20/1972
WORK EXPERIENCE	Quality Control Aircraft Maintenance- 25 years. Boeing, various. Property management and ownership- Hollywood, FL- 10 years. Civic committees and associations- 8 years.
INTEREST/ACTIVITIES	Atheletics, scholastic achievement, student development and mentorship. Community improvement to balance commercial and tourist demand along with community identity retention
COMMUNITY INVOLVEMENT	Kiwanis Club Hollywood 8 years, 4 years treasurer. Committee of 100 Hollywood, 8 years, 3 years Secretary Palm Beach Food Bank Volunteer Open Heart Food Pantry Hollywood

6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE)	As a new resident, to help with and assist in the direction the City of Lake Worth and officials deem the best interest of all city residents.
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	Theodore McMorrough

VOLUNTEER ADVISORY BOARD APPLICATION

BOARD/S YOU ARE APPLYING TO BE ON	• Charter Review
NAME	Daniel Morgan
RESIDENCE ADDRESS	331 S J ST. Apt 4 Lake Worth, FL 33460 United States
UPLOAD PROOF OF RESIDENCY	• IMG_20210511_125954115.jpg
DO YOU HAVE A DIFFERENT MAILING ADDRESS?	No
PHONE	(561) 563-4294
EMAIL	morgandaniel250@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?	4 years
LIST ALL PROPERTIES OWNED AND/OR BUSINESS INTERESTS IN LAKE WORTH	None
WHAT IS YOUR OCCUPATION?	Case Manager
EMPLOYER?	Youth Co-Op
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	Durango
DATE OF GRADUATION	06/14/2012
WORK EXPERIENCE	Have worked as a Case Manager for both the Guatemalan Maya Center and Youth Cooperative. In the 4 years that I have worked in social services I have had the opportunity to meet thousands of residents, predominantly those in the migrant community. My work consisted of connecting residents with resources that would assist them in their daily lives, case management and advocacy. I also worked with Found Care as a member of their Covid-19 Outreach team. The work consisted of going into neighborhoods and informing people on the latest developments regarding Covid-19.
INTEREST/ACTIVITIES	I am interested in participating more in my community through volunteer work.

COMMUNITY INVOLVEMENT	Currently I volunteer with a local community group that engages in community awareness and participation. In the past I worked one of the largest Covid-19 testing programs catered to the Limited English Speaking and Limited Spanish Speaking communities in Lake Worth. I also mentored a youth group from Lake Worth High School who went on to receive a $15000.00 grant from Philanthropy Tank.
6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE)	I want to serve on this board because I want to gain more insight and understanding into the city's charter.
6. B - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (SECOND PREFERENCE)	I want to be able to help my neighbors stay informed. I want to be able to serve as a reliable source of information and as a mouthpiece for those individuals in the community who desire to make their opinions heard.
6. C - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (THIRD PREFERENCE)	I believe there is a great opportunity to have our city reflect the current values and ideals that its citizens possess.
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	Daniel Morgan

VOLUNTEER ADVISORY BOARD APPLICATION

BOARD/S YOU ARE APPLYING TO BE ON	• Charter Review
NAME	William Philip Ross Munro
RESIDENCE ADDRESS	1430 N. Lakeside Drive Lake Worth Beach, FL 33460 United States
DO YOU HAVE A DIFFERENT MAILING ADDRESS?	No
PHONE	(561) 766-1443
CELL PHONE	(786) 271-2787
EMAIL	WilliamMunroPBC@gmail.com
ARE YOU A CITIZEN OF THE UNITED STATES?	No
ARE YOU A REGISTERED PALM BEACH COUNTY VOTER?	No
ARE YOU A REGISTERED LAKE WORTH VOTER?	No
HOW LONG HAVE YOU BEEN A RESIDENT OF LAKE WORTH BEACH?	5 years
LIST ALL PROPERTIES OWNED AND/OR BUSINESS INTERESTS IN LAKE WORTH	1430 N. Lakeside Drive
WHAT IS YOUR OCCUPATION?	Engineer, Designer, Fine Artist/Photographer semi retired
EMPLOYER?	Self employed
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	Bishops College School
DATE OF GRADUATION	06/01/1970
COLLEGE	McGill University & Ecole Nationale Superieure des Beaux Arts Paris
DATE OF GRADUATION	01/01/1980
RESUME ATTACHMENT	• Munro-William-R-Drivers-License-front-3x4-72dpi.pdf
WORK EXPERIENCE	Engineer, Designer, Photographer www.PRMFine Art www.philiprossmunro.com www.DesignDistrictPhotography.com
INTEREST/ACTIVITIES	Architecture & Design, Underwater Photography, Sailing

COMMUNITY INVOLVEMENT	I am recently semi retired so now is the time to get involved and make a contribution. My Mother was born in San Francisco and my family resided in Delray for many decades. I was educated in Canada and France. I have been a permanent resident of the United States since 1994 and am in the process of acquiring US citizenship. My communication and organizational skills, especially in commissioned works, have been honed and tempered over four decades of self employment.
6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE)	I would like to serve on the Comprehensive Plan Review Committee in order to participate in the overall amelioration of the Municipality both fiscally and physically while safe guarding the appearance and charm of Lake Worth Beach.
6. B - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (SECOND PREFERENCE)	Design in every facet, whether physical or societal, is a favorite passion of mine. I find great satisfaction in contributing and working with groups on projects in need of thoughtful consideration.
6. C - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (THIRD PREFERENCE)	I grew up in a small town. My address was 1409 Lake St. Louis Road, today my address is 1430 N Lakeside Drive. This is my forever home and I would like to participate in any way I can with whatever is requested or needed.
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	William Munro

VOLUNTEER ADVISORY BOARD APPLICATION

BOARD/S YOU ARE APPLYING TO BE ON	• Charter Review
NAME	Debra Robert
RESIDENCE ADDRESS	127 S K St. Lake Worth Beach, FL 33460 United States
DO YOU HAVE A DIFFERENT MAILING ADDRESS?	No
PHONE	(239) 848-7111
CELL PHONE	(239) 848-7111
EMAIL	ibartist18@gmail.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?	6.5 years
LIST ALL PROPERTIES OWNED AND/OR BUSINESS INTERESTS IN LAKE WORTH	127 S K St.
WHAT IS YOUR OCCUPATION?	Disabled
EMPLOYER?	n/a
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	Connetquot HS
DATE OF GRADUATION	06/17/1984
COLLEGE	SUNY Stonybrook/Bachelor's (1989) & FSU/Master's
DATE OF GRADUATION	08/01/1993
WORK EXPERIENCE	Two years - City of Fort Myers, FL - Public Information Officer/PR: liaison with media, spokesperson for the City and Downtown Redevelopment initiatives. Twenty-five year career: producing/executing the technical side of national and international large scale conference and concert productions. Worked directly with multiple CEO's/heads of state, celebrities for speeches, round tables, brand rollouts, associations, global banking and a myriad of others.

INTEREST/ACTIVITIES	I write about coping with MS and living my life with it. I usually write articles with a bit of humor and do what I can to inspire others with like diseases. I am a local artist. I enjoy painting and thrown ceramics. Our block, 100's S K is tight knit. We are active and interested in taking care of each other here and work together to improve our cottages and street and help keep one another informed. We are also social and do activities together.
COMMUNITY INVOLVEMENT	Public/Neighborhood Safety: I worked for a span of 3 years with PBSO and Code Enforcement to clear out two separate heroin/drug houses and sources of prostitution that were destroying the safety and sanctity of our street. I've met with both the City Manager and Captain Baer about how we did it. Discussed how citizens coming to understand how to be a part of a solution and work with PBSO/Code to eradicate crime in our neighborhoods could go a long way to more success stories. Recently appointed to the PR Committee for the Benzaiten Center for the Creative Arts. Norton Museum of Art Volunteer Painted 3 LWB Little Free Libraries. Created the July 4th Raft Race Promotional Art for 2 years. Volunteered for 3 years with Wheels for Kids and organized a fundraiser at CWS in partnership with Mary Lyndsey to turn a local bike theft (mine) into a positive community story and WFK donation. 3 years creating poster art and a digital presentation for Smiles for Miles. 4 years of 'involvement' on our local FB pages, always striving to be a nonjudgemental 'voice of reason' or mediator. Many times this has led to connecting with people in person, to engage in constructive dialogue or more balanced situations. I have been a Trustbridge/NFP end-of-life hospice volunteer at the bedside of dozens of people, comforting them and their families at their last moments. I recently completed a Celebration of Life video in memory of Benny Geronimo, who was a homeless gentleman who called S J St. and LWB his home for over 17 years.
6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE)	Since becoming a resident here, I have been a positive voice for our city. I find myself always mediating on issues and finding common ground between opposing voices in order for us to have constructive dialogue. It excites me to think that I may be part of helping to steer Lake Worth Beach in a direction that will flourish, while maintaining the unique energy and rare bond we as residents enjoy. I came to recognize that my skillset and desire to serve would be better applied to tangible and long-standing applications. It is time. I wish to make a solid contribution to the future of this place we know as home.
6. B - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (SECOND PREFERENCE)	I believe in civic responsibility (ie: I do not try to get out of jury duty). I believe in being part of dialogue and debate that brings about solutions. I enjoy lively debate and creative discussion immensely. The position of hospice volunteer requires a demeanor of nonjudgemental impartiality and complete neutrality in terms of acceptance of a dying persons religion, political party, orientation and prejudice. I desire to be on this board because I feel my temperament is suited to be on a volunteer board as one who listens and contributes in a just and impartial manner.

6. C - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (THIRD PREFERENCE)	I discovered the charter advisory board was going to expand and that diversity would be a consideration. As a person who lost their career to disability, it is, at times, difficult to find a new path... a new reason. Some days I cannot walk and I have lost the ability to drive at speed. My life has gone from one of global travel to one of being for the most part, at home. I have come to realize, and admittedly, from the encouragement of others in our community, that I could be more of an asset right here. The experiences and perspectives I have gained throughout my healthy life have not disappeared. I can contribute to society in a meaningful way, perhaps even more so; here at home. To be on this board would mean helping our city grow and prosper in a tangible and lasting way; helping its residents to decide what direction would best serve that need. I desire to be on this board, for that honor.
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	Debra Robert

VOLUNTEER ADVISORY BOARD APPLICATION

BOARD/S YOU ARE APPLYING TO BE ON	• Charter Review
NAME	Upendo Shabazz
RESIDENCE ADDRESS	224 S. Federal Highway Apartment 3 Lake Worth, FL 33460 United States
UPLOAD PROOF OF RESIDENCY	• Upendo-Driver-License.pdf
DO YOU HAVE A DIFFERENT MAILING ADDRESS?	No
PHONE	(561) 310-2649
CELL PHONE	(561) 310-2649
EMAIL	upendo72.us@gmail.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?	6 years
LIST ALL PROPERTIES OWNED AND/OR BUSINESS INTERESTS IN LAKE WORTH	224 S. Federal Highway Apartment 3
WHAT IS YOUR OCCUPATION?	Nonprofit Executive
EMPLOYER?	Allegany Franciscan Ministries
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.	Florida Nonprofit Alliance - Board Member West Palm Beach Arts & Entertainment District - Board Member West Palm Beach Downtown Development Authority - Board Member
HIGH SCHOOL	Leon High School - Tallahassee
DATE OF GRADUATION	06/05/1990
COLLEGE	Florida State University
DATE OF GRADUATION	06/05/1995
RESUME ATTACHMENT	• Upendo-Shabazz-Resume-2019.pdf
WORK EXPERIENCE	See Resume
INTEREST/ACTIVITIES	See Resume

COMMUNITY INVOLVEMENT	See Resume
6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE)	The last election inspired me to become more involved and this topic is high on my list.
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	Upendo Shabazz

Upendo Shabazz

224 S. Federal Hwy. #3 upendo72.us@gmail.com
Lake Worth, Florida 33460 561.310.2649

OBJECTIVE

To lead people, build organizations and engage communities through philanthropic leadership.

PROFILE

Senior level executive with more than ten years of leadership experience with grant-making and nonprofit organizations; achievement oriented with demonstrated experience in strategic organizational planning and relationship management.

COLLABORATION

- Inaugurated and seeded with funders and key stakeholders the Florida Nonprofit Alliance (FNA) in 2011. FNA is a statewide coalition of nonprofits focus on research, collaboration, and advocacy. Galvanized funding support among State funders.

- Helped envision and launch the Palm Beach County Food Bank (PBCFB) with local government January 2012. The PBCFB was established to address food insecurity in a comprehensive manner through leveraging existing food initiatives. Instrumental in securing commitments with local foundations.

- Orchestrated United Way of Palm Beach County Children and Families funding to the Community Impact model. Including, transitioning 73 programs to 22 and four initiatives that facilitated collaborative efforts among nonprofits and donors for greater impact on community needs.

- As Director of Community Impact for United Way of Palm Beach County, helped launch and administer the Early-Childhood Cluster Initiative, in partnership with local Children's Services Council (quasi-governmental) to create quality early childhood system focused on infrastructure of community services and supports to promote the healthy development and school readiness of children ages 0-8 in Palm Beach County.

LEADERSHIP

- As Regional Vice President for Allegany Franciscan Ministries, I established grassroots community engagement for the Lincoln Park Common Good Initiative. The Initiative goal is to partner with specific neighborhoods to create healthier, safer and more prosperous places in which the most vulnerable residents can live, learn, work and play. Influential in facilitating cooperative meetings with local government, health and human systems, and community residents.

- Allegany Franciscan Ministries lead on grant-making and community engagement activities for three counties; Palm Beach, Martin and St. Lucie. Develop planning efforts for grant-making strategies and continuous evaluation.

- Experienced fundraiser; securing dollars from traditional methods, i.e. workplace, grants and cultivating high net worth donors. During tenure as Vice President of Community Impact, United Way of Palm Beach County raised over $7.4M.

- Provided motivational, transparent and accountable leadership to assistants, coordinators, directors, program officers and vice presidents while serving as Vice President of Community Impact at United Way of Palm Beach County; and most recently, as Regional Vice President for Allegany Franciscan Ministries.

- Articulate and persuasive communicator with developed presentation and negotiation skills. Presenter at local and national conferences; i.e. Assembly of Catholic Foundations, Florida Philanthropic Network, United Way of America.

- Consensus builder among 42 member United Way volunteer committee from varied backgrounds to invest in grant-making initiatives and strategies. Relationship builder, internally and externally to an organization.

- Experience working effectively with volunteers and Board of Directors.

PROFESSIONAL EXPERIENCE

Allegany Franciscan Ministries
Regional Vice President-Palm Beach Region ***2010 - Present***

Direct all grant-making and community engagement activities in Palm Beach, Martin and St. Lucie Counties. Annual grant budget is $2 million and to date have granted close to $10 million in grants to nonprofit organizations. Currently leading the Common Good Initiative-Lincoln Park a placed-based strategy for the Ministries. Scope of work for this initiative includes: planning, analysis, leveraging community strengths/assets, investments and evaluation.

United Way of Palm Beach County (UWPBC)
Vice-President of Community Impact ***2006 - 2010***

Facilitated collaborations among nonprofit agencies, donors, volunteers and other community stakeholders on behalf of United Way's Impact Agenda. Responsible for investing $4.5 million in undesignated dollars to Palm Beach County Health and Human Services agencies. Supervised a 10 person team who manage core areas of funding and key initiatives.

United Way of Palm Beach County
Director of Community Impact ***2004 - 2006***

Cultivated relationships with appropriate organizations, local commissions, networks, councils as it related to UWPBC Community Impact agenda. Responsible for the investment of $1.7 million in undesignated dollars for programs targeting children and families in Palm Beach County. Facilitated special fund management including mini-grant process, program evaluation and fiscal administration.

Palm Beach County School District
Grant Consultant ***1998 - 2004***

Secured 8 out of 9 State grants and coordinated the grant activities in six identified middle schools. Facilitated regular community meetings with parents, teachers and key stakeholders regarding grant activities and milestones. Coordinated six Leadership Camps annually with the Florida Sheriffs Youth Ranch.

Parent Child Center, Inc.
Individual, Family and Group Therapist ***1997 - 1998***

Total Recovery, Inc.
Adolescent Day Treatment Director ***1995 - 1997***

Education & Certifications

Master of Social Work - 1995 ♦ Bachelor of Social Work - 1994
Florida State University, Tallahassee, Florida

<u>Additional Competencies</u>
Certificate in Leadership and Management - 2007
University of Miami, Division of Continuing and International Education
♦
Certificate in Franciscan Studies - 2013
University of St. Francis, Joliet, Illinois
♦
Excellence In Ministry Leadership - 2014
Trinity Health
♦
Strategic Leadership Program – 2016 - 2018
Trinity Health

Professional Accomplishments and Affiliations

- Success South Florida Magazine-40 Under 40 Most Influential Black Professionals, 2006
- Who's Who In Black South Florida, 2007
- United Way World Wide Global Fellow, 2008-2009
- Leadership Palm Beach County 2008-Alumni Member
- West Palm Beach Chapter of the Links, Inc., Member (2007-Present) Secretary (2013-2015)
- Prime Time Palm Beach County, Board Member (2009-Present), Chair (2012-2016)
- Blue Ridge Institute Member (2011-Present) Board Member (2013- Present)
- South Florida's 25 Most Influential & Prominent Black Women in Business for 2011
- Florida Nonprofit Alliance, Board Member (2012-Present) Chair (2019-Present)
- West Palm Beach Downtown Development Authority (Appointed 2014) Chair (2016-2018)
- Impact the Palm Beaches, Founding member (Fall 2015)
- 2019 St. Lucie County Economic Development Council Pete Hegener Leadership Semifinalist

VOLUNTEER ADVISORY BOARD APPLICATION

BOARD/S YOU ARE APPLYING TO BE ON	• Charter Review
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
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?	United States Judiciary
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	I have been a practicing attorney since 2017. I have served in a variety roles in both the state and federal governments, including the United States Department of Justice, three federal district courts (SDFL, WDPA, NDAL), and the 15th Judicial Circuit Court in and for Palm Beach County. In these roles, I have performed a wide variety of legal tasks including: interpreting municipal, state, and federal codes; drafting precedential judicial opinions; and, conducting extensive legal research.
INTEREST/ACTIVITIES	I enjoy cycling, fishing, snorkeling, reading, and playing bluegrass mandolin.

COMMUNITY INVOLVEMENT	Since moving to Lake Worth Beach in January of 2021, I have become involved in the local community. I helped organize the first annual "Lake Worth Basset Hound Waddle" at Bryant Park. I regularly participate in neighborhood cleanups in Mango Groves and I attend "Coffee with Commissioner Herman Robinson." I also volunteer for local political campaigns and grassroots organizations.
6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE)	Lake Worth is a special and unique place in South Florida. With good governance, our elected leaders can steer the city to embrace new opportunities and challenges in a way that enhances and preserves our local identity. With that said, the City Charter is a crucially important document--in some ways, it is the City's constitution. Just like the United States Constitution, this document must evolve and adapt in the face of new challenges and opportunities. I want to serve on the Charter Review Board because it conducts regular check-ups to ensure that the Charter is adapting and evolving in the proper way. My goal is to help enable our leaders to effectively serve all Lake Worth Beach residents.
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

VOLUNTEER ADVISORY BOARD APPLICATION

BOARD/S YOU ARE APPLYING TO BE ON	Charter Review
NAME	Ramsay Stevens
RESIDENCE ADDRESS	618 S K Street Lake Worth Beach, FL 33460 United States
UPLOAD PROOF OF RESIDENCY	• Driver-License-for-Ramsay-Stevens.pdf
DO YOU HAVE A DIFFERENT MAILING ADDRESS?	No
PHONE	(561) 373-9501
EMAIL	RamsayStevens@gmail.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	My home is 618 S K Street, Lake Worth Beach, FL 33460.
WHAT IS YOUR OCCUPATION?	Solar Developer
EMPLOYER?	NECA-IBEW
ARE YOU CURRENTLY SERVING ON ANY CITY ADVISORY BOARD?	Yes
WHICH BOARDS?	EUAB
HAVE YOU EVER SERVED ON A CITY OF LAKE WORTH BOARD?	Yes
IF YES, WHEN AND WHICH BOARD(S)?	EUAB
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	Alexander W. Dreyfoos School of the Arts
DATE OF GRADUATION	04/30/2007
COLLEGE	Suffolk University (BA) and New York University (MA)
DATE OF GRADUATION	04/30/2016
WORK EXPERIENCE	Here is a link to my public resume for review: https://www.linkedin.com/in/ramsay-stevens/
INTEREST/ACTIVITIES	Civic Engagement
COMMUNITY INVOLVEMENT	Electric Utility Advisory Board
6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE)	I believe reforming our City Charter could substantially increase the stakeholdership our community has in our local City Government.

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	Ramsay Stevens

VOLUNTEER ADVISORY BOARD APPLICATION

BOARD/S YOU ARE APPLYING TO BE ON	• Charter Review
NAME	Richard Stowe
RESIDENCE ADDRESS	414 N Federal Hwy Lake Worth, FL 33460 United States
UPLOAD PROOF OF RESIDENCY	• Doc-May-24-2021-9-34-AM.pdf
DO YOU HAVE A DIFFERENT MAILING ADDRESS?	No
CELL PHONE	(561) 231-3509
EMAIL	r_stowe@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?	over 8 1/2 years
LIST ALL PROPERTIES OWNED AND/OR BUSINESS INTERESTS IN LAKE WORTH	414 N Federal Hwy
WHAT IS YOUR OCCUPATION?	Investor
EMPLOYER?	self-employed
ARE YOU CURRENTLY SERVING ON ANY CITY ADVISORY BOARD?	Yes
WHICH BOARDS?	City Tree Board
HAVE YOU EVER SERVED ON A CITY OF LAKE WORTH BOARD?	Yes
IF YES, WHEN AND WHICH BOARD(S)?	City Tree 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?	No
HIGH SCHOOL	New Canaan High School
DATE OF GRADUATION	06/11/1972
COLLEGE	Marlboro College
DATE OF GRADUATION	05/17/1980
RESUME ATTACHMENT	• Richard-Stowe-resume-2021.docx
WORK EXPERIENCE	Investor, Sales

INTEREST/ACTIVITIES	Architecture & historic preservation: Undertook renovation of my house at 414 N Federal Hwy 2014-2016 Received Inaugural City of Lake Worth Historic Preservation Award in 2017. Native Gardening; undertook a South Florida Native Plant conversion of my front and back yard - removed Florida Exotic Pest Plants and most non-natives and replaced them with South Florida drought tolerant native trees, shrubs and ground cover; convinced my neighbor at 410 N Federal Hwy to also go native and both of our gardens were featured on Palm Beach County Native Plant Society native garden tour on November 15, 2020. Other interests include art, innovative business, ecology, education, transportation and cycling, lectures, music, ocean swimming, organizing educational and political events, writing.
COMMUNITY INVOLVEMENT	Over 8 1/2 year on the Lake Worth City Tree Board; 5 1/2 years as Chair and more recently as Vice-Chair. As Tree Board Chair, served as lead organizer of six Festival of Trees that not only featured numerous inspirational speakers, but also a few such as Elizabeth Plater-Zyberk, Raymond Jungles and Victor Dover, who are internationally acclaimed. Also served as lead organizer of a number of City Tree Board talks in which presenters spoke of the benefits of South Florida drought tolerant natives and proper pruning and the harm caused by Florida Exotic Pest Plants. As a co-founder of Dark Sky Lake Worth, which became a local chapter of the International Dark-Sky Association, with former City Commissioner Jo-Ann Golden and former Parrot Cove member Alice McCall, Alice & I offered and organized a number of Executive Briefings with the Mayor, City Commissioners, City Manager Bornstein and Siemans representatives. Kirt Rusenko, PhD gave the presentations. In the end City Commissioners voted to order street lights from Siemens with a CCT of 2700 K. Dark-Sky Lake Worth's
6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE)	The City Charter sets the City's rules and regulations, enables delivery of City services and reflects the City's values, interest and focus. To evaluate current City Charter protect what is good, remove bad and add changes that will make the City a more desirable place to live and operate small, creative businesses
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	Richard Stowe

VOLUNTEER ADVISORY BOARD APPLICATION

BOARD/S YOU ARE APPLYING TO BE ON	• Charter Review
NAME	Dave Wilson
RESIDENCE ADDRESS	427 S J ST LAKE WORTH, FL 33460 United States
UPLOAD PROOF OF RESIDENCY	• Dave-Wilson-DL.jpg
DO YOU HAVE A DIFFERENT MAILING ADDRESS?	No
PHONE	(561) 308-8039
EMAIL	dlwilson@davewilson.cc
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?	10 years!
LIST ALL PROPERTIES OWNED AND/OR BUSINESS INTERESTS IN LAKE WORTH	427 S J ST 126 S M St 201 S M St 301 N M St
WHAT IS YOUR OCCUPATION?	software guy
EMPLOYER?	Document Storage Systems
ARE YOU CURRENTLY SERVING ON ANY CITY ADVISORY BOARD?	Yes
WHICH BOARDS?	Library Board
HAVE YOU EVER SERVED ON A CITY OF LAKE WORTH BOARD?	Yes
IF YES, WHEN AND WHICH BOARD(S)?	Library Board, currently
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	Cardinal Newman HS
DATE OF GRADUATION	05/01/1980
COLLEGE	University of Florida
DATE OF GRADUATION	08/01/1987
RESUME ATTACHMENT	• Dave-Wilson-Resume.doc.docx
WORK EXPERIENCE	Thirty years as a computer software engineer - CAD, operating systems, telephony, embedded, publishing, aerospace, healthcare, transportation, communication. Includes management, planning, contracts, document writing, customer service. Also a landlord since 2008.

INTEREST/ACTIVITIES	auto mechanics and car modification, scuba, running, travel
COMMUNITY INVOLVEMENT	president of Downtown Jewel Neighborhood Association
6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE)	I would like to make a contribution to Lake Worth's future.
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	Dave Wilson

VOLUNTEER ADVISORY BOARD APPLICATION

BOARD/S YOU ARE APPLYING TO BE ON	• Charter Review
NAME	Barbara White
RESIDENCE ADDRESS	1222 N Palmway Lake Worth Beach, FL 33460 United States
UPLOAD PROOF OF RESIDENCY	• FA453E2C-E802-4FE8-A645-EA828A8FA243.jpeg
DO YOU HAVE A DIFFERENT MAILING ADDRESS?	No
PHONE	(561) 315-0964
CELL PHONE	(561) 315-0964
EMAIL	barbaraawhite321@gmail.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?	September 2016
LIST ALL PROPERTIES OWNED AND/OR BUSINESS INTERESTS IN LAKE WORTH	1222 N Palmway
WHAT IS YOUR OCCUPATION?	Attorney
EMPLOYER?	Retired
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	Sherwood High School
DATE OF GRADUATION	06/01/1974
COLLEGE	University of Maryland
DATE OF GRADUATION	05/01/1978
WORK EXPERIENCE	I retired in 2018 from the Palm Beach County Public Defender's Office. I was the Chief Assistant from 2001 to 2018. I worked at the Public Defender's Office for 36 years holding various positions, such as Chief of the Juvenile Division, Chief of the Mental Health Division and was also responsible for many administrative duties as second in command.

INTEREST/ACTIVITIES	My undergraduate degree was in political science. I have always been interested in government and their processes. I served on many committees while at the Public Defender's Office. To name a few, Department of Juvenile Justice Advisory Board, Criminal Justice Commission Task Force, Fl. Bar 15th Judicial Circuit Grievance Committee, committee to establish Veteran's Court and member of the Juvenile Drug Court.
6. A - WHY DO YOU DESIRE TO SERVE ON THIS BOARD (FIRST PREFERENCE)	Now that I am retired, I have the time and ability to serve my community. We chose Lake Worth Beach to spend our retirement years and love living here. If I can be of service and bring my experiences to help our community, it would be an honor to serve.
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	Barbara White

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: June 15, 2021

DEPARTMENT: Leisure Services/ Public Works

TITLE:

City of Lake Worth Beach Food Drive

SUMMARY:

Among the many impacts felt by the Covid-19 pandemic, many Lake Worth Beach families also faced the issue of food insecurity. As a response to support the needs of the community, the City has coordinated and supported weekly food drive distribution sites every Tuesday since March of 2020. This program has been successful and currently feeds about 500 household vouchers weekly.

BACKGROUND AND JUSTIFICATION:

In March 2020 during the COVID-19 pandemic, the City of Lake Worth Beach and generous volunteers partnered with Feeding South Florida to host weekly food drives. During this time, select Public Works and Leisure Services staff schedules have been redirected to support this event in lieu of their regularly assigned duties.

As restrictions are lifted and the City is reopening, the demand for staff time is increasing. Many of our City employees who support the food drive are instrumental in the City's day to day maintenance and operations. As the months progress and we continue to transition through different phases of the pandemic, needs continue to change as well. Staff is recommending to end the food drive as of June 30, 2021.

MOTION:

Move to approve/disapprove ending the food drive as of June 30,2021

ATTACHMENT(S):

N/A

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	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	FY20 Budget	Current Balance	Budget Transfer	Agenda Expenditure	Balance

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: June 15, 2021

DEPARTMENT: Water Utilities & Public Works

TITLE:

Agreement with B&B Underground Construction, Inc. for construction of the District 1 Year 4 Construction Project of the Neighborhood Road Program

SUMMARY:

Agreement authorizes B&B Underground Construction, Inc. to construct the District 1 Year 4 Construction Project of the Neighborhood Road Program in the amount of $2,881,587.50.

BACKGROUND AND JUSTIFICATION:

The Neighborhood Road Program District 1 Year 4 final project is designed, bid and ready for construction. The project was advertised for bids under IFB #20-102 in January 2020, but has been on hold pending available funding. Ten bids were received with B&B Underground Construction, Inc. as the lowest responsive, responsible bidder upon bid review by the City and Mock-Roos with a bid price of $2,881,587.50. As now funding is available due to the Utility Bonds recently obtained, the project is ready to move forward into construction. The project is scheduled to be completed in 240 days.

MOTION:

Move to approve/disapprove Agreement with B&B Underground Construction, Inc. for construction of the District 1 Year 4 Construction Project of the Neighborhood Road Program in the amount of $2,881,587.50.

ATTACHMENT(S):

Fiscal Impact Analysis
Agreement
Bid Tabulation and Recommendation

FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	**2021**	**2022**	**2023**	**2024**	**2025**
Capital Expenditures	$2,881,587.50		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	$2,881,587.50		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
308-5020-519.63-15	Neighborhood Road Program	NR2001	$11,910,044	$6,874,440.96	$0	$1,263,388.29	$5,611,052.67
422-7034-533.63-60	Water Distribution	NR2001	$3,979,764	$2,472,925.12	$0	$1,618,199.21	$854,725.91

00500
AGREEMENT

THIS AGREEMENT is dated and will be effective on the ______ day of _____________ in the year 2021 by and between the City of Lake Worth Beach (hereinafter called Owner) and **B&B Underground Construction, Inc.** (hereinafter called Contractor).

Owner and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1. WORK.

Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows: **Potable water and roadway infrastructure improvements**.

The Project, of which the Work under the Contract Documents is a part, shall be referred to as: **Neighborhood Road Program, District 1, Year 4, Project 2**.

ARTICLE 2. ENGINEER

The Project has been designed by **Mock Roos & Associates, Inc.,** who is hereinafter called Engineer and who is to act as Owner's representative, assume all duties and responsibilities and have the rights and authority assigned to Engineer in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

ARTICLE 3. CONTRACT TIME.

3.1 The Work will be substantially completed within 210 days from the date when the Contract Time commences to run as provided in paragraph 4.01 of the General Conditions and shall be finally complete and ready for final payment in accordance with paragraph 15.06 of the General Conditions within 240 days from the date when the Contract Time commences to run.

3.2 All time limits for Milestones, if any, Substantial Completion and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

3.3 **LIQUIDATED DAMAGES. Owner and Contractor recognize that time is of the essence of this Agreement and that Owner will suffer financial loss if the Work is not completed within the times specified in paragraph 3.1 above, plus any extensions thereof allowed in accordance with the Contract Documents. They also recognize the delays, expense and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Owner Five Hundred and 00/100 dollars ($ 500.00) for each day that expires after the time specified in paragraph 3.1 for Substantial Completion until the Work is substantially complete. After Substantial Completion if Contractor shall neglect, refuse or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by Owner, Contractor shall pay Owner Five Hundred and 00/100 dollars ($500.00) for each day that expires after the time specified in paragraph 3.1 for completion and readiness for final payment.**

3.4 In the Owner's sole discretion, a requested extension of time may be denied for delays resulting from normal weather conditions prevailing from normal weather conditions prevailing in the area as defined by the average of the last five (5) years of weather recorded or otherwise established by the Owner.

ARTICLE 4. CONTRACT PRICE.

4.1 Owner shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents, subject to adjustment as provided therein, in current funds as follows:

A. For all Unit Price Work, an amount equal to the sum of the extended prices (established for each separately identified item of Unit Price Work by multiplying the unit price times the actual quantity of that item):

TOTAL OF ALL UNIT PRICES **Two Million, Eight Hundred Eighty-one Thousand, Five Hundred Eighty-Seven Dollars and Fifty Cents ($2,881,587.50)**

which is based on the unit price(s) in the Bid Form Unit Price Schedule for Unit Bid Items numbered A-1 to G-3 .

ARTICLE 5. PAYMENT PROCEDURES.

Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

5.1 PROGRESS PAYMENTS. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment as recommended by Engineer, on or about the 10th day of each month during construction as provided below. All progress payments will be on the basis of the progress of the Work measured by the schedule of values established in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided elsewhere in the Contract Documents.

5.1.1 Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below, but, in each case, less the aggregate of payments previously made and less such amounts as Engineer shall determine, or Owner may withhold, in accordance with the General Conditions, less liquidated damages, if any.

90% of Work completed.
90% of materials and equipment not incorporated in the Work (but delivered, suitably stored and accompanied by documentation satisfactory to Owner as provided in the General Conditions).
95% of the work complete after the Contractor has completed over 50% of the Work.

5.1.2 Upon Substantial Completion, in an amount sufficient to increase total payments to Contractor to 98% of the Contract Price, less such amounts as Engineer shall determine, or Owner may withhold, in accordance with the General Conditions, less liquidated damages, if any.

5.2 FINAL PAYMENT. Upon final completion and acceptance of the Work in accordance with paragraph 15.06 of the General Conditions, and settlement of all claims, including liquidated damages, if any, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said paragraph 15.06.

ARTICLE 6. INTEREST.

6.1 All payments due and not made within the time prescribed by section 218.735, Florida Statutes, shall bear interest at the rate of 1 percent per month in accordance with section 218.735, Florida Statutes, as amended from time to time.

ARTICLE 7. CONTRACTOR'S REPRESENTATIONS.

In order to induce Owner to enter into this Agreement Contractor makes the following representations:

7.1 Contractor has examined and carefully studied the Contract Documents and any data and reference items identified in the Contract Documents.

7.2 Contractor has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local and Site conditions that may affect cost, progress and performance of the Work.

7.3 Contractor is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress and performance of the Work.

7.4 Contractor has studied carefully all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical data in such reports and drawings, and (2) reports and drawings related to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical data in such reports and drawings. Contractor accepts the determination set forth in the Contract Documents of the extent of the technical data contained in such reports and drawings upon which Contractor is entitled to rely, if any.

7.5 Contractor has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, reports and studies, if any, (in addition to or to supplement those referred to in paragraph 7.4 above) which pertain to the subsurface or physical conditions at or adjacent 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 Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents; and no additional examinations, investigations, explorations, tests, reports, studies or similar information or data are or will be required by Contractor for such purposes.

7.6 Contractor has reviewed and checked all information and data shown or indicated on the Contract Documents, if any, with respect to existing Underground Facilities at or adjacent 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 will be required by Contractor in order to perform and furnish the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents.

7.7 Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress and performance of the work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (3) Contractor's safety precautions and programs.

7.8 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 and based on the information and observations referred to above, the Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

7.9 Contractor has given Engineer written notice of all conflicts, errors or discrepancies that Contractor has discovered in the Contract Documents and the written resolution thereof by Engineer is acceptable to Contractor.

7.10 Contractor acknowledges that the Contract Documents are generally sufficient to indicate and convey an adequate understanding of all terms and conditions for performance and furnishing of the Work.

7.11 Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

7.12 Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

ARTICLE 8. CONTRACT DOCUMENTS.

The Contract Documents which comprise the entire Agreement between Owner and Contractor concerning the Work consist of the following:

8.1 This Agreement consisting of 10 pages.

8.2 Exhibits to this Agreement identified as:

a. The Project Manual (pages 1 to 298, inclusive);
b. Contractor's Bid (pages 1 to 12, inclusive);
c. Permits (Addendum No. 1, pages 7 to 45, inclusive);
d. Other: ____

8.3 Performance Bond and Payment Bond consisting of ____ pages (plus Power of Attorney Forms as applicable).

8.4 Notice of Award and Notice to Proceed.

8.5 General Conditions consisting of 65 pages.

8.6 Supplementary Conditions consisting of 7 pages.

8.7 Bid documents as listed in the table of contents of the Project Manual.

8.8 Specifications consisting of 69 pages.

8.9 Drawings not attached hereto but are listed in Section 00860 List of Drawings.

8.10 Addenda numbers 1 to 1, inclusive.

8.11 Contractor's Bid consisting of 11 pages.

8.12 Documentation submitted by Contractor prior to Notice of Award.

8.13 The following which may be delivered or issued after the Effective Date of the Agreement and are not attached hereto: All Written Amendments and other documents amending, modifying, or supplementing the Contract Documents pursuant to the General Conditions.

8.14 The documents listed under Article 8 above are attached to this Agreement (except as expressly noted otherwise above).

8.15 Any other document attached hereto or incorporated herein by the Owner.

There are no Contract Documents other than those listed above in this Article 8. The Contract Documents may only be amended, modified or supplemented as provided in the General Conditions.

Governing Order of Contract Documents - The Contract Documents include various divisions, sections and conditions which are essential parts for the work to be provided by the Contractor. A requirement occurring in one is as binding as though occurring in all. They are intended to be complementary and to describe and provide for a complete work. In case of discrepancy, the following precedence will govern the interpretation of the Contract Documents prior to award of the contract.

1. Agreement
2. Addenda
3. Instructions to Bidders
4. Special Conditions
5. Supplementary Conditions
6. General Conditions
7. Technical Specifications
8. Details
9. City Standard Details
10. Drawings/Plans
11. Bid Form

After award, Work Change Directives, Change Orders, amendments and revisions to plans and specifications will take precedence over any of the above. In case of discrepancy among technical specifications, drawings and plans, the most restrictive shall govern. Detailed plans shall have precedence over general plans. In the event that any conflicts cannot be resolved by reference to this Governing Order of Contract Documents provision, then City shall resolve the conflict in any manner which is acceptable to City and which comports with the overall intent of the Contract Documents.

ARTICLE 9. MISCELLANEOUS.

9.1 *Terms*. Terms used in this Agreement will have the meanings indicated in the General Conditions.

9.2 *Assignment*. Unless expressly agreed to elsewhere in the Contract documents, no assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

9.3 *Successors and assigns*. Owner and Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in the Contract Documents.

9.4 *Severability*. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replaced such stricken provision or part thereof with a valid and enforceable provisions that comes as close as possible to expressing the intention of the stricken provision.

9.5 *Public entity crimes*. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a Bid on a Contract to provide any goods or services to a public entity, may not submit a Bid on a Contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform Work as a Contractor, Supplier, Subcontractor, or Consultant under a Contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for Category Two for a period of 36 months from the date of being placed on the convicted vendor list.

9.6 *Inspector General*. In accordance with Palm Beach County ordinance number 2011-009, the Contract Documents may be subject to investigation and/or audit by the Palm Beach County Inspector General. Contractor should review such ordinance in order to be aware of its rights and/or obligations under such ordinance and as applicable.

9.7 *Waiver*. Failure of either party to enforce or exercise any right(s) under the Contract Documents shall not be deemed a waiver of either party's right to enforce said right(s) at any time thereafter.

9.8 *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 THE CONTRACT DOCUMENTS.

9.9 *Independent Contractor*. The Contractor is, and shall be, in the performance of all Work under the Contract Documents, an Independent Contractor, and not an employee, agent, or servant of the Owner. All persons engaged in any of the Work performed pursuant to the Contract Documents shall at all times and in all places be subject to the Contractor's sole direction, supervision and control.

9.10 *Access and audits*. The Contractor shall maintain adequate records to justify all charges, expenses, and costs incurred in estimating and performing the Work for at least five (5) years after final payment is made. The Owner shall have access to such books, records, and documents as required for the purpose of inspection or audit during normal business hours at the Contractor's place of business. Under no circumstances will Contractor be required to disclose any confidential or proprietary information regarding its products and service costs.

9.11 *Preparation.* The Contract Documents shall not be construed more strongly against either party regardless of who was more responsible for its preparation.

9.12 *Public Records Law.* Contractor shall comply with Florida's Public Records Laws, and specifically agrees to:

a) Keep and maintain public records required by the Owner to perform the service.

b) Upon request from the Owner's custodian of public records, provide the Owner 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 the contract term and following completion of the contract if the Contractor does not transfer the records to the Owner.

d) Upon completion of the contract, transfer, at no cost, to the Owner all public records in possession of the Contractor or keep and maintain public records required by the Owner to perform the service. If the Contractor transfers all public records to the Owner upon completion of the contract, 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 Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Owner, upon request from the Owner's custodian of public records, in a format that is compatible with the information technology systems of the Owner.

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, CONTACT THE CUSTODIAN OF PUBLIC RECORDS OR DESIGNEE AT: ATTENTION DEBBIE ANDREA, (561) 586-1660 OR DANDREA@LAKEWORTHBEACHFL.GOV OR 7 NORTH DIXIE HIGHWAY, LAKE WORTH BEACH, FL 33460.

9.13 *Enforcement costs.* If any legal action or other proceeding is brought for the enforcement of the Contract Documents, or because of an alleged dispute, breach, default or misrepresentation in connection with any provisions of the Contract Documents, the parties agree that each party shall be responsible for its own attorney's fees.

9.14 *Binding authority.* Contractor's representative below has full power, authority and legal right to execute and deliver these Contract Documents and perform all of its obligations under the Contract Documents. By signing the Contract Documents, the representative hereby represents to the Owner that he/she has the authority and full legal power to execute the Contract Documents and any and all documents necessary to effectuate and implement the terms of the Contract Documents on behalf of the party for whom he or she is signing and to bind and obligate such party with respect to all provisions contained in the Contract Documents.

9.15 *Assignment of warranties.* Contractor shall assign to Owner all warranties extended to Contractor by material suppliers. If an assignment of warranty requires the material supplier to consent to same, then Contractor shall secure the material supplier's consent to assign said warranties to Owner.

9.16 *Contractor's certifications.* Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract Documents. For the purposes of this paragraph:

> 1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;
>
> 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract Documents to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
>
> 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
>
> 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract Documents.

9.17 *Construction defects.* PURSUANT TO SECTION 558.005, FLORIDA STATUTES, ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE <u>NOT</u> SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

9.18 *Delays; Contractor's remedies.* NOTHWITHSTANDING ANY PROVISION ELSEWHERE IN THE CONTRACT DOCUMENTS, NO CLAIM FOR DAMAGES OR ANY CLAIM OTHER THAN FOR AN EXTENSION OF TIME SHALL BE MADE OR ASSERTED AGAINST OWNER BY REASON OF ANY DELAYS. Contractor shall not be entitled to an increase in the Contract Price or payment or compensation of any kind from Owner for direct, indirect, consequential, impact or other costs, expenses or damages, including, but not limited to, costs of acceleration or inefficiency, arising because of delay, disruption, interference, or hindrance, be it reasonable or unreasonable, foreseeable or avoidable or unavoidable. Contractor shall be entitled only to extensions of the Contract Time as the sole and exclusive remedy for such resulting delays, in accordance with and the extent specifically provided herein.

9.19 *Termination for failure to provide Public Construction Bond*. If a Public Construction Bond is required under the Construction Documents and the Contractor fails to provide the fully executed Public Construction Bond, including a certified copy of the Public Construction Bond as recorded in the Official Records for Palm Beach County, within fifteen (15) calendar days after the Contractor's and Owner's execution of this Agreement, the Owner may immediately terminate this Agreement upon written notice to the Contractor and the Owner shall have no further obligation to the Contractor under the Contract. In the event of such termination, the Contractor shall also forfeit its bid security to the Owner.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK
SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement in four parts. Two counterparts have been delivered to Owner, and one counterpart each to Contractor and Engineer. All portions of the Contract Documents have been signed or identified by Owner and Contractor or by Engineer on their behalf.

CITY OF LAKE WORTH BEACH, FLORIDA

By: ______________________________
Betty Resch, Mayor

ATTEST

____
Deborah M. Andrea, City Clerk

Approved as to form and legal sufficiency:

____
Glen J. Torcivia, City Attorney

Approved for Financial Sufficiency:

By:______________________________
Bruce T. Miller, Financial Services Director

CONTRACTOR: B&B Underground Construction, Inc.

By: ______________________________

Print Name: STEPHEN DECKER

Title: PRESIDENT

[Corporate Seal]

STATE OF Florida)
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 10th day of March, 2020 by Stephen Decker, as President of B+B Und Const, Inc., a Florida corporation, and who is personally known to me or who has produced the following ______________________ as identification.

Notary Public:

Laura DeMillo

LAURA DEMILLO
Notary Public - State of Florida
Commission # GG 103101
My Comm. Expires May 19, 2021
Bonded through National Notary Assn

NOTARY PUBLIC STATE OF FLORIDA

Construction Performance Bond

Bond Number: 065221X

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable

CONTRACTOR (Name & Address):
B&B Underground Construction, Inc.
4050 Westgate Avenue, Suite 110
West Palm Beach, FL 33409

SURETY (Name & Principal Place of Business):
Westfield Insurance Company
One Park Circle
Westfield Center, OH 44251

OWNER (Name & Address):
City of Lake Worth Beach
7 North Dixie Highway
Lake Worth Beach, FL 33460

CONTRUCTION CONTRACT

Date

Amount: $2,881,587.50

Description (Name & Location):
Lake Worth Beach-Neighborhood Road Program District 1, Year 4, Project 2

BOND

Date (Not earlier than Construction Contract Date):

Amount: $2,881,587.50

Modifications to this Bond Form:

CONTRACTOR AS PRINCIPAL
Company: B&B Underground Construction, Inc
Signature:
Name & Title: Stephen Decker, President

SURETY
Company: Westfield Insurance Company
Signature:
Name & Title: Arthur K. Broder, Agent & Attorney-in-Fact

EJCDC No. 1910-28A (1984 Edition)
Prepared through the joint efforts of The Surety Association of America, Engineers' Joint Contract Documents Committee, The Associated General Contractor of America, and the American Institute of Architects.

1. The Contractor and the Surety, jointly and severally, bind themselves their heir; executors, administrators, successors and assigns to the owner to pay for labor. Materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference.
2. If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except to participate in conferences as provided in Subparagraph 3.1.
3. If there is no Owner Default, the Surety's obligation under this Bond shall arise after:
   3.1. The Owner has notified the Contractor and Surety at its address described in Paragraph 10 below, that the Owner is considering declaring a Contractor Default and has requested and attempted to arrange a conference with the Contractor and the Surety to be held not later than fifteen days after receipt of such notice to discuss methods of performance the Construction Contract. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall be waive the Owner's right. if any, subsequently to declare a Contractor Default: and
   3.2. The Owner has declared a Contractor Default and formally terminated the Contractor's right to compete the contract. Such Contactor Default shall not be declared earlier than twenty days after the Contractor and the Surety have received notice as provided in Subparagraph 3.1: and
   3.3. The Owner has agreed to pay the Balance of the Contract Price to the Surety in accordance with the terms of the Construction Contract or to a contractor selected to perform the Construction Contract in accordance with the terms of the contract with the Owner.
4. When the Owner has satisfied the conditions of Paragraph 3. The Surety shall promptly and at the Surety's expense take one of the following actions:
   4.1. Arrange for the Contractor with consent of the Owner to perform and complete the Construction Contractor
   4.2. Undertake to perform and complete the Construction Contract itself, through its agents or through independent contractors; or
   4.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract , arrange for a contract to be prepared for execution by the Owner and the contractor selected with the Owner's concurrence to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract and pay to the Owner the amount of damages as described in Paragraph 6 in excess of the Balance of the Contract Price incurred by the Owner resulting from the Contractor's default: or
   4.4. Waive its right to perform and complete arrange for completion or obtain a new contractor and with reasonable promptness under circumstances:
      1. After investigation determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined tender payment therefor to the Owner; or
      2. Deny liability in whole or in part and notify the Owner citing reasons therefor.
5. If the Surety does not proceed as provided in Paragraph 4 with reason-able promptness. The Surety shall be deemed to be in default on this Bond fifteen days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Subparagraph 4.4. And the Owner refuses the payment tendered or the Surety has denied liability in whole or in part without further notice the Owner shall be entitled to enforce any remedy available to the Owner.
6. After the Owner has terminated the Contractor's right to complete the Construction Contract and if the Surety elects to act under Subparagraph 4.1. 4.2. or 4.3. above then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. To the limit of the amount of this Bond but subject to commitment by the Owner of the Balance of the Contract Price to mitigation of costs and damages on the Construction Contract the Surety is obligated without Duplication for:
   6.1. The responsibilities of the Contractor for correction of defective work and completion of the Construction Contract:
   6.2. Additional legal including appellate proceedings, design professional and delay costs and expenses resulting from the Contractor's default, and resulting from the actions or failure to act of the Surety under paragraph 4; and
   6.3. Liquidated damages. Or if no liquidated damages are specified in the Construction Contract actual damages caused by delayed performance or non-performance of the Contractor.
7. The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heir's executors, administrators or successors.
8. The Surety hereby waives notice of any change including changes of time to the Construction Contract or to related subcontracts, purchase orders and other obligation.
9. Any proceeding, legal or equitable under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after Contactor Default or within two years after the Contactor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.
10. Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the signature page.
11. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted here from and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory bond and not as a common law bond.
12. Definitions.
    12.1. Balance of the Contract Price: The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled. Reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.
    12.2. Construction Contract: The agreement between the Owner and the Contractor identified on the signature page. Including all Contract Documents and changes thereto.
    12.3. Contractor Default: Failure of the Contractor which has neither been remedied nor waived to perform or otherwise to comply with the terms of the Construction Contract.
    12.4. Owner Default: Failure of the Owner, which has neither been remedied nor waived to pay the Contractor as required by the Construction Contract or to perform and complete or comply with the other terms thereof.

This Bond is executed pursuant to Florida Statutes Section 255.05 or Section 713.23, whichever is applicable, and is subject to the notice and time limitation provisions.

(FOR INFORMATION ONLY- Name, Address and Telephone)

AGENT OR BROKER:	OWNER'S REPRESENTATIVE (ENGINEER):
Broder & Company 6191 Orange Drive, #6159E, Davie, FL 33314 954-584-3002	Mock, Ross & Associates, Inc 5720 Corporate Way West Palm Beach, FL 33407 561-683-3113

00620

Construction Payment Bond

Bond Number: 065221X

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable

CONTRACTOR (Name & Address):

B&B Underground Construction, Inc.
4050 Westgate Avenue, Suite 110
West Palm Beach, FL 33409

SURETY (Name & Principal Place of Business):

Westfield Insurance Company
One Park Circle
Westfield Center, OH 44251

OWNER (Name & Address):

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

CONTRUCTION CONTRACT

Date

Amount: $2,881,587.50

Description (Name & Location):
Lake Worth Beach-Neighborhood Road Program District 1, Year 4, Project 2

BOND

Date (Not earlier than Construction Contract Date):

Amount: $2,881,587.50

Modifications to this Bond Form:

The Provisions and Limitations of Section 255.05, Florida Statutes are incorporated herein.

CONTRACTOR AS PRINCIPAL

Company: B&B Underground Construction, Inc

Signature:

Name & Title: Stephen Decker, President

SURETY

Company: Westfield Insurance Company

Signature:

Name & Title: Arthur K. Broder, Agent & Attorney-in-Fact

EJCDC No. 1910-28B (1984 Edition)
Prepared through the joint efforts of The Surety Association of America, Engineers' Joint Contract Documents Committee, The Associated General Contractor of America, and the American Institute of Architects, American Subcontractors Association, and the Associated Specialty Contractor

CONSTRUCTION PAYMENT BOND

1. The Contractor and the Surety, jointly and severally, bind themselves their heir; executors, administrators, successors and assigns to the owner to pay for labor. Materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference.

2. With respect to the Owner, this obligation shall be null and void if the Contractor:
   2.1. Promptly makes payment, directly or indirectly for all sums due Claimants and
   2.2. Defends indemnifies and holds harmless the Owner from all claims demands liens or suits by any person or entity who furnished labor, materials or equipment for use in the performance of Construction Contract provided the Owner has promptly notified the Contractor and the Surety (at the address described in Paragraph 12) of any claims, demands liens or suits to the Contractor and the Surety and provided there is no Owner Default.
3. With respect to Claimants this obligation shall be null and void if the Contractor promptly makes payment directly or indirectly for all sums due.
4. The Surety shall have no obligation to Claimants under this Bond until:
   4.1 Claimants who are employed by or have a direct contact with the Contractor have given notice to the Surety (at the address described in Paragraph 12) and sent a copy or notice thereof to the Owner stating that a claim is being made under this Bond and with substantial accuracy the amount of the claim (see note one)
   4.2 Claimants who do not have a direct contract with the Contractor
      1. Have furnished written notice to the Contractor and sent a copy or notice thereof, to the Owner within 90 days after having last preformed labor or last furnished materials or equipment included in the claim stating with substantial accuracy the amount of the claim and the name of the party to whom the materials were furnished or supplied or for whom the labor was done or preformed and
      2. Have either received a rejection in whole or in part from the Contractor or not received within 30 days of furnishing the above notice any communication from the Contractor by which the Contractor has indicated the claim will be paid directly or indirectly and
      3. Not having been paid within the above 30 days have sent a written notice to the Surely (at address described in Paragraph 12) and sent a copy or notice thereof to the Owner stating that a claim is being made under this Bond and enclosing a copy of the previous written notice furnished to the Contractor
5. If a notice required by Paragraph 4 is given by the Owner to the Contractor or to the Surety that is sufficient compliance.
6. When the Claimant has satisfied the conditions of Paragraph 4 the Surety shall promptly and at the Surety's expense take the following actions:
   6.1. Send an answer to the Claimant, with a copy to the Owner, within 45 days after receipt of the claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed.
   6.2 Pay or arrange for payment of any undisputed amounts of this Bond, and the amount of this Bond shall be credited for any payment made in good faith by the Surety.
7. The Surety's total obligation shall not exceed the amount of this Bond and the amount of this Bond shall be credited for any payments made in good faith by the Surety.
8. Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims. If any, under any Construction Performance Bond By the Contractor furnishing and the Owner accepting this Bond they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and the Surety under this Bond subject to the Owner's priority to use the funds for the completion of the work.
9. The surety shall not be liable to the Owner Claimants or others for Obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for payment of any costs or expense of any Claimant under this Bond and shall have under this Bond no obligations to make payments to give notice on behalf of or otherwise have obligations to Claimants under this Bond.
10. The Surety hereby waives notice of any change, including changes at time to the Construction Contract or to related subcontracts purchase orders and other obligations.
11. No Suit or actions shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the location in which the work or part of the work is located or after the expiration of 2 year from the date (1) on which the Claimant gave the notice required by Subparagraph 4.1 or Clause 4.2 (iii), or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.
12. Notice to the Surety the Owner or the Contractor shall be mailed or delivered to the address shown on the signature page. Actual receipt of notice by Surety the Owner or the Contractor however accomplished shall be sufficient compliance as of the date received at the address shown on the signature page.
13. When this Bond has been furnished to comply with statutory or other legal requirements in the location where the construction was to be performed any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted here from and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. The intent is that this Bond shall be constructed as a statutory bond and not as a common law bond.
14. Upon request by any person or entity appearing to be a potential beneficiary of this Bond the Contractor shall promptly furnish a copy of this Bond or shall permit a copy to be made
15. DEFINITIONS
   15.1. Claimant: An individual or entity having a direct contract with the Contractor or with a subcontractor to furnish labor, materials or equipment for use in the performance of the Contract. The intent of this Bond shall be to include without limitation in the terms " labor materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor materials or equipment were furnished.
   15.2. Construction Contract: The agreement between the Owner and the Contractor identified on the signature page, including all Contract Documents and changes thereto.
   15.3. Owner Default: Failure of the Owner, which has neither been remedied nor waived, to pay the Contractor as required by the Construction Contract or to perform and complete or comply with the other terms thereof.

Note 1: As an additional requirement any claimant, except a laborer, who is not in privity with the Contractor shall, within forty-five days after beginning to furnish labor, materials or supplies, furnish the Contractor with a Notice that he intends to look to the Bond for protection.

This Bond is executed pursuant to Florida Statues Section 255.05 or Section 713.23, whichever is applicable, and us subject to the notice and time limitation provisions.

(FOR INFORMATION ONLY- Name, Address and Telephone)

AGENT OR BROKER:	**OWNER'S REPRESENTATIVE (ENGINEER):**
Broder & Company 6191 Orange Drive, #6159E, Davie, FL 33314 954-584-3002	Mock, Ross & Associates, Inc 5720 Corporate Way West Palm Beach, FL 33407 561-683-3113

General
Power
of Attorney

CERTIFIED COPY

POWER NO. 0992212 00

Westfield Insurance Co.
Westfield National Insurance Co.
Ohio Farmers Insurance Co.
Westfield Center, Ohio

Know All Men by These Presents, That WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, corporations, hereinafter referred to individually as a "Company" and collectively as "Companies," duly organized and existing under the laws of the State of Ohio, and having its principal office in Westfield Center, Medina County, Ohio, do by these presents make, constitute and appoint
ARTHUR K. BRODER, MICHAEL P. BRODER, JOINTLY OR SEVERALLY

of **DAVIE** and State of **FL** its true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings, or other instruments or contracts of suretyship- -.

LIMITATION: THIS POWER OF ATTORNEY CANNOT BE USED TO EXECUTE NOTE GUARANTEE, MORTGAGE DEFICIENCY, MORTGAGE GUARANTEE, OR BANK DEPOSITORY BONDS.
and to bind any of the Companies thereby as fully and to the same extent as if such bonds were signed by the President, sealed with the corporate seal of the applicable Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney(s)-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolution adopted by the Board of Directors of each of the WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY:

"*Be It Resolved,* that the President, any Senior Executive, any Secretary or any Fidelity & Surety Operations Executive or other Executive shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

The Attorney-in-Fact, may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements of indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed by the President and sealed and attested by the Corporate Secretary."

"*Be It Further Resolved,* that the signature of any such designated person and the seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signatures or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached." (Each adopted at a meeting held on February 8, 2000).

In Witness Whereof, WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY have caused these presents to be signed by their **National Surety Leader and Senior Executive** and their corporate seals to be hereto affixed this **21st** day of **MARCH** A.D., **2014**.

Corporate
Seals
Affixed

SEAL SEAL CHARTERED 1848

WESTFIELD INSURANCE COMPANY
WESTFIELD NATIONAL INSURANCE COMPANY
OHIO FARMERS INSURANCE COMPANY

By: Dennis P. Baus
Dennis P. Baus, *National Surety Leader and Senior Executive*

State of Ohio
County of Medina ss.:

On this **21st** day of **MARCH** A.D., **2014**, before me personally came **Dennis P. Baus** to me known, who, being by me duly sworn, did depose and say, that he resides in **Wooster, Ohio;** that he is **National Surety Leader and Senior Executive** of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, the companies described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to said instrument are such corporate seals; that they were so affixed by order of the Boards of Directors of said Companies; and that he signed his name thereto by like order.

Notarial
Seal
Affixed

NOTARIAL SEAL STATE OF OHIO

David A. Kotnik
David A. Kotnik, Attorney at Law, *Notary Public*
My Commission Does Not Expire (Sec. 147.03 Ohio Revised Code)

State of Ohio
County of Medina ss.:

I, **Frank A. Carrino,** Secretary of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; and furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Westfield Center, Ohio, this day of A.D.

SEAL SEAL CHARTERED 1848

Frank A. Carrino Secretary
Frank A. Carrino, *Secretary*

BPOAC2 (combined) (06-02)

BRODER & COMPANY

6191 Orange Drive, #6139E
Davie, FL 33314
(954) 584-3002

500 Vinca Place
Saint Johns, FL 32259
(904) 995-8775

3/6/2020

City of Lake Worth Beach

RE: B&B Underground Construction, Inc.
Project: Neighborhood Road Program District 1, Year 4, Project 2
Bond No: 065221X

To Whom It May Concern:

PLEASE ACCEPT THIS LETTER AS OUR CONSENT OF SURETY ON BEHALF OF B&B Underground Construction, Inc., Contractor and Westfield Insurance Company, as Surety for acceptance of The City of Lake Worth Beach to date the above referenced Power of Attorney, Performance and Payment Bond.

Very truly yours,

Arthur K. Broder
Agent & Attorney-in-Fact
Westfield Insurance Company

POWER NO. 0992212 00

General Power of Attorney

CERTIFIED COPY

Westfield Insurance Co.
Westfield National Insurance Co.
Ohio Farmers Insurance Co.
Westfield Center, Ohio

Know All Men by These Presents, That WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, corporations, hereinafter referred to individually as a "Company" and collectively as "Companies," duly organized and existing under the laws of the State of Ohio, and having its principal office in Westfield Center, Medina County, Ohio, do by these presents make, constitute and appoint
ARTHUR K. BRODER, MICHAEL P. BRODER, JOINTLY OR SEVERALLY

of **DAVIE** and State of **FL** its true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings, or other instruments or contracts of suretyship- -.

LIMITATION: THIS POWER OF ATTORNEY CANNOT BE USED TO EXECUTE NOTE GUARANTEE, MORTGAGE DEFICIENCY, MORTGAGE GUARANTEE, OR BANK DEPOSITORY BONDS.
and to bind any of the Companies thereby as fully and to the same extent as if such bonds were signed by the President, sealed with the corporate seal of the applicable Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney(s)-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolution adopted by the Board of Directors of each of the WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY:

"*Be It Resolved,* that the President, any Senior Executive, any Secretary or any Fidelity & Surety Operations Executive or other Executive shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

The Attorney-in-Fact, may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements of indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed by the President and sealed and attested by the Corporate Secretary."

"*Be it Further Resolved,* that the signature of any such designated person and the seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signatures or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached." (Each adopted at a meeting held on February 8, 2000).

In Witness Whereof, WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY have caused these presents to be signed by their National Surety Leader and Senior Executive and their corporate seals to be hereto affixed this **21st** day of **MARCH** A.D., **2014** .

Corporate Seals Affixed

WESTFIELD INSURANCE COMPANY
WESTFIELD NATIONAL INSURANCE COMPANY
OHIO FARMERS INSURANCE COMPANY

By: Dennis P. Baus

Dennis P. Baus, *National Surety Leader and Senior Executive*

State of Ohio
County of Medina ss.:

On this **21st** day of **MARCH** A.D., **2014** , before me personally came **Dennis P. Baus** to me known, who, being by me duly sworn, did depose and say, that he resides in **Wooster, Ohio**; that he is **National Surety Leader and Senior Executive** of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, the companies described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to said instrument are such corporate seals; that they were so affixed by order of the Boards of Directors of said Companies; and that he signed his name thereto by like order.

Notarial Seal Affixed

David A. Kotnik

David A. Kotnik, Attorney at Law, *Notary Public*
My Commission Does Not Expire (Sec. 147.03 Ohio Revised Code)

State of Ohio
County of Medina ss.:

I, **Frank A. Carrino,** Secretary of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; and furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Westfield Center, Ohio, this 6th day of March A.D., 2020

Frank A Carrino Secretary

Frank A. Carrino, *Secretary*

BPOAC2 (combined) (06-02)

MOCK • ROOS
CONSULTING ENGINEERS

February 21, 2020

Mr. Richard Hasko, P.E.
Lake Worth Beach Water Utilities
301 College Street
Lake Worth, FL 33460

Ref. No.: B6057.40
Subject: Lake Worth Beach – Neighborhood Roadway Project District 1, Year 4, Project 2 - IFB#20-102 Recommendation of Award

Dear Richard:

On January 29, 2020 ten bids were received for the construction work on this project. The bids ranged from $2,881,587.50 to $3,816,840.00. The Engineer's Opinion of Probable Construction Cost was $3,600,000.00. Enclosed is a full bid tabulation summary for your use in reviewing and comparing the bids. The low bid was received from B&B Underground Construction, Inc. in the amount of $2,881,587.50 (as corrected).

A review of B&B Underground Construction, Inc.'s bid found it to be response. In addition, we are very familiar with the work product of this bidder, as they have successfully constructed several of our previously designed watermain projects for the City of Lake Worth Beach. Therefore, we did not perform a check of the projects referenced in their bid submittal. We discussed the bid with the contractor. He indicated that his bid was complete and that he could construct the project within the bid amount. Based on the above, we recommend that the City award this project to B&B Underground Construction, Inc.

Our Recommendation of Award is based on a review of the project and the contractor from an engineering perspective and based on the contractor's past project performance. We recommend that you seek advice of legal counsel relative to other issues regarding the legalities of award of this contract. If you have any questions regarding our recommendation, please contact me at 683-3113, extension 258.

Sincerely,
MOCK, ROOS & ASSOCIATES, INC.

John R. Leemon, P.E.
Senior Project Manager

JRL:tsm
Enclosure
Copies: Julie Parham, P.E. (w/encl via email)
Brian Shields, P.E. (w/encl via email)

Mock, Roos & Associates, Inc.
5720 Corporate Way, West Palm Beach, Florida 33407-2066, 561-683-3113, www.MockRoos.com

Bid Tabulation: Neighborhood Road Program District 1, Year 4, Project 2
City of Lake Worth Beach
IFB 20-102

Bid Date: January 29, 2020

Item	Description	Est. Quan.	Unit	B & B Underground Construction Unit Cost	B & B Underground Construction Total Amount	Rosso Site Development, Inc Unit Cost	Rosso Site Development, Inc Total Amount	Foster Marine Contractors, Inc. Unit Cost	Foster Marine Contractors, Inc. Total Amount	Johnson & Davis, Inc. Unit Cost	Johnson & Davis, Inc. Total Amount	Giannetti Contracting Corporation Unit Cost	Giannetti Contracting Corporation Total Amount	Amici Engineering Contractors, LLC Unit Cost	Amici Engineering Contractors, LLC Total Amount
A. General Items															
A-1	Mobilization and General Conditions	1	LS	75,000.00	75,000.00	273,342.26	273,342.26	59,500.00	59,500.00	151,000.00	151,000.00	421,090.00	421,090.00	218,000.00	218,000.00
A-2	Bonds and Insurance Requirements	1	LS	50,000.00	50,000.00	44,951.36	44,951.36	73,000.00	73,000.00	32,000.00	32,000.00	22,000.00	22,000.00	132,720.00	132,720.00
A-3	Maintenance of Traffic	1	LS	15,000.00	15,000.00	20,564.85	20,564.85	19,000.00	19,000.00	21,000.00	21,000.00	75,000.00	75,000.00	35,000.00	35,000.00
A-4	NPDES Compliance	1	LS	4,000.00	4,000.00	8,460.00	8,460.00	7,600.00	7,600.00	6,000.00	6,000.00	22,500.00	22,500.00	2,800.00	2,800.00
A-5	Pre-Construction Video	1	LS	5,000.00	5,000.00	164.58	164.58	5,000.00	5,000.00	5,000.00	5,000.00	5,500.00	5,500.00	5,600.00	5,600.00
A-6	Layout, Survey, and Record Drawings	1	LS	16,000.00	16,000.00	46,503.66	46,503.66	53,000.00	53,000.00	35,000.00	35,000.00	85,000.00	85,000.00	30,000.00	30,000.00
A-7	Clearing and Grubbing (except pavement and concrete)	1	LS	7,000.00	7,000.00	10,000.00	10,000.00	15,000.00	15,000.00	10,000.00	10,000.00	30,000.00	30,000.00	19,000.00	19,000.00
	General Items Subtotal				**$ 172,000.00**		**$ 403,986.71**		**$ 232,100.00**		**$ 260,000.00**		**$ 661,090.00**		**$ 443,120.00**
B. Roadway and Drainage Work															
B-1	1-1/2" Type-SP-9.5 Asphaltic Concrete	35000	SY	11.25	393,750.00	8.93	312,550.00	9.25	323,750.00	9.00	315,000.00	9.25	323,750.00	11.30	395,500.00
B-2	Milling Existing Asphalt Pavement (1-1/2" Avg Depth) & Haul Off	35000	SY	3.25	113,750.00	1.68	58,800.00	1.95	68,250.00	4.00	140,000.00	2.25	78,750.00	2.75	96,250.00
B-3	Swale Grading (Including Bahia Sodding)	750	SY	5.50	4,125.00	7.31	5,482.50	11.50	8,625.00	10.00	7,500.00	5.32	3,990.00	8.40	6,300.00
B-4	Asphalt Speed Hump Complete W/ Thermo Striping (Per Detail)	2	EA	6,000.00	12,000.00	3,543.75	7,087.50	13,000.00	26,000.00	3,800.00	7,600.00	11,183.00	22,366.00	4,100.00	8,200.00
B-5	Geotechnical Testing Allowance	1	Allow.	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00
B-6	Roadway Allowance	1	Allow.	500,000.00	500,000.00	500,000.00	500,000.00	500,000.00	500,000.00	500,000.00	500,000.00	500,000.00	500,000.00	500,000.00	500,000.00
	Roadway Work Subtotal				**$ 1,039,625.00**		**$ 899,920.00**		**$ 942,625.00**		**$ 986,100.00**		**$ 944,856.00**		**$ 1,022,250.00**
C. Concrete Work															
C-1	Remove Existing Concrete (Sidewalk/Driveway/Curb)	2000	SY	5.00	10,000.00	7.40	14,800.00	14.50	29,000.00	30.00	60,000.00	5.00	10,000.00	7.20	14,400.00
C-2	Concrete Sidewalks (4" Thick)	1800	SY	45.00	81,000.00	40.47	72,846.00	44.00	79,200.00	50.00	90,000.00	40.00	72,000.00	45.00	81,000.00
C-3	Concrete Sidewalks And Driveways (6" Thick)	200	SY	55.00	11,000.00	63.61	12,722.00	47.00	9,400.00	60.00	12,000.00	57.00	11,400.00	50.00	10,000.00
C-4	Detectible Warning Surface	550	SY	24.00	$13,200.00	13.78	$7,579.00	37.00	$20,350.00	40.00	$22,000.00	35.00	$19,250.00	41.00	$22,550.00
C-5	Monolithic Curb and Sidewalk	100	SY	60.00	$6,000.00	84.47	$8,447.00	73.00	$7,300.00	70.00	$7,000.00	77.00	$7,700.00	49.00	$4,900.00
	Concrete Work Subtotal				**$ 121,200.00**		**$ 116,394.00**		**$ 145,250.00**		**$ 191,000.00**		**$ 120,350.00**		**$ 132,850.00**
E. Striping/Signage Work															
E-1	6" Solid Yellow Thermoplastic	1,400	LF	2.00	2800.00	0.84	1176.00	1.60	2240.00	1.00	1400.00	1.55	2170.00	2.00	2800.00
E-2	12" Solid Yellow Thermoplastic	1,450	LF	3.25	4712.50	2.21	3204.50	3.15	4567.50	2.00	2900.00	4.30	6235.00	3.00	4350.00
E-3	24" Solid White Thermoplastic	400	LF	7.00	2800.00	4.04	1616.00	4.25	1700.00	3.50	1400.00	8.60	3440.00	4.50	1800.00
E-4	Raised Pavement Markers	120	EA	7.00	840.00	3.94	472.80	6.00	720.00	5.00	600.00	9.00	1080.00	5.00	600.00
E-5	Single Sign Post Assembly, F&I, Less than 12SF	30	AS	300.00	9000.00	409.50	12285.00	400.00	12000.00	500.00	15000.00	595.00	17850.00	400.00	12000.00
E-6	Remove Existing Sign Assembly	30	EA	50.00	1500.00	52.50	1575.00	55.00	1650.00	50.00	1500.00	50.00	1500.00	80.00	2400.00
	Striping/Signage Work Total				**$ 21,652.50**		**$ 20,329.30**		**$ 22,877.50**		**$ 22,800.00**		**$ 32,275.00**		**$ 23,950.00**
F. Utility Work															
F-1	4" PVC Watermain Including Fittings	20	LF	50.00	1,000.00	27.76	555.20	46.00	920.00	60.00	1,200.00	23.00	460.00	33.00	660.00
F-2	6" PVC Watermain Including Fittings	9,060	LF	25.50	231,030.00	26.34	238,640.40	27.15	245,979.00	35.00	317,100.00	20.00	181,200.00	30.00	271,800.00
F-3	6"DIP Watermain Including Fittings	200	LF	36.00	7,200.00	65.19	13,038.00	89.00	17,800.00	60.00	12,000.00	40.00	8,000.00	52.00	10,400.00
F-4	8" PVC Watermain Including Fittings	1,560	LF	35.00	54,600.00	35.33	55,114.80	33.50	52,260.00	45.00	70,200.00	25.00	39,000.00	35.00	54,600.00
F-5	8" DIP Watermain Including Fittings	60	LF	40.00	2,400.00	99.65	5,979.00	130.00	7,800.00	75.00	4,500.00	66.00	3,960.00	83.00	4,980.00
F-6	6" Gate Valve with Box	36	EA	1,250.00	45,000.00	1,814.48	65,321.28	1,300.00	46,800.00	1,600.00	57,600.00	1,357.00	48,852.00	1,300.00	46,800.00
F-7	8" Gate Valve with Box	4	EA	1,800.00	7,200.00	2,246.78	8,987.12	1,805.00	7,220.00	2,000.00	8,000.00	1,757.00	7,028.00	1,600.00	6,400.00
F-8	Connect to Existing 4" Watermain	1	EA	650.00	650.00	1,817.03	1,817.03	3,500.00	3,500.00	3,500.00	3,500.00	2,547.00	2,547.00	3,000.00	3,000.00
F-9	Connect to Existing 6" Watermain	1	EA	750.00	750.00	2,633.07	2633.07	4500.00	4500.00	4000.00	4000.00	4500.00	4500.00	3700.00	3700.00
F-10	6" x 6" Tapping Sleeve, 6" Tapping Valve	7	EA	3,700.00	25,900.00	5,793.06	40551.42	3900.00	27300.00	5000.00	35000.00	5000.00	35000.00	8400.00	58800.00
F-11	8" x 8" Tapping Sleeve, 8" Tapping Valve	1	EA	4,500.00	4,500.00	7,146.43	7146.43	4800.00	4800.00	5500.00	5500.00	6167.00	6167.00	9100.00	9100.00
F-12	12" x 6" Tapping Sleeve, 6" Tapping Valve	4	EA	6,350.00	25,400.00	7,895.29	31581.16	4700.00	18800.00	6500.00	26000.00	6948.00	27792.00	9900.00	39600.00
F-13	16" x 6" Tapping Sleeve, 6" Tapping Valve	2	EA	8,100.00	16,200.00	17,122.22	34244.44	4900.00	9800.00	7500.00	15000.00	15246.00	30492.00	16000.00	32000.00
F-14	Abandon Existing Watermain	1	LS	24,000.00	24,000.00	51,698.07	51698.07	52000.00	52000.00	8500.00	8500.00	31000.00	31000.00	21000.00	21000.00
F-15	Sample Points and Laboratory Testing	18	EA	600.00	10,800.00	710.85	12795.30	550.00	9900.00	1000.00	18000.00	450.00	8100.00	250.00	4500.00
F-16	Fire Hydrant Assembly (Including Gate Valve and Tee)	16	EA	4,100.00	65,600.00	4,444.26	71108.16	4100.00	65600.00	5500.00	88000.00	4267.00	68272.00	4200.00	67200.00
F-17	1" Water Service Including Meter Box and Connection	128	EA	935.00	119,680.00	713.24	91294.72	1025.00	131200.00	1000.00	128000.00	599.00	76672.00	970.00	124160.00
F-18	2" Water Service Including Double Meter Box and Connection	44	EA	1,700.00	74,800.00	1,401.49	61665.56	1820.00	80080.00	1800.00	79200.00	1551.00	68244.00	1500.00	66000.00
F-19	1" Water Service w/ Single or Double Connection	93	EA	750.00	69,750.00	658.44	61234.92	880.00	81840.00	800.00	74400.00	643.00	59799.00	910.00	84630.00
F-20	2" Water Service w/Single or Double Connection	5	EA	1,500.00	7,500.00	1,601.76	8008.80	3300.00	16500.00	1500.00	7500.00	1395.00	6975.00	1600.00	8000.00
F-21	1" Water Service Including Meter Box and Connection With Drill Under Road	6	EA	1,600.00	9,600.00	1,762.51	10575.06	2300.00	13800.00	2500.00	15000.00	1849.00	11094.00	1500.00	9000.00
F-22	2" Water Service Including Meter Box and Connection With Drill Under Road	7	EA	3,000.00	21,000.00	2,412.53	16887.71	3300.00	23100.00	3500.00	24500.00	2572.00	18004.00	2000.00	14000.00
F-23	Relocate Water Service From Rear to Front On Private Property (Including Plumbing Permit)	174	EA	1,150.00	200,100.00	1,161.12	202034.88	1225.00	213150.00	1000.00	174000.00	754.00	131196.00	1100.00	191400.00
F-24	Asphalt Trench Restoration Including Base	8,000	SY	34.00	272,000.00	35.30	282400.00	53.00	424000.00	45.00	360000.00	27.00	216000.00	46.00	368000.00
F-25	Restoration - Landscapting, Fence, Irrigation, Etc.	1	LS	25,000.00	25,000.00	6,000.00	6000.00	66500.00	66500.00	50000.00	50000.00	135000.00	135000.00	30000.00	30000.00
F-26	Miscellaneous	1	LS	25,000.00	25,000.00	5,000.00	5000.00	25000.00	25000.00	100.00	100.00	45000.00	45000.00	5600.00	5600.00
F-27	Furnish Utility Crew and Equipment	100	HR	400.00	40,000.00	370.08	37008.00	450.00	45000.00	425.00	42500.00	563.00	56300.00	200.00	20000.00
F-28	Furnish Additional ductile Iron Fittings	2,000	LB	6.00	12,000.00	2.67	5340.00	4.00	8000.00	2.00	4000.00	4.30	8600.00	2.00	4000.00
F-29	1" Mill and Asphalt Overlay	450	SY	37.00	16,650.00	8.40	3780.00	14.00	6300.00	6.00	2700.00	15.00	6750.00	20.00	9000.00
F-30	Sanitary Sewer Lateral Replacement	10	EA	630.00	6,300.00	1,240.90	12409.00	1800.00	18000.00	1800.00	18000.00	825.00	8250.00	1200.00	12000.00
F-31	Utility Conflict Allowance	1	Allow.	100,000.00	100,000.00	100,000.00	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
	Utility Work Subtotal				**$ 1,521,610.00**		**$ 1,544,849.53**		**$ 1,827,449.00**		**$ 1,754,000.00**		**$ 1,450,254.00**		**$ 1,680,330.00**
G. Miscellaneous Work															
G-1	Adjust Inlet	20	EA	100.00	2,000.00	301.27	6,025.40	710.00	14,200.00	450.00	9,000.00	600.00	12,000.00	420.00	8,400.00
G-2	Adjust Manholes	10	EA	200.00	2,000.00	295.97	2,959.70	575.00	5,750.00	450.00	4,500.00	800.00	8,000.00	420.00	4,200.00
G-3	Adjust Valve box	10	EA	150.00	1,500.00	18.90	189.00	375.00	3,750.00	350.00	3,500.00	375.00	3,750.00	280.00	2,800.00
	Miscellaneous Work Subtotal				**$ 5,500.00**		**$ 9,174.10**		**$ 23,700.00**		**$ 17,000.00**		**$ 23,750.00**		**$ 15,400.00**
	Project Total (Items A through G)				**$ 2,881,587.50**		**$ 2,994,653.64**		**$ 3,194,001.50**		**$ 3,230,900.00**		**$ 3,232,575.00**		**$ 3,317,900.00**

Denotes corrected error

Bid Tabulation: Neighborhood Road Program District 1, Year 4, Project 2
City of Lake Worth Beach
IFB 20-102

Bid Date: January 29, 2020

Item	Description	Est. Quan.	Unit	Hinterland Group, Inc. Unit Cost	Hinterland Group, Inc. Total Amount	Southern Underground Industries, Inc. Unit Cost	Southern Underground Industries, Inc. Total Amount	Rick-Man Construction, Inc. Unit Cost	Rick-Man Construction, Inc. Total Amount	Centerline Utilities, Inc. Unit Cost	Centerline Utilities, Inc. Total Amount
A. General Items											
A-1	Mobilization and General Conditions	1	LS		150,000.00	110,000.00	110,000.00	305,302.00	305,302.00	122,250.00	122,250.00
A-2	Bonds and Insurance Requirements	1	LS		75,000.00	56,000.00	56,000.00	24,000.00	24,000.00	35,100.00	35,100.00
A-3	Maintenance of Traffic	1	LS		25,000.00	74,500.00	74,500.00	52,250.00	52,250.00	40,000.00	40,000.00
A-4	NPDES Compliance	1	LS		15,000.00	42,250.00	42,250.00	2,700.00	2,700.00	10,000.00	10,000.00
A-5	Pre-Construction Video	1	LS		20,000.00	4,350.00	4,350.00	3,805.00	3,805.00	15,000.00	15,000.00
A-6	Layout, Survey, and Record Drawings	1	LS		50,000.00	74,500.00	74,500.00	54,100.00	54,100.00	40,000.00	40,000.00
A-7	Clearing and Grubbing (except pavement and concrete)	1	LS		20,000.00	40,000.00	40,000.00	76,100.00	76,100.00	30,000.00	30,000.00
	General Items Subtotal				**$ 355,000.00**		**$ 401,600.00**		**$ 518,257.00**		**$ 292,350.00**
B. Roadway and Drainage Work											
B-1	1-1/2" Type-SP-9.5 Asphaltic Concrete	35000	SY	12.00	420,000.00	11.00	385,000.00	9.75	341,250.00	10.90	381,500.00
B-2	Milling Existing Asphalt Pavement (1-1/2" Avg Depth) & Haul Off	35000	SY	3.00	105,000.00	3.00	105,000.00	2.50	87,500.00	2.80	98,000.00
B-3	Swale Grading (Including Bahia Sodding)	750	SY	15.00	11,250.00	18.00	13,500.00	8.75	6,562.50	58.00	43,500.00
B-4	Asphalt Speed Hump Complete W/ Thermo Striping (Per Detail)	2	EA	4,500.00	9,000.00	4,000.00	8,000.00	4,350.00	8,700.00	4,500.00	9,000.00
B-5	Geotechnical Testing Allowance	1	Allow.	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00
B-6	Roadway Allowance	1	Allow.	500,000.00	500,000.00	500,000.00	500,000.00	500,000.00	500,000.00	500,000.00	500,000.00
	Roadway Work Subtotal				**$ 1,061,250.00**		**$ 1,027,500.00**		**$ 960,012.50**		**$ 1,048,000.00**
C. Concrete Work											
C-1	Remove Existing Concrete (Sidewalk/Driveway/Curb)	2000	SY	5.00	10,000.00	24.00	48,000.00	7.75	15,500.00	38.00	76,000.00
C-2	Concrete Sidewalks (4" Thick)	1800	SY	45.00	81,000.00	50.00	90,000.00	44.15	79,470.00	63.50	114,300.00
C-3	Concrete Sidewalks And Driveways (6" Thick)	200	SY	55.00	11,000.00	87.00	17,400.00	50.75	10,150.00	75.00	15,000.00
C-4	Detectible Warning Surface	550	SY	65.00	35,750.00	42.00	$23,100.00	27.25	$14,987.50	52.00	$28,600.00
C-5	Single Sign Post Assembly, F&I, Less than 12SF	100	SY	85.00	8,500.00	32.00	$3,200.00	60.00	$6,000.00	75.00	$7,500.00
	Concrete Work Subtotal				**$ 146,250.00**		**$ 181,700.00**		**$ 126,107.50**		**$ 241,400.00**
E. Striping/Signage Work											
E-1	6" Solid Yellow Thermoplastic	1,400	LF	1.50	2100.00	1.20	1680.00	1.10	1540.00	1.10	1540.00
E-2	12" Solid Yellow Thermoplastic	1,450	LF	3.00	4350.00	2.40	3480.00	2.15	3117.50	2.90	4205.00
E-3	24" Solid White Thermoplastic	400	SY	10.00	4000.00	4.79	1916.00	4.35	1740.00	11.75	4700.00
E-4	Raised Pavement Markers	120	EA	15.00	1800.00	8.00	960.00	3.80	456.00	7.00	840.00
E-5	Single Sign Post Assembly, F&I, Less than 12SF	30	AS	300.00	9000.00	466.00	13980.00	326.00	9780.00	555.00	16650.00
E-6	Remove Existing Sign Assembly	30	EA	100.00	3000.00	100.00	3000.00	55.00	1650.00	70.00	2100.00
	Striping/Signage Work Total				**$ 24,250.00**		**$ 25,016.00**		**$ 18,283.50**		**$ 30,035.00**
F. Utility Work											
F-1	4" PVC Watermain Including Fittings	20	LF	24.00	480.00	60.00	1,200.00	78.00	1,560.00	48.00	960.00
F-2	6" PVC Watermain Including Fittings	9,060	LF	24.00	217,440.00	31.00	280,860.00	25.50	231,030.00	32.00	289,920.00
F-3	6"DIP Watermain Including Fittings	200	LF	36.00	7,200.00	60.00	12,000.00	66.75	13,350.00	70.00	14,000.00
F-4	8" PVC Watermain Including Fittings	1,560	LF	30.00	46,800.00	30.00	46,800.00	34.25	53,430.00	40.00	62,400.00
F-5	8" DIP Watermain Including Fittings	60	EA	45.00	2,700.00	75.00	4,500.00	173.00	10,380.00	95.00	5,700.00
F-6	6" Gate Valve with Box	36	EA	1,200.00	43,200.00	1,177.00	42,372.00	1,222.00	43,992.00	1,300.00	46,800.00
F-7	8" Gate Valve with Box	4	EA	1,400.00	5,600.00	1,610.00	6,440.00	1,656.00	6,624.00	1,800.00	7,200.00
F-8	Connect to Existing 4" Watermain	1	EA	2,400.00	2,400.00	3,500.00	3,500.00	3,000.00	3,000.00	5,000.00	5,000.00
F-9	Connect to Existing 6" Watermain	1	EA	3200.00	3200.00	5400.00	5400.00	3500.00	3500.00	5250.00	5250.00
F-10	6" x 6" Tapping Sleeve, 6" Tapping Valve	7	EA	6500.00	45500.00	3400.00	23800.00	4500.00	31500.00	5150.00	36050.00
F-11	8" x 8" Tapping Sleeve, 8" Tapping Valve	1	EA	7500.00	7500.00	8200.00	8200.00	5470.00	5470.00	6200.00	6200.00
F-12	12" x 6" Tapping Sleeve, 6" Tapping Valve	4	EA	6800.00	27200.00	8900.00	35600.00	6261.00	25044.00	5850.00	23400.00
F-13	16" x 6" Tapping Sleeve, 6" Tapping Valve	2	EA	7800.00	15600.00	16000.00	32000.00	11960.00	23920.00	6675.00	13350.00
F-14	Abandon Existing Watermain	1	LS	125000.00	125000.00	5400.00	5400.00	46500.00	46500.00	37000.00	37000.00
F-15	Sample Points and Laboratory Testing	18	EA	1000.00	18000.00	915.00	16470.00	465.00	8370.00	615.00	11070.00
F-16	Fire Hydrant Assembly (Including Gate Valve and Tee)	16	EA	4200.00	67200.00	5200.00	83200.00	3950.00	63200.00	4850.00	77600.00
F-17	1" Water Service Including Meter Box and Connection	128	EA	850.00	108800.00	1100.00	140800.00	926.00	118528.00	1275.00	163200.00
F-18	2" Water Service Including Double Meter Box and Connection	44	EA	1200.00	52800.00	2100.00	92400.00	1474.00	64856.00	2250.00	99000.00
F-19	8" Water Service w/ Single or Double Connection	93	EA	1100.00	102300.00	1015.00	94395.00	785.00	73005.00	1065.00	99045.00
F-20	2" Water Service w/Single or Double Connection	5	EA	1800.00	9000.00	2100.00	10500.00	1514.00	7570.00	1990.00	9950.00
F-21	1" Water Service Including Meter Box and Connection With Drill Under Road	6	EA	1500.00	9000.00	1100.00	6600.00	2321.00	13926.00	4120.00	24720.00
F-22	2" Water Service Including Meter Box and Connection With Drill Under Road	7	EA	2400.00	16800.00	2100.00	14700.00	3055.00	21385.00	5250.00	36750.00
F-23	Relocate Water Service From Rear to Front On Private Property (Including Plumbing Permit)	174	EA	650.00	113100.00	1105.00	192270.00	1443.00	251082.00	1510.00	262740.00
F-24	Asphalt Trench Restoration Including Base	8,000	SY	50.00	400000.00	40.00	320000.00	36.10	288800.00	70.00	560000.00
F-25	Restoration - Landscaping, Fence, Irrigation, Etc.	1	LS	50000.00	50000.00	43000.00	43000.00	46500.00	46500.00	85000.00	85000.00
F-26	Miscellaneous	1	LS	35000.00	35000.00	25000.00	25000.00	5500.00	5500.00	2500.00	2500.00
F-27	Furnish Utility Crew and Equipment	100	HR	450.00	45000.00	600.00	60000.00	495.00	49500.00	385.00	38500.00
F-28	Furnish Additional ductile Iron Fittings	2,000	LB	5.00	10000.00	14.00	28000.00	104.00	208000.00	8.00	16000.00
F-29	1" Mill and Asphalt Overlay	450	SY	35.00	15750.00	14.00	6300.00	12.20	5490.00	25.00	11250.00
F-30	Sanitary Sewer Lateral Replacement	10	EA	1800.00	18000.00	1600.00	16000.00	2000.00	20000.00	1400.00	14000.00
F-31	Utility Conflict Allowance	1	Allow.	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
	Utility Work Subtotal				**$ 1,720,570.00**		**$ 1,757,707.00**		**$ 1,845,012.00**		**$ 2,164,555.00**
G. Miscellaneous Work											
G-1	Adjust Inlet	20	EA	1,500.00	30,000.00	690.00	13,800.00	535.15	10,703.00	1,250.00	25,000.00
G-2	Adjust Manholes	10	EA	1,500.00	15,000.00	407.00	4,070.00	414.37	4,143.70	950.00	9,500.00
G-3	Adjust Valve box	10	EA	800.00	8,000.00	592.00	5,920.00	309.58	3,095.80	600.00	6,000.00
	Miscellaneous Work Subtotal				**$ 53,000.00**		**$ 23,790.00**		**$ 17,942.50**		**$ 40,500.00**
	Project Total (Items A through G)				**$ 3,360,320.00**		**$ 3,417,313.00**		**$ 3,485,615.00**		**$ 3,816,840.00**

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: June 15, 2021

DEPARTMENT: Water Utilities & Public Works

TITLE:

Task Order No. 11 with Mock-Roos and Associates, Inc. for construction phase services in District 1 Year 4 Construction Project of the Neighborhood Road Program

SUMMARY:

Task Order No. 11 authorizes Mock-Roos to provide construction phase services for the District 1 Year 4 Construction Project of the Neighborhood Road Program in the amount of $185,880.00.

BACKGROUND AND JUSTIFICATION:

The Neighborhood Road Program District 1 Year 4 final project is design, bid and ready for construction. Mock Roos and Associates, Inc. completed the design on the project, which includes watermain replacement and roadway work, and is responsible for the construction engineering and inspection services for this project. The project was advertised for bids under IFB #20-102 but has been on hold pending available funding. As now funding is available, the project is ready to move forward into construction. The project is scheduled to be completed in 240 days and the consultant will be monitoring and certifying the construction work for a total of 20 hours per week.

MOTION:

Move to approve/disapprove Task Order No. 11 with Mock-Roos and Associates, Inc. for construction phase services in District 1 Year 4 Construction Project of the Neighborhood Road Program in the amount of $185,880.00.

ATTACHMENT(S):

Fiscal Impact Analysis
Task Order No. 11

FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	**2021**	**2022**	**2023**	**2024**	**2025**
Capital Expenditures	$185,880	0	0	0	0
Operating Expenditures	0	0	0	0	0
External Revenues	0	0	0	0	0
Program Income	0	0	0	0	0
In-kind Match	0	0	0	0	0
Net Fiscal Impact	$185,880	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
308-5020-519.63-15	Neighborhood Road Program	NR2001	$11,910,044	$5,611,052.67	$0	$79,370.76	$5,531,681.91
422-7034-533.63-60	Water Distribution	NR2001	$3,979,764	$854,725.91	$0	$106,509.24	$748,216.67

PROFESSIONAL SERVICES
FOR DISTRICT 1, YEAR 4 NEIGHBORHOOD ROADS PROGRAM
TASK ORDER NO. 11

THIS TASK ORDER FOR PROFESSIONAL SERVICES ("Task Order" hereafter) is made on the ________ day of _______________, 2021, between the **City of Lake Worth Beach,** a Florida municipal corporation located at 7 North Dixie Highway, Lake Worth Beach, Florida 33460 ("City" hereafter) and **Mock, Roos & Associates, Inc.,** a Florida corporation, whose local business address is 5720 Corporate Way, West Palm Beach, FL 33407 ("Consultant" hereafter).

1.0 Project Description:

The City desires the Consultant to provide those services as identified herein for the Neighborhood Roads Program. The services are generally described as: District 1 – Year 4 Project 2 – Bid Project (the "Project").

2.0 Scope:

Under this Task Order, Consultant will provide City the scope as specified in the **Consultant's proposal attached hereto and incorporated herein as "Exhibit 1."**

3.0 Schedule:

The services provided under this Task Order shall be completed within 365 calendar days from the date of the City's approval of this Task Order or the issuance of a Notice to Proceed.

4.0 Compensation:

This Task Order is issued for the not to exceed amount of $185,880.00. The attached proposal identifies all costs and expenses included in the not to exceed amount.

5.0 Project Contacts:

The Project Manager for Consultant is Garry Gruber, P.E., phone: (561) 722-9185; email: garry.gruber@mockroos.com; and, the City's Representative is Richard Hasko, P.E., phone: (561) 234-9193, email: richard.hasko@wantmangroup.com.

6.0 Progress Meetings:

Consultant shall schedule progress review meetings with the City Project Manager.

7.0 Authorization:

This Task Order is issued in compliance with the Consultant's Competitive Negotiation Act, section 287.055, Florida Statutes, and pursuant to the Agreement for Professional Services between the City and Consultant, dated February 7, 2017 ("Agreement" hereafter). If there are any conflicts between the terms and conditions of this Task Order and the Agreement, the Terms and Conditions of the Agreement shall prevail.

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

CITY OF LAKE WORTH BEACH, FLORIDA

ATTEST:

By: ________________________
Deborah M. Andrea, City Clerk

By: ________________________
Betty Resch, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

By: ________________________
Glen J. Torcivia, City Attorney
/mpa

APPROVED FOR FINANCIAL SUFFICIENCY

By: ________________________
Bruce T. Miller, Financial Services Director

MOCK, ROOS & ASSOCIATES, INC.

By: ________________________
Garry Gruber
Senior Vice President

STATE OF Florida)
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 28th day of April, 2021, by Garry Gruber, P.E., who was physically present, as Senior Vice President, of **Mock, Roos & Associates, Inc.**, a Florida corporation, and who is personally known to me or who has produced the following ______ ________________________ as identification.

Notary Public

JANE E. HAYES
Commission # GG 119104
Expires August 15, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

Jane E. Hayes
Print Name: Jane E. Hayes
My commission expires: 8/15/21

Exhibit 1

Proposal To Provide Engineering During Construction Services For the City's Neighborhood Road Program, District 1, Year 4 Improvements Project 2 - Bid Project

Services to be provided by: Mock•Roos

Services provided to (City): City of Lake Worth

Proposal Date: April 28, 2021

Proposal Terms

A. Project Description:

The City desires to move forward with the construction phase services for its identified District 1, Year 4 Improvements, Project 2 - Bid. Construction will be based on an approximate 240-day duration for Final Completion.

Mock•Roos will perform services as outlined in **B. Scope of Services** below:

B. Scope of Services:

Task 1 – Prepare a conformed set of contract documents incorporating Addendum Nos. 1-3 into the final contract set. Provide Contractor and City with up to 2 hard copy sets of documents. This task also includes preparing and transmitting the project AutoCAD file to the Contractor (in the requested version) for the Contractor's surveyor to use for record drawing preparation.

Task 2 – Assist City review Contractor submitted shop drawings. This task includes reviewing Contractor submitted project schedule and phasing plan.

Task 3 – Provide a Mock•Roos senior project manager, engineer and field representative to attend a pre-construction meeting with the Contractor, the City and Mock•Roos. Prepare and distribute meeting minutes.

Task 4 – Provide a field representative (up to 20 hours per week for up to 35 weeks) to perform site observations of the Contractor's Work during the construction period. Also, provide a field representative for an additional 20 trips (4 hours per trip) to accommodate potential weekend and nighttime work. Prepare Mock•Roos field observation reports. This includes attending construction meetings as requested by the City. Distribute, via email, field reports on weekly basis. Project Manager time is limited to 4 hours per month for this task.

Task 5 – Perform the limited services of a project engineer to perform a twice monthly site observation of the work activities and Contractor's progress. A total of 48 hours is included for this Task.

Task 6 – Attend monthly progress meeting with Contractor and City to discuss project and project schedule. Field representative hours are included in Task 2 above. A total of 8 meetings are included.

Task 7 – Attend additional requested site meeting with Contractor and City to discuss actual field conditions and general progress.

Task 8 – Respond to Contractor's request for clarification during construction. Issue modified drawings, details and/or exhibits as necessary.

Task 9 – The assist the Contractor with Palm Beach County permit required activities, including initiating permit, coordination of permit conditions and coordinating PBC inspections as required.

Task 10 – Field Representative to attend up to 8 onsite pay application review meetings between the Contractor, Mock•Roos, and the City to agree on installed quantities. Provide review and payment recommendations for the Contractor's pay applications. This review is in addition to the field representative hours included in Task 2 above.

Task 11 – Perform one "Substantial Completion" with the Contractor, Mock•Roos, and the City for facilities and develop punchlist for correction by Contractor. Field representative hours are included in Task 2 above.

Task 12 – Perform one "Final Completion Walk-through" with the Contractor, Mock•Roos, and the City to review final punch-list has been completed. Perform follow-up regarding Contractor's completion of punch-list.

Task 13 – Perform project closeout assistance including review of Contractor's Record Drawing various submissions for general conform with contract documents. Perform the necessary tasks for watermain clearance and "certification" and record drawing review including preparation of PBCHD submittal(s) and follow-up for final clearance and authorization for system operation.

C. Additional Services:

1. Any services not included in the Scope of Services will be considered Additional Services.

2. Any design changes, schedule changes, drawing changes, or other project changes requested by the City will be considered Additional Services.

3. Additional Services can be provided upon Mock•Roos receiving signed authorization from the City.

4. Additional Services resulting from the following can be provided without Client's authorization: 1) legal and/or regulatory requirements or changes, 2) delays or price increase not in Mock•Roos control, 3) emergencies or acts of God, 4) threatened or endangered species, 5) hazardous conditions, 6) or any services required to protect the health, safety, and/or welfare of the public.

D. Schedule:

Deliverables	Estimated Due Date (Days after Contractor's NTP)
Task 1 Conformed Set/AutoCAD File to Contractor	15
Task 2 Shop Drawing/Schedule/Phasing Review Assistance	45
Task 3 Pre-Construction Meeting	10
Task 4 Construction Field Observation and Reports	On-Going
Task 5 Periodic Site Observations by the Engineer	On-Going
Task 6 Attend Monthly Meetings	On-Going
Task 7 Attend Additional Requested Site Meetings	On-Going
Task 8 RFI Responses	On-Going
Task 9 Assist Contractor with PBC Permitting and Inspection	On-Going
Task 10 Review Pay Application and Recommendation Letter	On-Going
Task 11 Substantial Completion Walk-Through / Punch List	210
Task 12 Final Completion Walk-Through / Follow-up	240
Task 13 Record Drawing Reviews	300

E. Fees and Rates:

1. Mock•Roos will complete the Scope of Services on an hourly basis plus reimbursable expenses for the fee of $185,880.00.

2. Mock•Roos can provide Additional Services at the Mock•Roos rates in effect at that time, plus any reimbursable expenses, or for an agreed upon lump sum fee.

F. Conditions:

1. All terms become valid upon Mock•Roos receiving one complete copy of this proposal within 60 days of its date.

2. This proposal serves as a supplement to the general agreement between Mock•Roos and Client, Contract RFQ 17-300.

City of Lake Worth Neighborhood Road Program
Engineering During Construction Phase Services
District 1 Year 4 Improvements
Project 2 - Bid

Task Description	Senior Project Manager	Project Engineer III	Senior Field Representative	Senior Administrative Assistant	Subtotal
Labor Hourly Billing Rate	$170.00	$140.00	$130.00	$70.00	
Scope of Services					
1 Conformed Set/AutoCADD File to Contractor	4	16		2	$ 3,060
2 Shop Drawing/Schedule/Phasing Review Assistance	8	12		4	$ 3,320
3 Pre-Construction Meeting/Minutes	6	3	3	2	$ 1,970
4 Construction Field Observation and Reports	32		780	50	$ 110,340
5 Periodic Site Observations by the Engineer	48			8	$ 8,720
6 Attend Monthly Progress Meetings	24	24		16	$ 8,560
7 Attend Requested Additional Site Meetings	40	24		12	$ 11,000
8 RFI Responses	28	64		12	$ 14,560
9 Assist Contractor with PBC Permitting and Inspection	8	40		4	$ 7,240
10 Review Pay Application & Recommendation Letter	8	16		8	$ 4,160
11 Substantial Completion Walk-Through / Punch List	8	8		4	$ 2,760
12 Final Completion Walk-Through / Follow-up	8	8		2	$ 2,620
13 Project Close out/Record Drawing Review/PBCHD	16	24		2	$ 6,220
Subtotal	$ 40,460.00	$ 33,460.00	$ 101,790.00	$ 8,820.00	

Total Mock•Roos Direct Labor	$ 184,530.00
	$ 1,350.00
	$ 185,880.00

Client#: 1095989 MOCKROO2

ACORD™ **CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY): 12/11/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
USI Insurance Services, LLC
360 Columbia Drive, Suite 105
West Palm Beach, FL 33409
561 693-0500

CONTACT NAME: Kandi Schmitz
PHONE (A/C, No, Ext): 561-693-0504 FAX (A/C, No): 855-420-6662
E-MAIL ADDRESS: kandi.schmitz@usi.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : American Casualty Company of Reading PA	20427
INSURER B : Continental Insurance Company	35289
INSURER C : Valley Forge Insurance Company	20508
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Mock, Roos & Associates, Inc.
5720 Corporate Way
West Palm Beach, FL 33407

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	X	X	5084971043	01/01/2021	01/01/2022	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$100,000
							MED EXP (Any one person)	$15,000
							PERSONAL & ADV INJURY	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY	X	X	5084970412	01/01/2021	01/01/2022	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB X OCCUR	X	X	5084970362	01/01/2021	01/01/2022	EACH OCCURRENCE	$4,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$4,000,000
	DED X RETENTION $10000							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N		X	5084970328	01/01/2021	01/01/2022	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N	N/A					E.L. EACH ACCIDENT	$500,000
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Ten days Notice for Non Payment of Premium; 30 days Notice All Other.
When required by contract:
General Liability: Blanket Additional Insured with Products-Completed Operations, Waiver of Transfer of Rights of Recovery against others.
Automobile Liability: Designated Insured, Waiver of Transfer of Rights of Recovery Against Others.
(See Attached Descriptions)

CERTIFICATE HOLDER
City of Lake Worth Attn:
Purchasing
1900 2nd Avenue
Lake Worth, FL 33461

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
B M Cond

DESCRIPTIONS (Continued from Page 1)

Workers Compensation: Waiver of Our Right to Recover from Others.
Vendor Registration

Client#: 1048703 MOCKROO

ACORD™ **CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY): 4/21/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
USI Insurance Services, LLC 2502 N Rocky Point Drive Suite 400 Tampa, FL 33607	PHONE (A/C, No, Ext): 813 321-7500	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : XL Specialty Insurance Company	37885
INSURED	INSURER B :	
Mock, Roos & Associates, Inc. 5720 Corporate Way West Palm Beach, FL 33407-2066	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / PRO-JECT / LOC OTHER:						EACH OCCURRENCE	$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
							PRODUCTS - COMP/OP AGG	$
								$
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE / OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability			DPR9959099	04/26/2021	04/26/2022	$3,000,000 per claim $3,000,000 annl aggr.	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Professional Liability coverage is written on a claims-made basis.

RE: Vendor Registration

CERTIFICATE HOLDER	CANCELLATION
City of Lake Worth Purchasing Mgr. 1900 2nd Ave. Lake Worth, FL 33461	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: June 15, 2021 **DEPARTMENT:** Community Sustainability

TITLE:

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

SUMMARY:

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

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

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

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

BACKGROUND AND JUSTIFICATION:

The proposed project will be comprised of 3 buildings. Buildings 1 and 3 are three floors in height with a roof terrace, and each contain +/-3,725 square feet of commercial space and 6 dwelling units. Building 2 is seven floors in height with a roof terrace and contains 115 dwelling units. Of the units, 53 will be one bedroom, 64 will be two-bedroom, and 10 will be three-bedroom. The project will be constructed in one phase. On May 5, 2021, the Planning and Zoning Board (PZB) recommended the project be approved by the City Commission with conditions outlined in Exhibit C of the ordinance (4-1 vote).

The applicant submitted revised drainage analysis on May 7, 2021 to address specific conditions of approval that needed to be addressed prior to the first City Commission hearing. The drainage analysis is included in the attachments and were reviewed by water utilities staff for verification.

MOTION:

Move to approve/disapprove Ordinance No. 2021-04 on first reading and schedule the second reading and public hearing for July 20, 2021.

ATTACHMENT(S):

Ordinance 2021-04
PZB Staff Report
May 5, 2021 PZB Minutes
Site Plan Package
- Site & Architectural Plans
- Renderings
- Elevations, Civil & Landscaping

Supplemental Supporting Documents
Additional Drainage Information

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

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

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

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

WHEREAS, the applicant requests use of the City's Sustainable Bonus Incentive Program to allow for additional height and density to be considered in conjunction with the applicant's request for approval for a major site plan for the construction of a mixed-use 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) Mixed-Use 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 4/9/2021; (j) supplemental supporting documents including additional drainage information, as well as all agreements, provisions and/or covenants which shall govern the use, maintenance, and continued protection of the mixed-use 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)

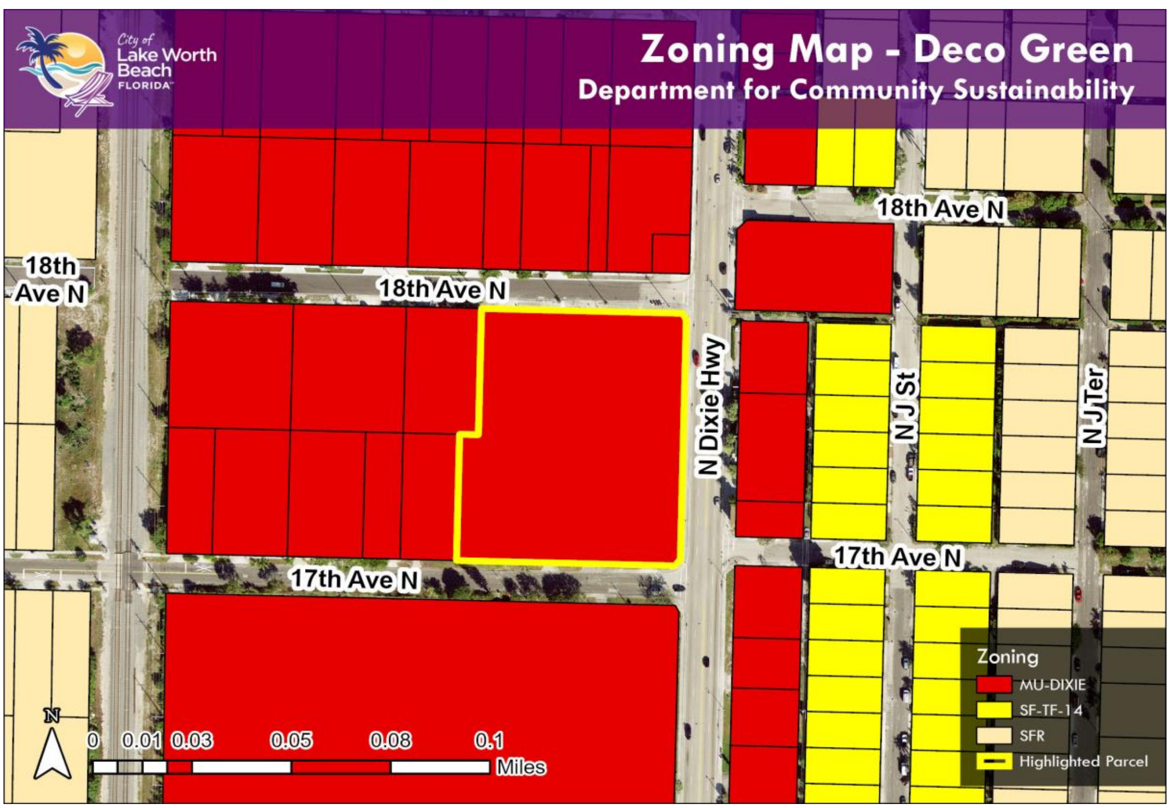


Exhibit B

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

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)	20’	20’	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
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.*

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. 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 is required. Lighting fixtures should comply with dark skies fixture recommendation, including a 2700K and be consistent with the architectural style of the project.
    b. 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.

2. 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.
3. 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.
4. 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. 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.

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.

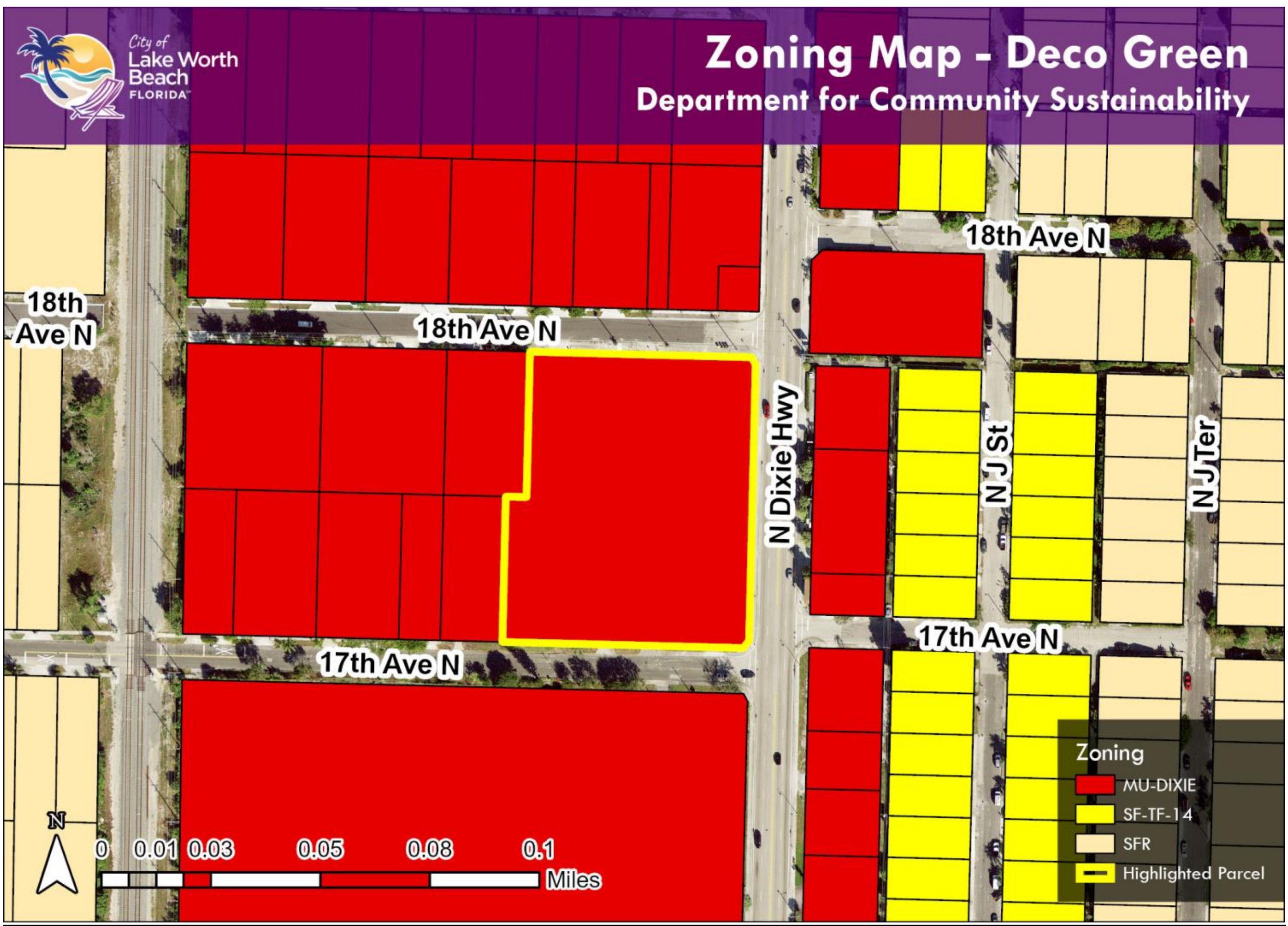
Staff Recommendation:

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.

<u>Mixed-Use Urban Planned Development:</u>

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.**

<u>Section 23.2-31(l): Community Appearance Criteria</u>

1. The plan for the proposed structure or project is in conformity with good taste, good design, and in general contributes to the image of the city as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality.

Staff Analysis: 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 <u>23.2-29</u>, as applicable.

Staff Analysis: The project's compliance with the community appearance and conditional use criteria is detailed below. **Meets Criterion.**

<u>Conditional Use Permit:</u>
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

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

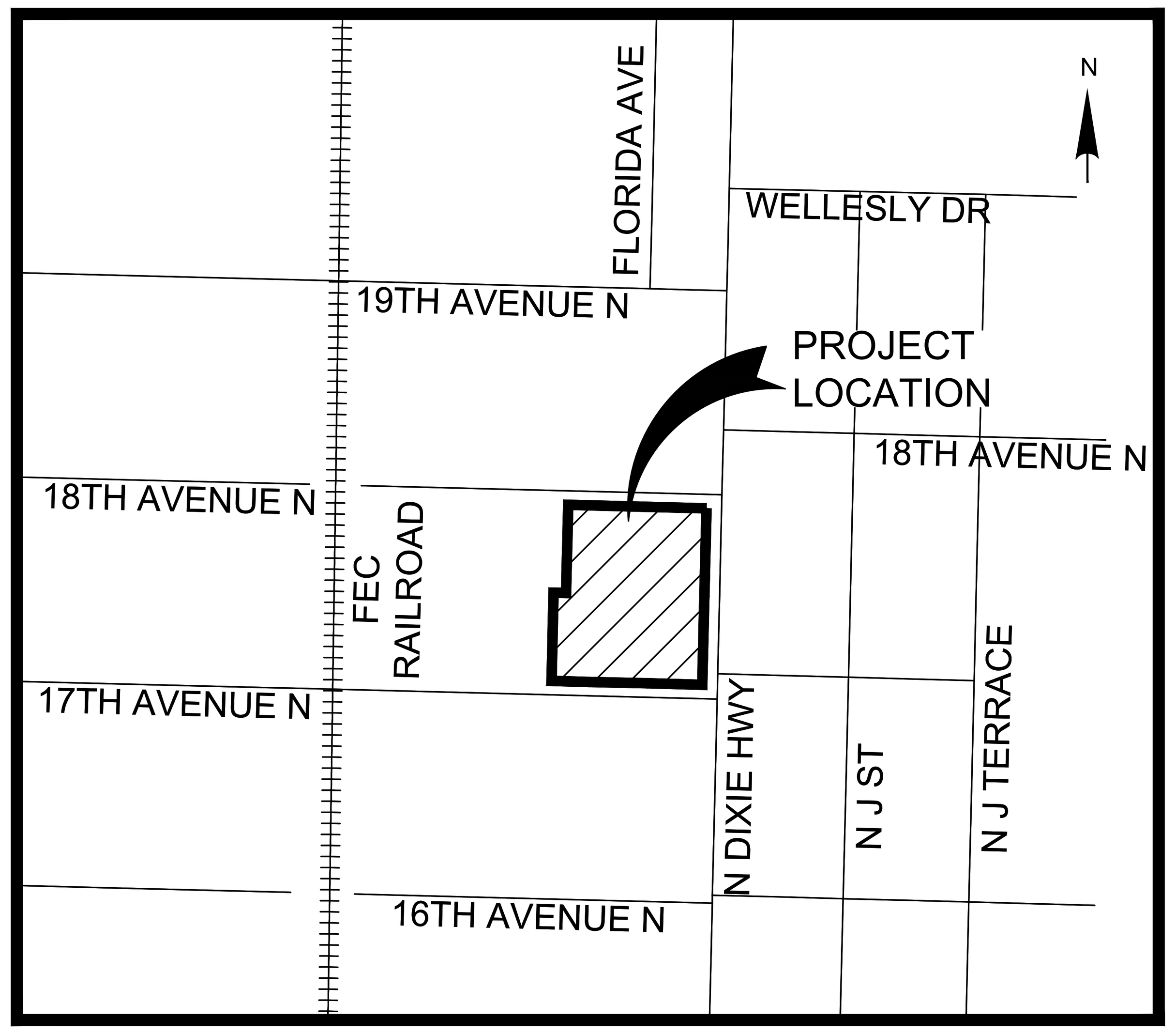
ARCHITECT
THE MARTIN ARCHITECTURAL GROUP, P.C.
6810 LYONS TECHNOLOGY CIRCLE, SUITE 185
COCONUT CREEK, FL 33073
ANNABELLA GARCIA, SENIOR PROJECT MANAGER
PHONE: (954) 428-1618
FAX: (954) 428-4416
EMAIL: AGARCIA@MARTINAIA.COM

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

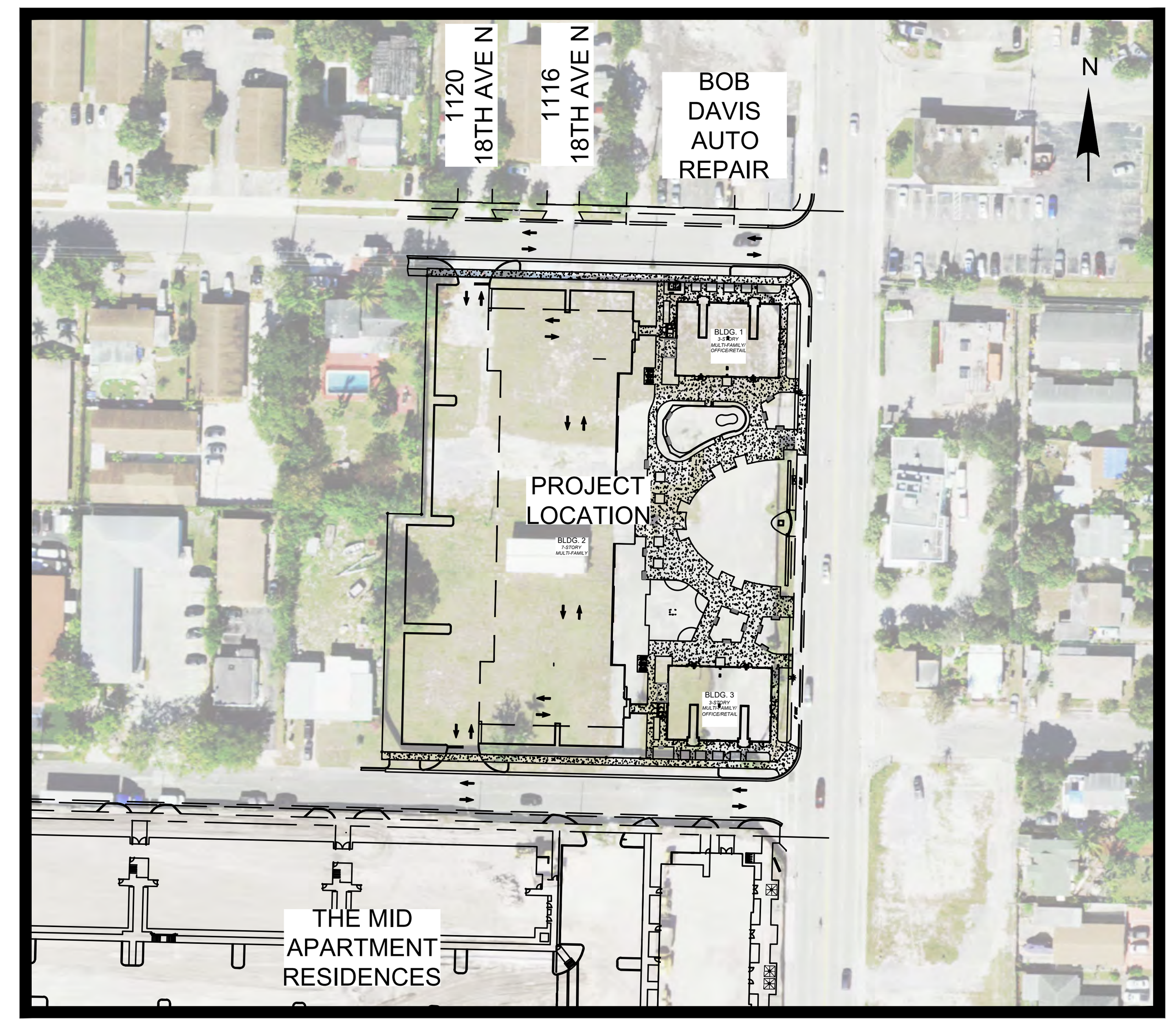
LANDSCAPE ARCHITECT
ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC.
2208 NE 26TH STREET, #1
FORT LAUDERDALE, FL 33305
ANDRES MONTERO, PLA, ASLA
PHONE: (954) 533-8259
EMAIL: AMONTERO@AMLASTUDIO.COM

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

DRAWING INDEX

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 89º55'17" EAST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 165.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89º55'17" 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 00º00'02" WEST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 9.00 FEET; THENCE SOUTH 37º54'15" 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 89º55'10" EAST ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 167.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89º55'10" 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 00º00'02" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 9.00 FEET; THENCE NORTH 29º02'10" 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).

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

ENGINEER'S PROJECT# 127192

IBI

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

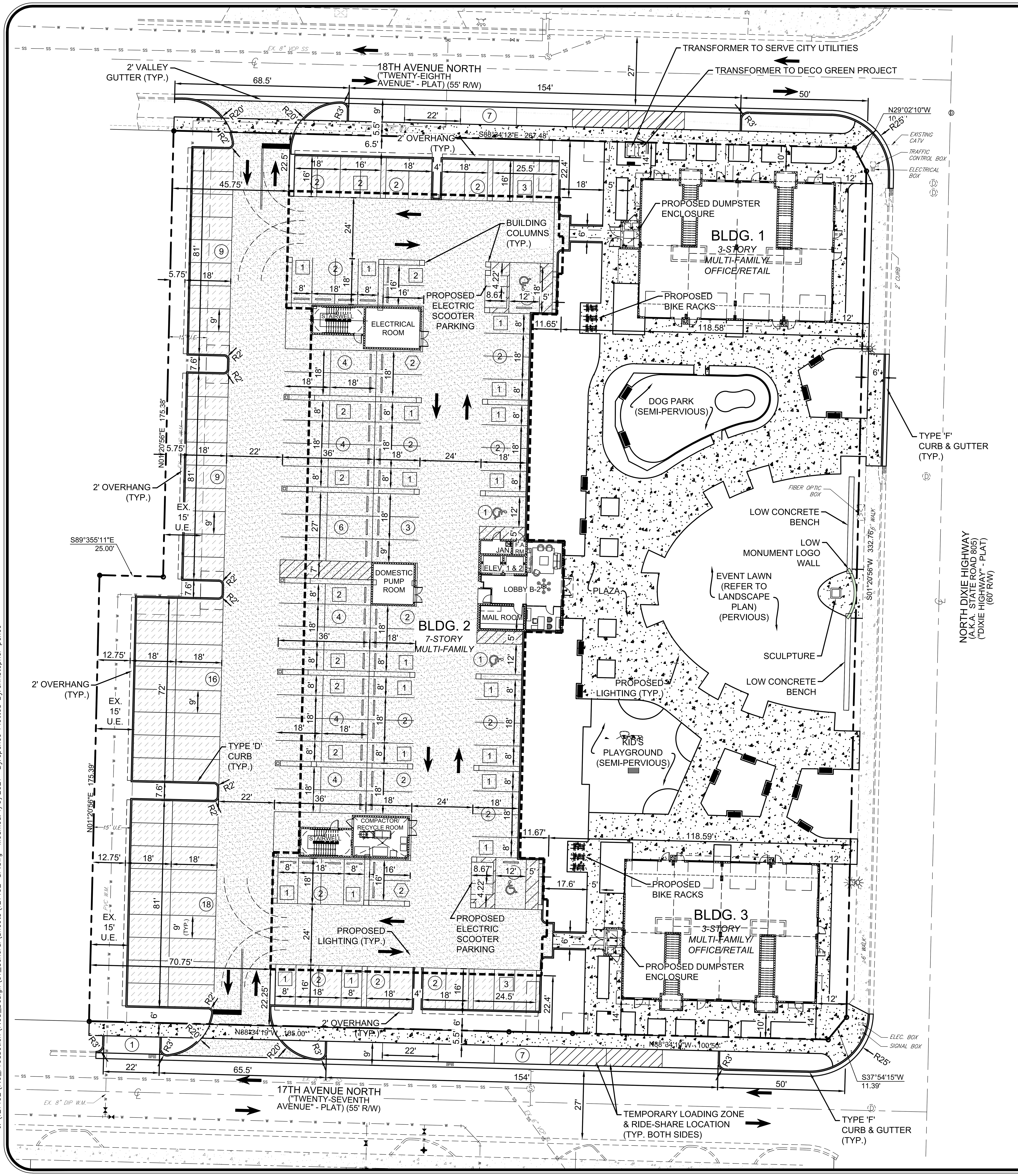
AGENCY	PERMIT TYPE	DATE APPROVED	APPROVAL NO.	EXPIRATION DATE
AGENCY	PERMIT TYPE	00/00/0000	1234567890	00/00/0000

Revision/Submission

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

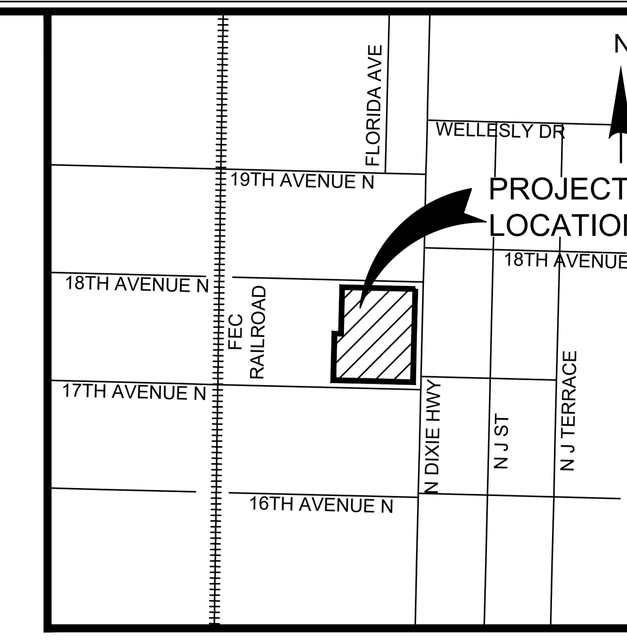
NOT FOR CONSTRUCTION

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.

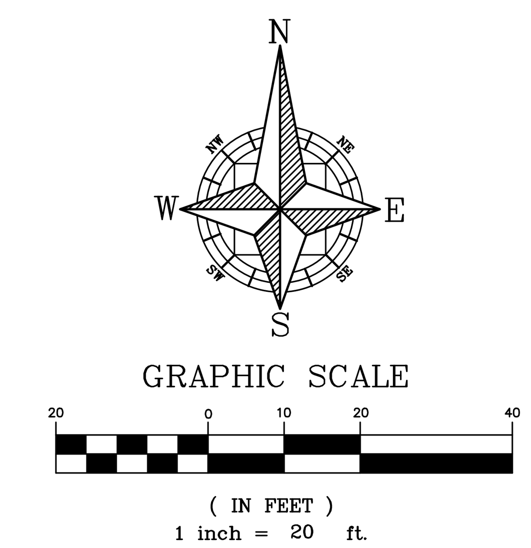


SITE DATA

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.)



LEGEND

- CONCRETE PARKING AREA
- PERVIOUS CONCRETE PARKING AREA
- DECORATIVE CONCRETE
- 1 COMPACT PARKING SPACES
- 1 STANDARD PARKING SPACES
- 1 ELECTRIC VEHICLE CHARGING SPACES (COMPACT)

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

DISCLAIMER
This drawing, as an instrument of service, is the property of the Engineer and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Engineer. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the Engineer shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to the Engineer for approval before proceeding with fabrication.

Revision / Submission			
No.	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

ENGINEER'S CERT. OF AUTH. #2966
LANDSCAPE LC #26000270

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. #35798 FOR THE FIRM.

DRAWN: CMP	SCALE: 1" = 20'
DESIGNED: PFR	PROJECT: 127192
CHECKED: PFR	SHEET: SP1.0
DATE: 1/14/2021	

J:\127192\7.0_Production\7.03_Design\01_General\Sheets\127192--SP.dwg Modified:4/9/2021 By:cpence Plotted By:christopher pence

DECO GREEN
LAKE WORTH, FLORIDA

THE MARTIN ARCHITECTURAL GROUP, P.C.
Coconut Creek, Florida

ENTITLEMENT PACKAGE
JANUARY 14, 2021 REV. 4-9-21

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

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

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.

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

ARCHITECTURAL ABBREVIATIONS INDEX

ABV	ABOVE
ACT	ACTUAL
A.F.F.	ABOVE FINISH FLOOR
ALUM	ALUMINUM
APP	APPROVED
ASSM/ ASSMB	ASSEMBLY
BD	BOARD
BLDG	BUILDING
BLOCK'G	BLOCKING
BLVD	BOULEVARD
B.O.	BOTTOM OF
BS	BEAM SOFFIT
CIRC	CIRCULAR
℄	CENTER LINE
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONST	CONSTRUCTION
CORR	CORRIDOR
CPT	CARPET
C.T.	CERAMIC TILE
D	DRYER
DIA	DIAMETER
DN	DOWN
DR	DOOR
D.S.	DOWN SPOUT
DW	DISH WASHER
DWGS	DRAWINGS
EA	EACH
ELEC	ELECTRIC
ELEV	ELEVATOR
EPX	EPOXY
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
F.E.	FIRE EXTINGUISHER
FLR	FLOOR
FDN/FND	FOUNDATION
FT	FEET/FOOT
GALV	GALVINIZED
G.C.	GENERAL CONTRACTOR
GEN	GENERAL
G.S.F.	GROSS SQUARE FOOTAGE
GWB	GYPSUM WALL BOARD
GYP BD	GYPSUM BOARD
H.C.	HANDICAP
H'DWE	HARDWARE
HGT	HEIGHT
HORIZ	HORIZONTAL
HR	HOUR
HVAC	HEATING, VENTILATION, AIR CONDITIONING
H.W.C.	HANDICAP WATER COOLER
H.W.H.	HOT WATER HEATER
IN	INCH
INFO	INFORMATION
INUL	INSULATION
INT	INTERIOR
JT	JOINT
LAUN/ LDRY	LAUNDRY
lb	POUND
LIN/L	LINEN
MANF/ MANUF	MANUFACTURER
MAT'L	MATERIAL
MAX	MAXIMUM
M.C.	MEDICINE CABINET
MECH	MECHANICAL
MIN	MINIMUM
MIR	MIRROR
MRB	MOISTURE RESISTANT BOARD
MNGR'S	MANAGER'S
MTD	MOUNTED
MTL	METAL
N/A	NOT APPLICABLE
NO.	NUMBER
NON COMB	NON COMBUSTIBLE
O.C.	ON CENTER
OCCU	OCCUPANCY
O.H.	OVER HEAD
OP'G/OPG/ OPEN'G	OPENING
O.S.B.	ORIENTED STRAND BOARD
PARK'G	PARKING
PKG	PACKAGE
PL	PLATE
PLYWD	PLYWOOD
P.R.	POWDER ROOM
P.T.	PRESSURE TREATED
PTD	PAINTED
P.V.C.	POLY VINYL CHLORIDE
RAD	RADIUS
RATD	RATED
RCP	REFLECTED CEILING PLAN
REF	REFRIGERATOR
REQ/REQ'D	REQUIRED
REQT'S	REQUITEMENTS
RM	ROOM
RND	ROUND
R & S	ROD & SHELF
RUN.	RUNNING
S.A. BLKTS	SOUND ATTENUATION BLANKETS
SD	SQUARE FOOTAGE
SEP/ SEPARAT'N	SEPARATION
SF	SQUARE FOOTAGE
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ	SQUARE
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
T.B.	TOWEL BAR
TELE	TELEPHONE
TERM	TERMINATION
T & G	TONGUE & GROOVE
THK	THICK
T.O.	TOP OF
TYP	TYPICAL
U.L.	UNDERWRITERS LABORATORIES
U.S.G.	UNITED STATES GYPSUM
U.N.O.	UNLESS NOTED OTHERWISE
VAN	VANITY
V.B.	VAPOR BARRIER
VERT	VERTICAL
VEST	VESTIBULE
V.T.	VINYL TILE
W	WASHER
W/	WITH
W/O	WITH OUT
W.C.	WATER CLOSET
WD	WOOD
W.I.C.	WALK IN CLOSET
WIND	WINDOW

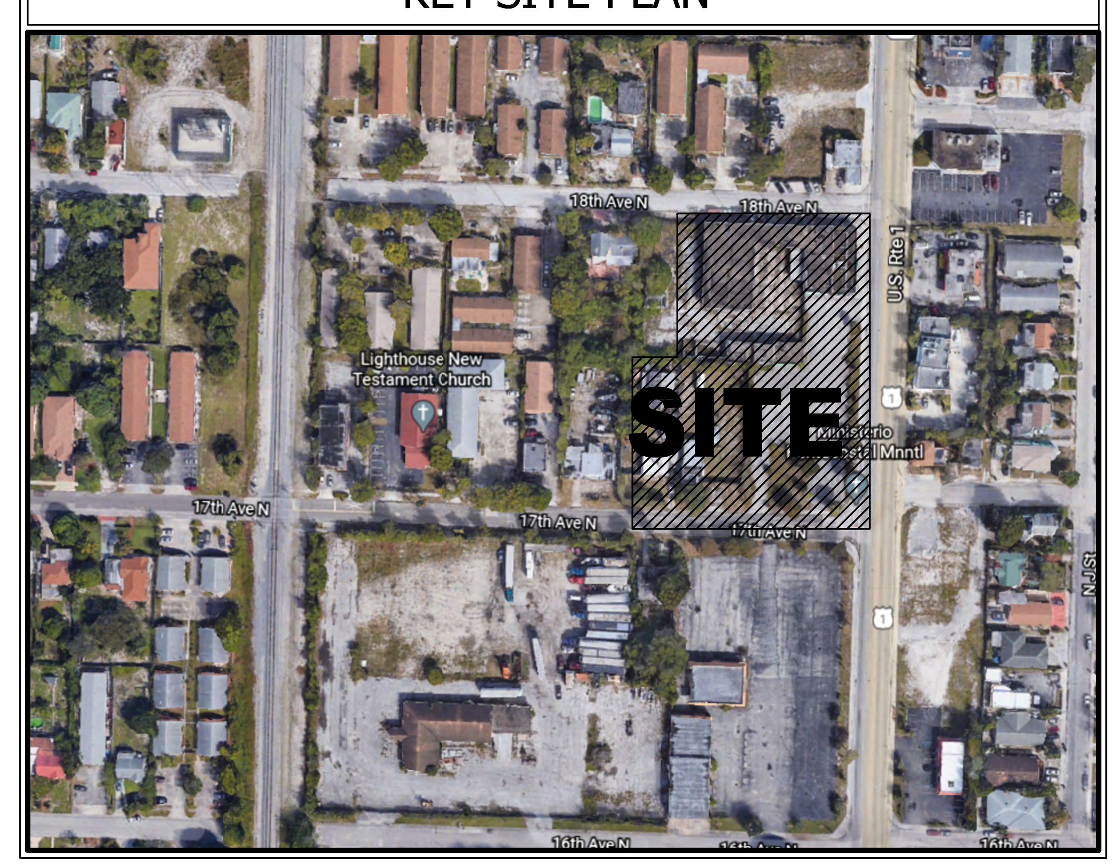
ARCHITECTURAL SYMBOLS INDEX

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
2 REVISION NUMBER
VOID ELEVATION NO.
INTERIOR ELEVATION
UA-3 SHEET NO.
CPT. C.T. CHANGE OF FLOOR FINISH
DATUM ELEVATION
MATCH LINE
(TB) TEST BORING
(WP) WORK POINT
(DP) DATUM POINT
(CP) CONTROL POINT
1 WALL PARTITION TYPE
20 UA-3 SECTION NUMBER SHEET NUMBER
BUILDING SECTION
40 D-2 SECTION NUMBER SHEET NUMBER
DETAIL
50 D-2 SECTION NUMBER SHEET NO.
DETAIL ENLARGEMENT

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



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

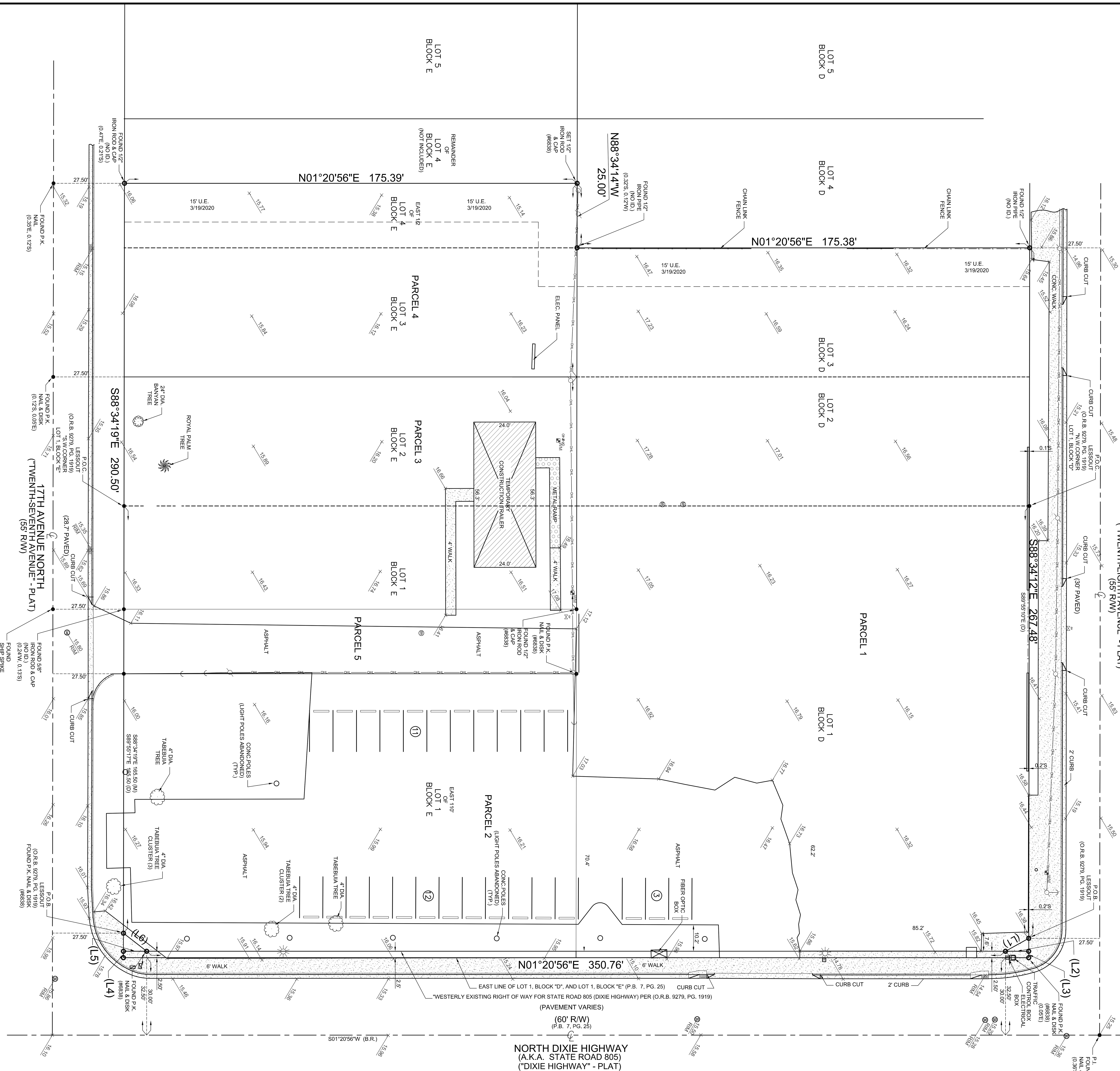
ENTITLEMENT PACKAGE

GENERAL INFORMATION

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

SCALE:	AS NOTED
DATE:	01/14/2021

A0.01



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	= CONCRETE FLATWORK
CONC. MON. = CONCRETE MONUMENT	Δ = CENTRAL "DELTA" ANGLE	P.O.B. = POINT OF BEGINNING	= PAVER BRICK FLATWORK
CONC. = CONCRETE	L = ARC LENGTH	R/W = RIGHT OF WAY	= WOOD POWER POLE
D.E. = DRAINAGE EASEMENT	CH.B. = CHORD BEARING	= CHAIN LINK FENCE	= WATER METER
U.E. = UTILITY EASEMENT	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	= WOOD FENCE	= FIRE HYDRANT
P.E. = POOL EQUIPMENT	O.R.B. = OFFICIAL RECORD BOOK	= METAL FENCE	= CATCH BASIN
F.F.EL. = FINISHED FLOOR ELEVATION	P.B. = PLAT BOOK	= CENTERLINE	= SANITARY MANHOLE
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	

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

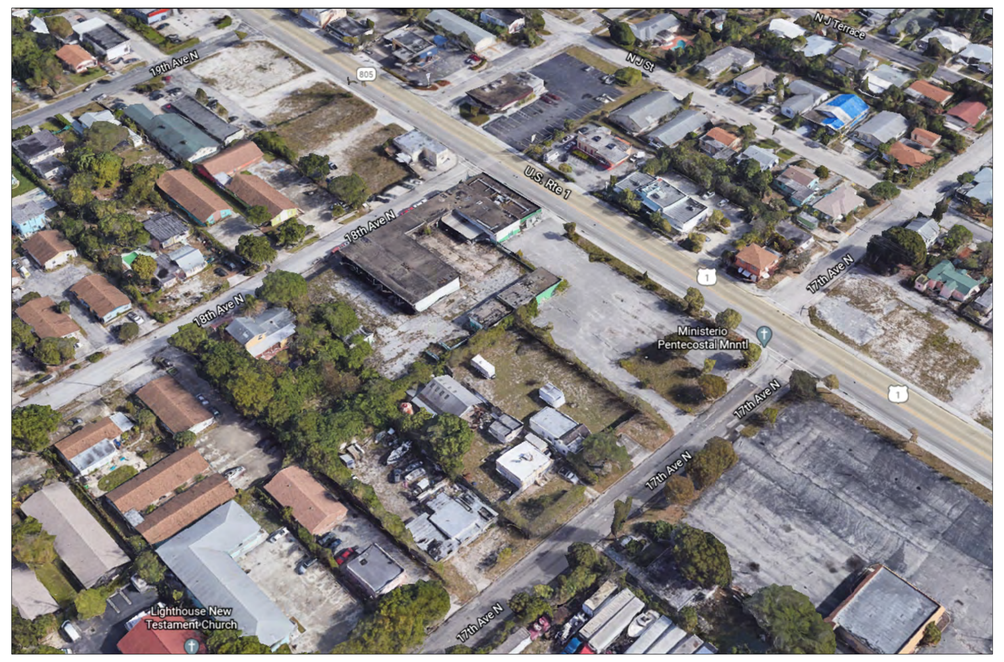
ENTITLEMENT PACKAGE

PROPERTY SURVEY

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

SCALE:	AS NOTED
DATE:	01/14/2021

A0.02

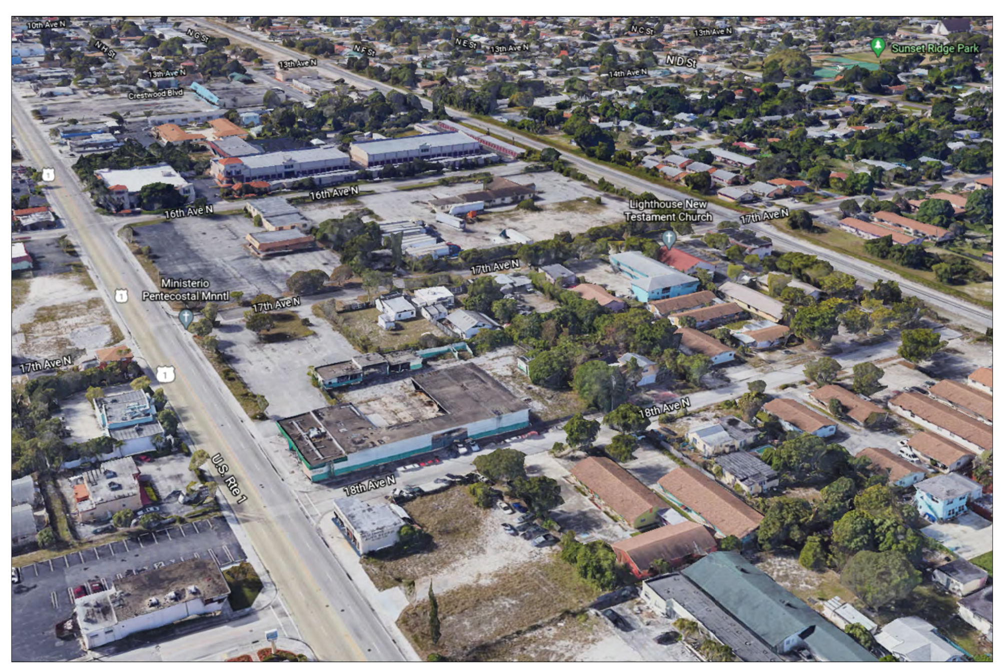


1 AERIAL PHOTO

(XREF) AERIAL PHOTO 1 SCALE: NTS

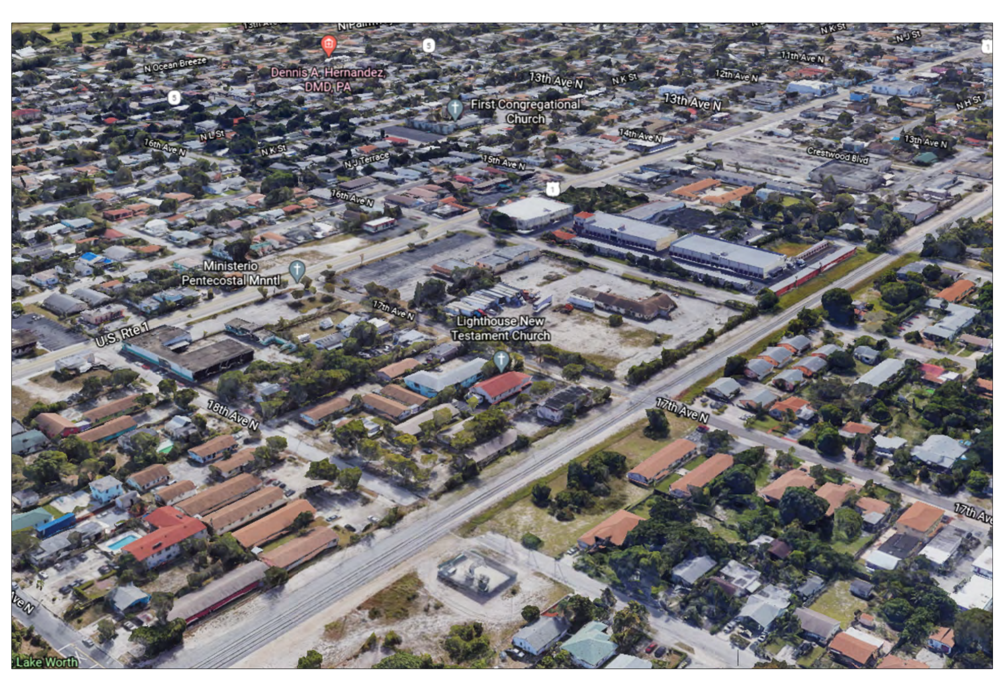
2 AERIAL PHOTO

(XREF) AERIAL PHOTO 2 SCALE: NTS



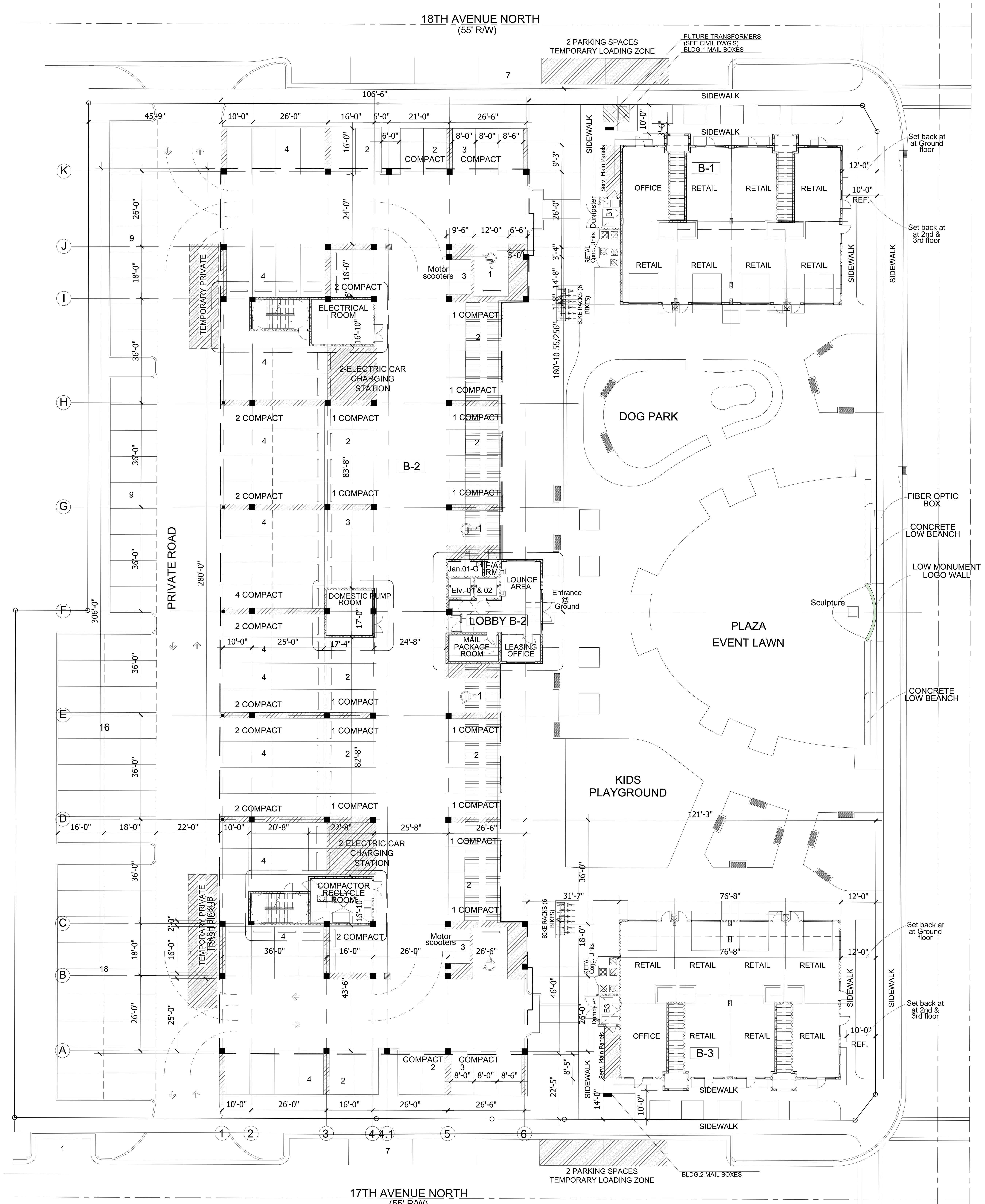
3 AERIAL PHOTO

(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.

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

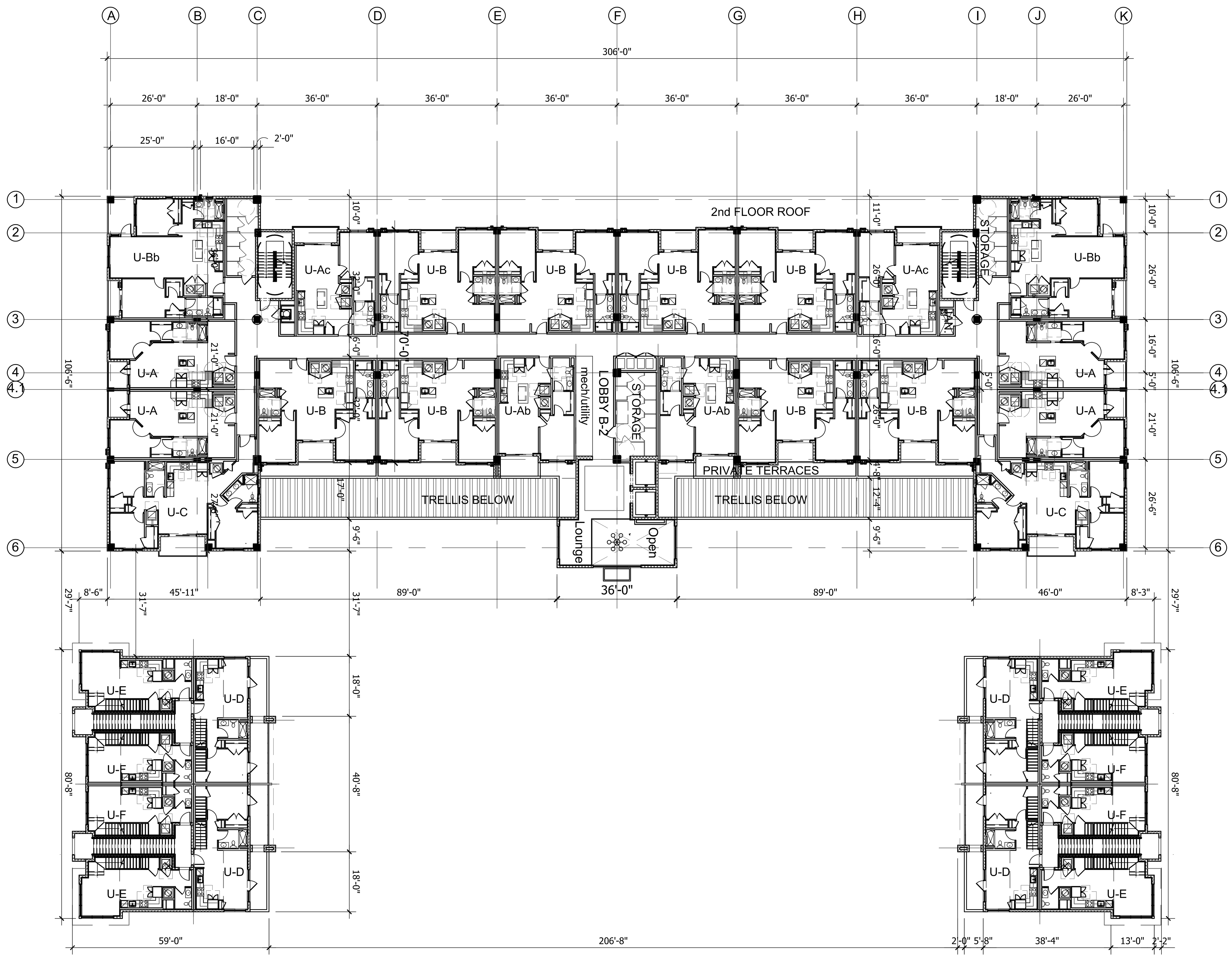
ENTITLEMENT PACKAGE

MASTER PLAN/GROUND FLR

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

SCALE:	AS NOTED
DATE:	01/14/2021

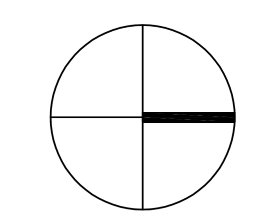
A2.00



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

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

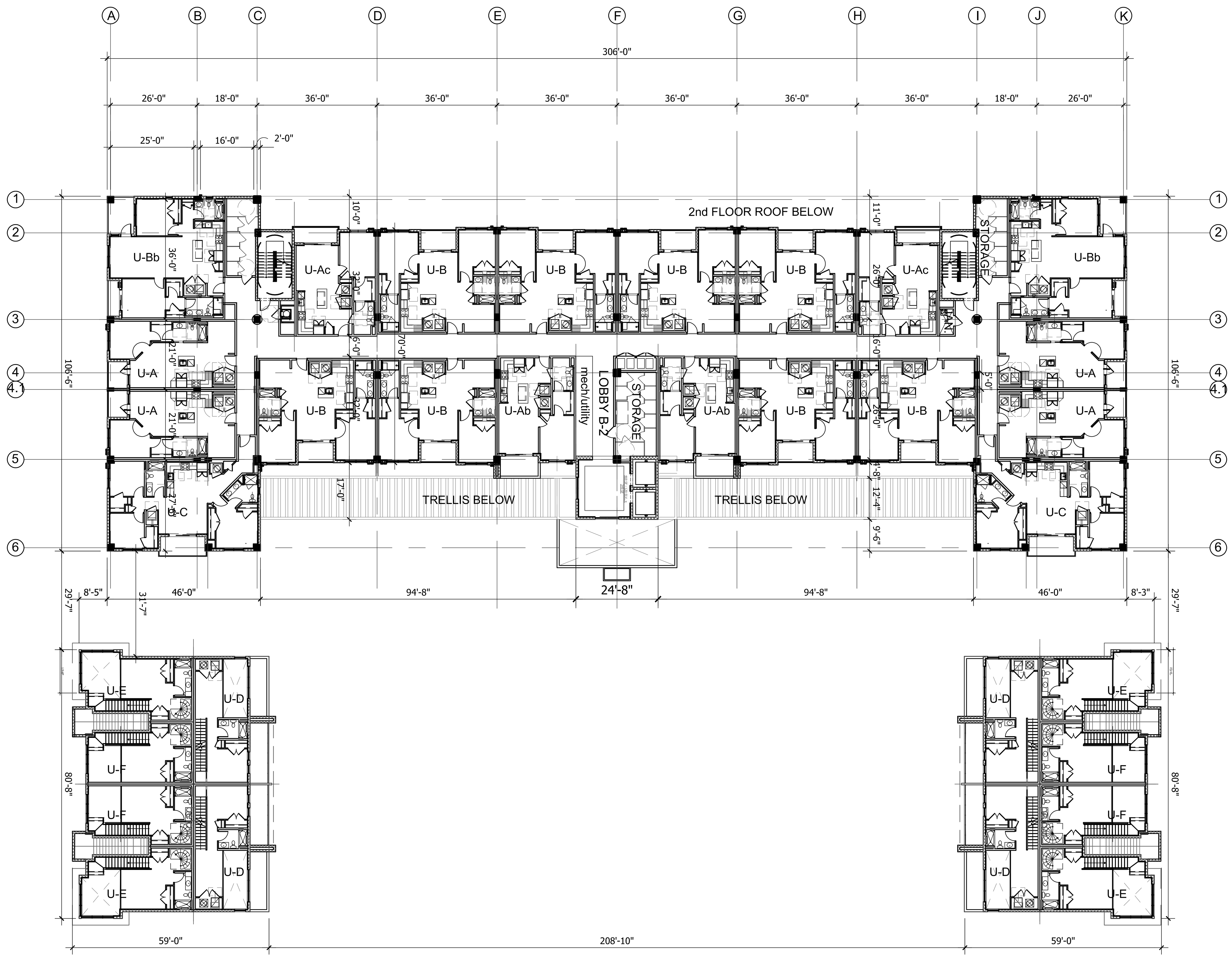
ENTITLEMENT PACKAGE

SECOND FLR BLDGS 1,2 & 3

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

SCALE: AS NOTED
DATE: 01/14/2021

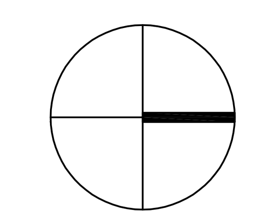
A2.01

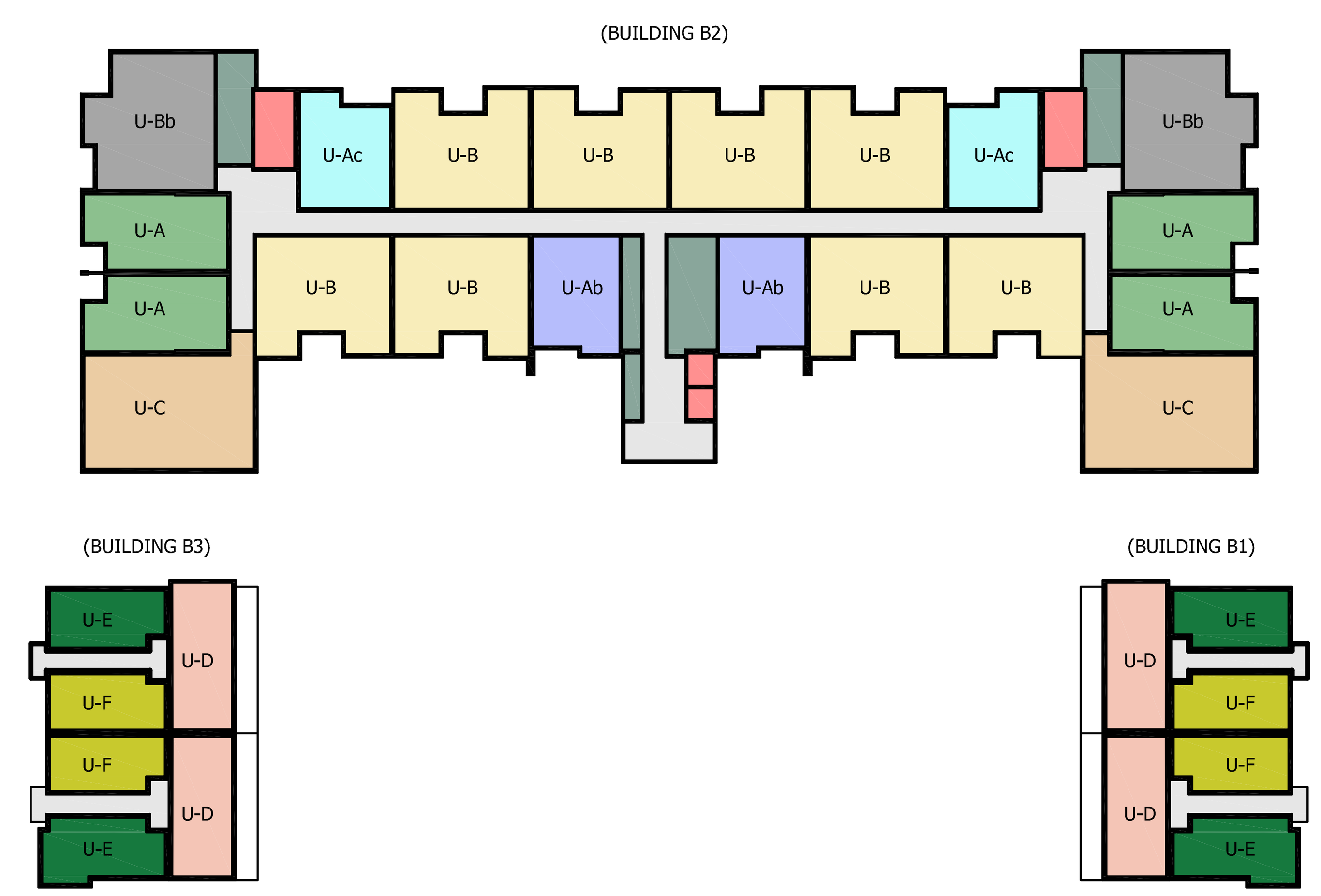


1 THIRD FLOOR BLDGS 1, 2 & 3

(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

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

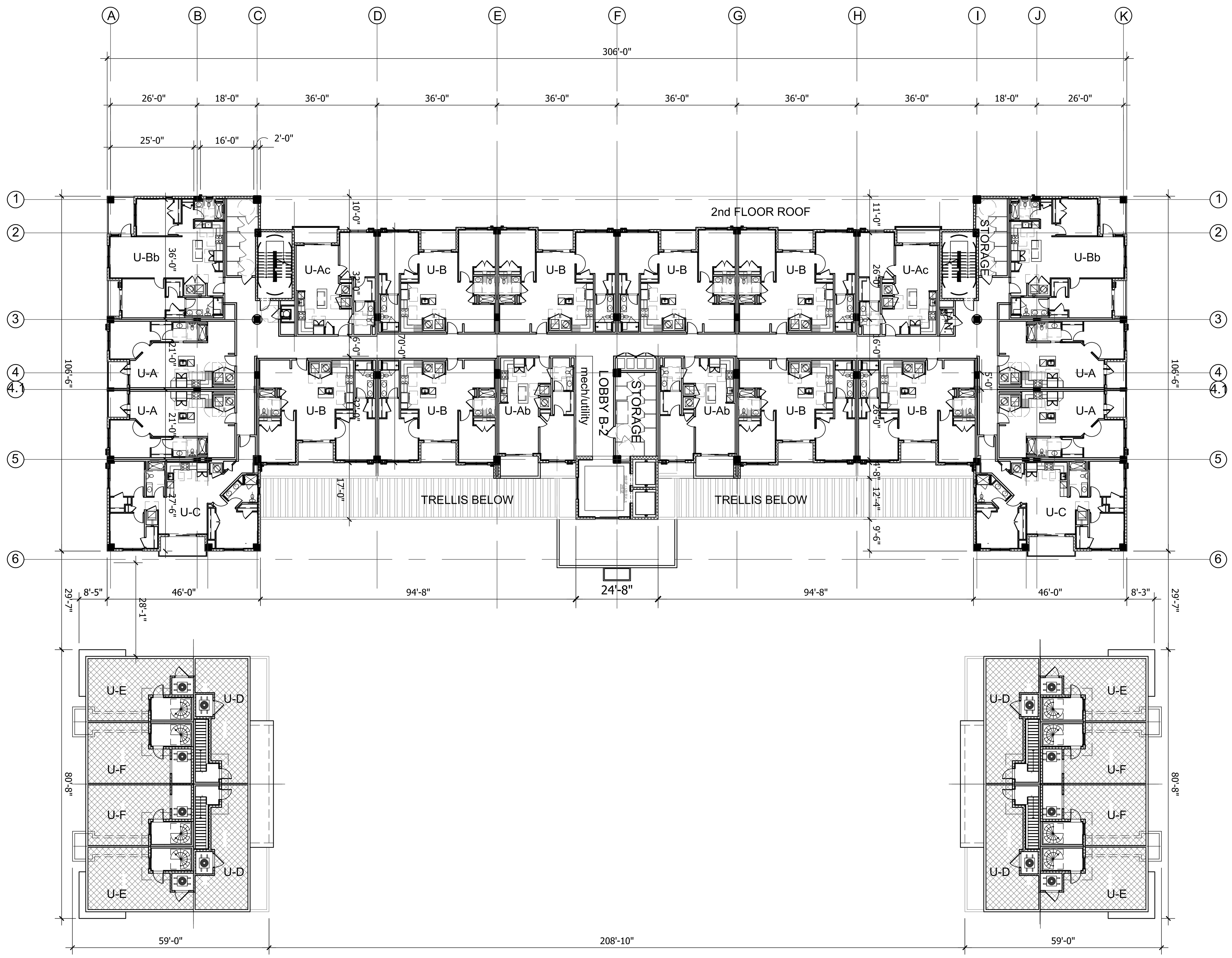
ENTITLEMENT PACKAGE

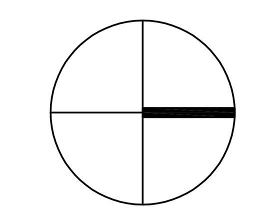
THIRD FLR BLDGS 1,2 & 3

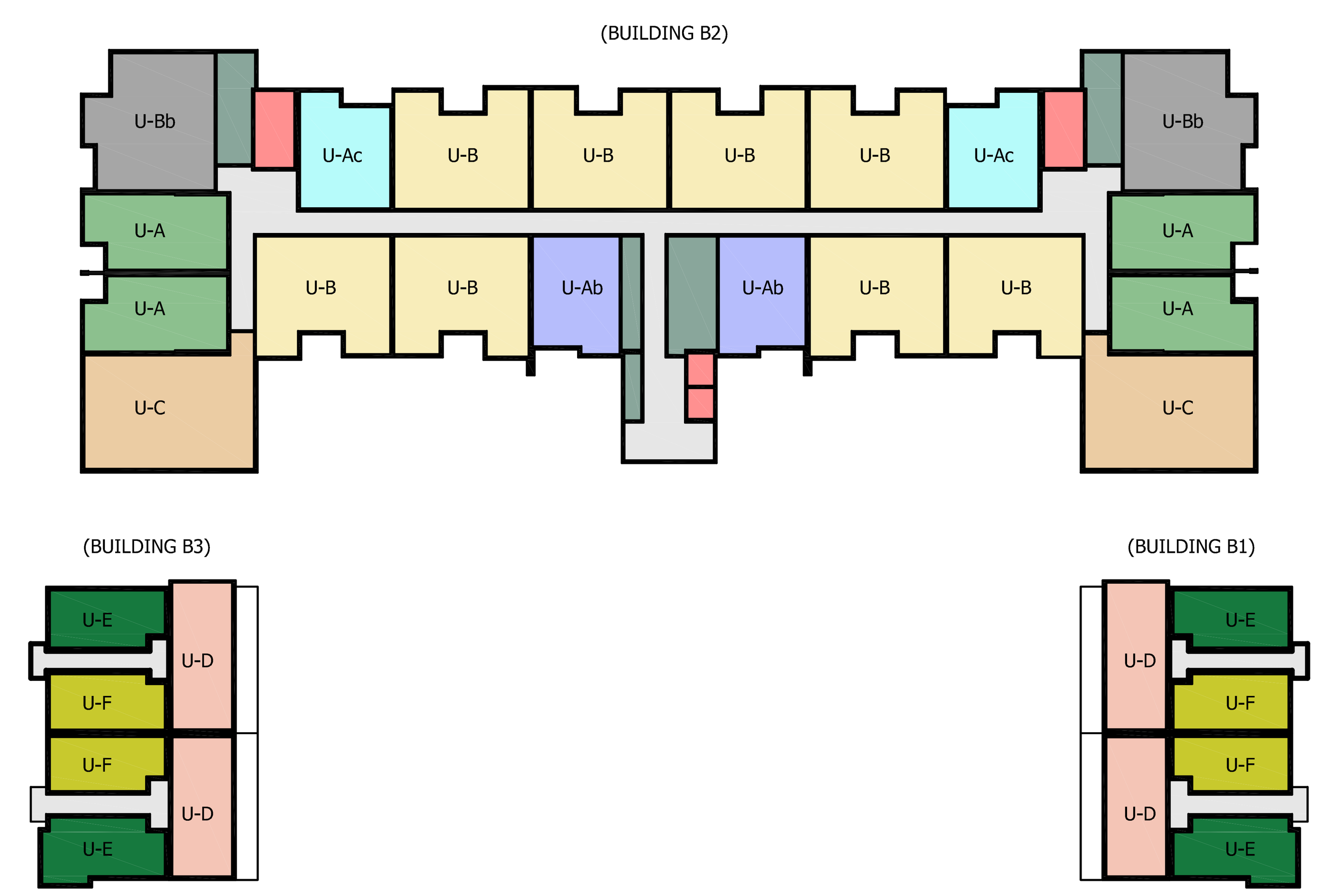
DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE: AS NOTED
DATE: 01/14/2021

A2.02







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 FOURTH FLOOR BLDGS 2, PRIVATE TERRACE FLOOR FOR BLDG'S 1 & 3

(XREF) BLDG2-4TH 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

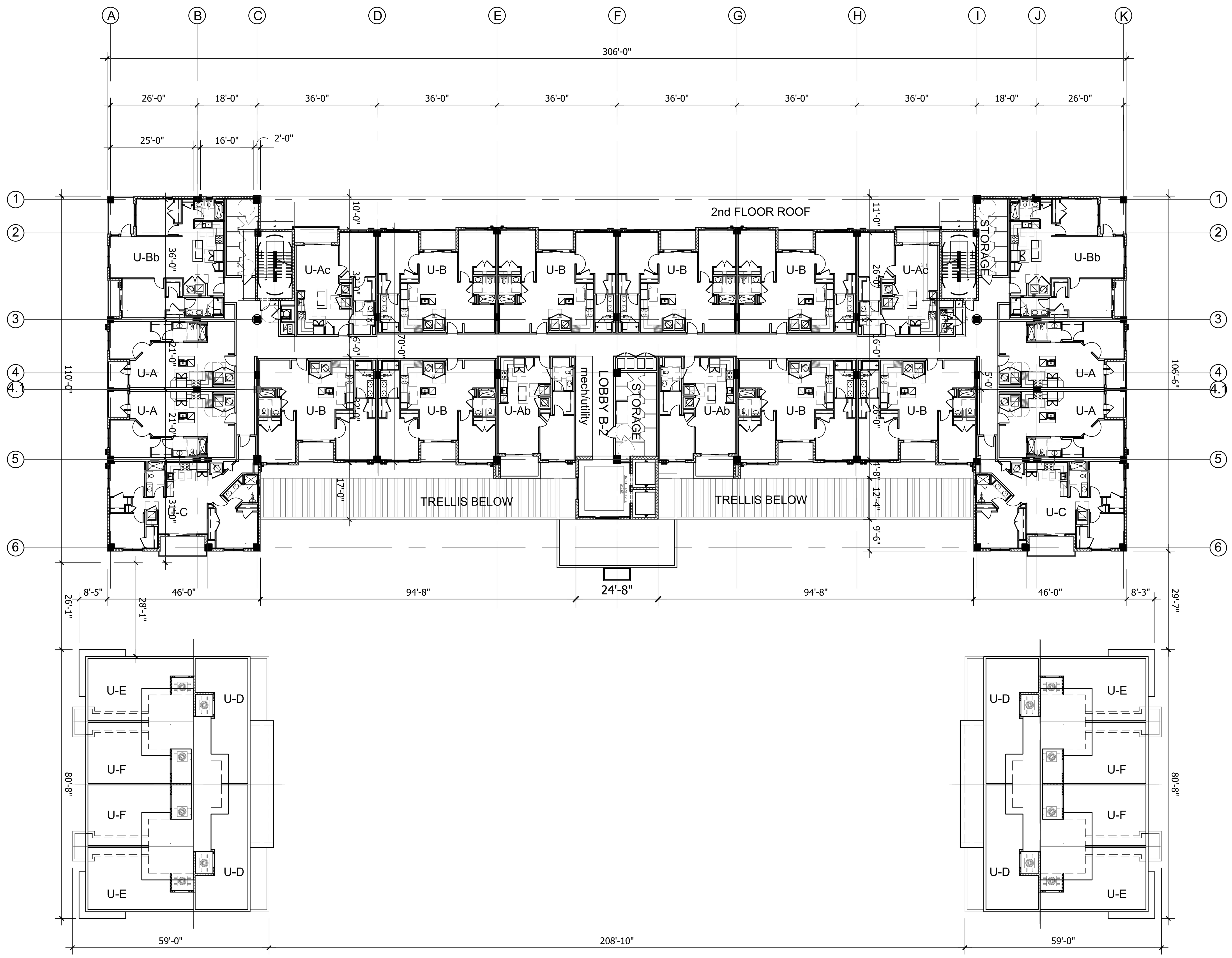
ENTITLEMENT PACKAGE

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

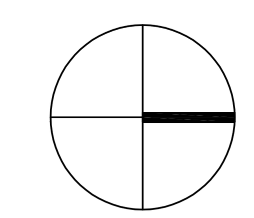
A2.03

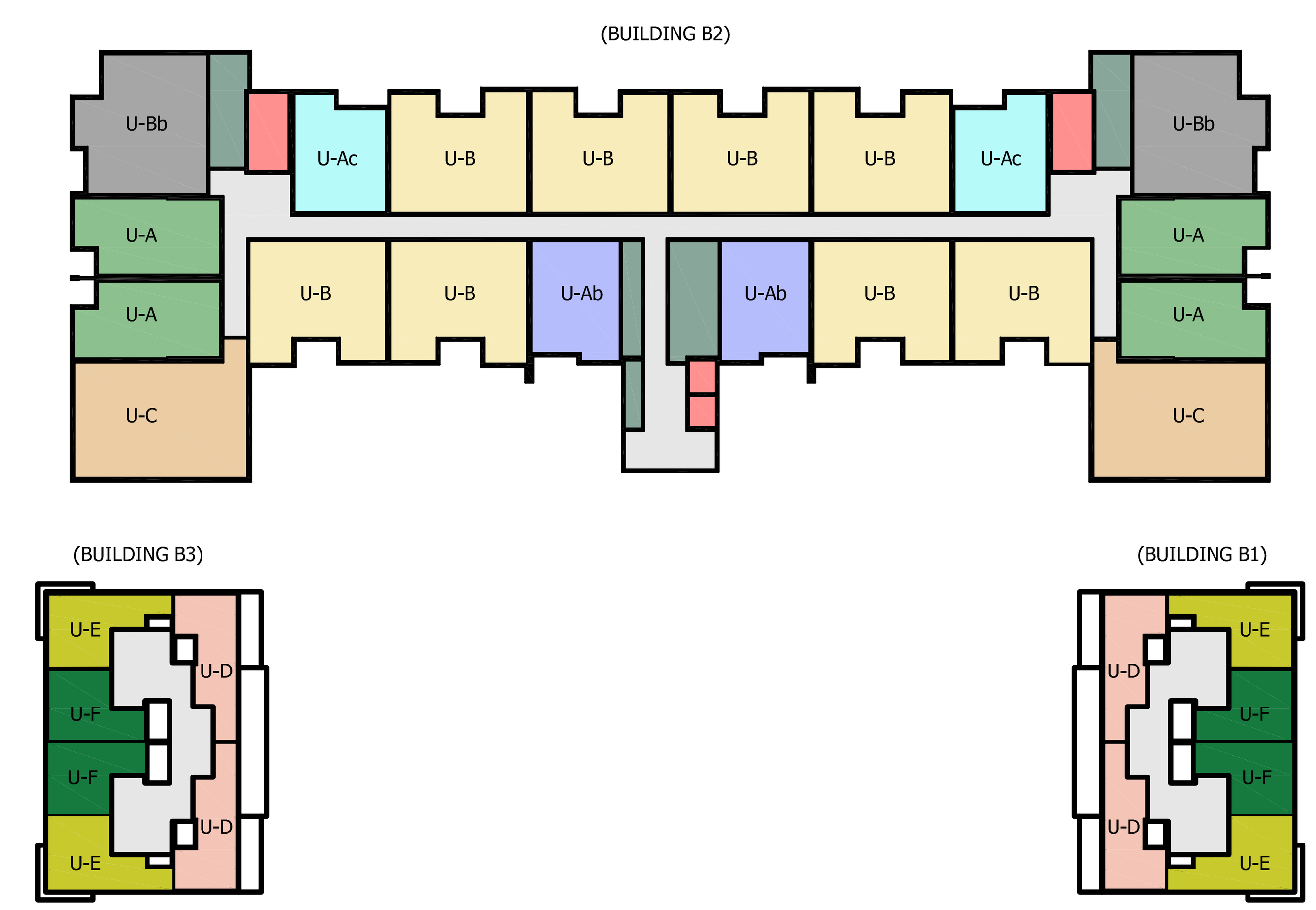


1 FIFTH & SIXTH FLOOR BLDGS 2, ROOF PLAN BLDG'S 1 & 3

(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

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

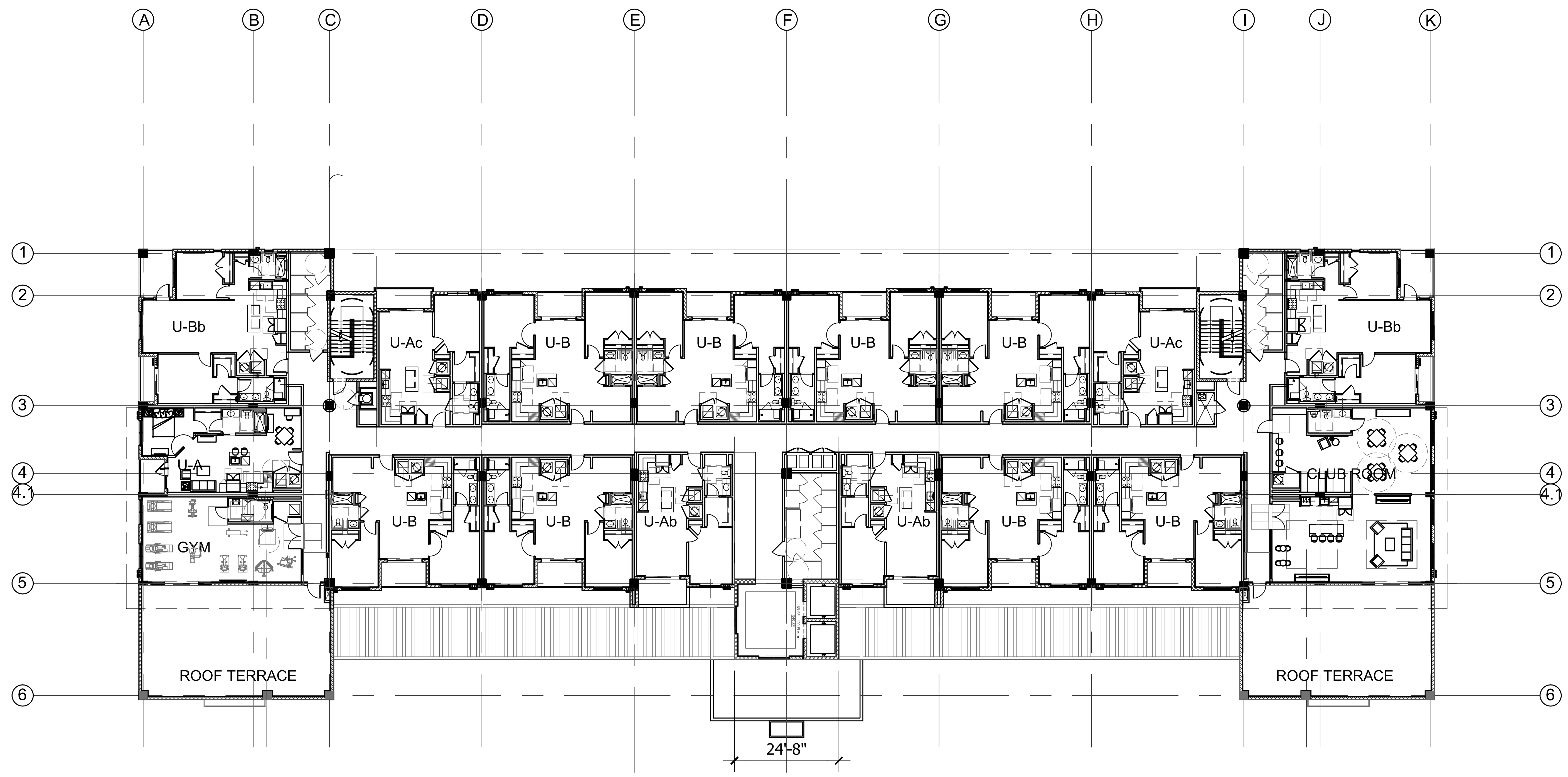
ENTITLEMENT PACKAGE

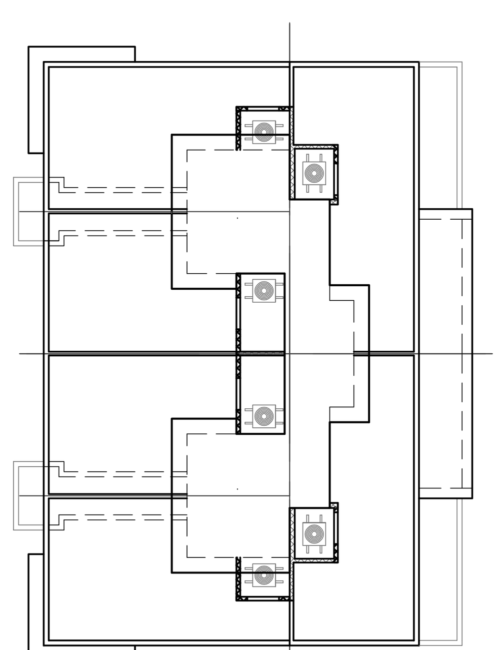
FIFTH & SIXTH FLOOR BLDGS 2, ROOF PLAN BLDG'S 1 & 3

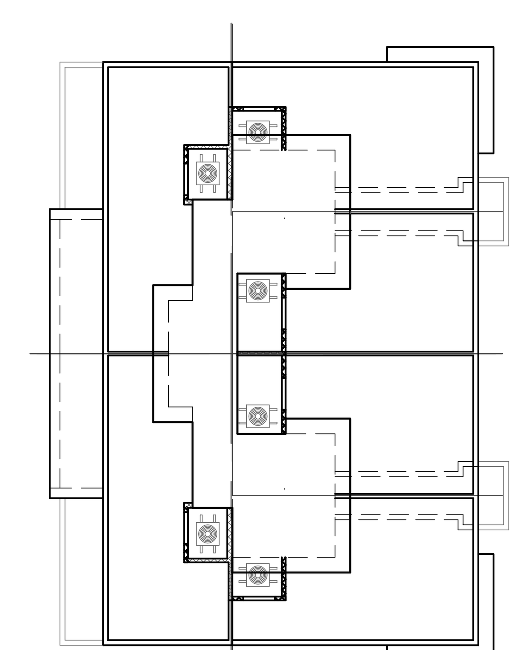
DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

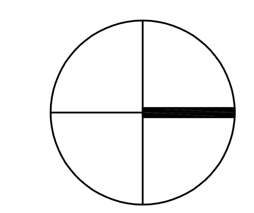
SCALE: AS NOTED
DATE: 01/14/2021

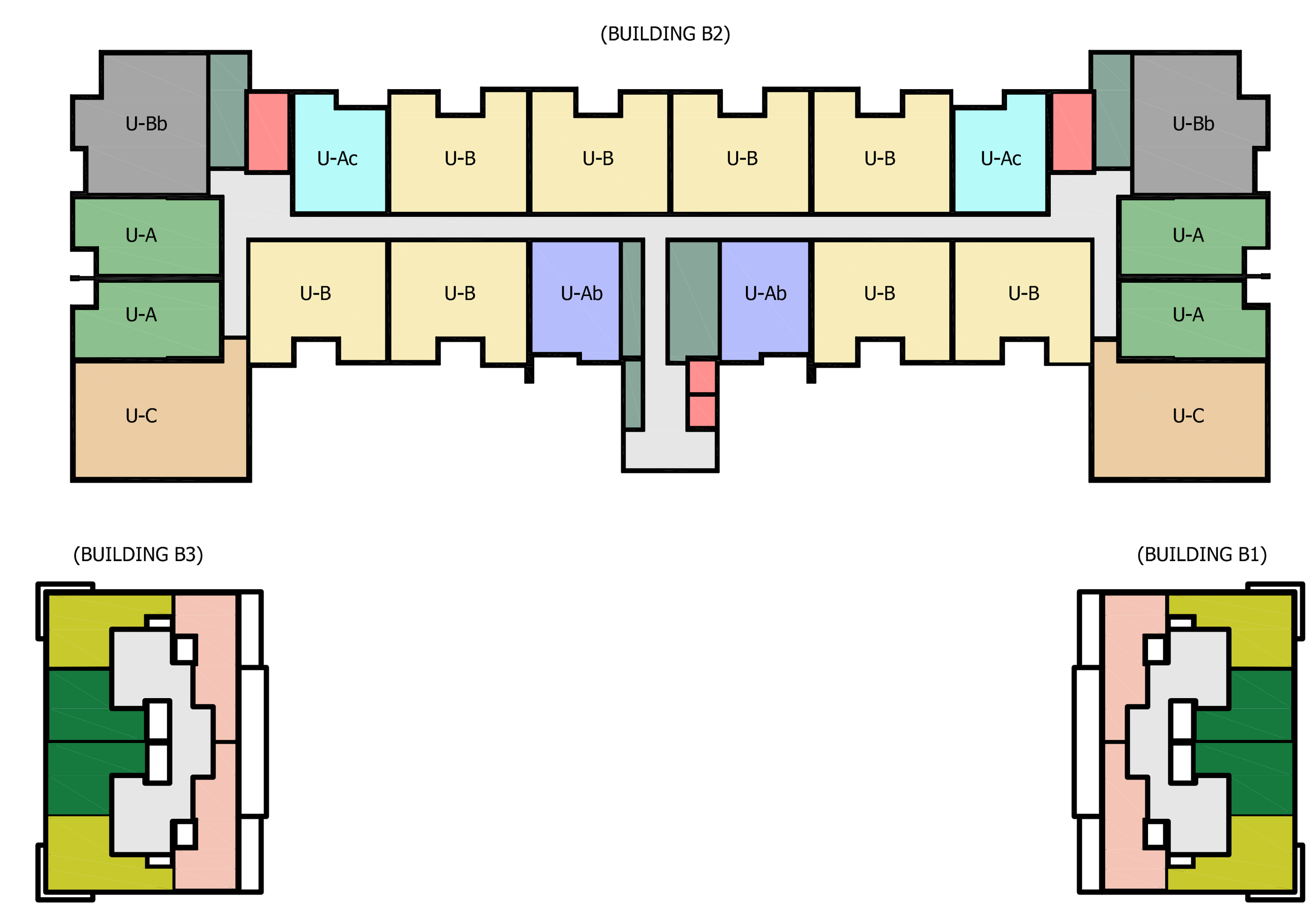
A2.04











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"

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

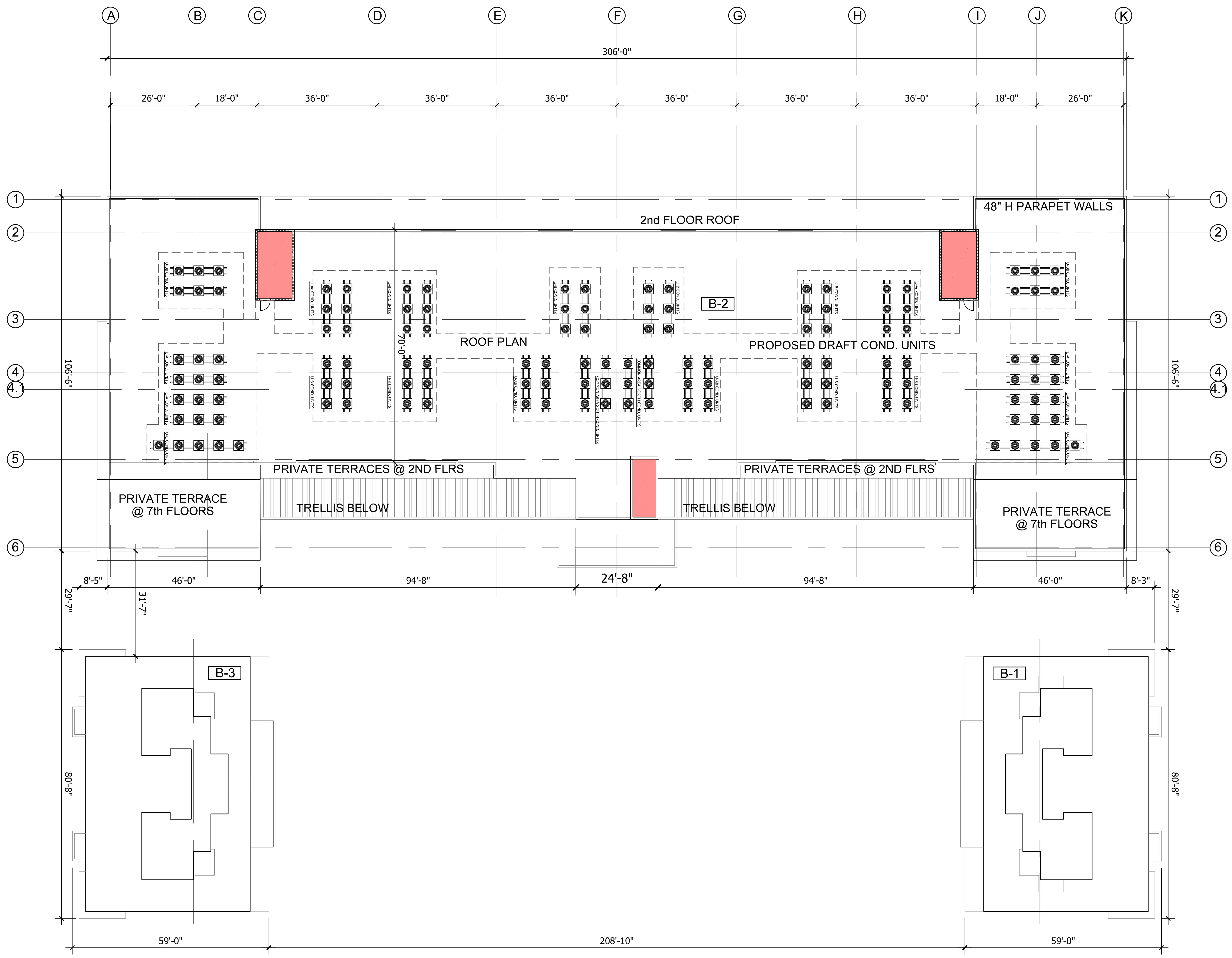
ENTITLEMENT PACKAGE

SEVENTH FLOOR BLDGS 2

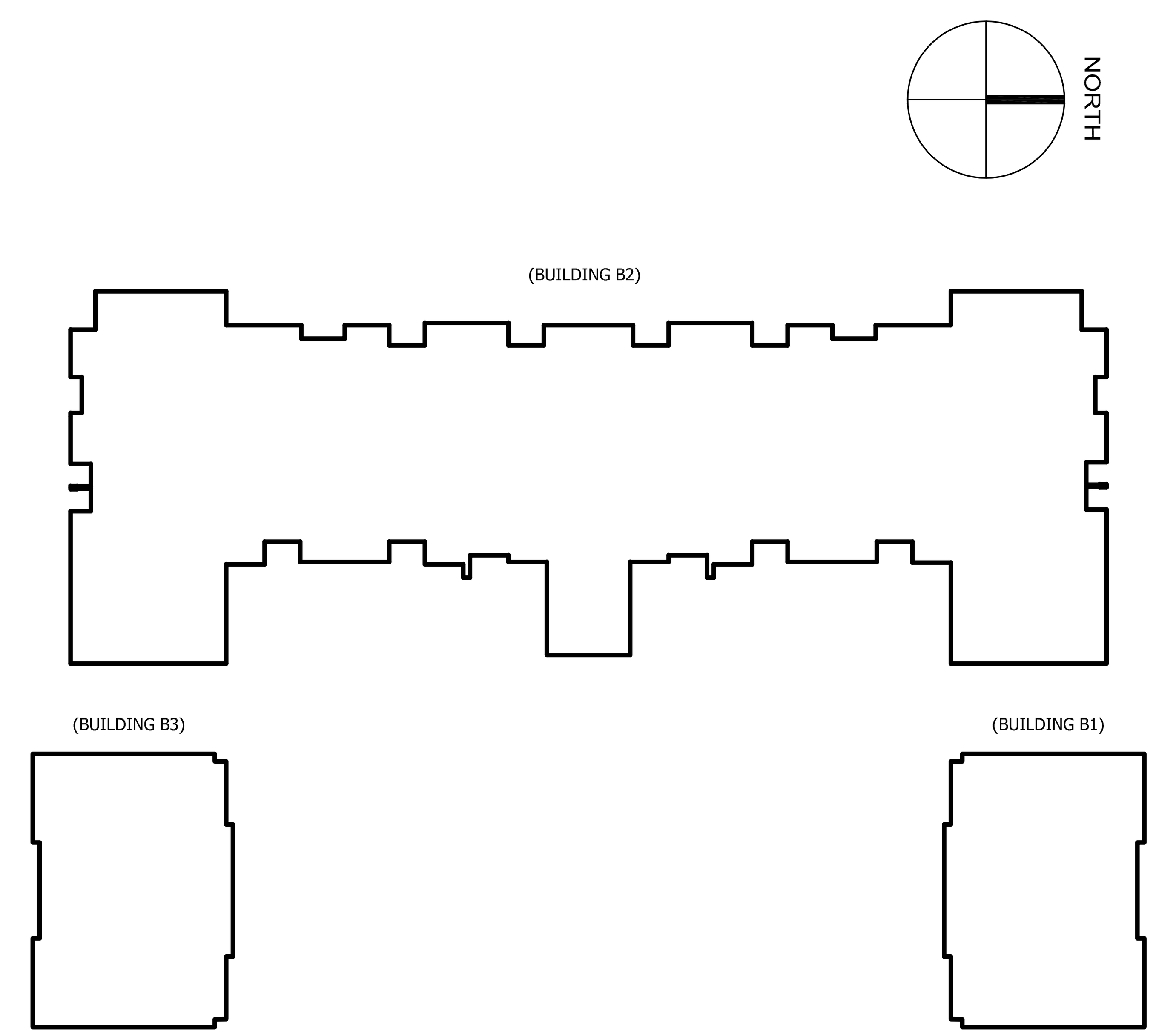
DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/14/2021

A2.05



1 ROOF PLAN BLDG 2
(XREF) BLDG-ROOF
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

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

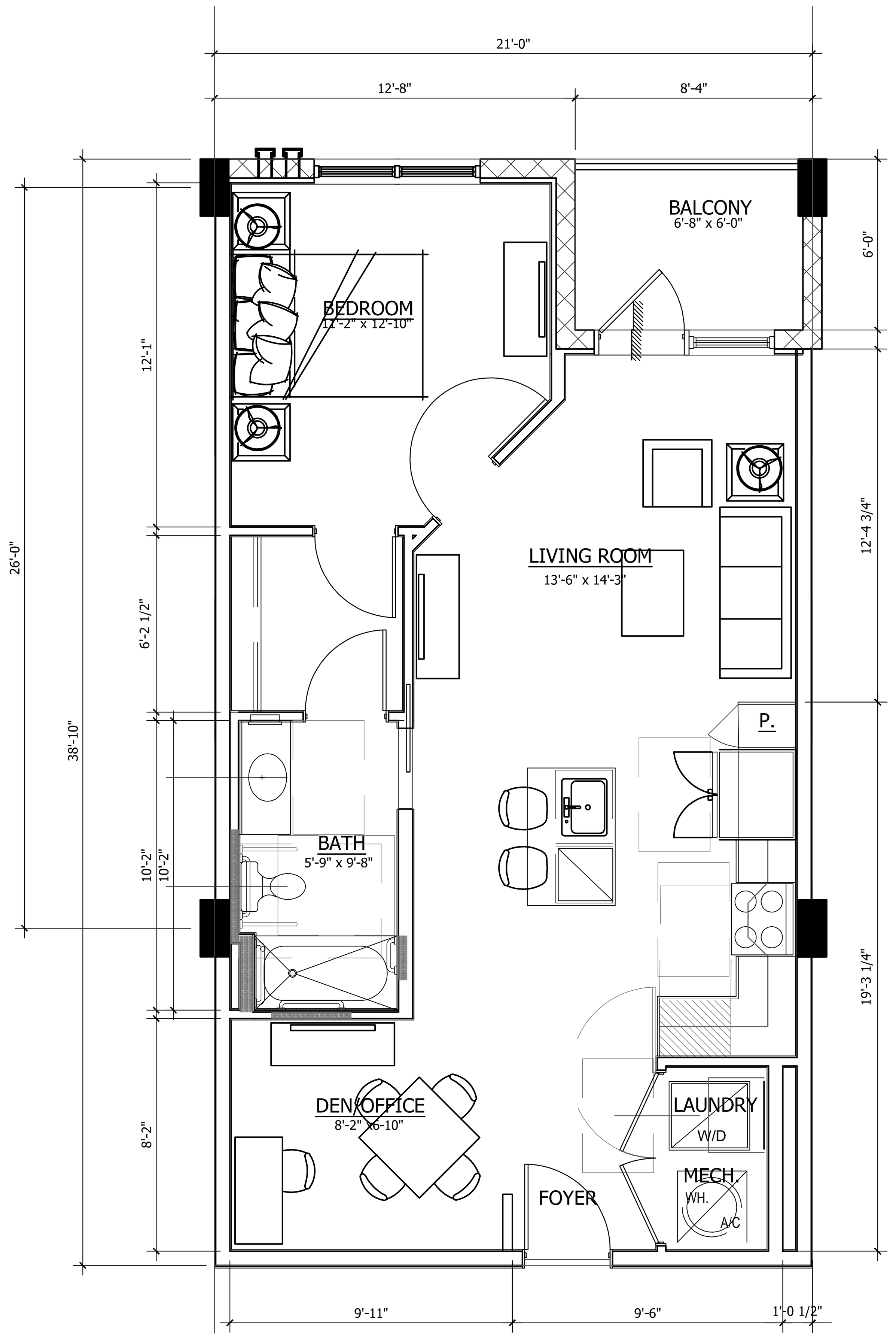
ENTITLEMENT PACKAGE

ROOF PLAN BLDG 2

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

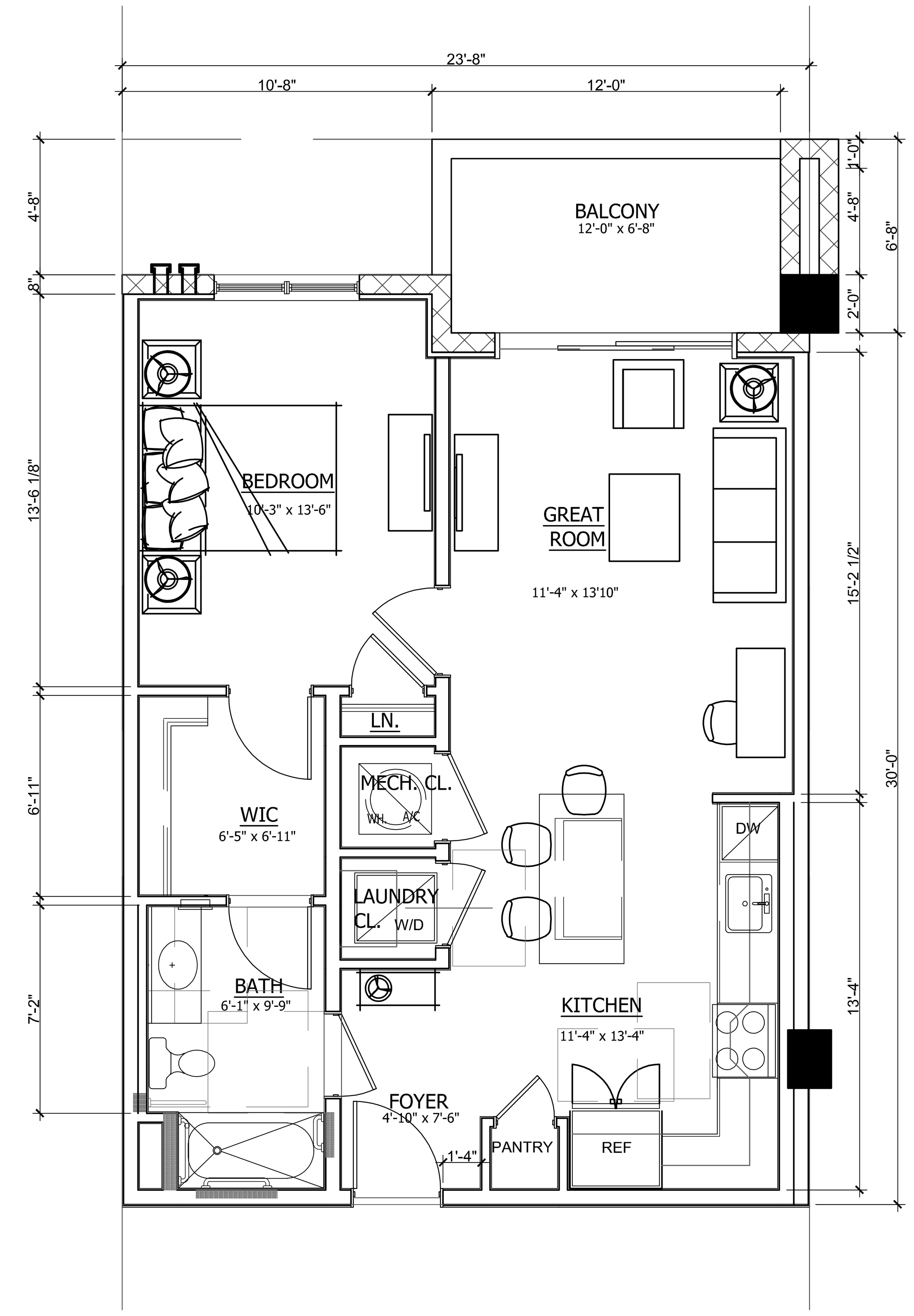
SCALE:	AS NOTED
DATE:	01/14/2021

A2.06



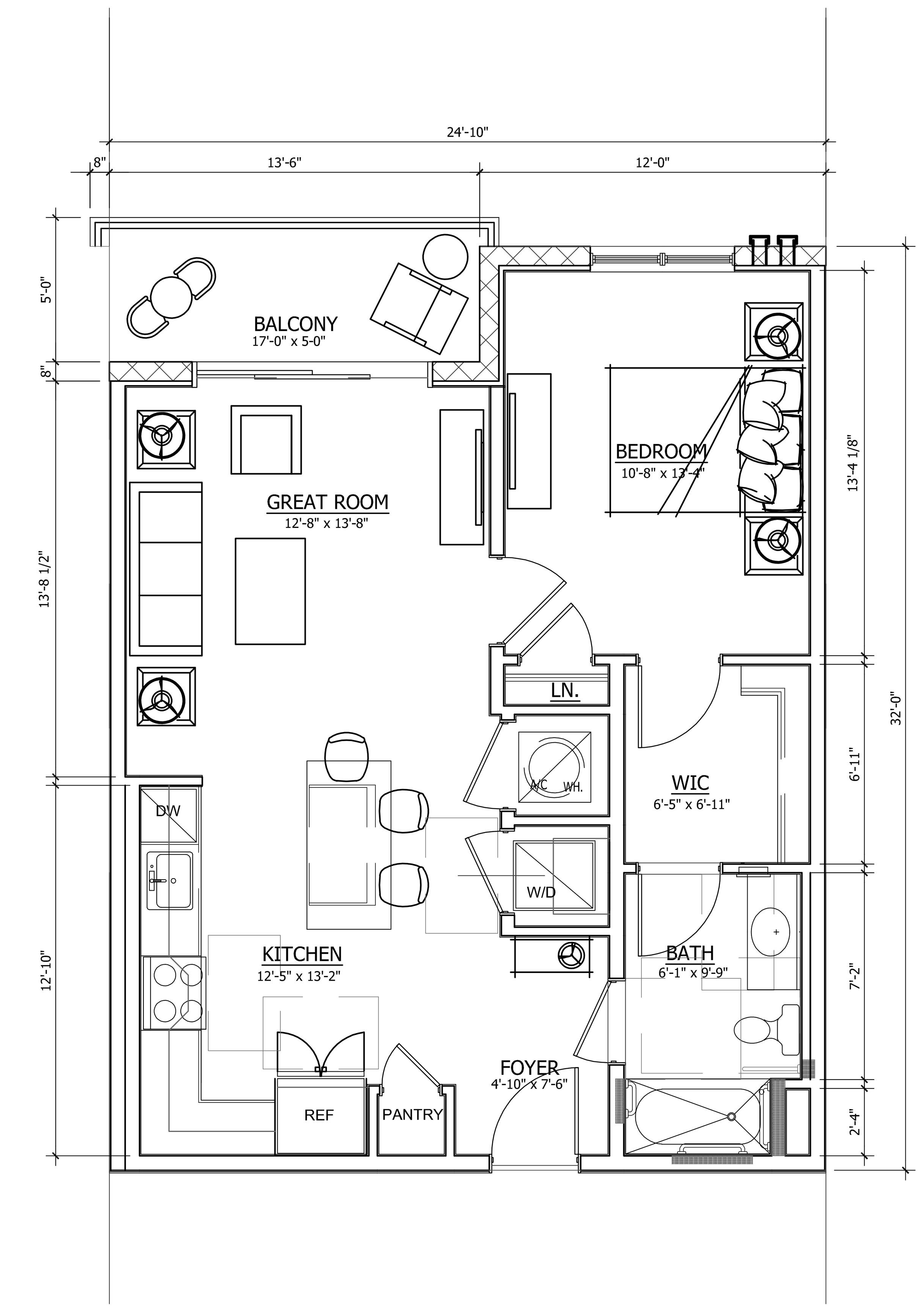
1 UNIT A (1BED/1BATH)

(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"

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

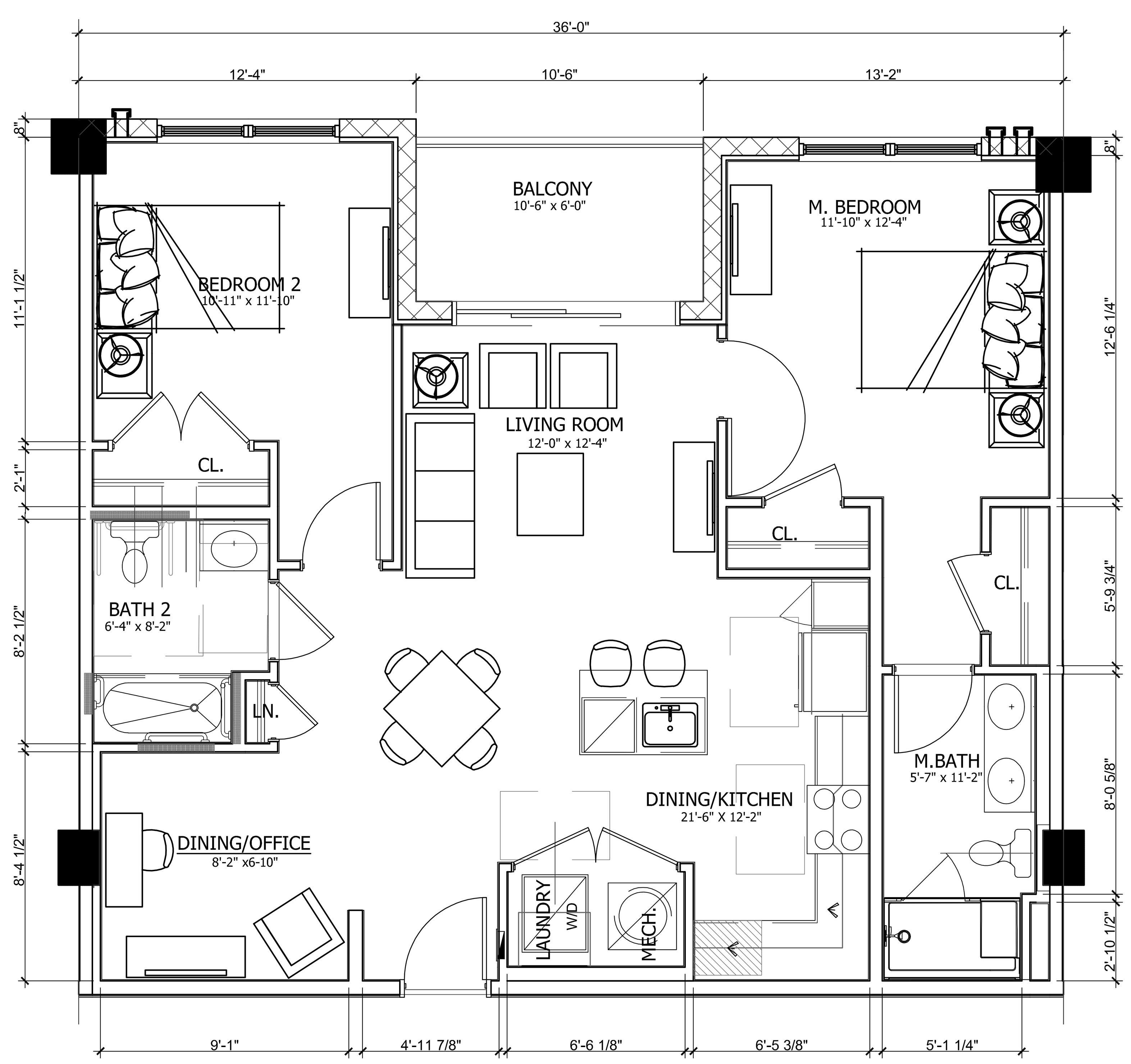
ENTITLEMENT PACKAGE

UNITS

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

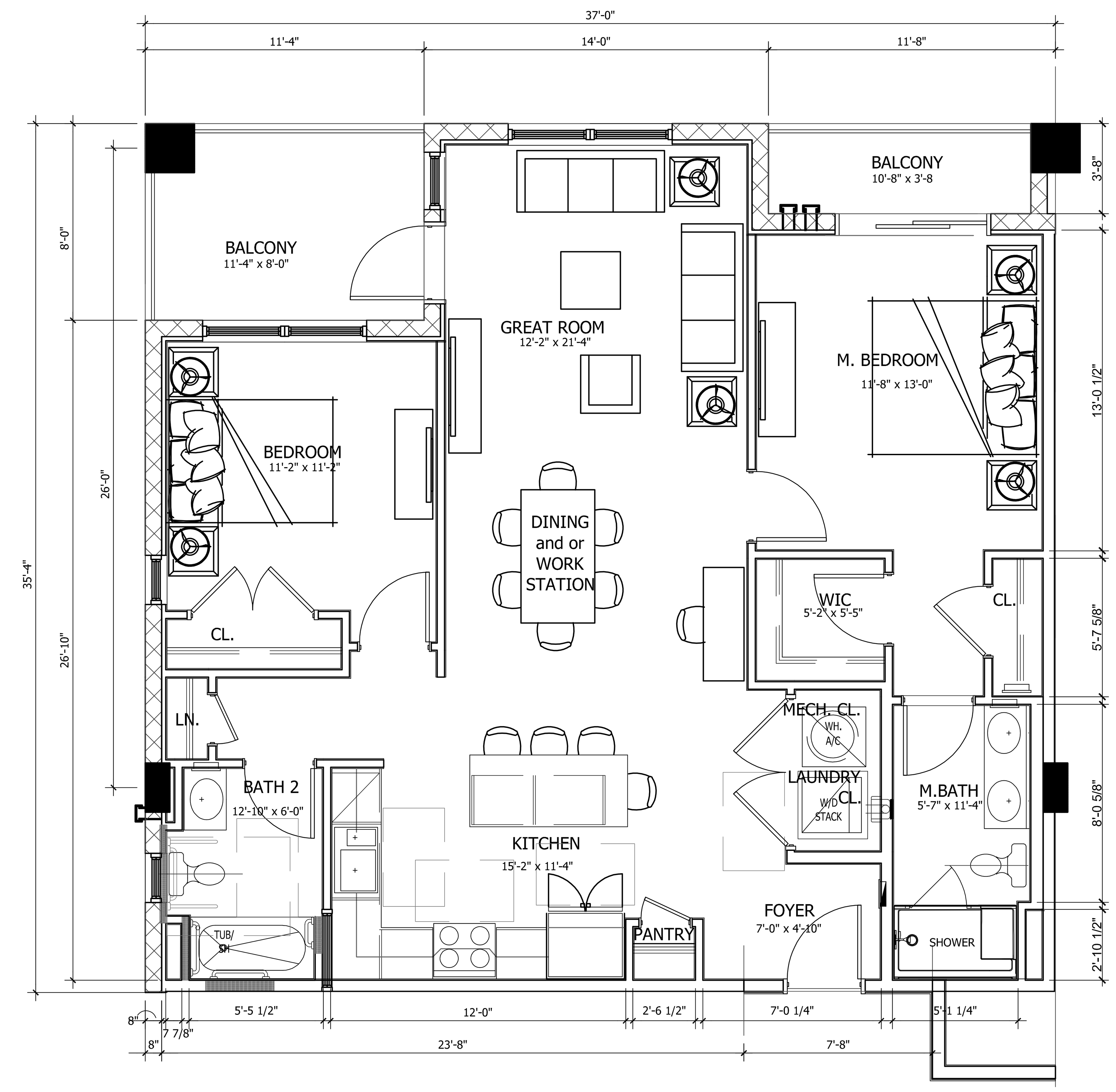
SCALE:	AS NOTED
DATE:	01/14/2021

A2.07



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"

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

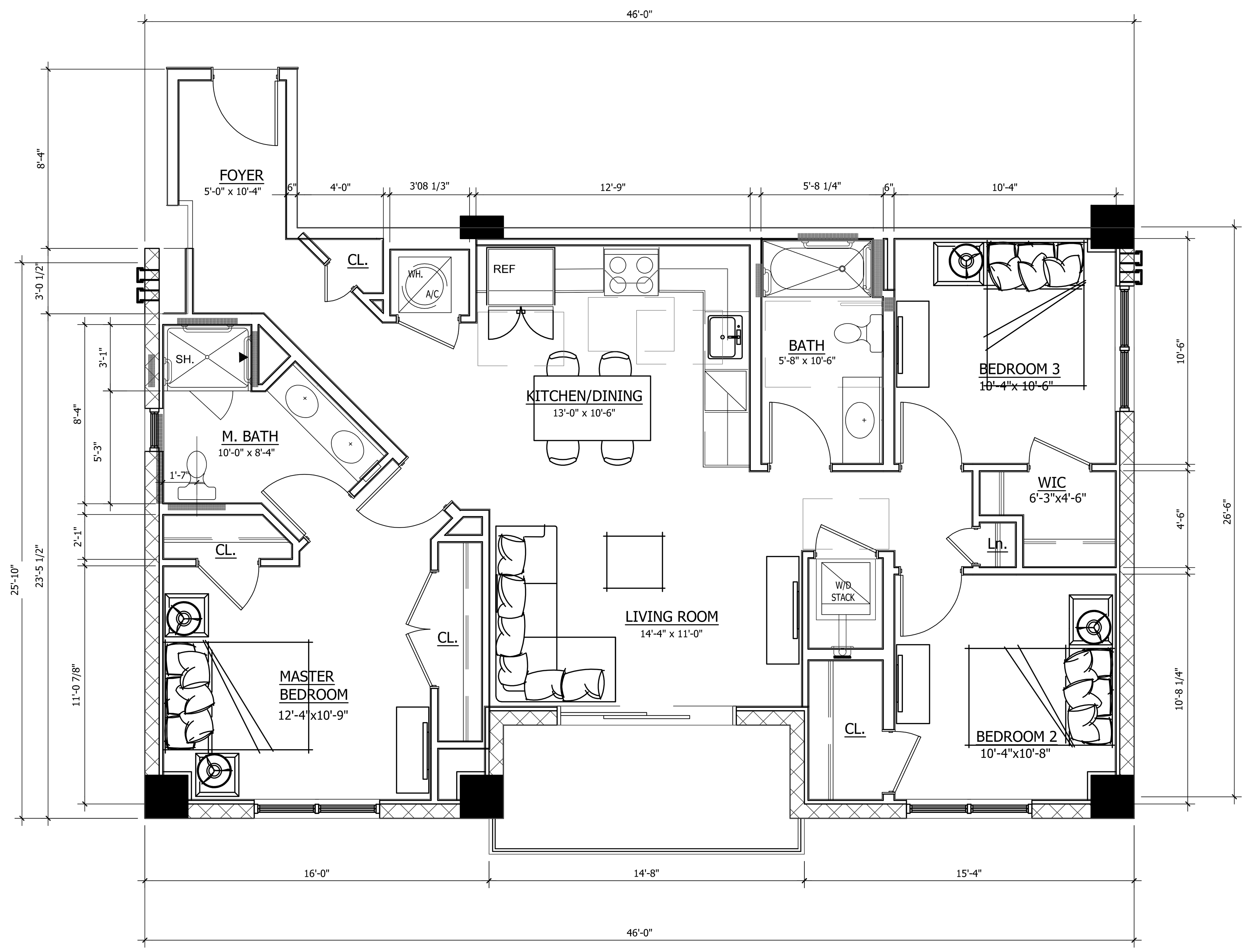
ENTITLEMENT PACKAGE

UNITS

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

SCALE:	AS NOTED
DATE:	01/14/2021

A2.08



1 UNIT C (3BED/2BATH)

(XREF) U-C

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

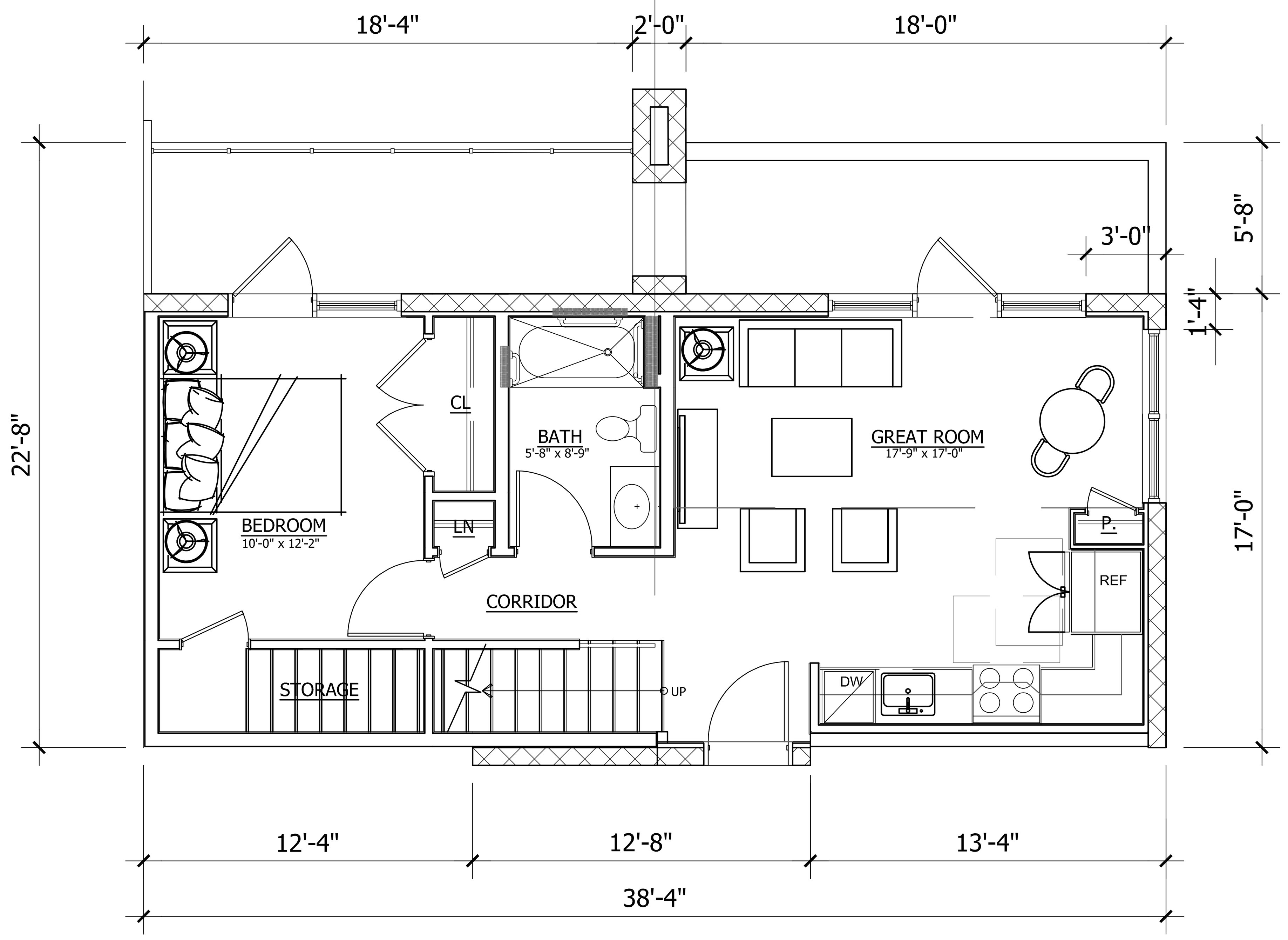
ENTITLEMENT PACKAGE

UNITS

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

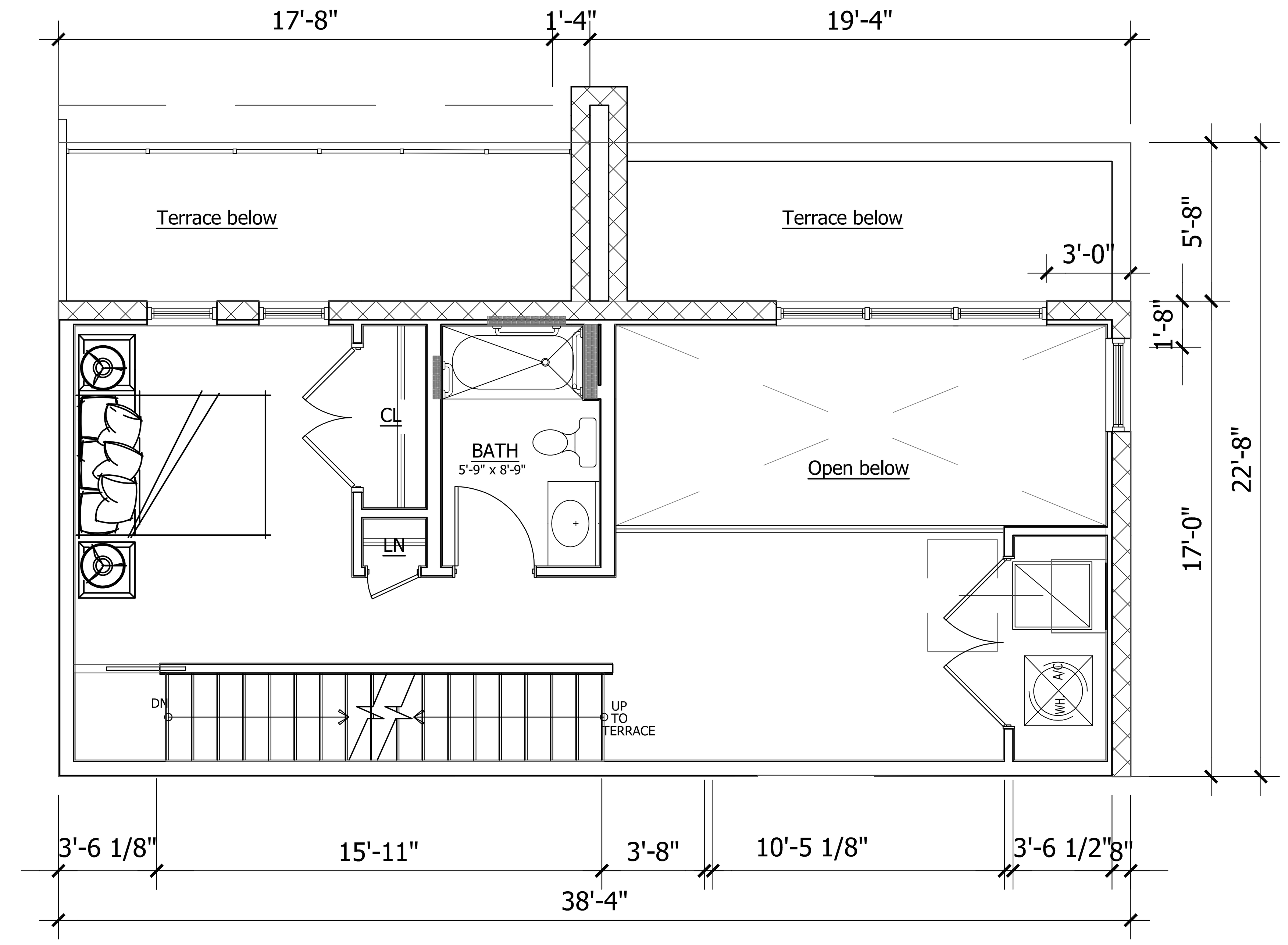
SCALE:	AS NOTED
DATE:	01/14/2021

A2.09



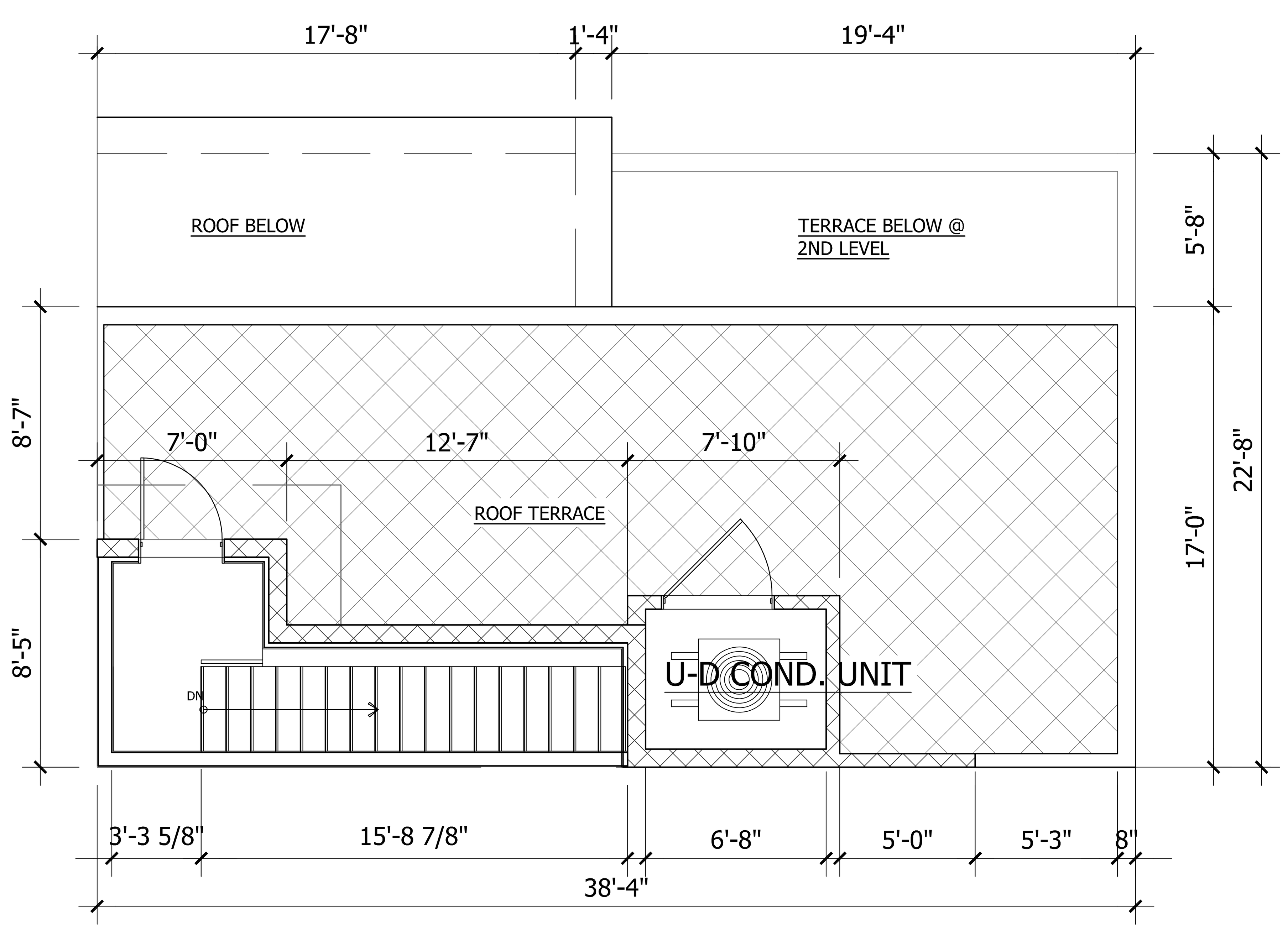
1 UNIT D2 (2BED/2BATH)

(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"

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

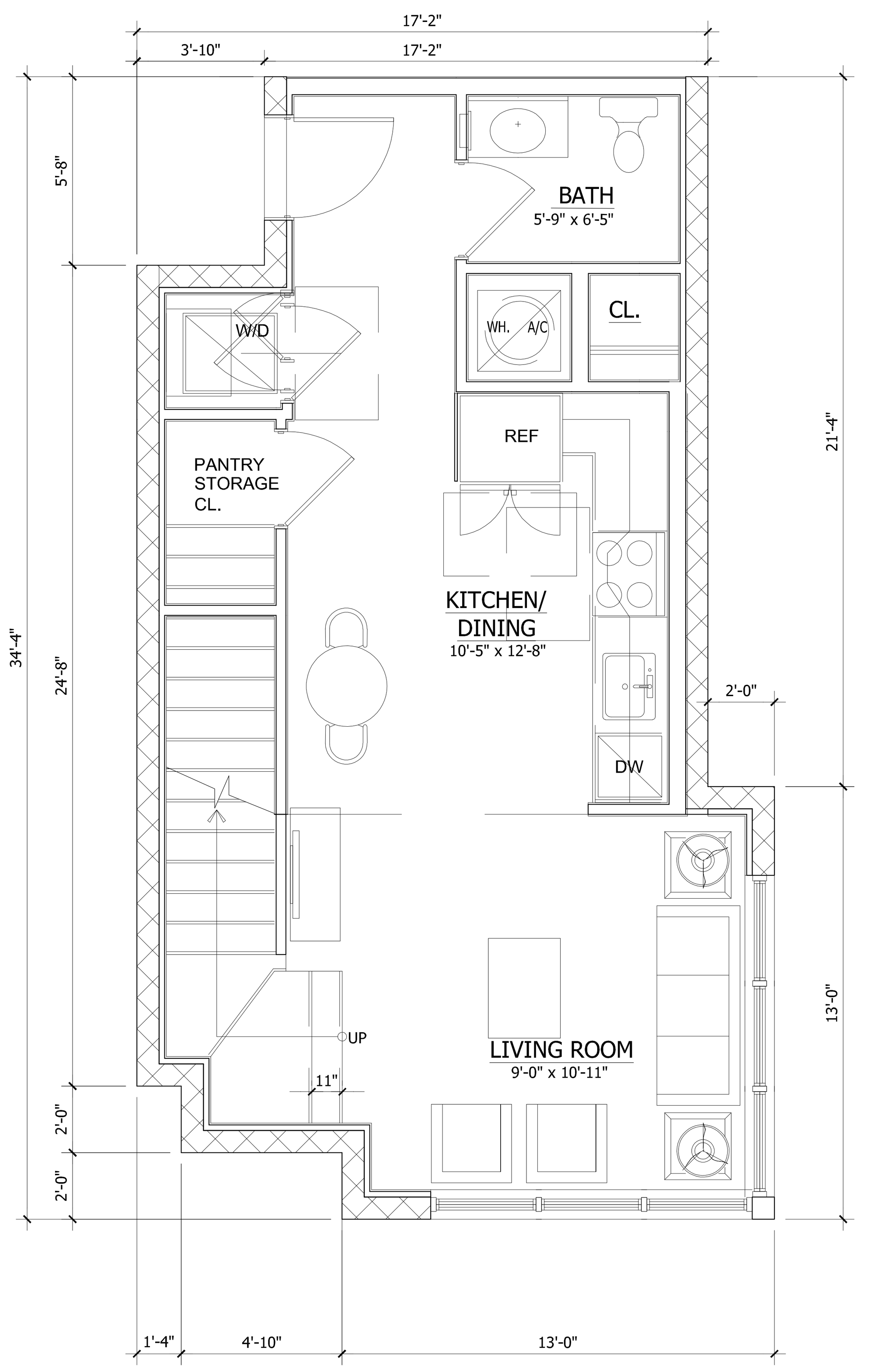
ENTITLEMENT PACKAGE

UNITS

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

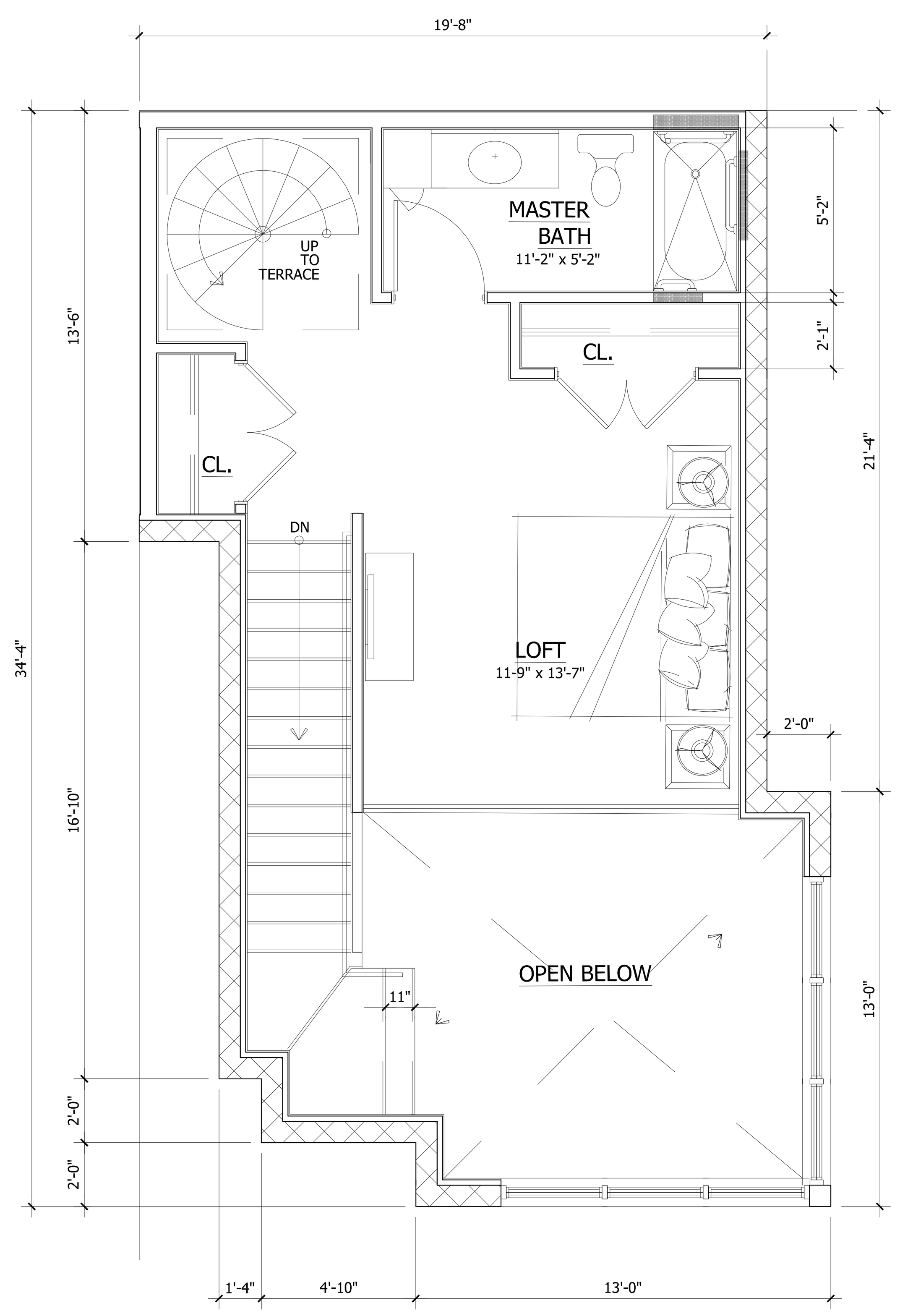
SCALE:	AS NOTED
DATE:	01/14/2021

A2.10



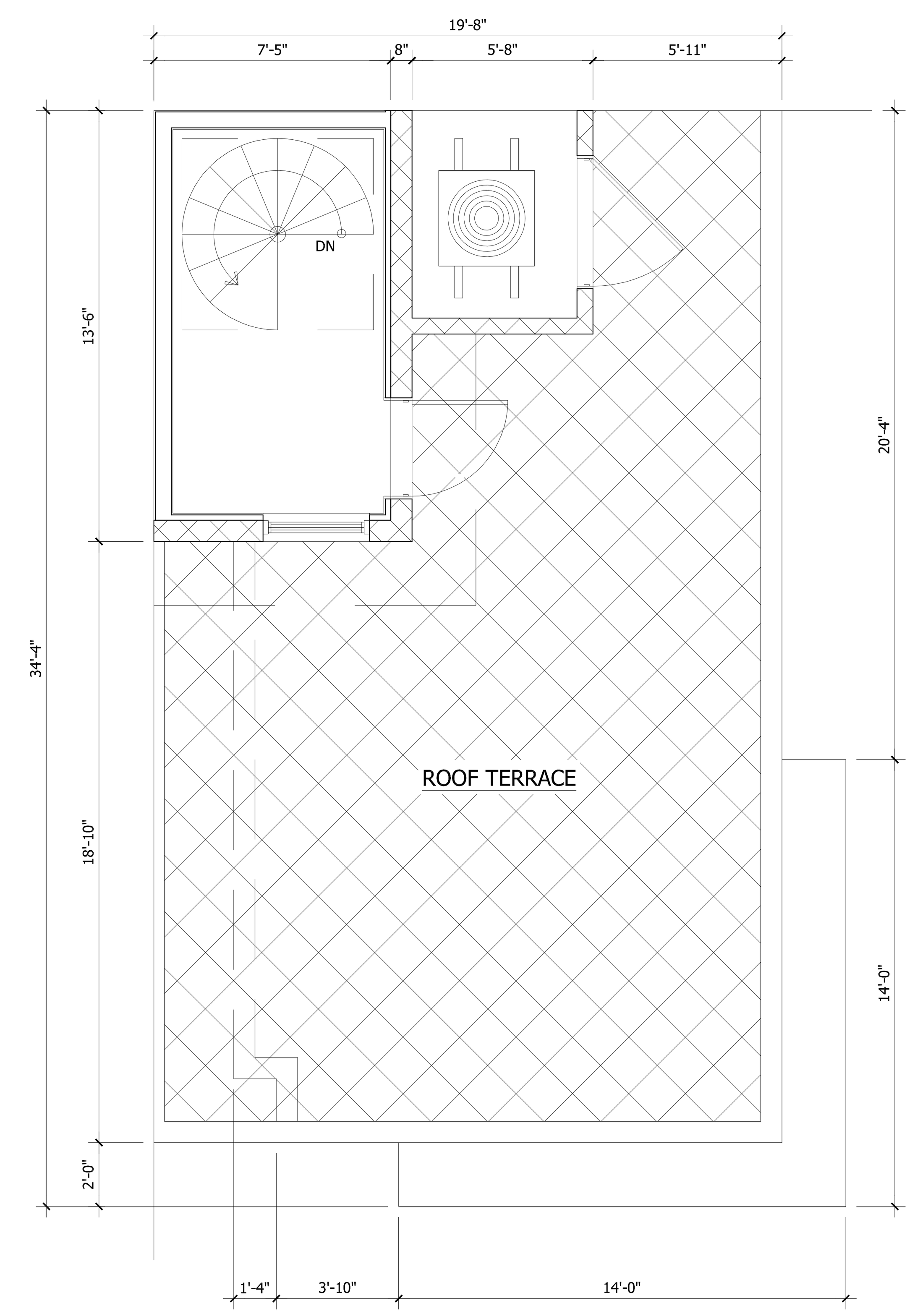
1 UNIT E2 (1BED/1.5BATH)

(XREF) U-E2 SCALE: 1" =1/4"



2 UNIT E3 (1BED/1.5BATH)

(XREF) U-E3 SCALE: 1" =1/4"



3 UNIT E4 (ROOF TERRACE)

(XREF) U-E4 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

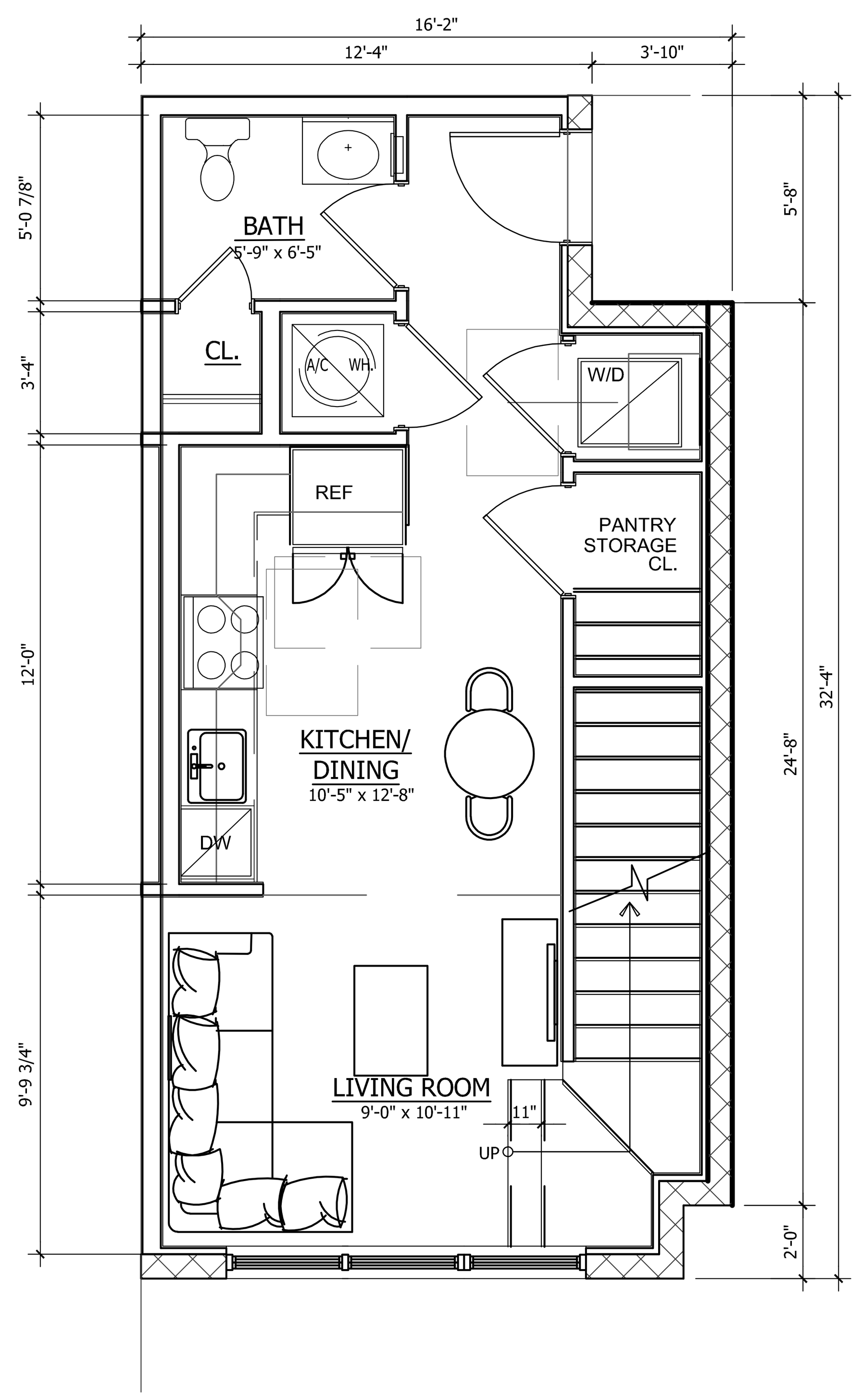
ENTITLEMENT PACKAGE

UNITS

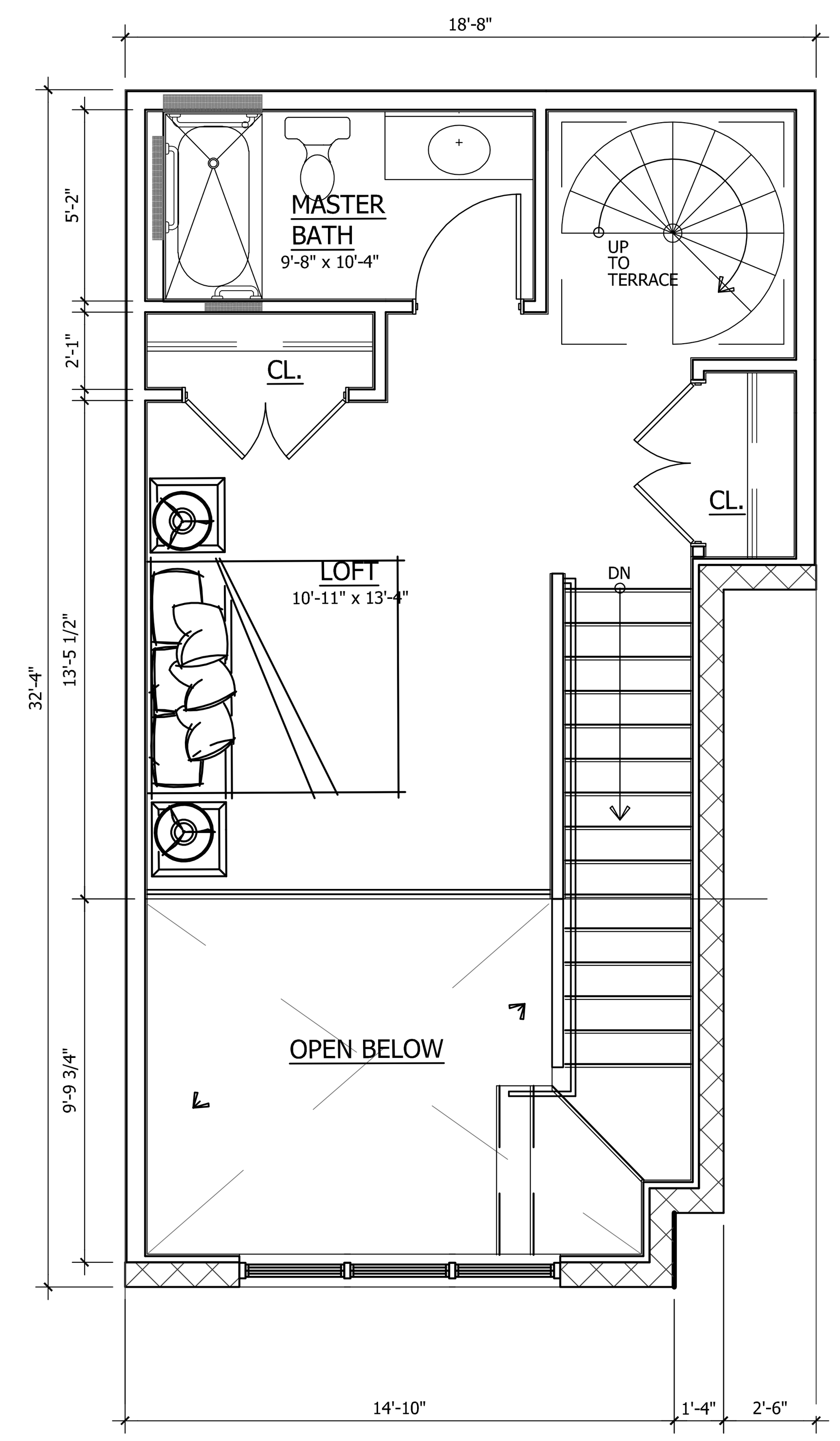
DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/14/2021

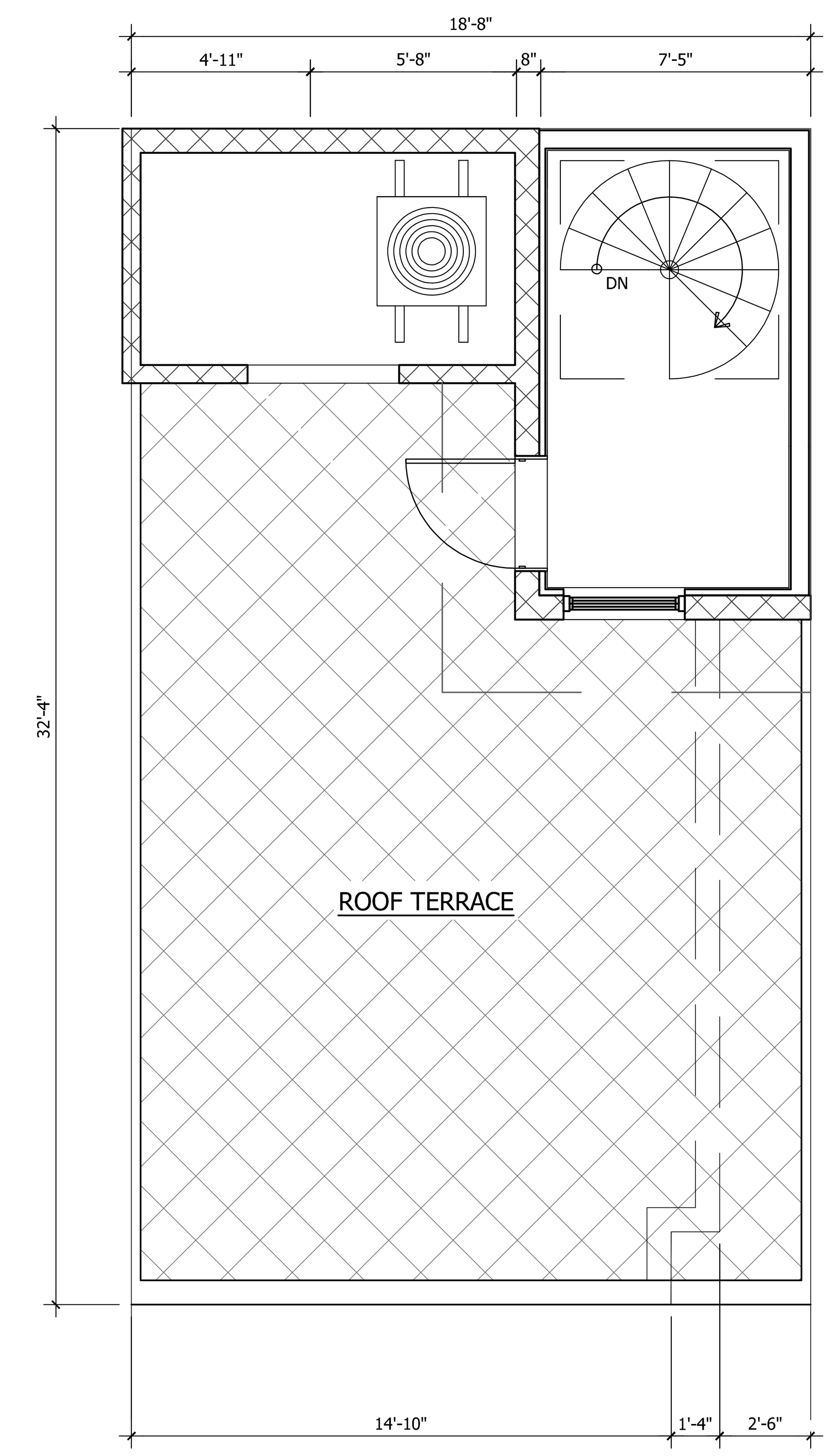
A2.11



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"

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

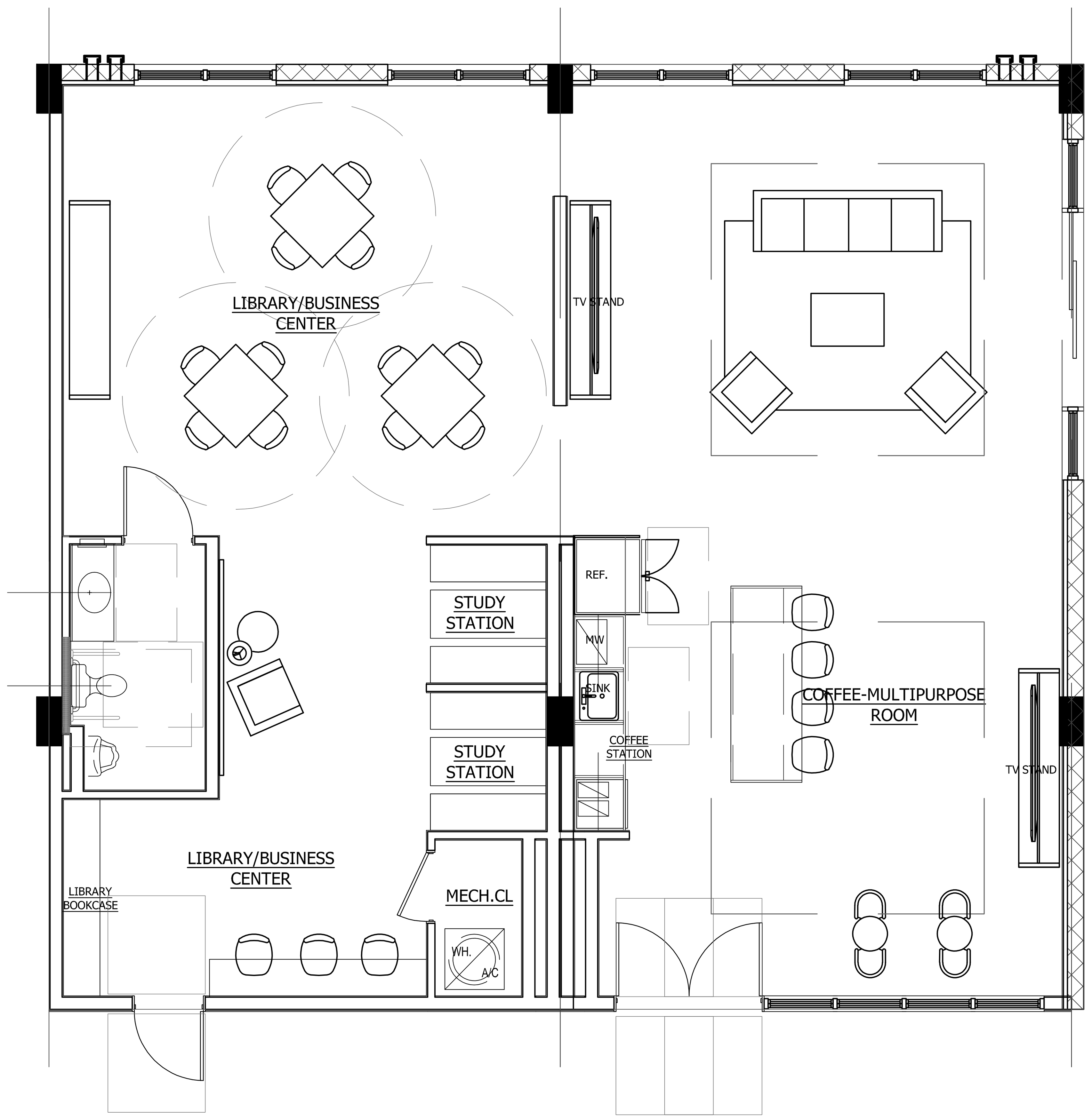
ENTITLEMENT PACKAGE

UNITS

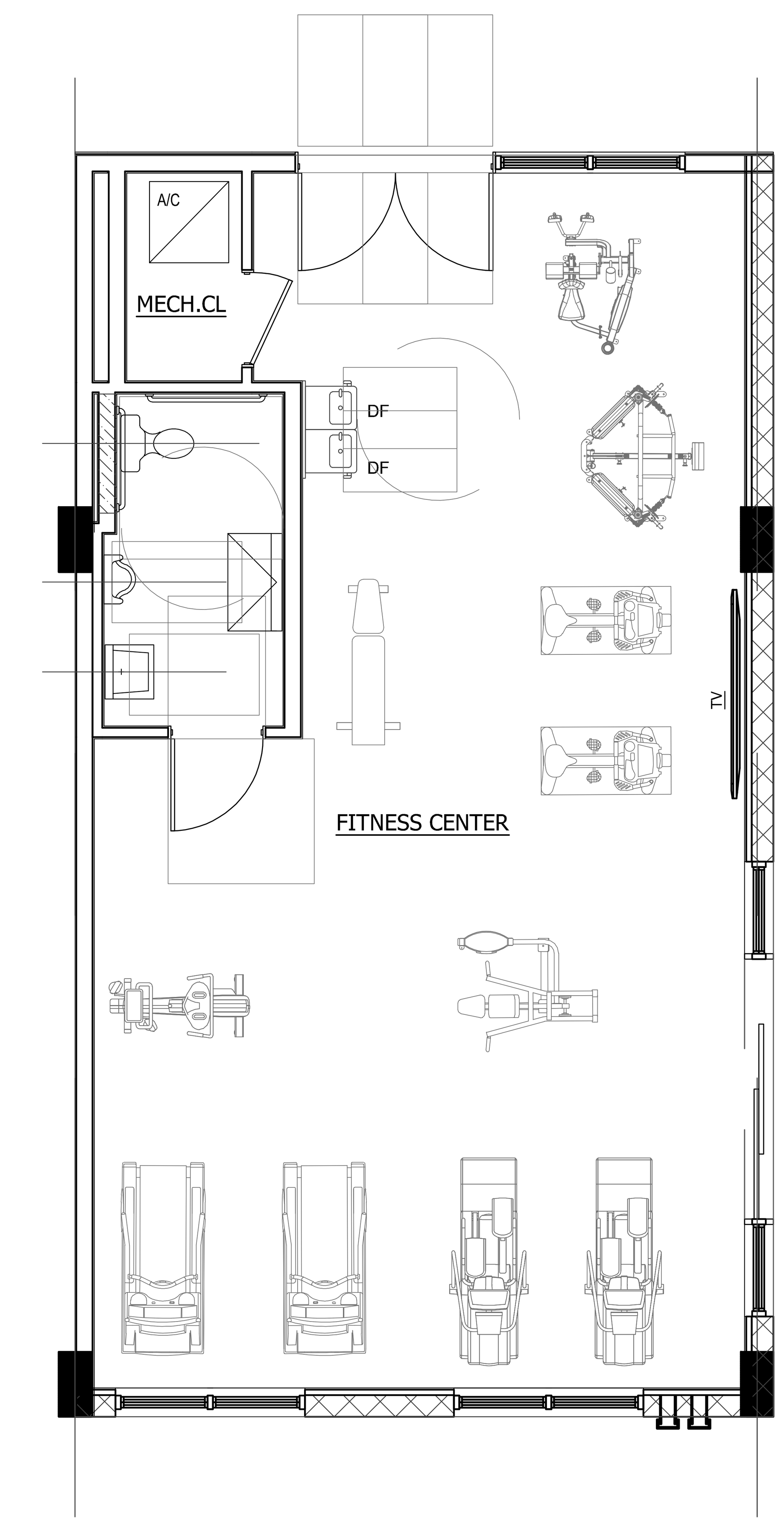
DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE:	AS NOTED
DATE:	01/14/2021

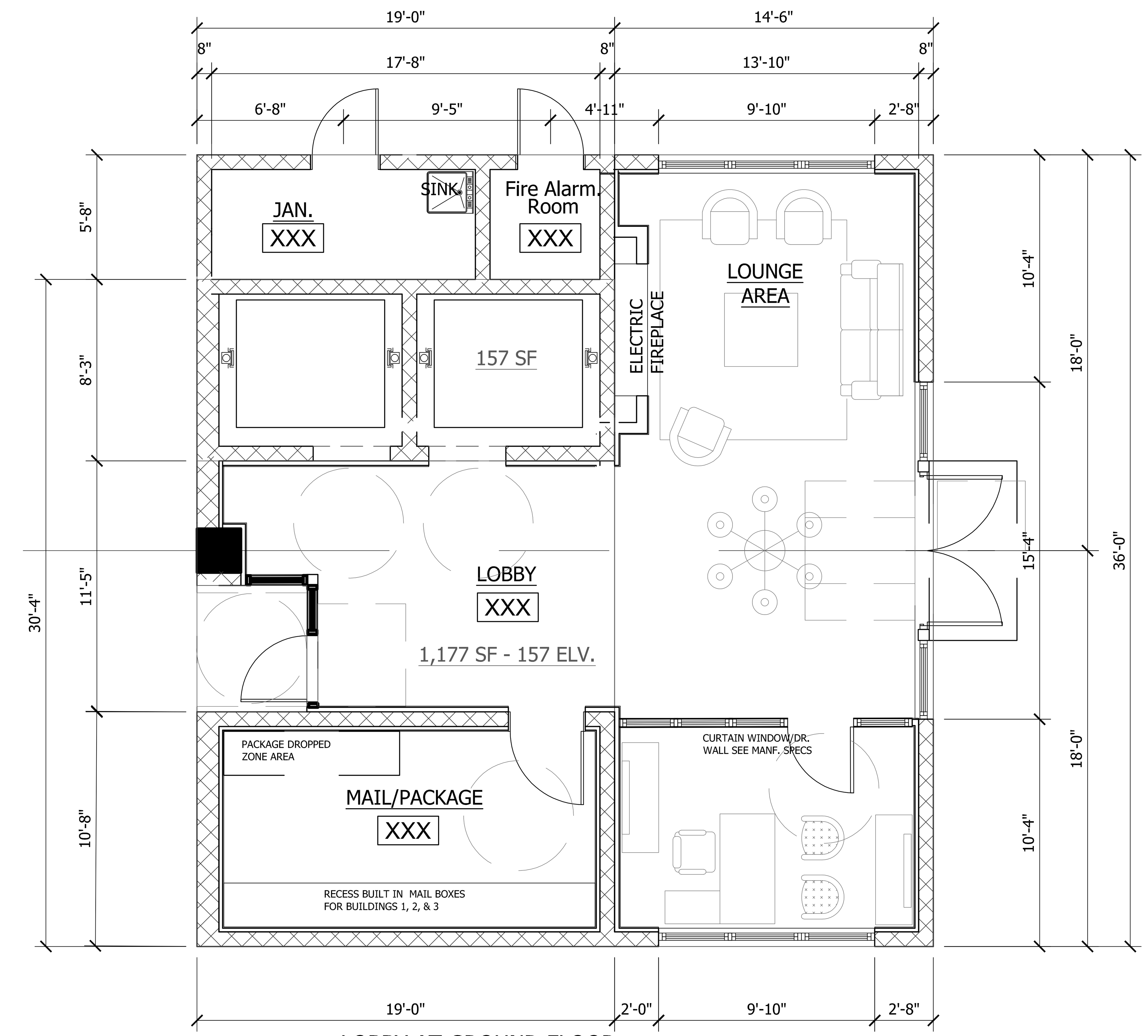
A2.12



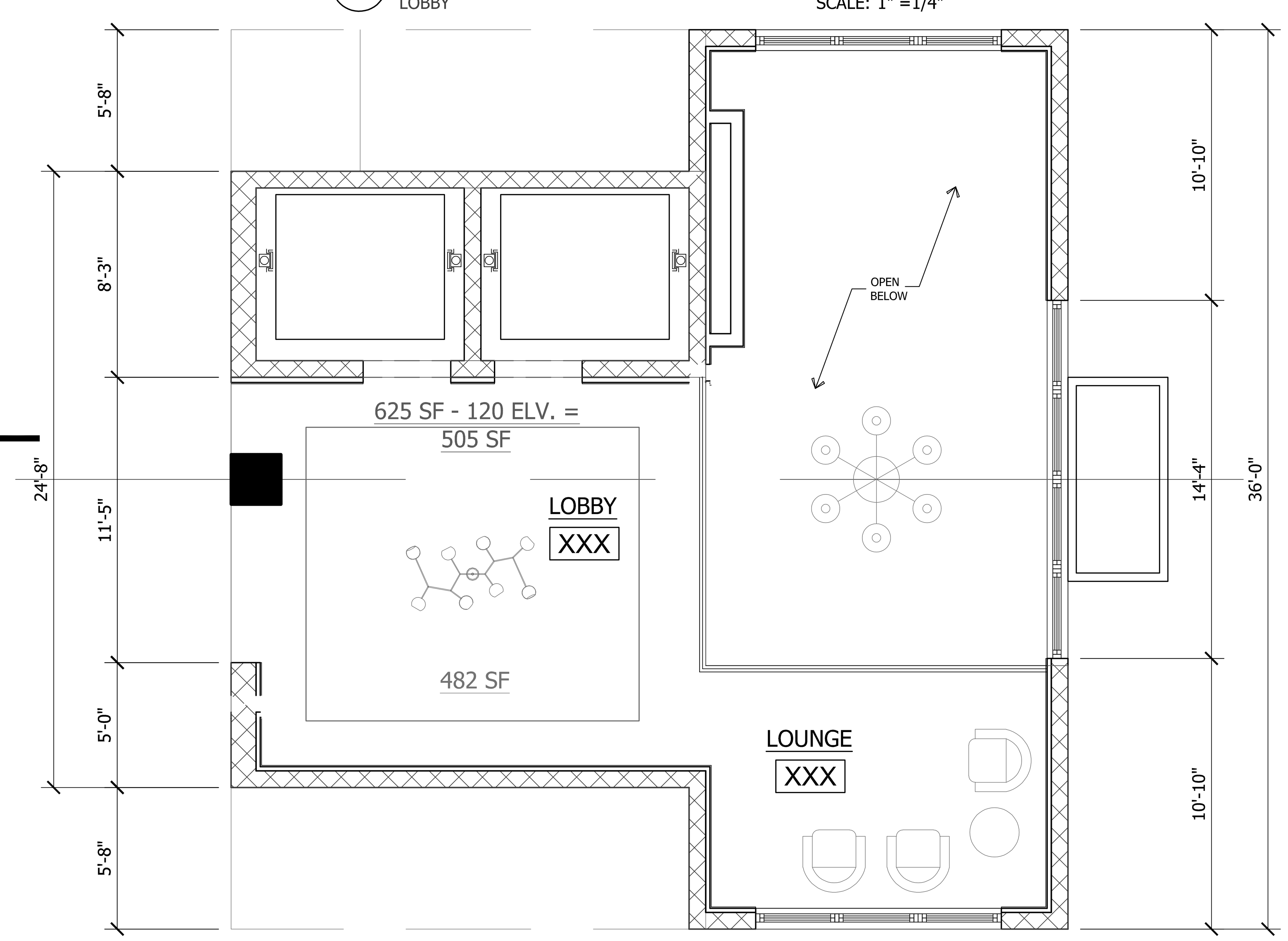
1 AMENITY NORTH - CLUB ROOM
(XREF) AMENITY NORTH SCALE: 1" =1/4"



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"

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

ENTITLEMENT PACKAGE

AMENITIES

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

SCALE:	AS NOTED
DATE:	01/14/2021

A2.13


MARTIN
ARCHITECTURAL
PHILADELPHIA · ANNAPOLIS · COCONUT CREEK
www.MartinAIA.com
954.428.1618


MARTIN
ARCHITECTURAL
PHILADELPHIA · ANNAPOLIS · COCONUT CREEK
www.MartinAIA.com


MARTIN
ARCHITECTURAL
PHILADELPHIA · ANNAPOLIS · COCONUT CREEK
www.MartinAIA.com
954.428.1618

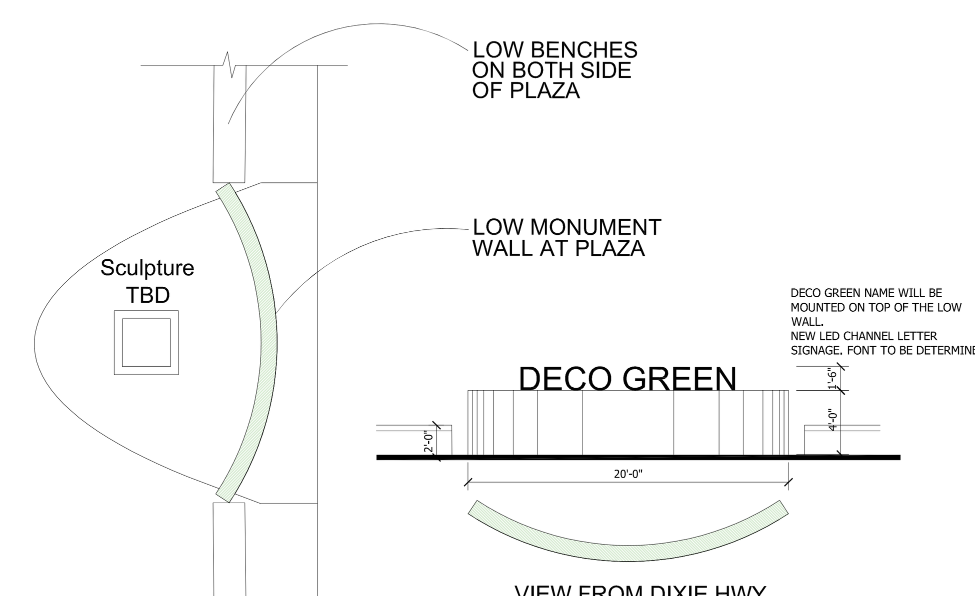

MARTIN
ARCHITECTURAL
PHILADELPHIA · ANNAPOLIS · COCONUT CREEK
www.MartinAIA.com
954.428.1618

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

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

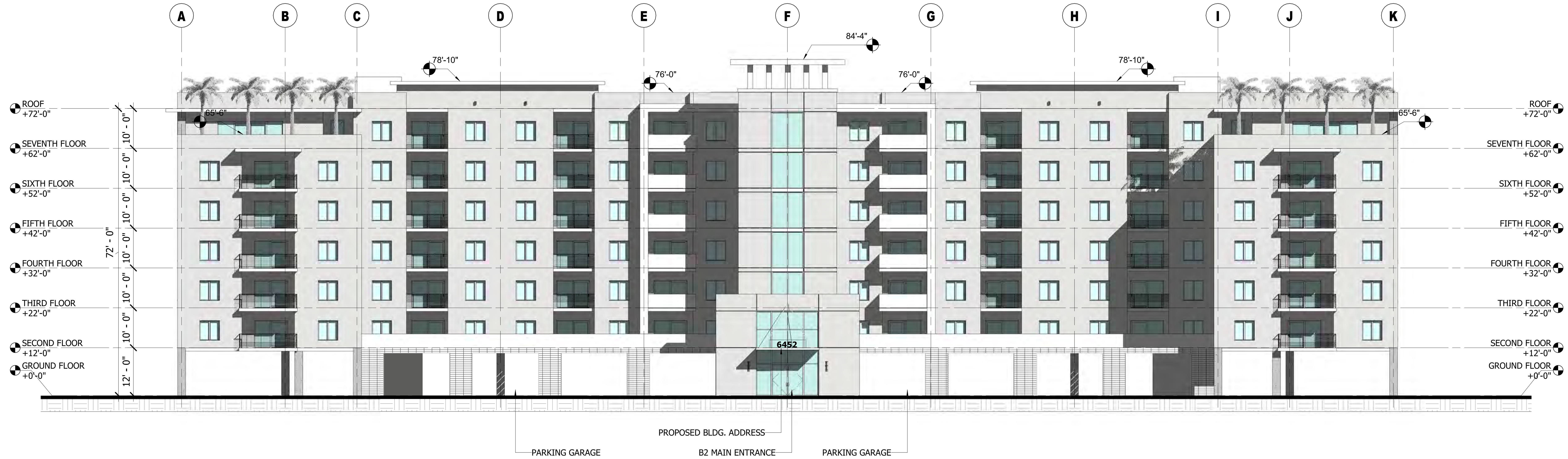
ENTITLEMENT PACKAGE

OVERALL BLDG ELEVATIONS

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

SCALE:	AS NOTED
DATE:	01/28/2021

A3.01



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.

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:	Author
PROJECT NO:	1943-01

NO.	REVISION	DATE
01	ENTITLEMENT	01/14/2021
02	P&Z COMMENTS	04/09/2021

ENTITLEMENT PACKAGE

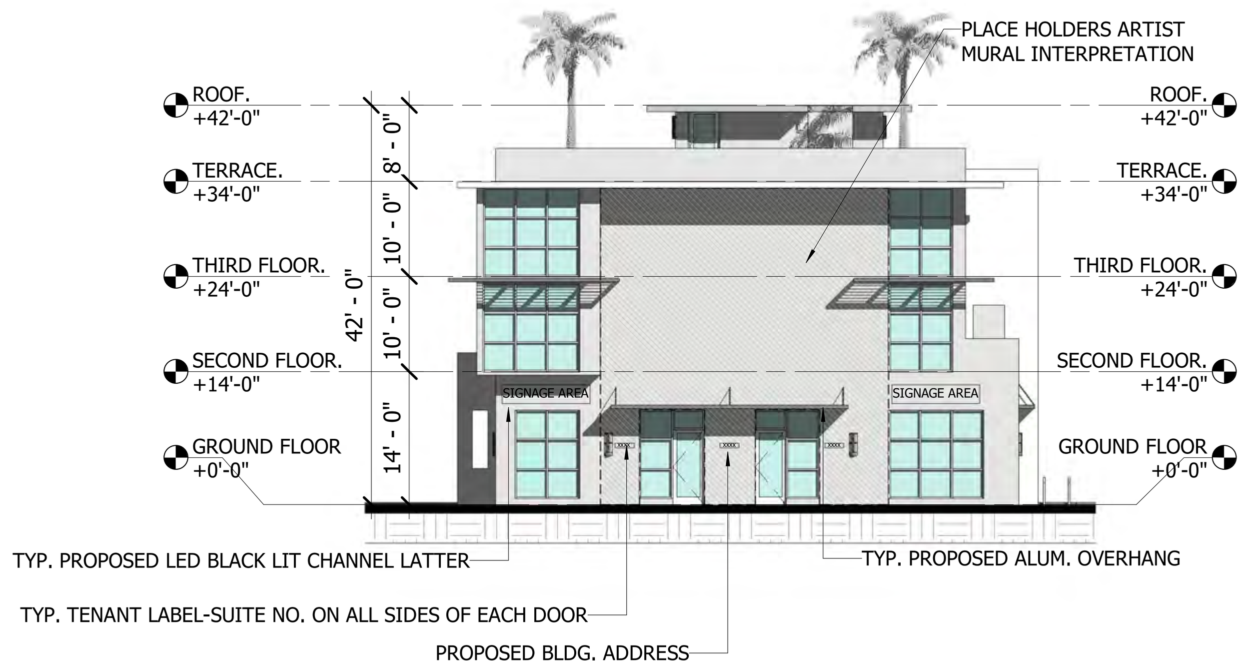
ENLARGED ELEVATIONS-BLDG2

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

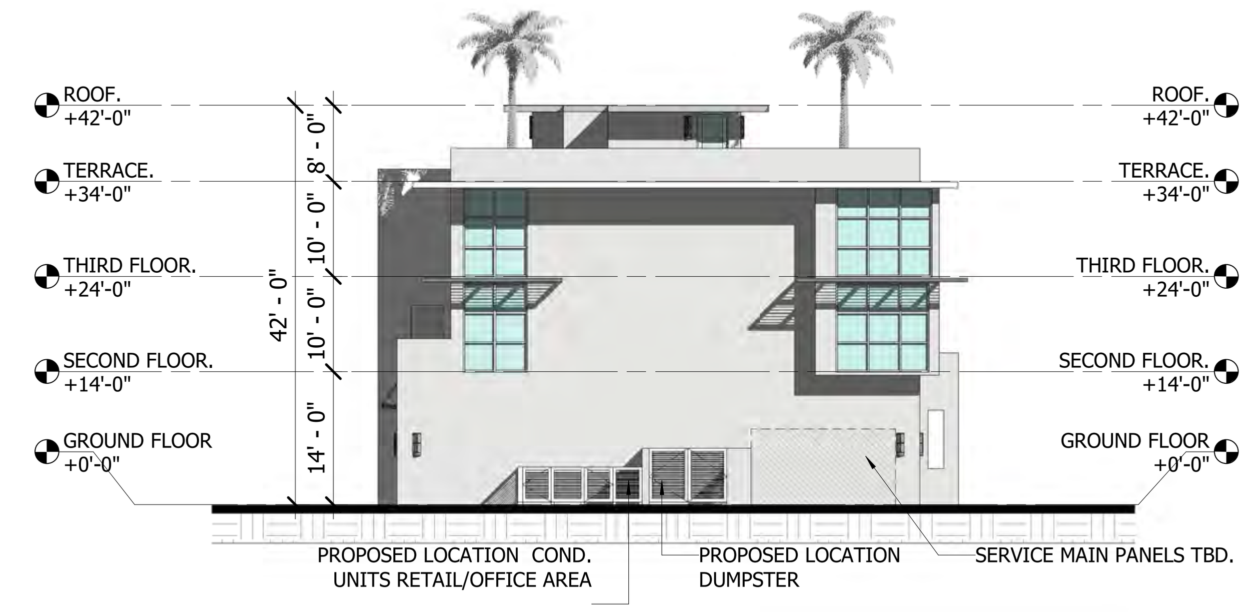
SCALE:	AS NOTED
DATE:	01/28/21

A3.02

Printed: 4/12/2021 12:32:00 PM



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:
- 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.

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

ENTITLEMENT PACKAGE

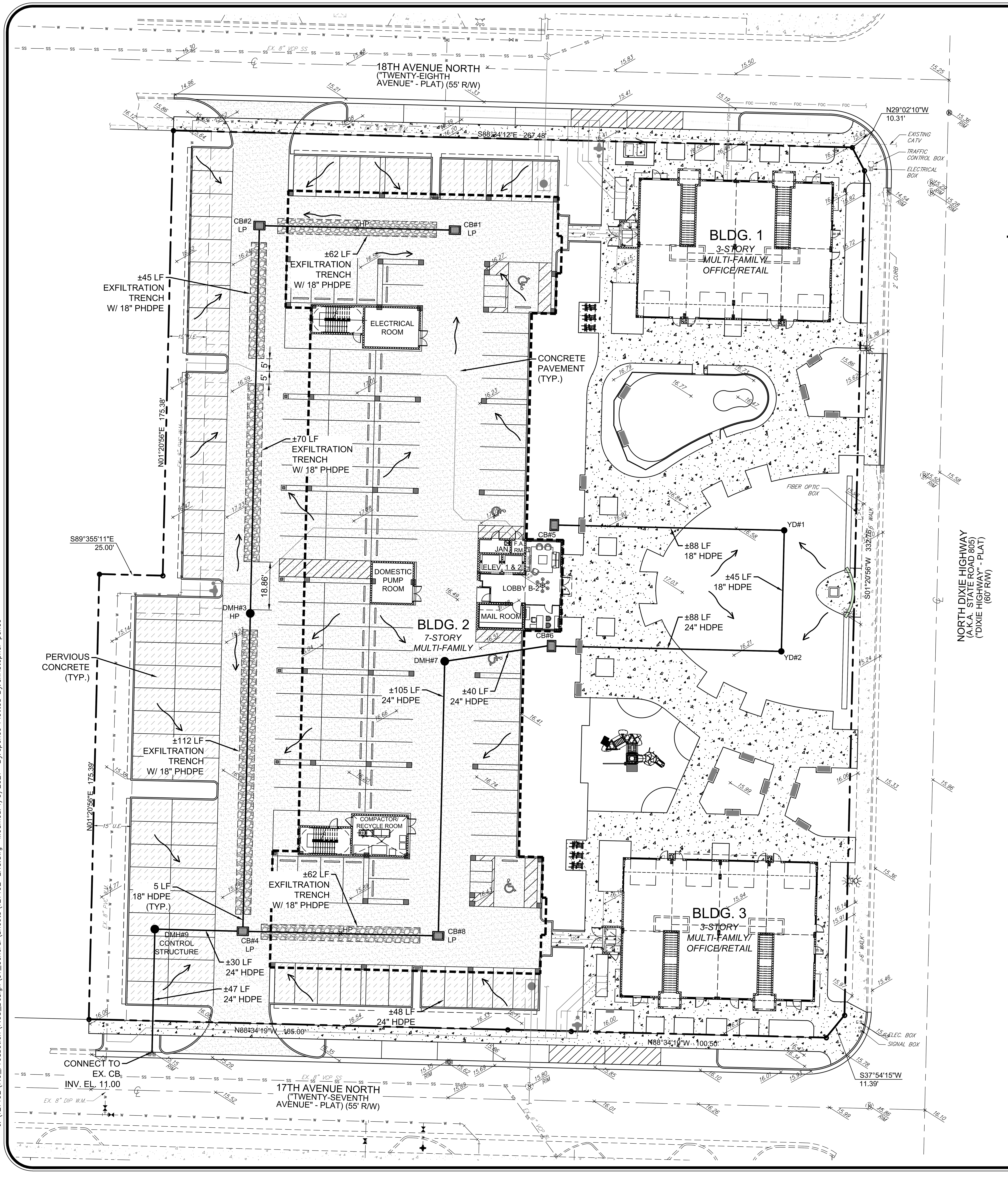
ENLARGED ELEVATIONS BLDG 1&3

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

SCALE:	AS NOTED
DATE:	01/28/21

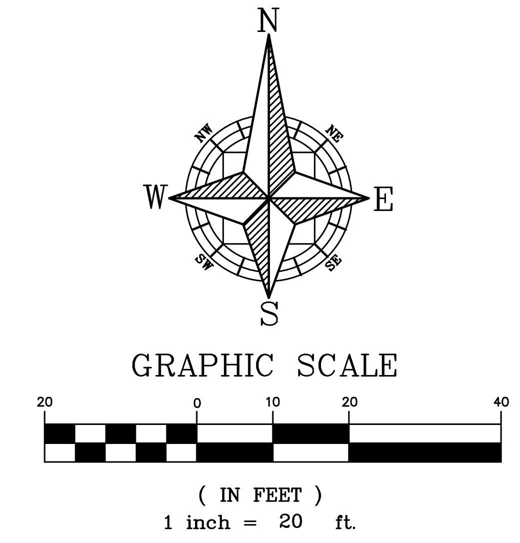
A3.03

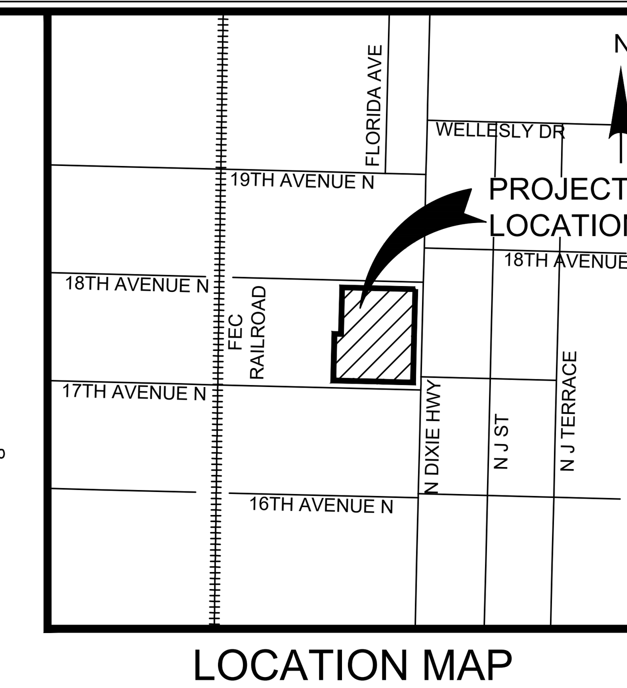
Printed: 4/12/2021 12:16:19 PM



LEGEND

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

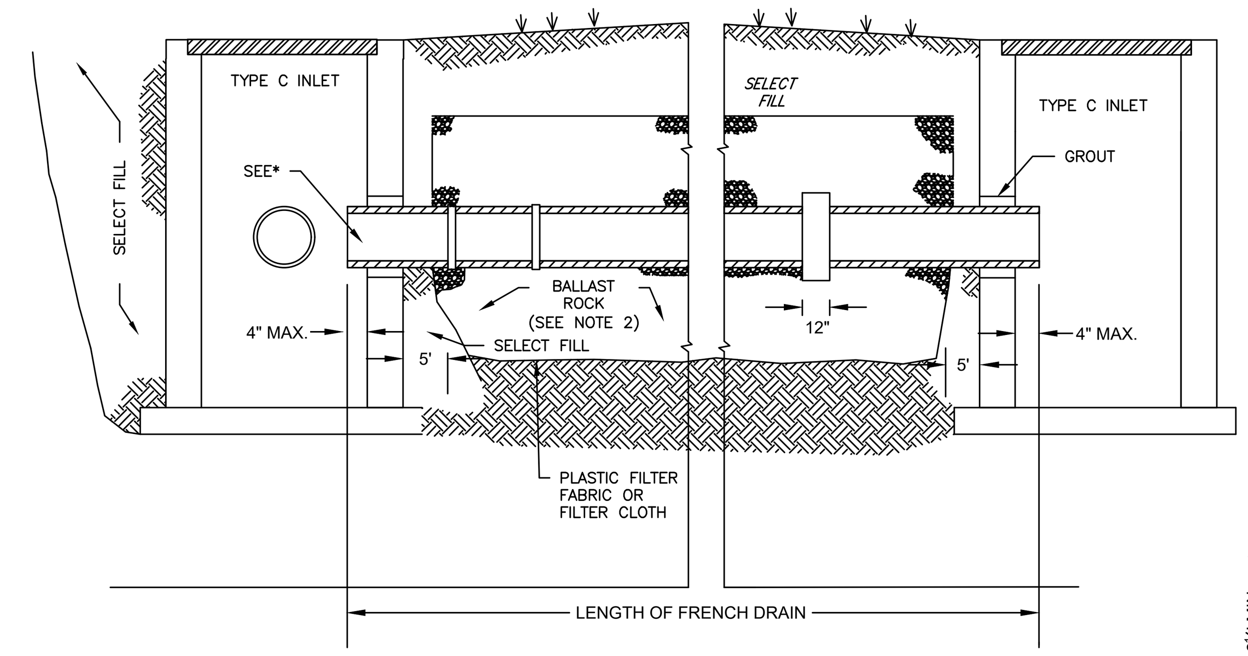




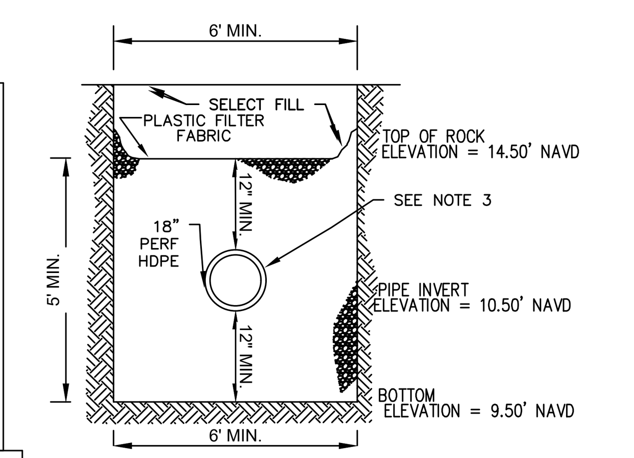
LOCATION MAP
(N.T.S.)

PAVING AND DRAINAGE SPECIFICATIONS

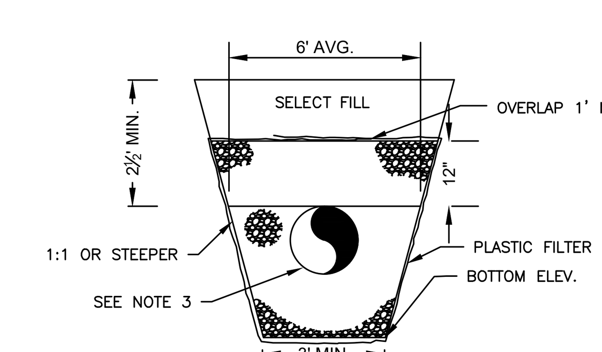
1. ELEVATIONS SHOWN HERON ARE BASED ON THE 1988 NATIONAL AMERICAN VERTICAL DATUM.
2. ALL MUCK/ORGANIC MATERIALS ARE TO BE REMOVED PER PALM BEACH COUNTY ENGINEERING DIVISION.
3. PRIME COAT AND TACK COAT FOR BASE COURSES SHALL CONFORM TO THE REQUIREMENTS OF PALM BEACH COUNTY/FDOT ENGINEERING DIVISION. 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



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.

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.

EXFILTRATION TRENCH DETAIL

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

No.	Date	Comment	By
1	04/09/2021	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

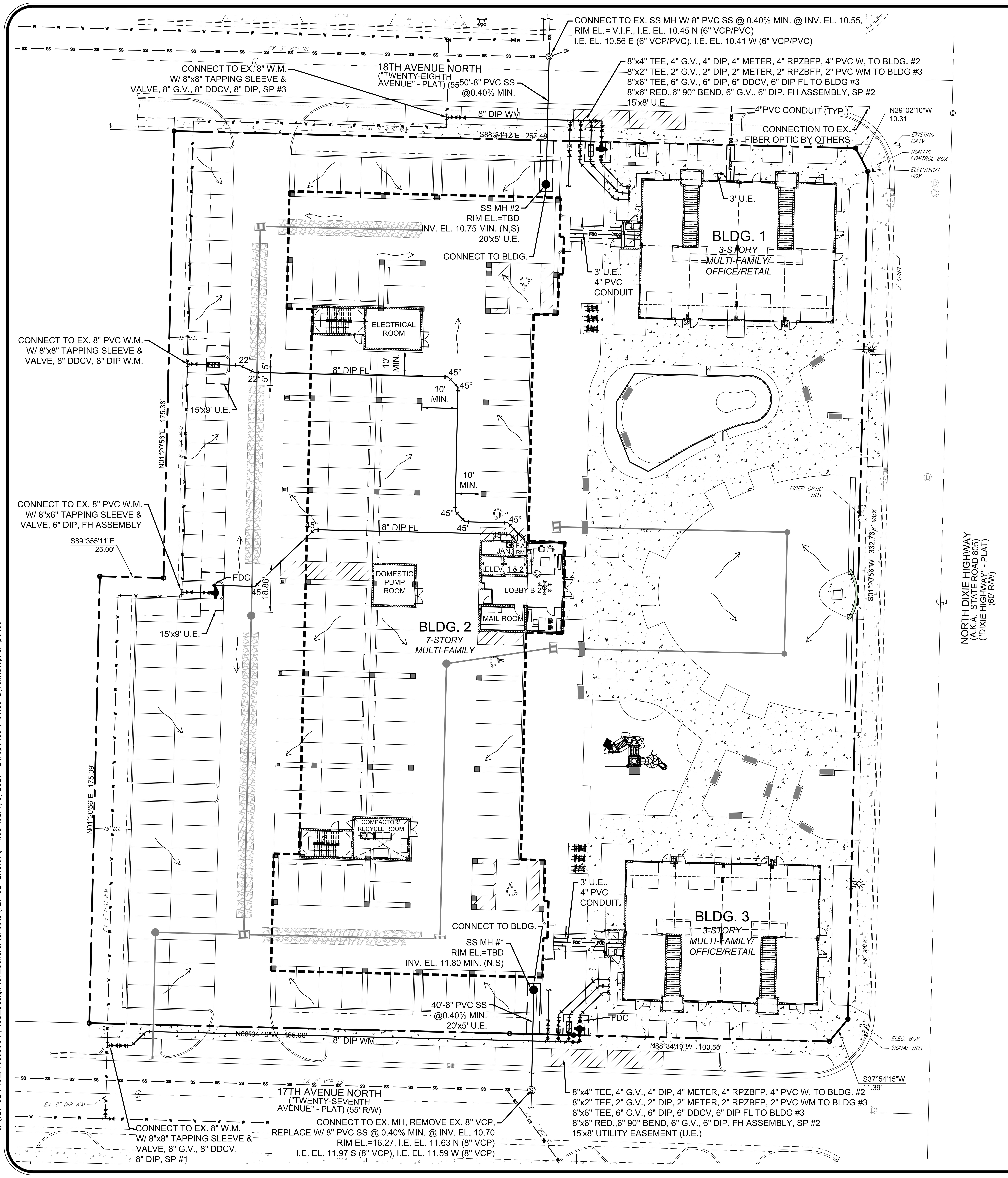
PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN

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.

DRAWN:	SCALE:
CMP	1" = 20'
DESIGNED:	PROJECT:
PFR	127192
CHECKED:	SHEET:
PFR	C3.0
DATE:	
1/13/2021	

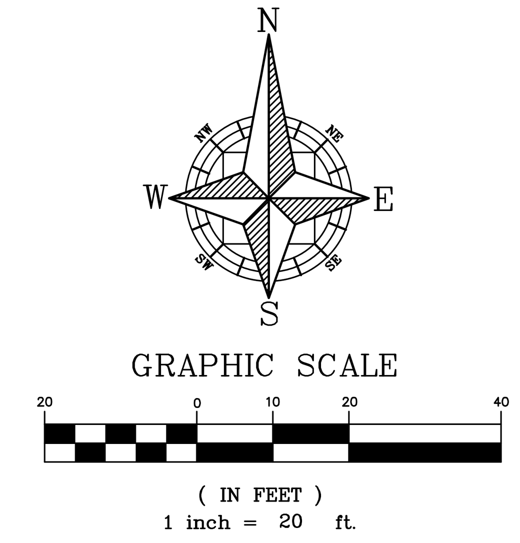
J:\127192\7.0_Production\7.03_Design\01_General\Sheets\127192--ENG.dwg Modified: 4/9/2021 By: cpence Plotted By: christopher pence

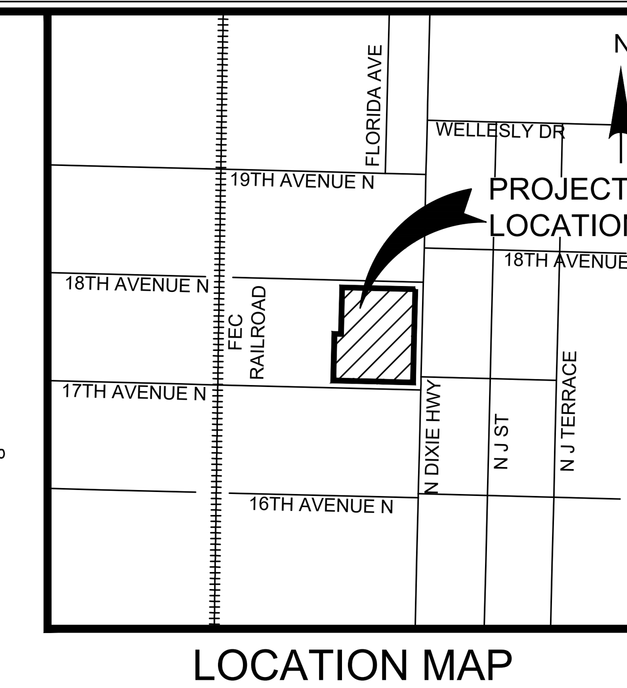


J:\127192\7.0_Production\7.03_Design\01_General\Sheets\127192—ENG.dwg Modified: 4/9/2021 By:cpence Plotted By:christopher pence

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





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.		

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

No.	Date	Comment	By
1	04/09/2021	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
ENGINEER'S CERT. OF AUTH. #2666

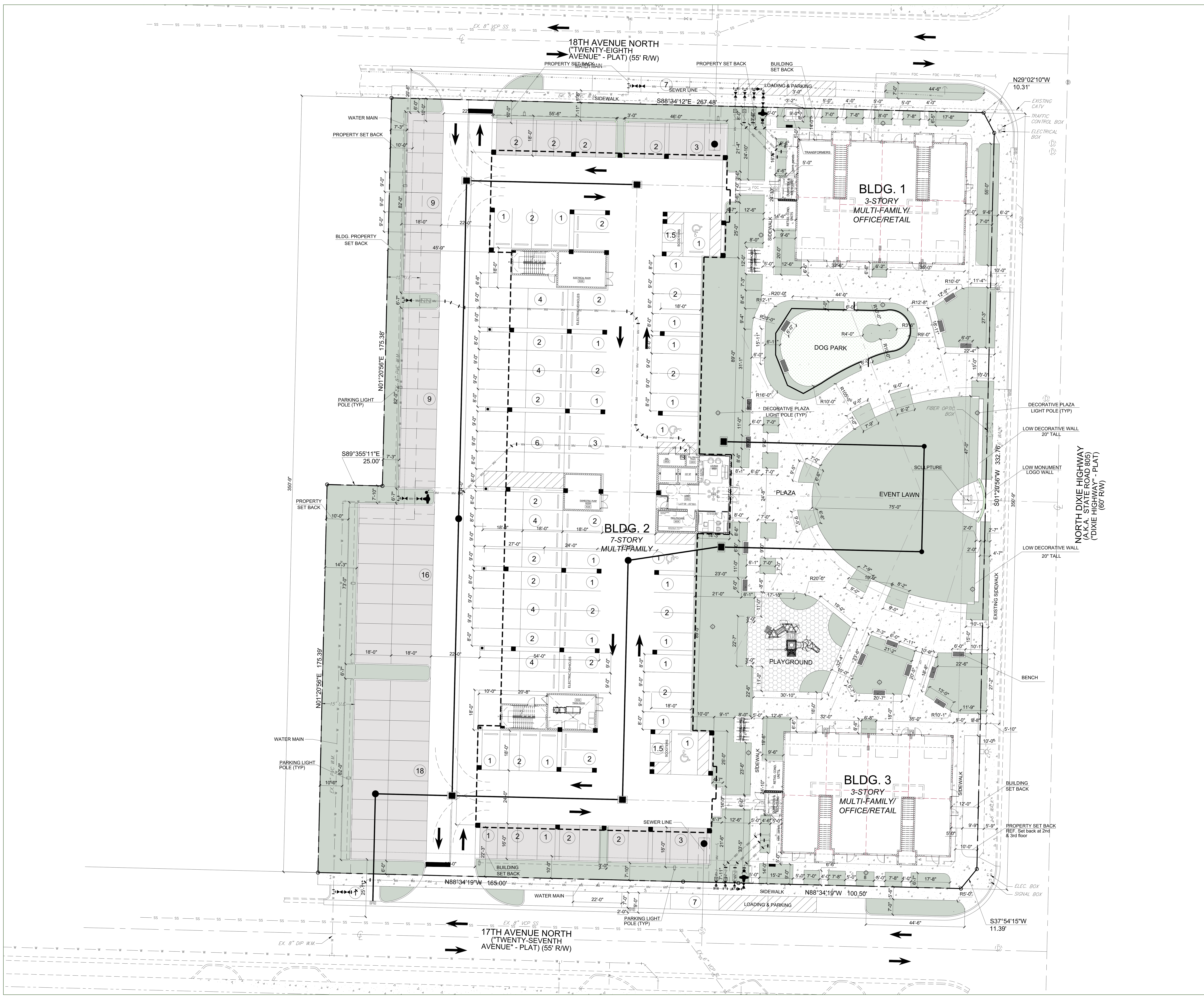
DECO GREEN
LAKE WORTH, FLORIDA

PRELIMINARY WATER & SEWER 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. #35798 FOR THE FIRM.

DRAWN:	SCALE:
CMP	1" = 20'
DESIGNED:	PROJECT:
PFR	127192
CHECKED:	SHEET:
PFR	C4.0
DATE:	
12/30/2020	



LEGEND

- LANDSCAPE (Trees, Shrubs, Groundcovers & Sod)
- PERVIOUS CONCRETE
- ARTIFICIAL TURF
- PERVIOUS RUBBER SURFACE

GRAPHIC SCALE

NORTH 0' 20' 40' 60'

Sunshine State One Call

811

Know what's below. Call before you dig.

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	04/09/21	Site Plan Review Comments from 03/18/2021	AEM/GMP
2			
3			
4			
5			
6			

Sheet Title:

SITE LAYOUT PLAN

Project Name:

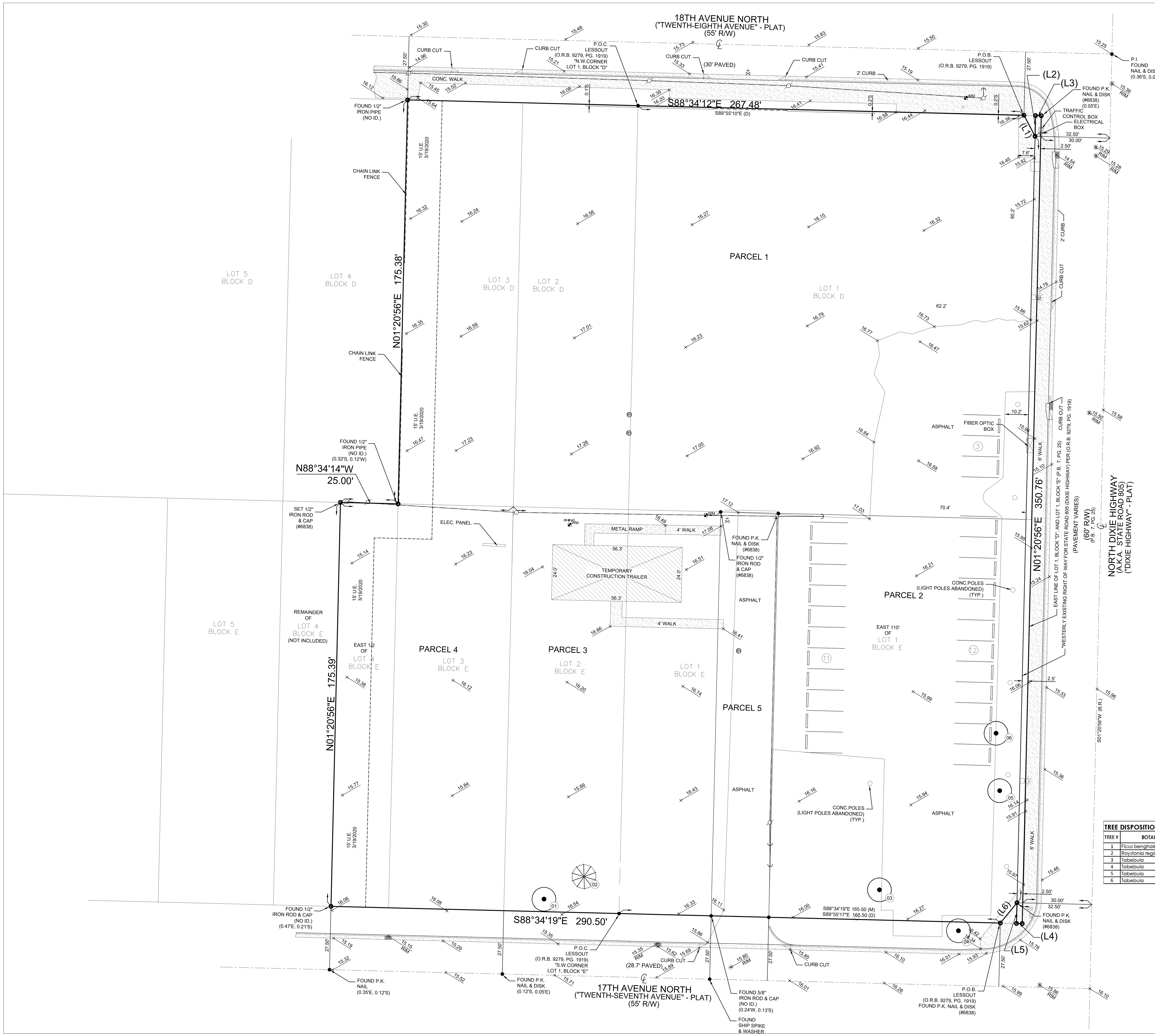
DECO GREEN

1715 North Dixie Highway,
Lake Worth, FL 33460

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

Sheet Number:

L-01



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'

Sunshine State One Call 811
Know what's below. Call before you dig.

SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

ANDRES MONTERO LANDSCAPE ARCHITECTURE

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2239 NE 26 TH STREET #1
FORT LAUDERDALE, FLORIDA 33305 USA
TEL: 954.533.8259
www.amlastudio.com
LC26000566

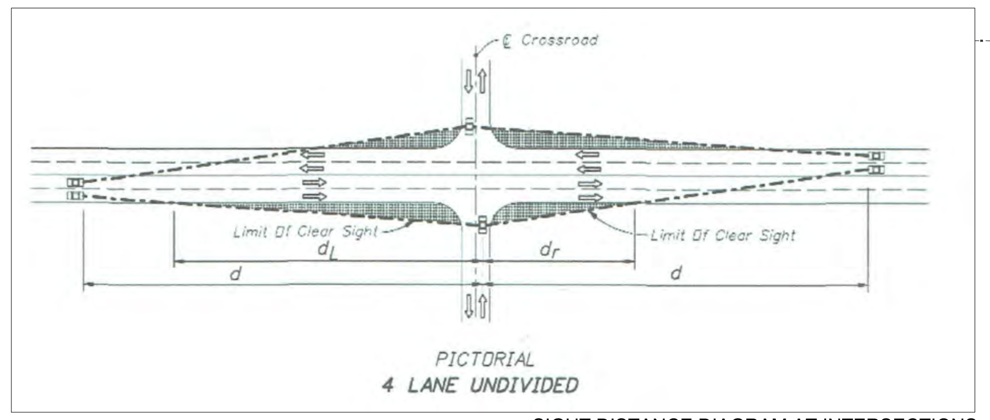
Rev	Date:	Description:	By:
1	04/09/21	Site Plan Review Comments from 03/18/2021	AEM/GMP
2			
3			
4			
5			
6			

Sheet Title:
TREE DISPOSITION PLAN

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

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

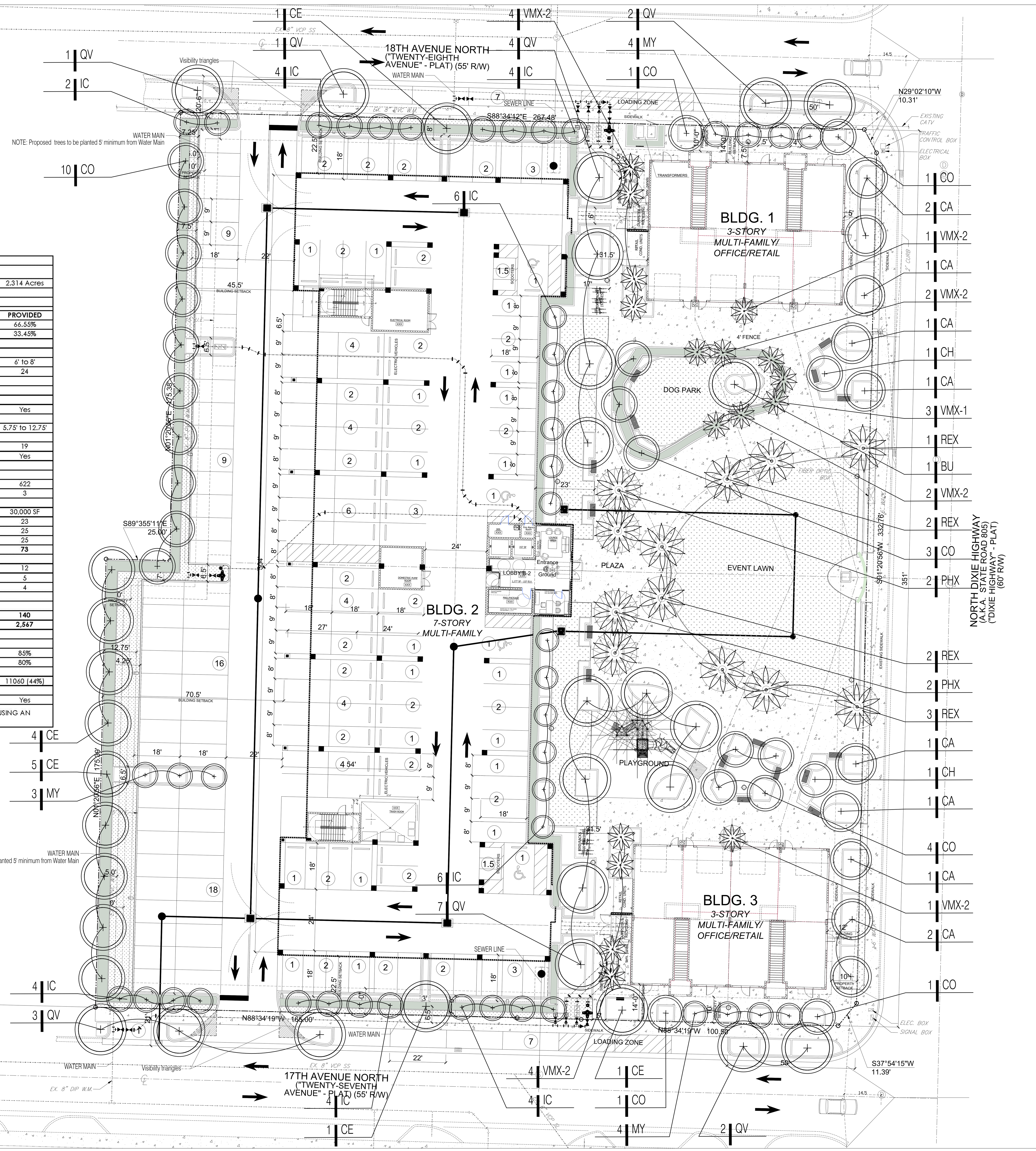
SIGHT DISTANCE NOTES:

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.



LEGEND

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

GRAPHIC SCALE
NORTH 0' 20' 40' 60'

Sunshine State One Call 811
Know what's below. Call before you dig.

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

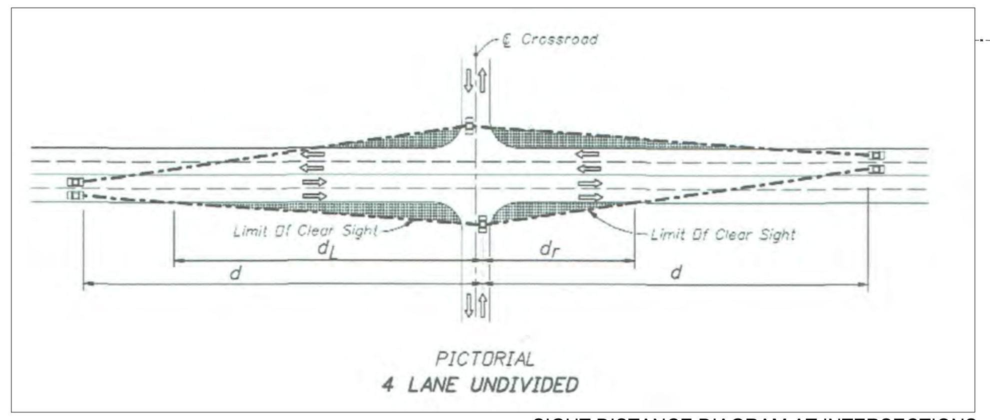
Rev:	Date:	Description:	By:
1	04/09/21	Site Plan Review Comments from 03/18/2021	AEM/GMP
2			
3			
4			
5			
6			

Sheet Title:
LANDSCAPE CANOPY PLAN

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

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

Sheet Number:
L-03

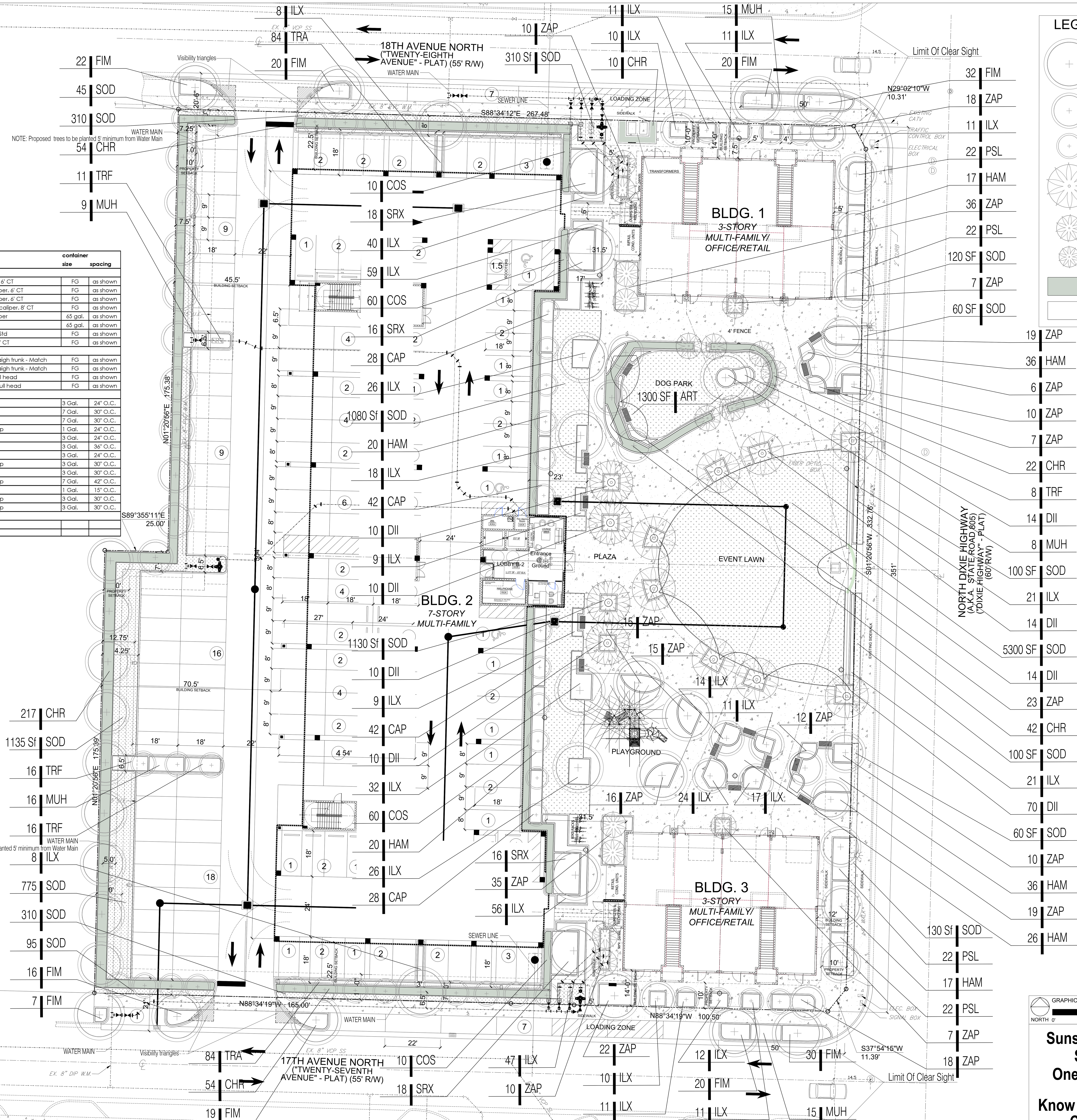


SIGHT DISTANCE DIAGRAM AT INTERSECTIONS

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 virginaina	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						



LEGEND

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

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.

GRAPHIC SCALE
NORTH 0' 20' 40' 60'

Sunshine State One Call 811
Know what's below. Call before you dig.

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

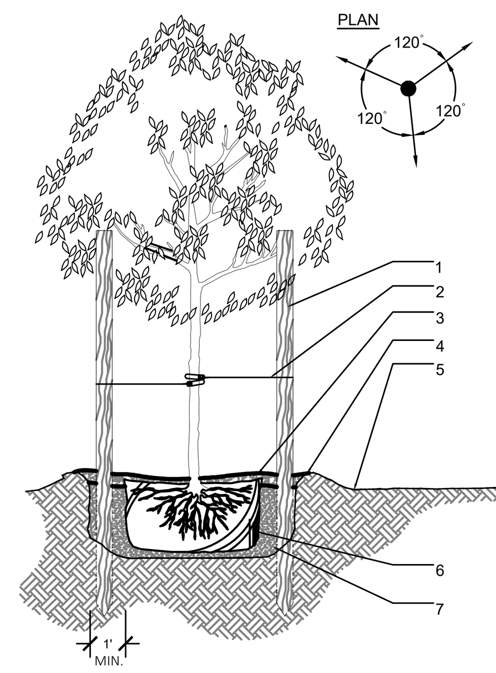
Rev:	Date:	Description:	By:
1	04/09/21	Site Plan Review Comments from 03/18/2021	AEM/GMP
2			
3			
4			
5			
6			

Sheet Title:
LANDSCAPE UNDERSTORY PLAN

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

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

Sheet Number:
L-04



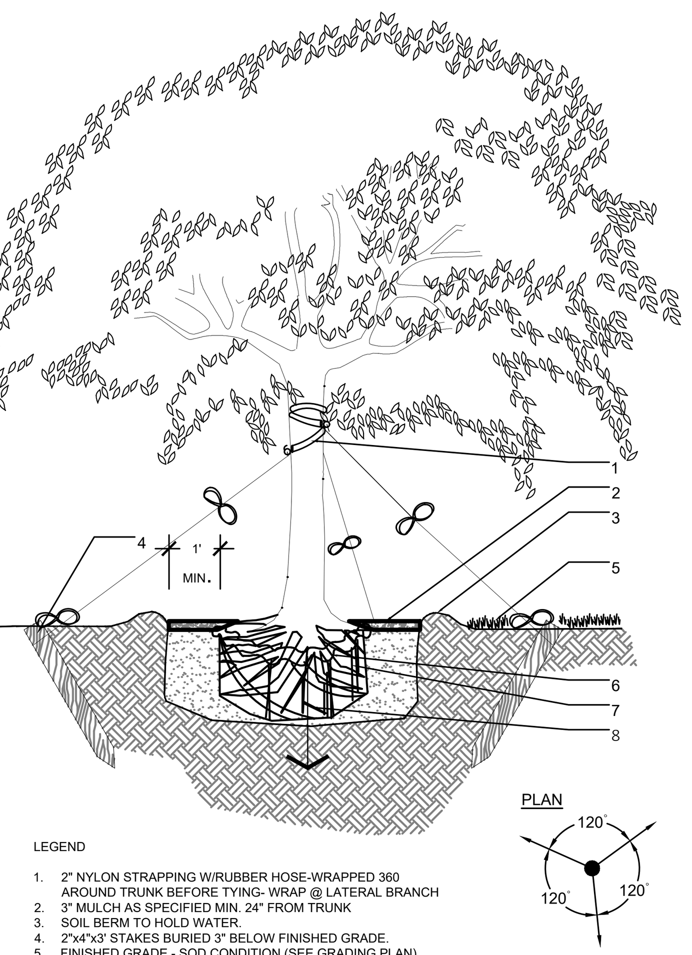
LEGEND

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 D_XXXX-01.DWG
SECTION SCALE: N.T.S



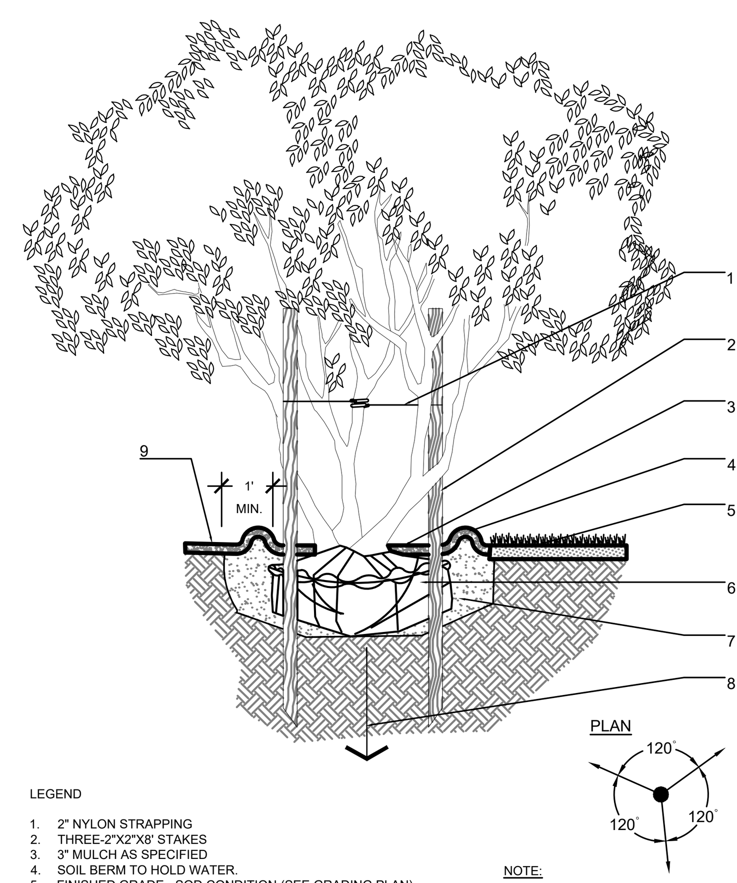
LEGEND

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 D_XXXX-02.DWG
SECTION SCALE: N.T.S



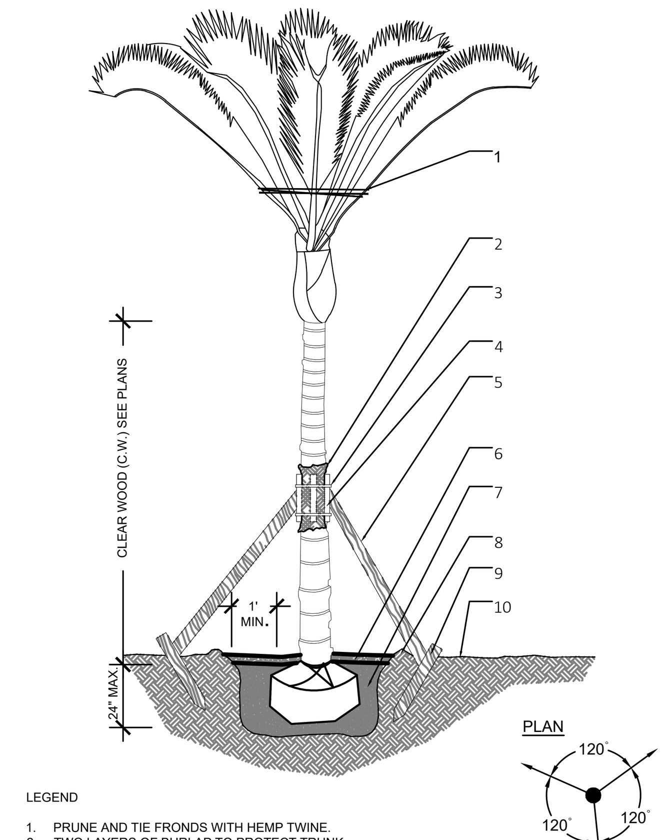
LEGEND

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 ROOTS.
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 D_XXXX-03.DWG
SECTION SCALE: N.T.S



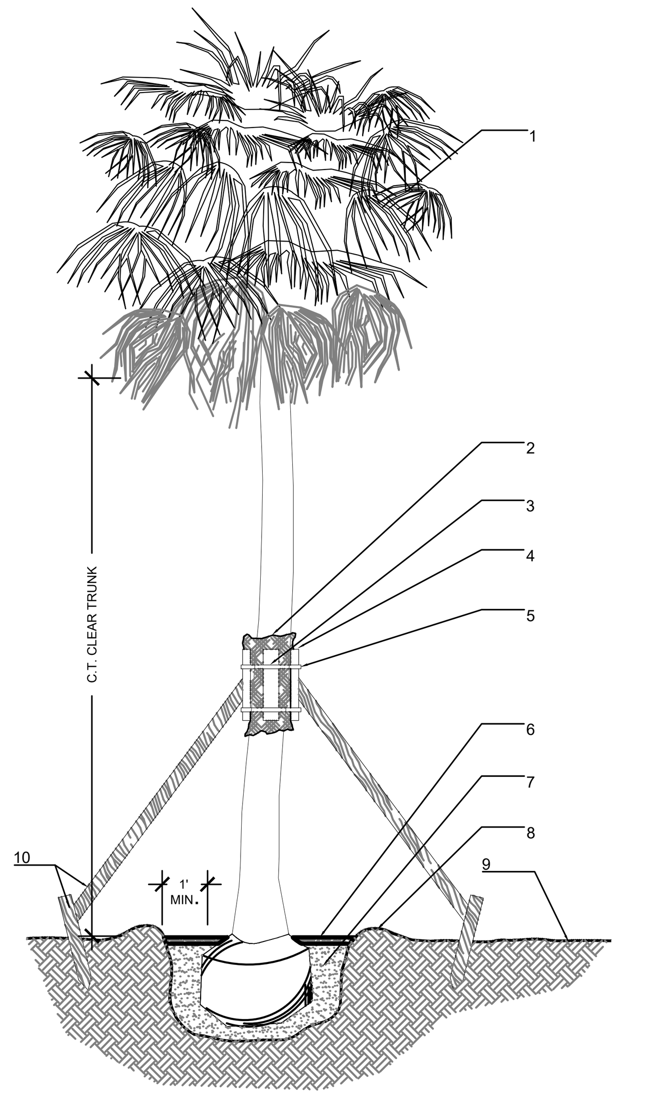
LEGEND

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 D_XXXX_07.DWG
SECTION SCALE: N.T.S



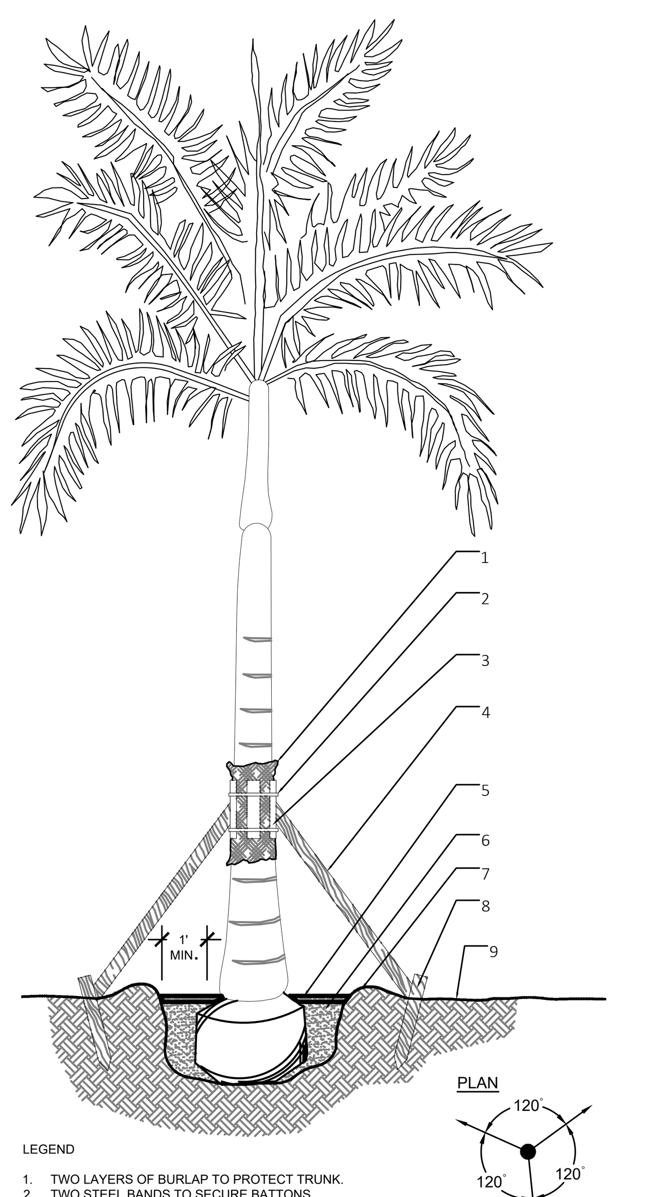
LEGEND

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 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.

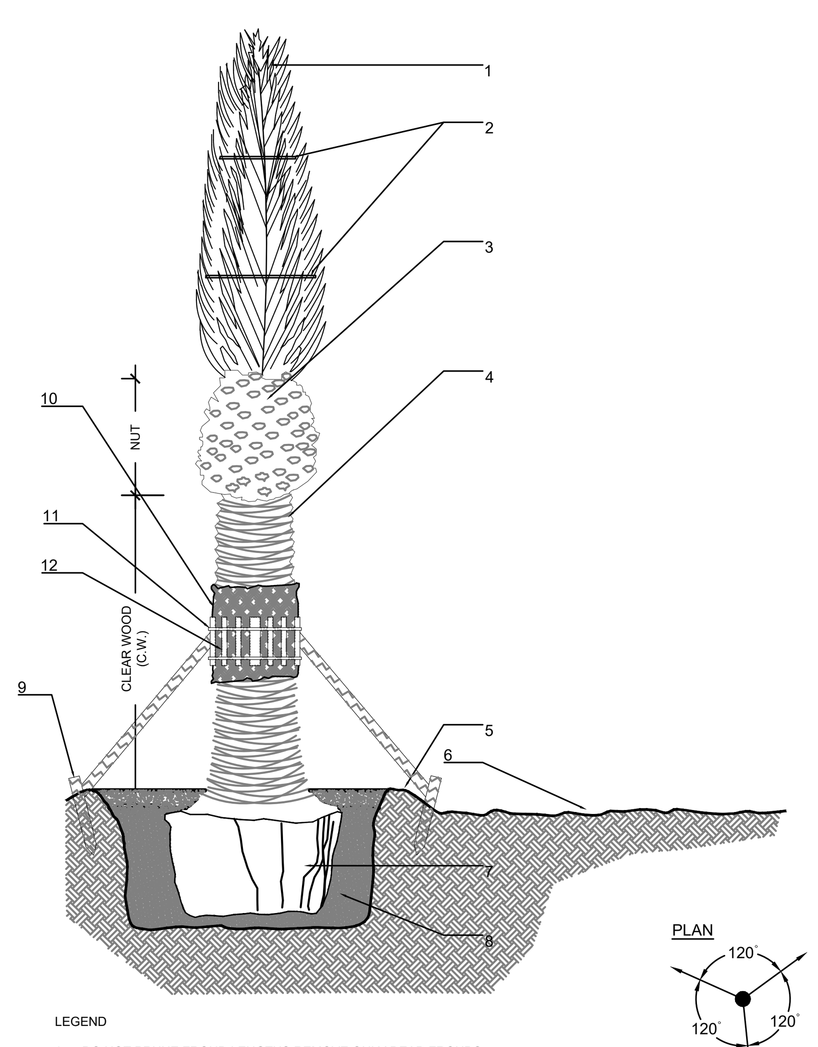
5 SABAL PALM D_XXX_14.DWG
SECTION SCALE: N.T.S



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 D_XXXX_6.DWG
SECTION SCALE: N.T.S.



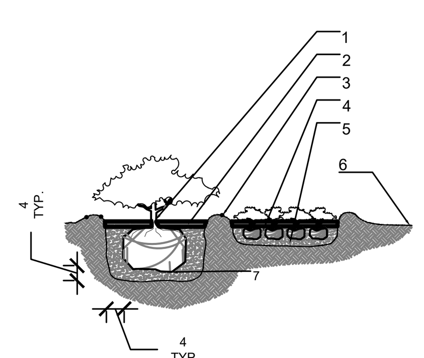
LEGEND

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 ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.
c. STAKE PALMS (8+ C.W.) PER STAKING DETAIL.

7 DATE PALM C 7.DWG
SECTION SCALE: N.T.S.



LEGEND

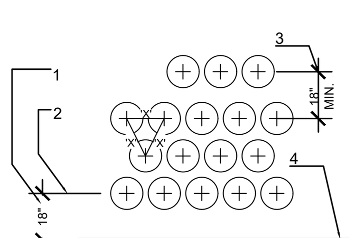
1. PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
2. 3" MINIMUM OF MULCH
3. SOIL BERM TO HOLD WATER
4. MINIMUN DEPTH OF 12" PLANTING SOIL FOR GROUNDCOVER BED
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN)
7. PREPARED 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 D_XXXX_8.DWG
SECTION SCALE: N.T.S.



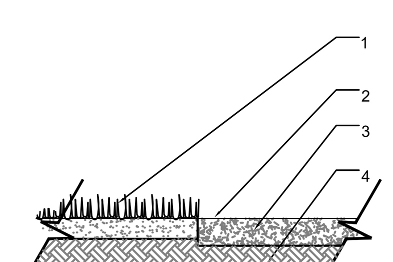
LEGEND

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 D_XXXX_9.DWG
SECTION 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.)

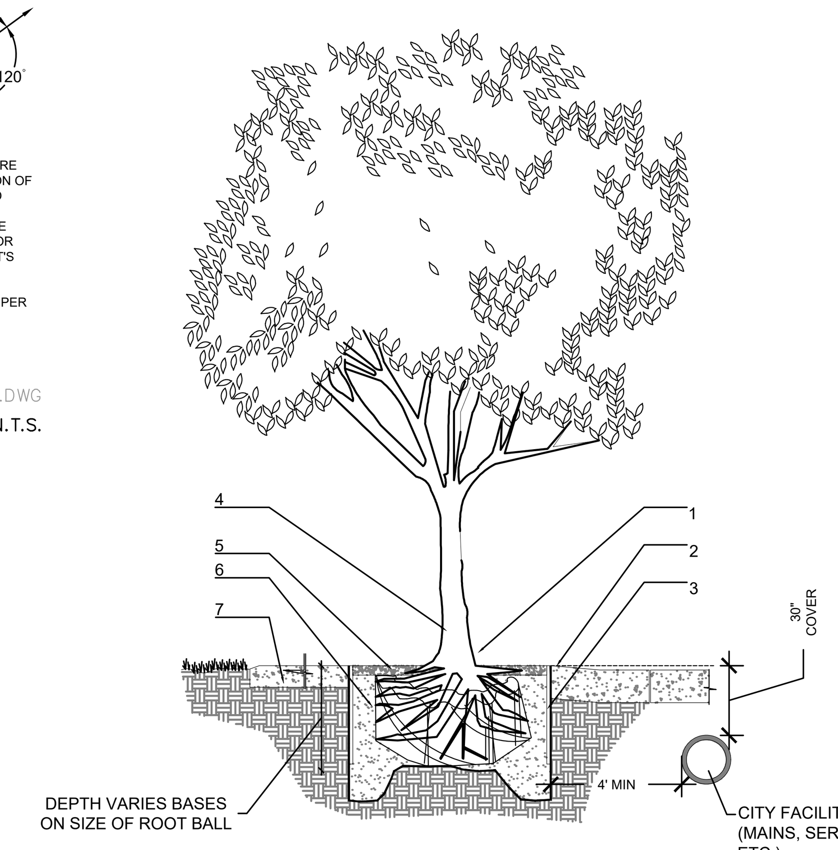
NOTE:

ALL MULCH SHALL BE FREE OF FIRE ANTS AND DEBRIS .

10 MULCH D_XXXX_10.DWG
SECTION 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 MINIMUN 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 d-2011-Root barrier.dwg
SECTION 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
Know what's below. Call before you dig.

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

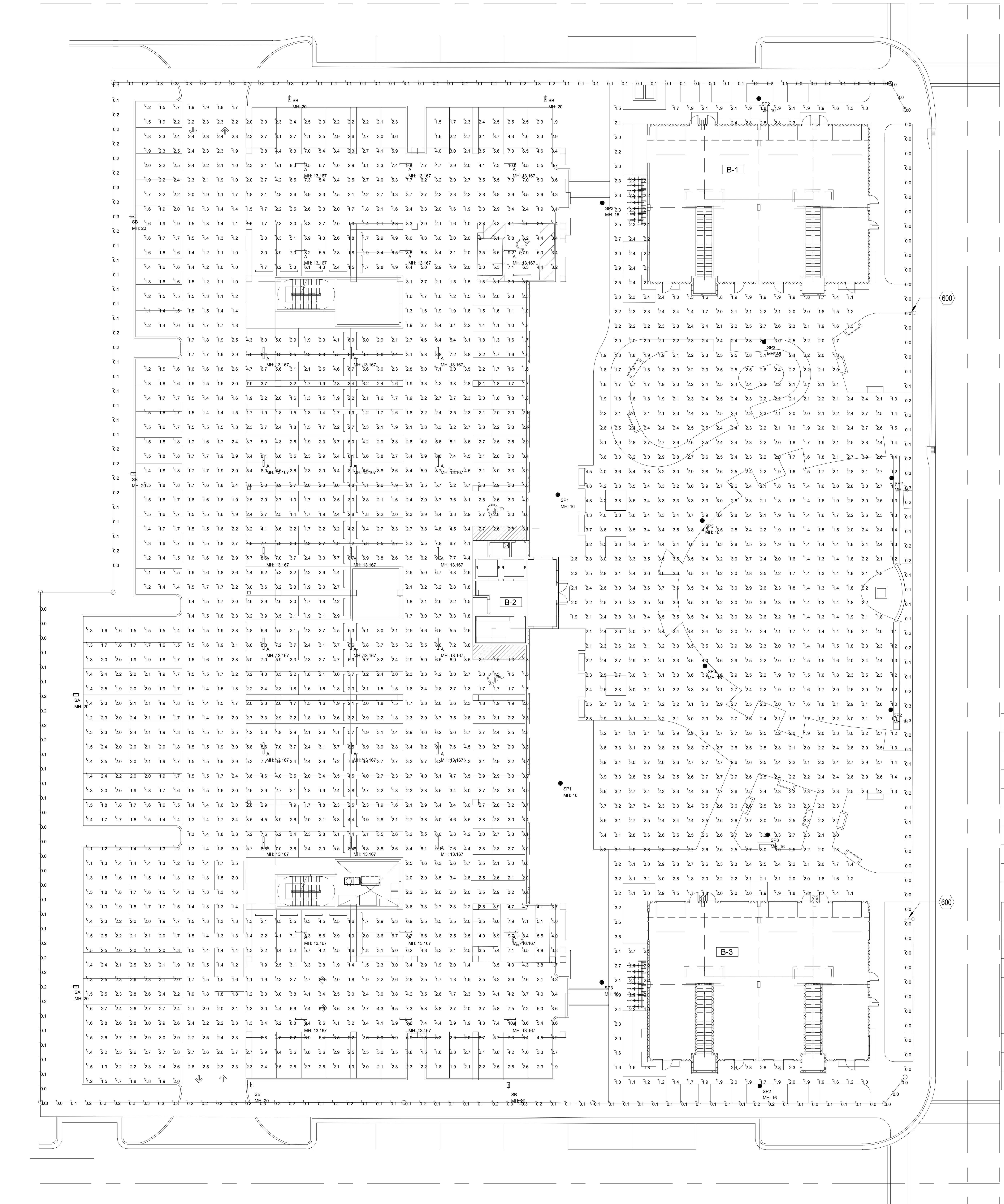
Rev:	Date:	Description:	By:
1	04/09/21	Site Plan Review Comments from 03/18/2021	AEM/GMP
2			
3			
4			
5			
6			

Sheet Title:
LANDSCAPE DETAILS & GENERAL NOTES

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

Date:	January 14, 2021
Scale:	N.T.S.
Drawn By:	AEM/GMP
Approved By:	AEM
Project No:	1.20011

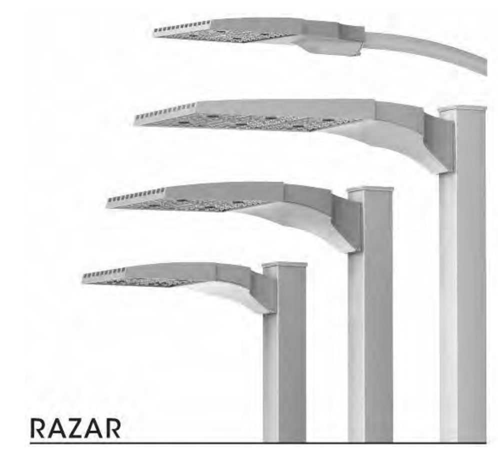
Sheet Number:
L-05



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

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 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-M/PLED-IV-FT/48LED-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-M/PLED-III-M/24LED-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-W/80LED-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-II/40LED-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-M/40LED-525mA/NW MH: POST TOP MOUNT A.F.G.	9875	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

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

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.M.: FWG
DRAWN BY: JVS
PROJECT NO.: 221001

NO.	REVISION	DATE
01	ENTITLEMENT PACKAGE	01/14/21
02	P&Z COMMENTS	04/09/21

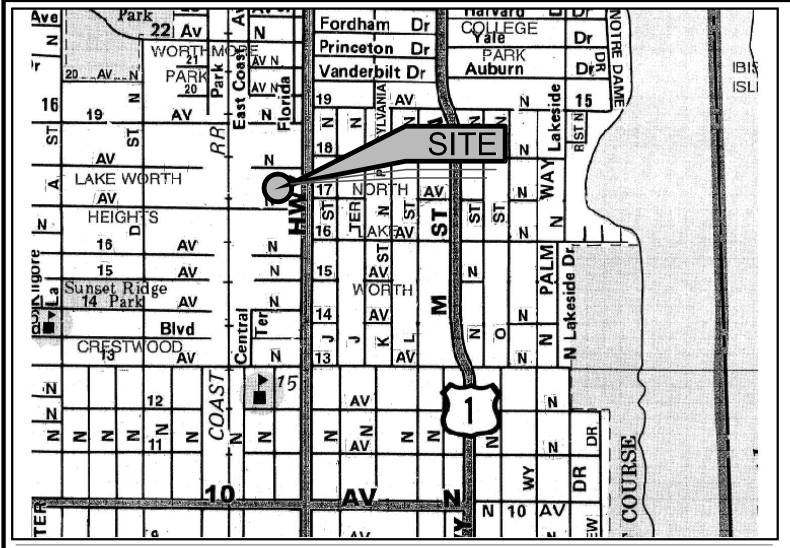
ENTITLEMENT PACKAGE

PHOTOMETRIC SITE PLAN

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

SCALE: AS NOTED
DATE: 01/14/2021

E400



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'

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 89º55'17" East along the Southerly boundary line of said Lot 1, a distance of 165.50 feet to the POINT OF BEGINNING; thence continue South 89º55'17" 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 00º00'02" West along said Westerly Existing Right of way line and said parallel line, a distance of 9.00 feet; thence South 37º54'15" 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 89º55'10" East along the Northerly boundary line of said Lot 1, a distance of 167.50 feet to the POINT OF BEGINNING; thence continue South 89º55'10" 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 00º00'02" East along said Westerly Existing Right of Way line and said parallel line, a distance of 9.00 feet; thence North 29º02'10" 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).

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".

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
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE
CONC.	= CONCRETE	L	= ARC LENGTH
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE

P.I.	= POINT OF INTERSECTION
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
R/W	= RIGHT OF WAY
	= CHAIN LINK FENCE
	= WOOD FENCE
	= METAL FENCE
	= CENTERLINE
	= EASEMENT
	= COVERED
	= OVERHEAD LINES
	= LOT TIE
	= ASPHALT PAVEMENT
	= CONCRETE FLATWORK
	= PAVER BRICK FLATWORK
	= WOOD POWER POLE
	= WATER METER
	= FIRE HYDRANT
	= CATCH BASIN
	= SANITARY MANHOLE

SCALE: 1" = 20'	MILLER LAND SURVEYING	REF:	X-847 A18/68 U18/27 R54/50 K41/7
DRAWN BY: PICARD	1121 LAKE AVENUE, LAKE WORTH, FLORIDA 33460	PREV. JOB NO'S.	Y010390 Y180054 Y180420
FIELD WK: M.M. / B.M.	PHONE: (561) 586-2669 - FAX: (561) 582-0151	JOB NO.	Y201078
DATE: 11/16/2020	www.millersurveying.com e-mail: orders@millersurveying.com	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: joliva@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: × [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 193809
My Comm. Expires Jul 4, 2022
Bonded through National Notary Assn.

× [signature]
(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]
(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 193809
My Comm. Expires Jul 4, 2022
Bonded through National Notary Assn.

× [signature]
(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)

NOTARY PUBLIC STATE OF FLORIDA
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

WARRANTY DEED

THIS INDENTURE, made on this 26th 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

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

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 10 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:

<u>Required:</u> 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.

<u>Response:</u> 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:

<u>Required:</u> Refuse and service areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property.

<u>Response:</u> 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:

<u>Required:</u> The elements of the site plan shall be arranged so as to have minimum negative impact on the property values of adjoining property.

<u>Response:</u> 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:

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

<u>Response:</u> 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.

<u>Response:</u> 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.

<u>Response:</u> 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.

<u>Response:</u> 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.

<u>Required:</u> 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.

<u>Response:</u> 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.

<u>Response:</u> 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.

<u>Response:</u> 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.

<u>Response:</u> 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

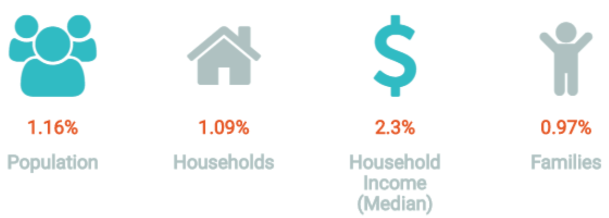
LAKE WORTH DEMOGRAPHIC PROFILE

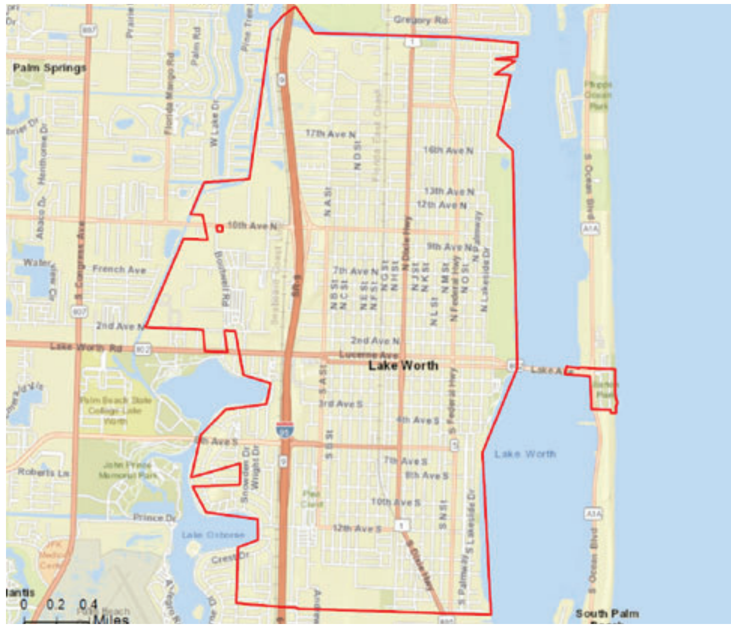
SOURCE: COSTAR, MLS

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.





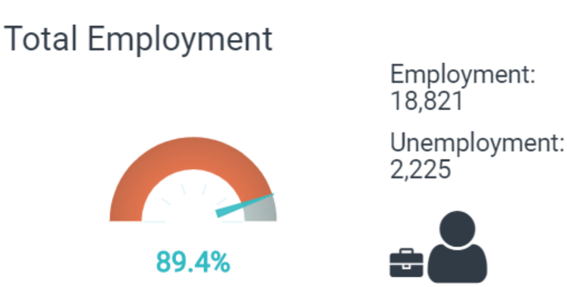
Within a one-mile ratio from the subject project, there is an estimated population of 13,191 that represents 36.40% of the Lake Worth City population, with an average median household income of $58,535 that is 1.6 times greater than the city average. Population is expected to grow at an annual rate of 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

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.



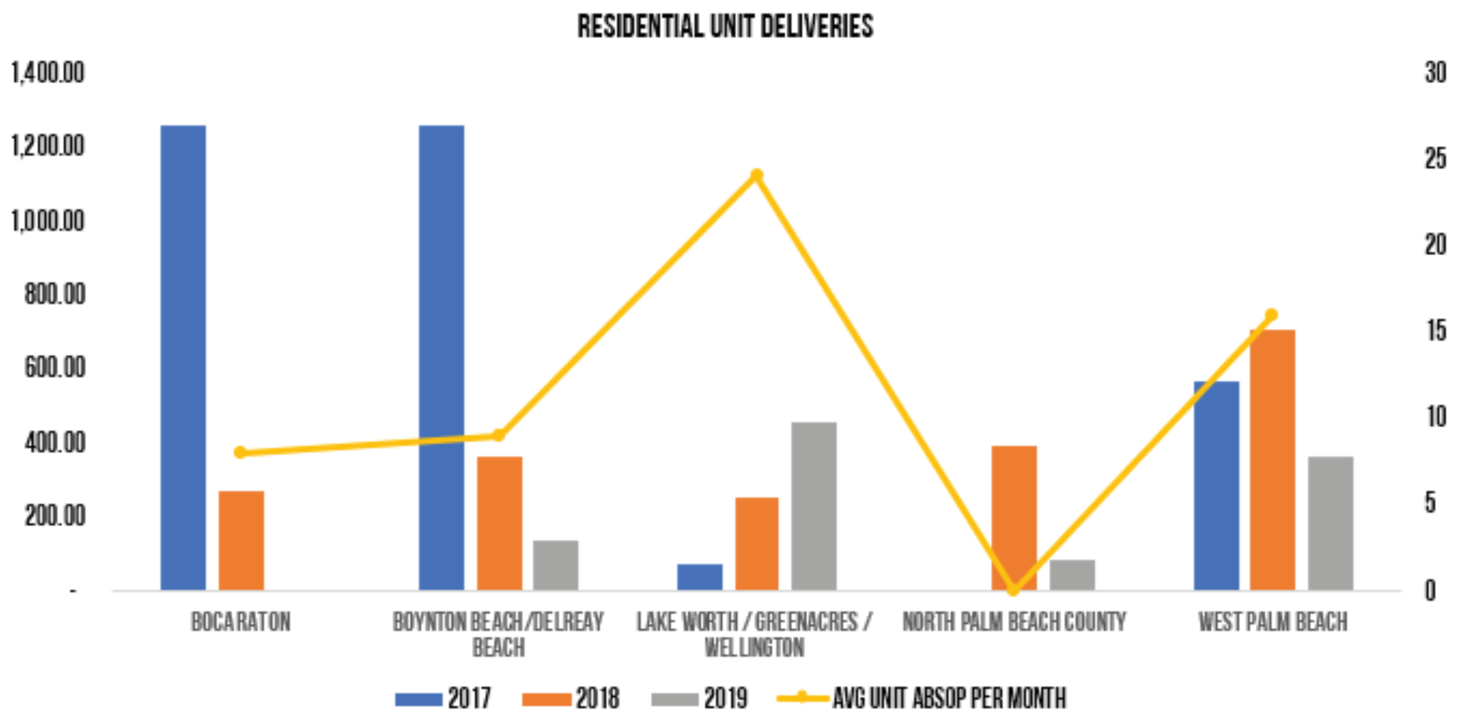
DEMAND AND SUPPLY

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.

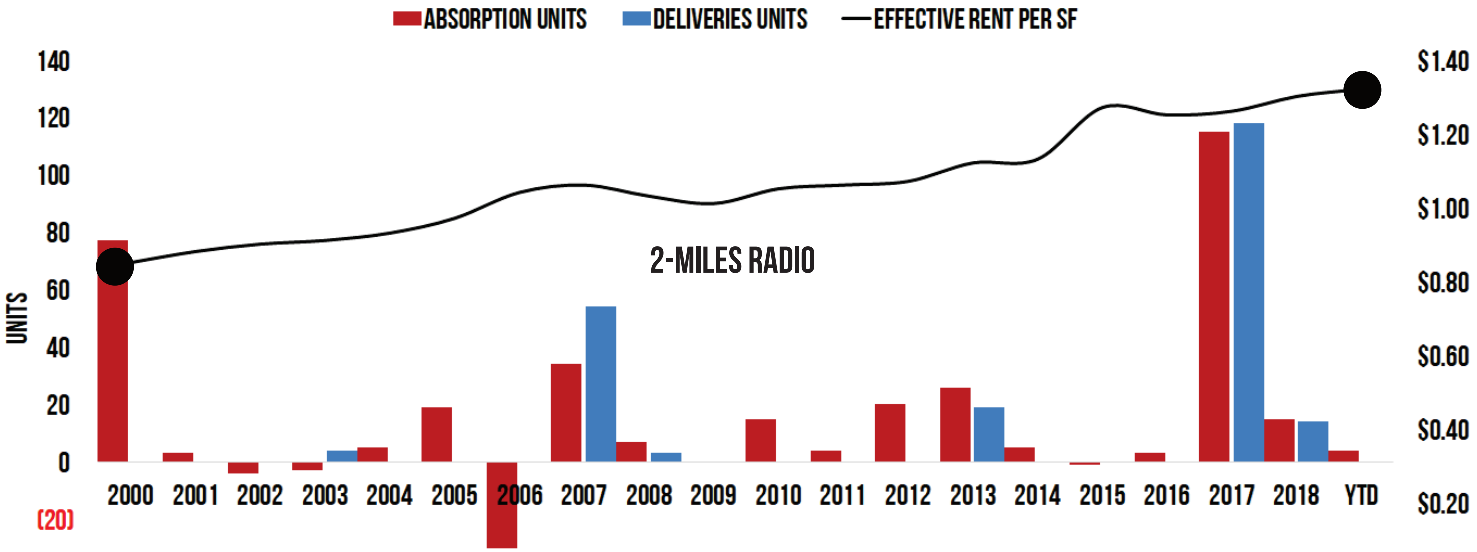
As of January 15, 2020, it was identified 1,036 apartment units scheduled for delivery in 2019 in the West Palm Beach-Boca Raton-Delray Beach. Lake Worth-Greenacres-Wellington area contributed below average deliveries during year 2017 and 2018 while in 2019 the unit deliveries represented approximately 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.



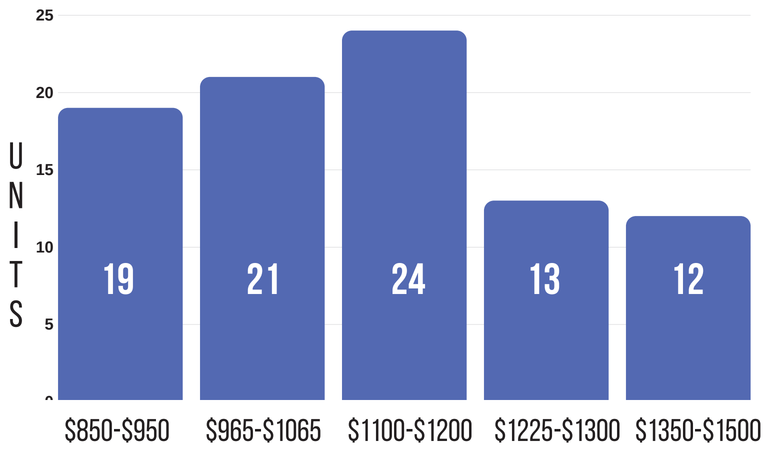
LAKE WORTH MULTIFAMILY MARKET

SOURCE: COSTAR, MLS

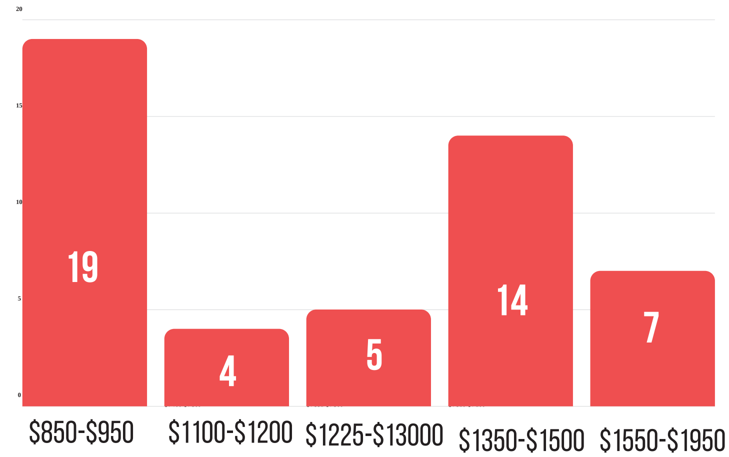
A comprehensive examination of the Lake Worth City apartment market shows that supply of competitive apartament space is limited. According to Costar, there are 2,092 residential units built after year 2000 representing 20% of the total inventory. 212 or 10% of these units were delivered within 2 miles 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

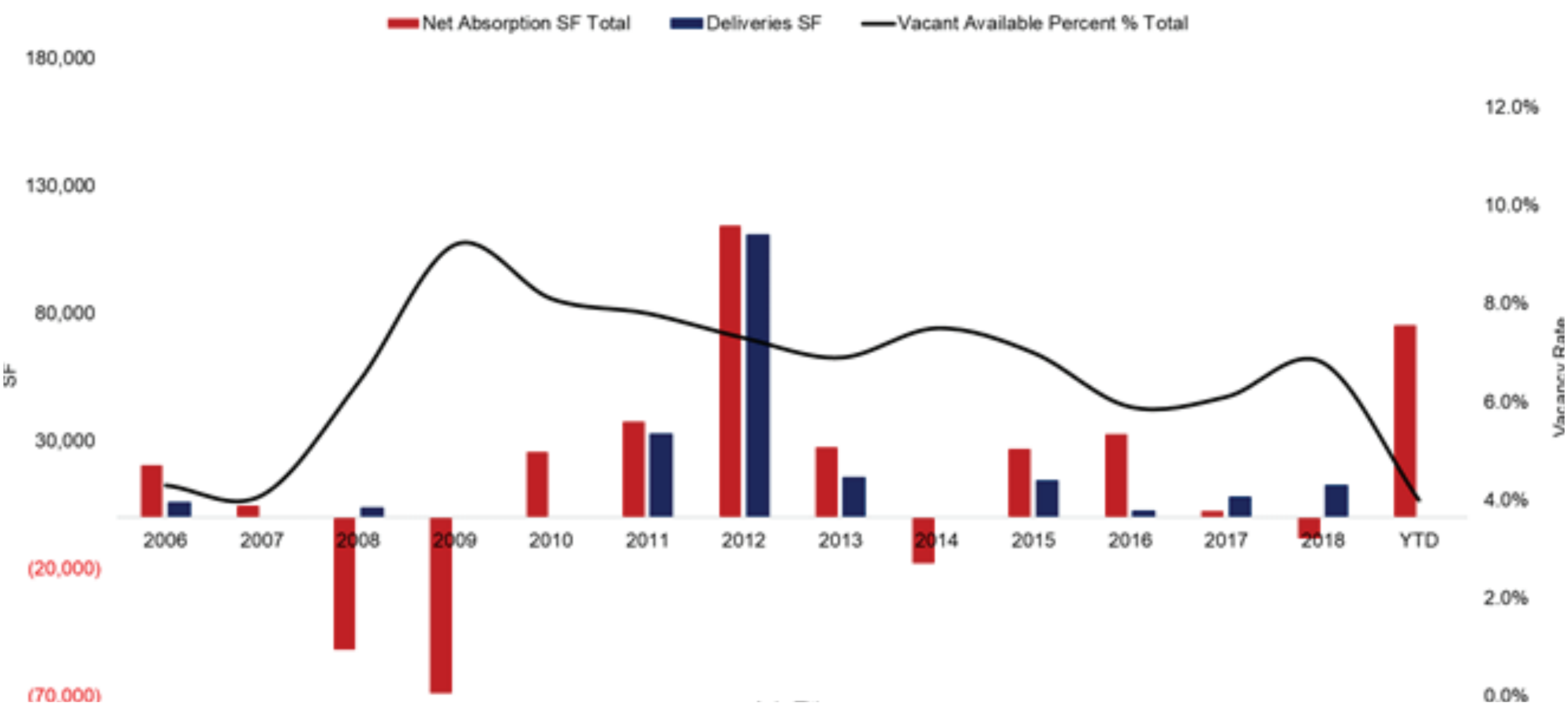
AVG RENT 1.36 $/SF
AVG SIZE 1,100 SF

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.

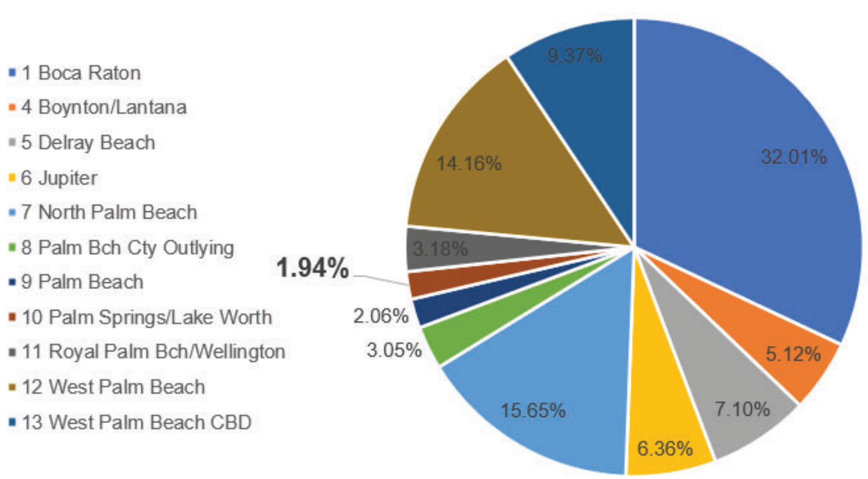
When analyzing employment data from the Bureau of Labors of Statistic in the past 30 years in the specific area of West Palm Beach-Boca Raton-Delray Beach, we see the unemployment rate peaks formed in the recession times and the years it took to get back to reasonable unemployment rate. It is too early 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.

56.5M SF

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



1.09M
Inventory SF

7.4%
Vacancy rate

$28.37
AVG Rent
$/SF/yr

SIMMONS & WHITE
2581 Metrocentre Blvd West, Suite 3, West Palm Beach, Florida 33407
O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982

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 ENGINEER

Bryan G. Kelley, P.E.
FL Reg. No. 74006

TABLE OF CONTENTS

APPENDICES

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:

<u>Proposed Plan of Development</u>

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

SIMMONS & WHITE

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**

X:\Documents\PROJECTS\2021\21-061 Deco Green\Deco Green Traffic Report.xlsx
BK

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

N
N.T.S.

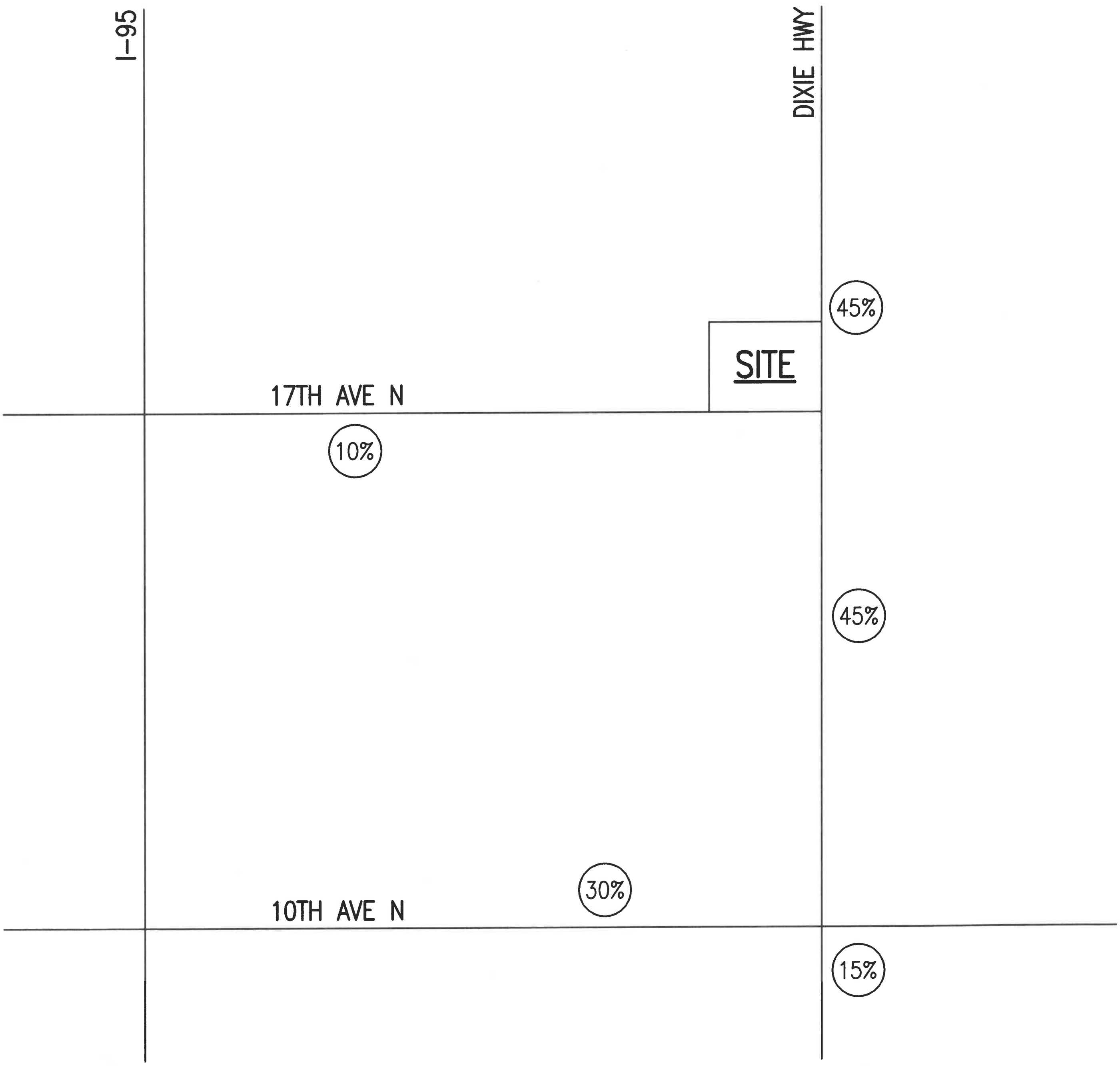


FIGURE 2
PROJECT DISTRIBUTION

LEGEND

45% PROJECT DISTRIBUTION

DECO GREEN

21-061 BK 04-14-21

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

N
N.T.S.

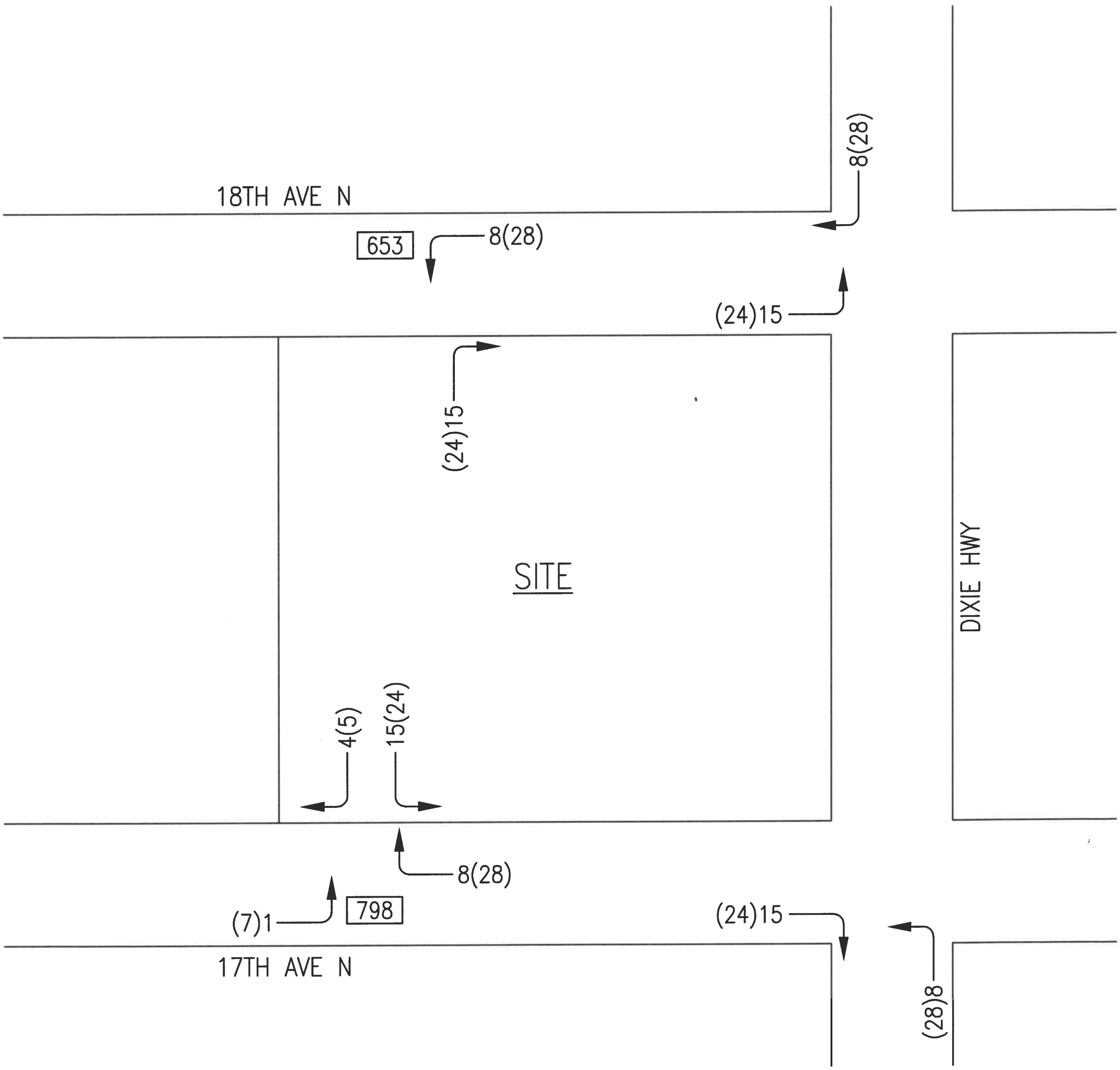


FIGURE 3
DRIVEWAY VOLUMES

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 — COUNT DATE: 5/17/2016 — Report Created

N-S STREET: N Dixie Hwy — CURRENT YEAR: 2016 — 4/14/2021

TIME PERIOD: AM — ANALYSIS YEAR: 2026

GROWTH RATE: 16.91% — PSF: 1.03

SIGNAL ID: 35870

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 — COUNT DATE: 5/17/2016 — Report Created

N-S STREET: N Dixie Hwy — CURRENT YEAR: 2016 — 4/14/2021

TIME PERIOD: PM — ANALYSIS YEAR: 2026

GROWTH RATE: 16.91% — PSF: 1.03

SIGNAL ID: 35870

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 — STATION: 4822 — Report Created 4/13/2021

CURRENT YEAR: 2020 — FROM: Midpoint

ANALYSIS YEAR: 2026 — TO: 17th Ave N

GROWTH RATE: 0% — COUNT DATE: NA

PSF: 0

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	STATION:	4822	Report Created
CURRENT YEAR:	2020	FROM:	10th Ave N	4/13/2021
ANALYSIS YEAR:	2026	TO:	Midpoint	
GROWTH RATE:	0%	COUNT DATE:	NA	
		PSF:	0	

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	STATION:	3922
CURRENT YEAR:	2020	FROM:	Midpoint
ANALYSIS YEAR:	2026	TO:	Forest Hill Blvd
GROWTH RATE:	0%	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		

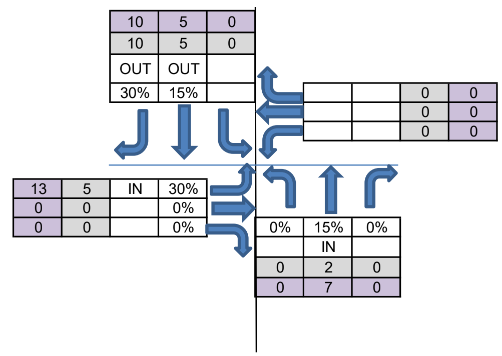
APPENDIX C

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

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
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

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
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.

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

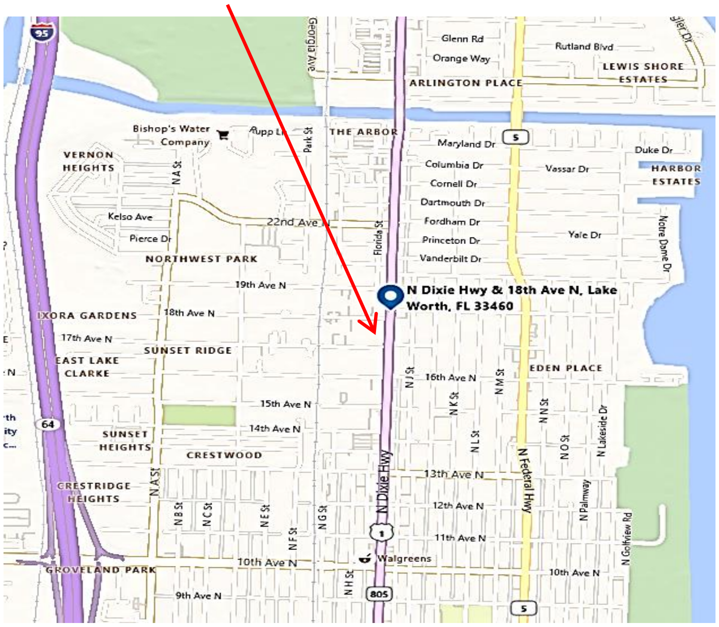
Tel: (954) 680-7781

Introduction / Purpose

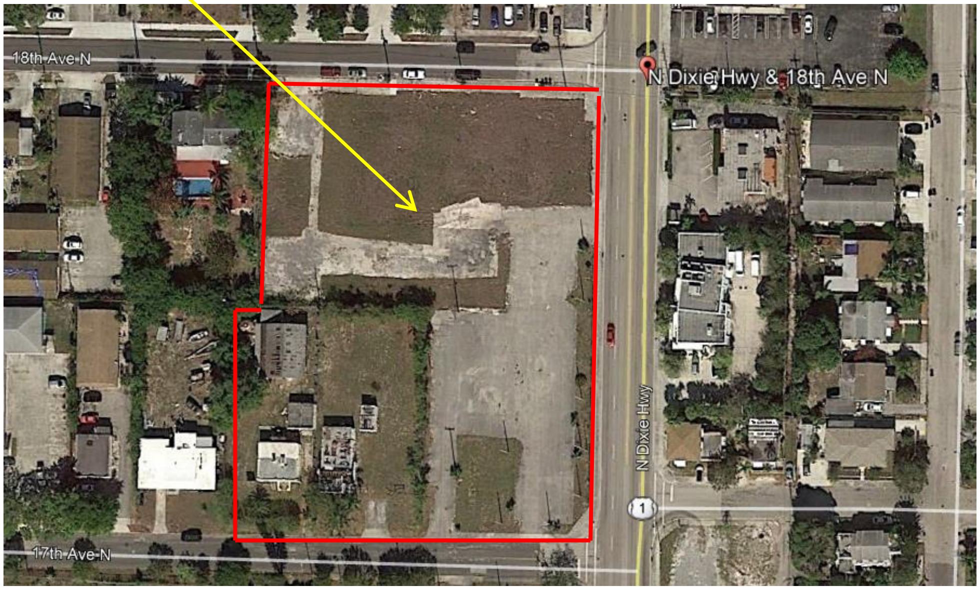
The proposed Deco Green Project consists of 126 residential apartment units; 6,938 square feet (SF) retail and 858 SF offices. It is located immediately west of N. Dixie Hwy between north 17th and 18th Avenues in the City of Lake Worth, Florida.

<u>During Phase 1</u>, 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 % In / Out	AM Peah Hour Rate / Equation	PM Peah Hour % In / Out	PM Peah Hour 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

IBI

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

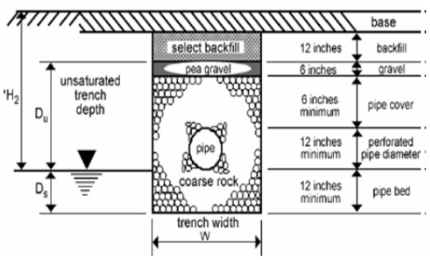
Exfiltration Trench Calculations

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

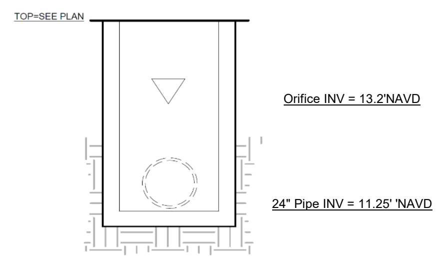
1.5 ft, Diameter of Perforated Pipe

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

Control Structure



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)

Proposed Site Discharge is via a 6" inverted triange orifice at EL 13.2 ft NAVD

Post-development discharge to 17th Ave
Q **0.97 < 5.36 csf** **Passed**
Refer to cascade Analysis for 25 Year - 3 Day stormevent

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

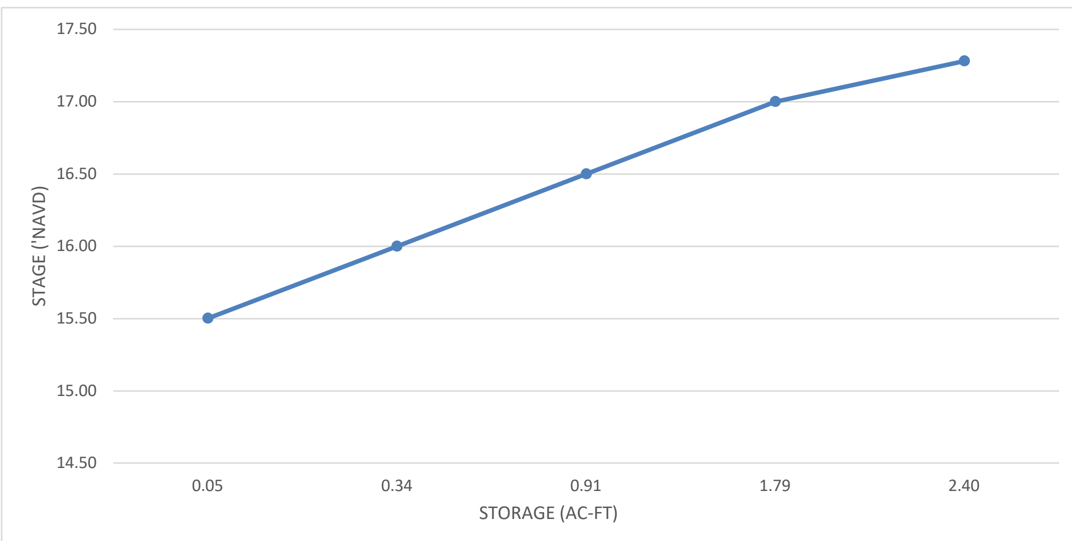
Stage Storage

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

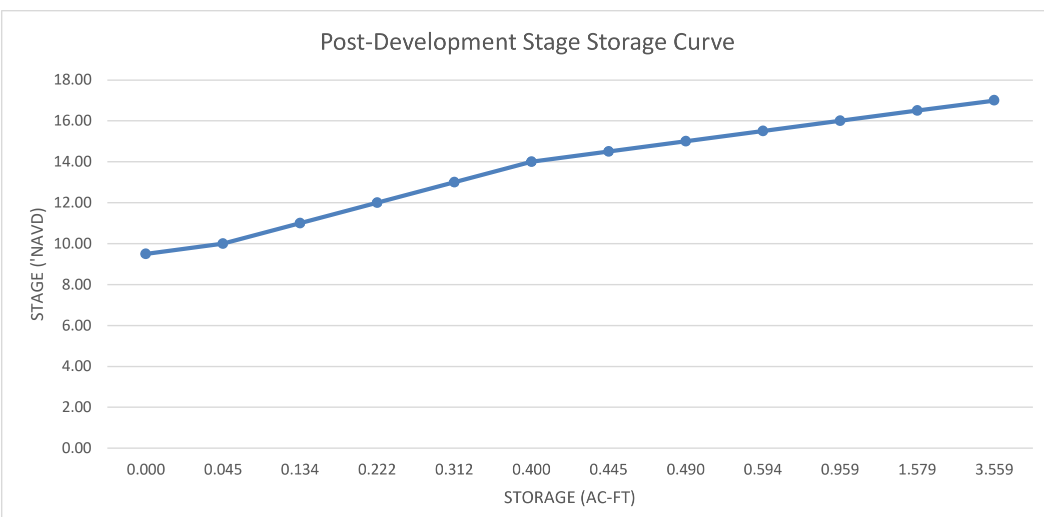
	Description	Acreage	Porosity	Depth	Net Area	Low EL ('NAVD)	High EL. ('NAVD)
		ac.	%	in.	ac.	ft	ft
A	Building	0.260			0.260	17.50	17.50
B	Concrete/Hardscape	1.173			1.173	15.75	16.75
C	Pervious Concrete	0.252	20%	6	0.050	15.75	16.75
D	Dog Park	0.030	40%	1.5	0.012	16.00	16.50
E	Landscape	0.567			0.567	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

POST 5 YEAR - 1 DAY
ALL ELEVATIONS SHOWN
ARE IN NAVD.

Project Name: Deco Green
Reviewer: Patricia F Ramudo
Project Number:
Period Begin: May 07, 2021;0000 hr End: May 14, 2021;0000 hr Duration: 168 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: On-Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 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

Page No.

TABLE OF CONTENTS

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.

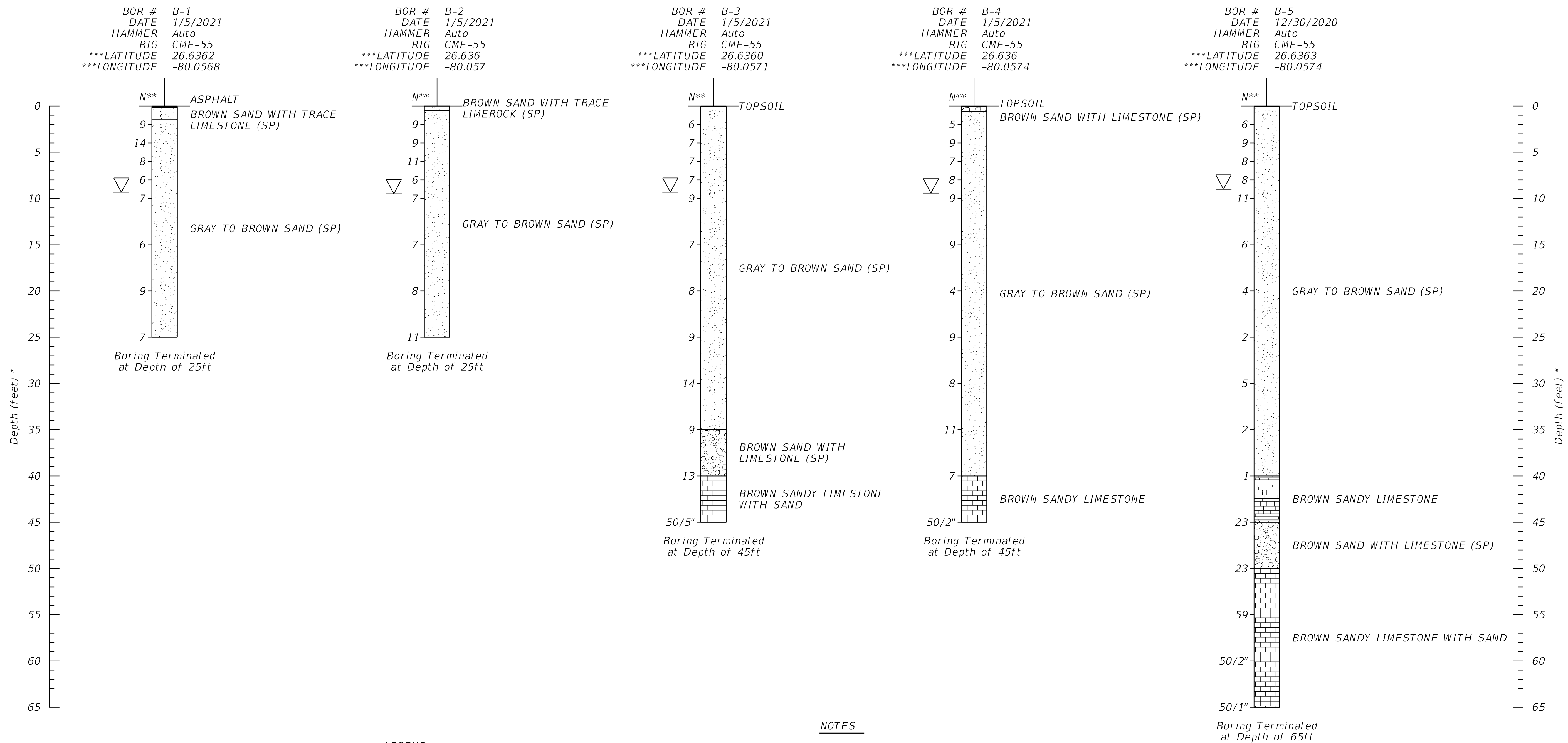
Map Unit Legend

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	APPROVED BY: RK	ENGINEER OF RECORD: RAJ KRISHNASAMY, P.E.	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
CHECKED BY: KV	DATE: 01-08-2021	FLORIDA LICENSE NO.: 53567					



LEGEND

- Asphalt/Topsoil
- Gravel
- Limestone Soft ****
- Sand
- Limestone Hard ****
- Gravelly Sand
- ▽ ENCOUNTERED GROUNDWATER TABLE
- 50/2" DENOTES BLOWS FOR X INCHES PENETRATION

NOTES

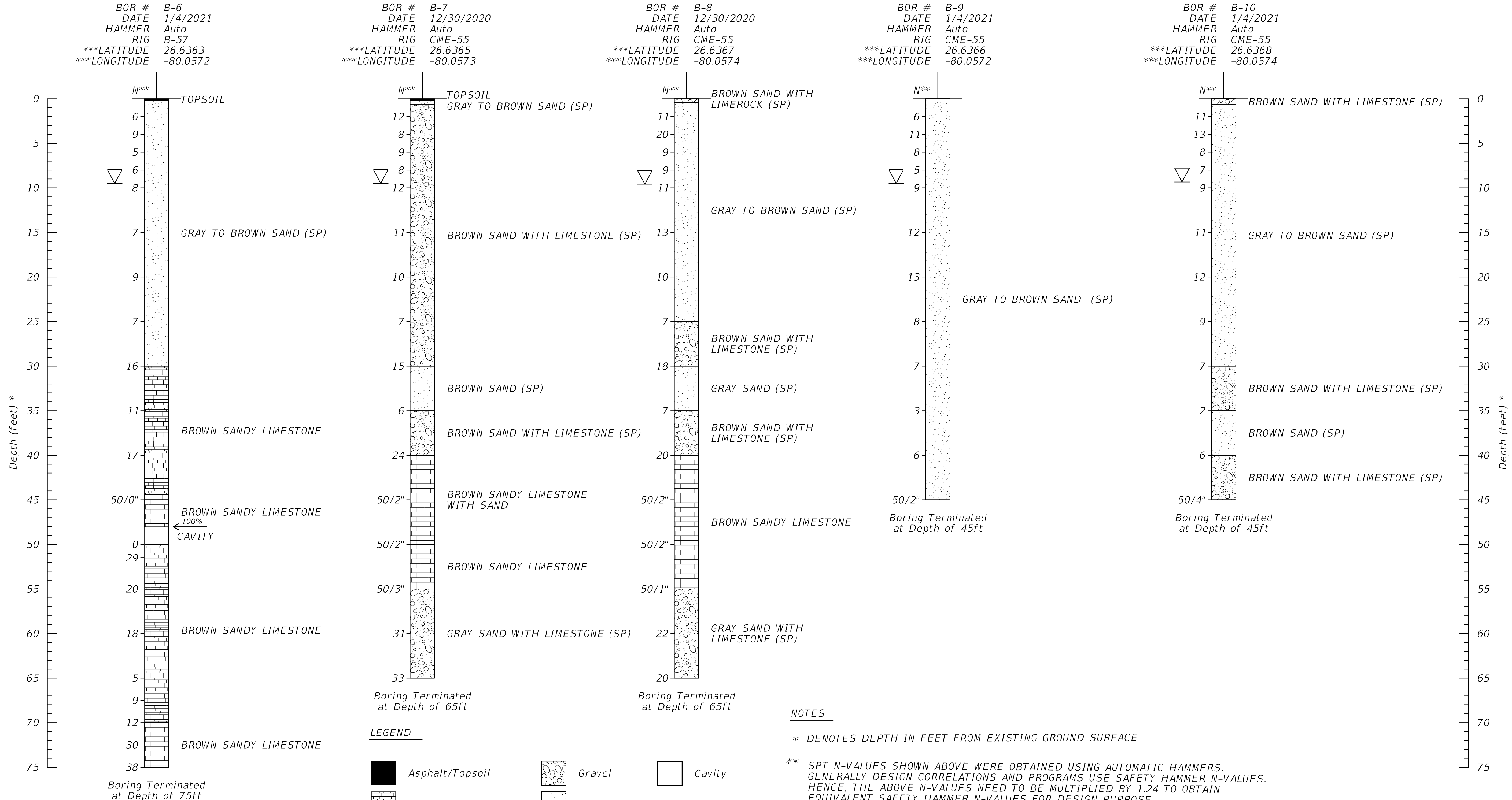
* DENOTES DEPTH IN FEET FROM EXISTING GROUND SURFACE

** 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



LEGEND

Asphalt/Topsoil
Limestone Soft ****
Limestone Hard ****
Gravel
Sand
Gravelly Sand
Cavity

ENCOUNTERED GROUNDWATER TABLE

50/2" DENOTES BLOWS FOR X INCHES PENETRATION

100% LOSS OF CIRCULATION AND PERCENT OF LOSS

NOTES

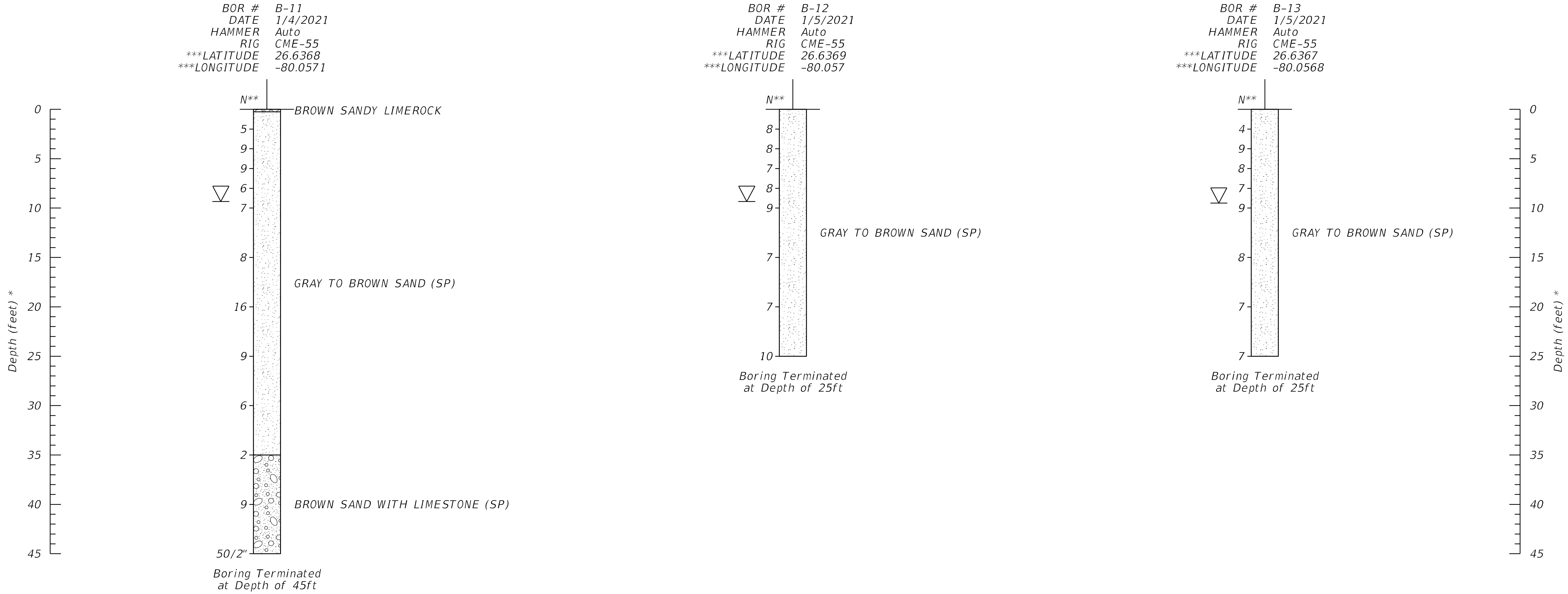
* DENOTES DEPTH IN FEET FROM EXISTING GROUND SURFACE

** 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: 3



LEGEND

■	Asphalt/Topsoil		Gravel
	Limestone Soft ****		Sand
	Limestone Hard ****		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.

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, N/NGS12
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/.

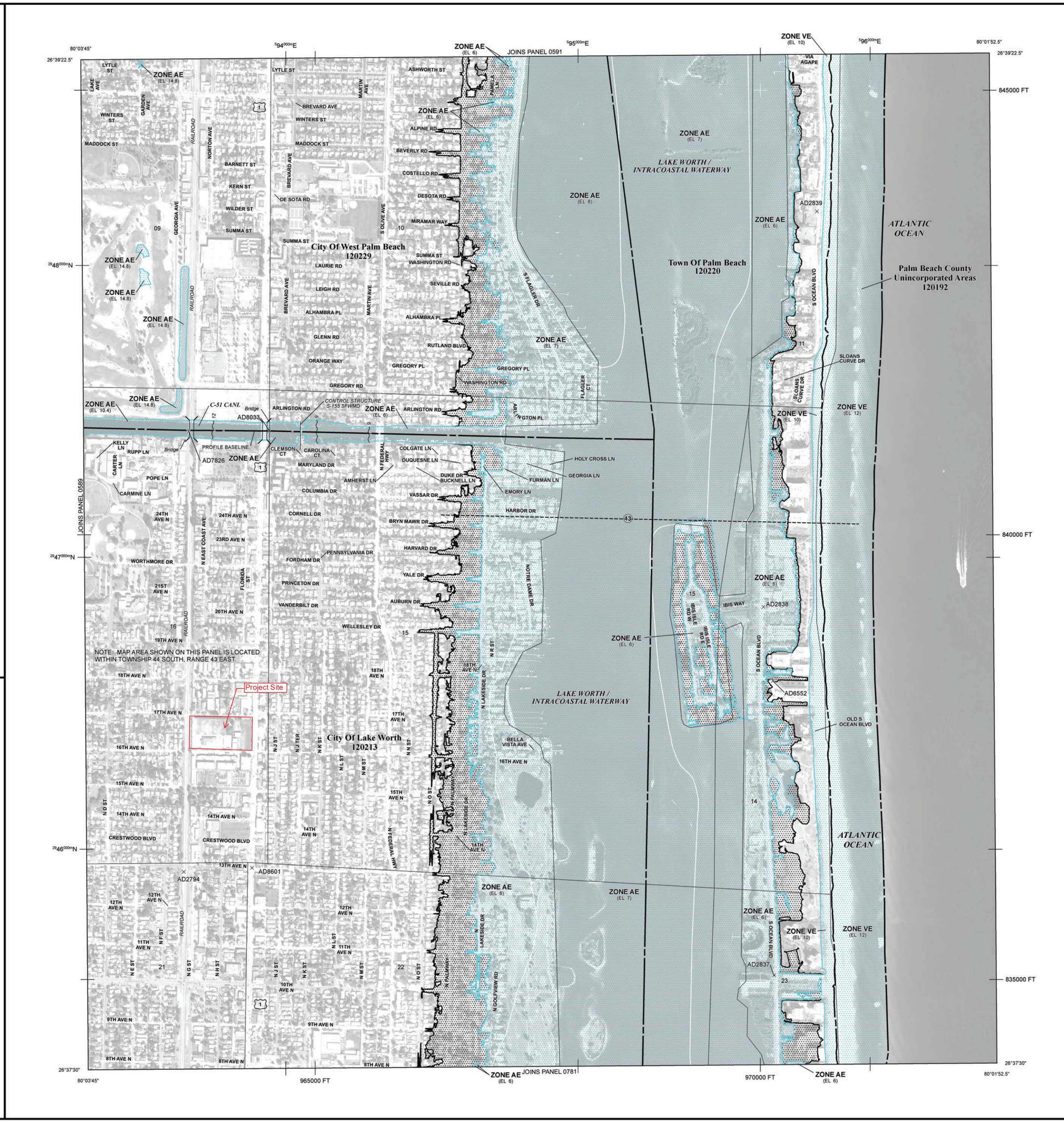
Base map information shown on this FIRM was provided in digital format by Palm Beach County. The original orthophotographic base imagery was provided in color with a one-foot pixel resolution at a scale of 1" = 200' from photography flown November 2010 - January 2011.

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	Base Flood Elevation line and value; elevation in feet*
(EL 987)	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

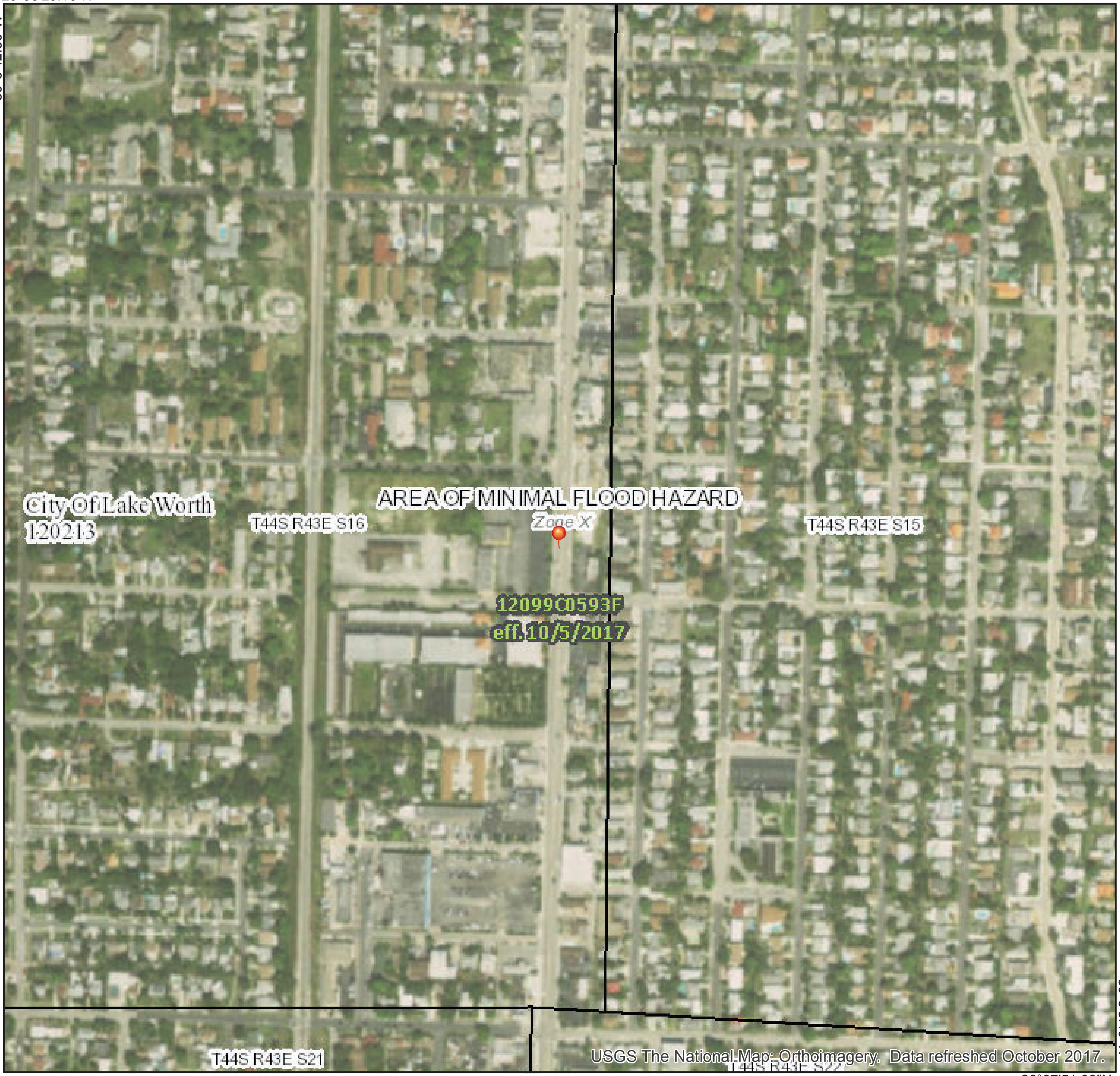
Federal Emergency Management Agency

National Flood Hazard Layer FIRMette

FEMA

26°38'23.19"N

80°3'42.86"W



80°3'5.40"W

26°37'51.03"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

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.

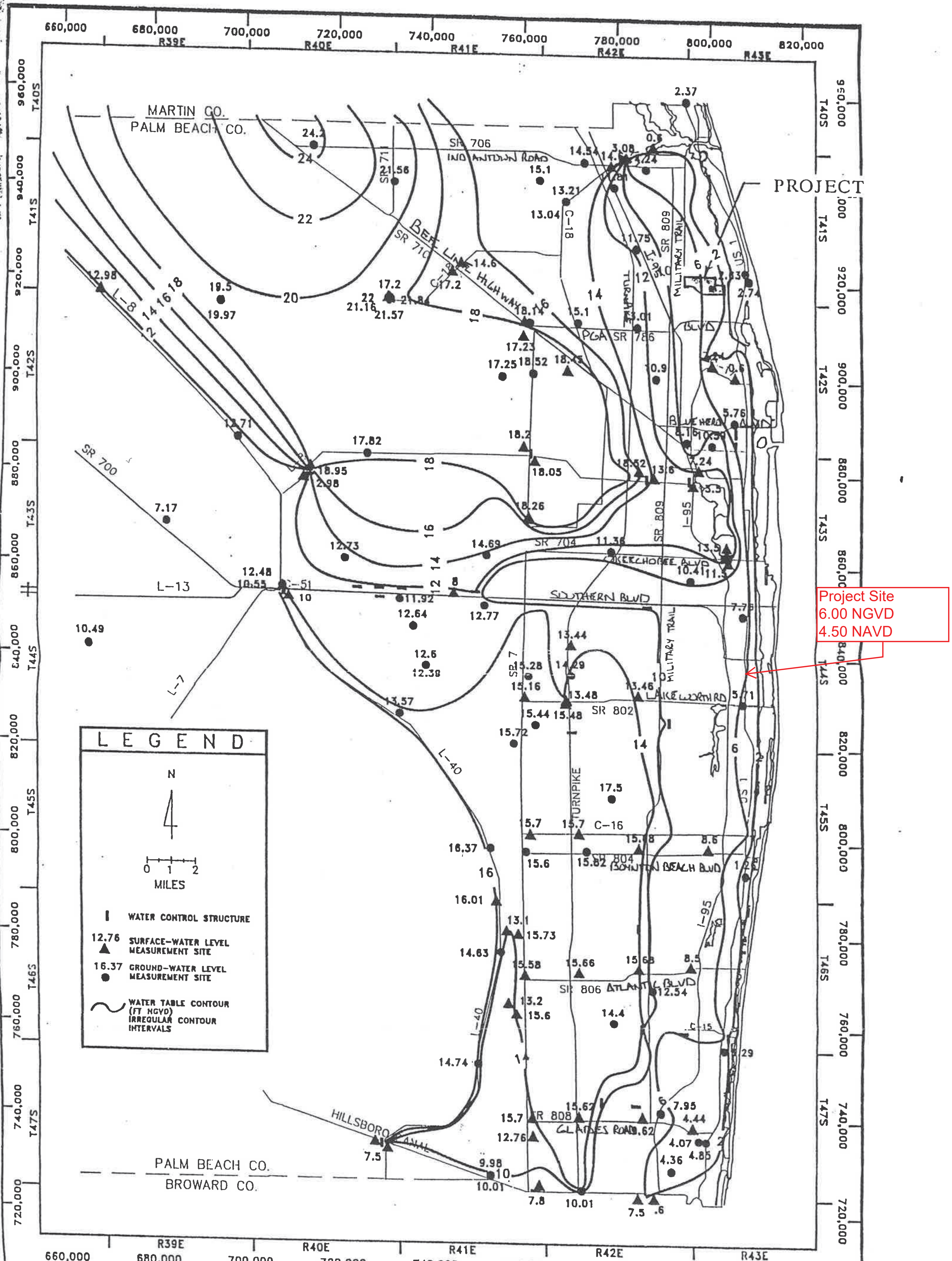


Plate 19 **ALTITUDE OF WATER TABLE, SURFICIAL AQUIFER - EASTERN PALM BEACH COUNTY FLORIDA, NOVEMBER 9-14, 1984 (MODIFIED FROM MILLER 1985)**

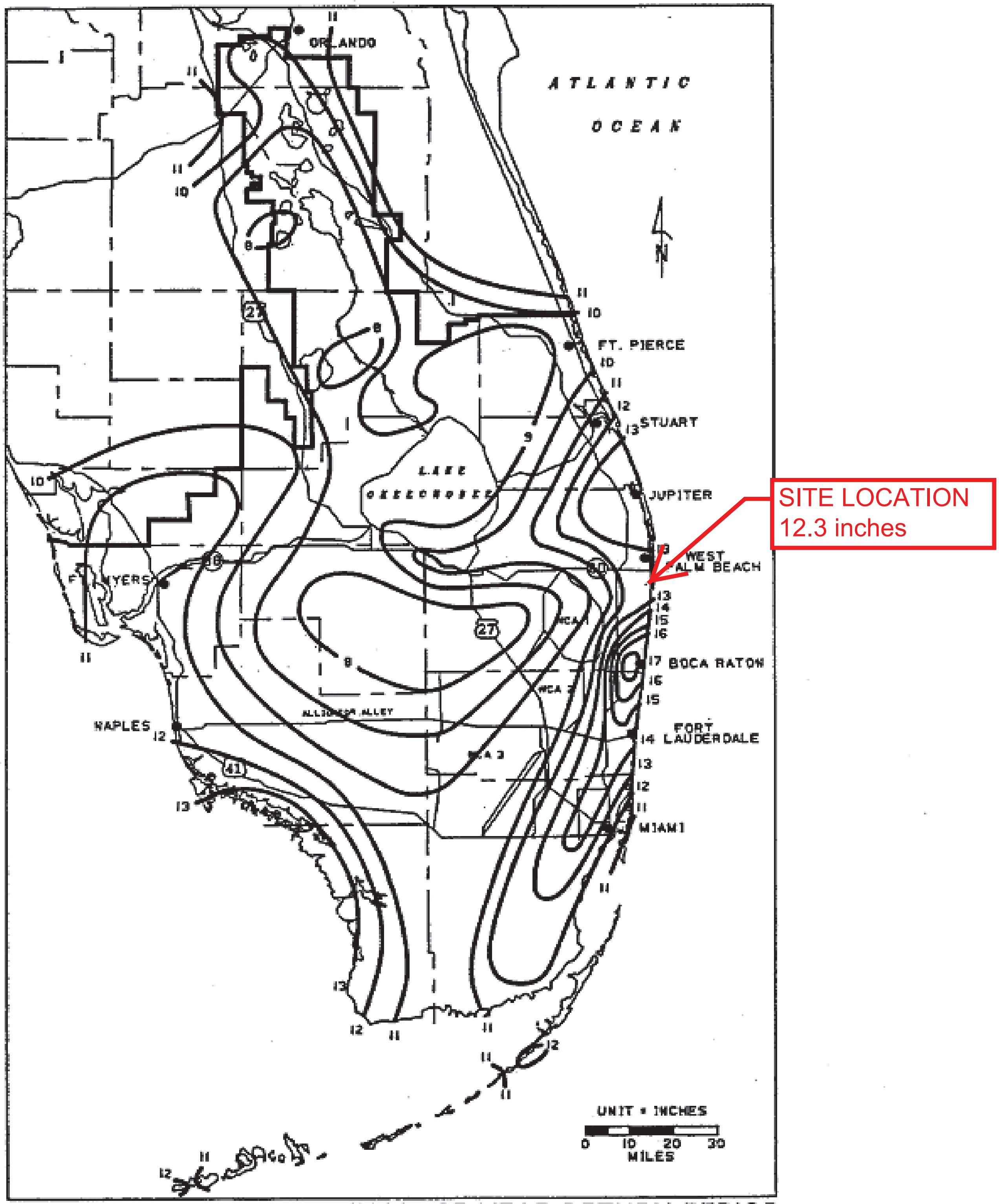


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

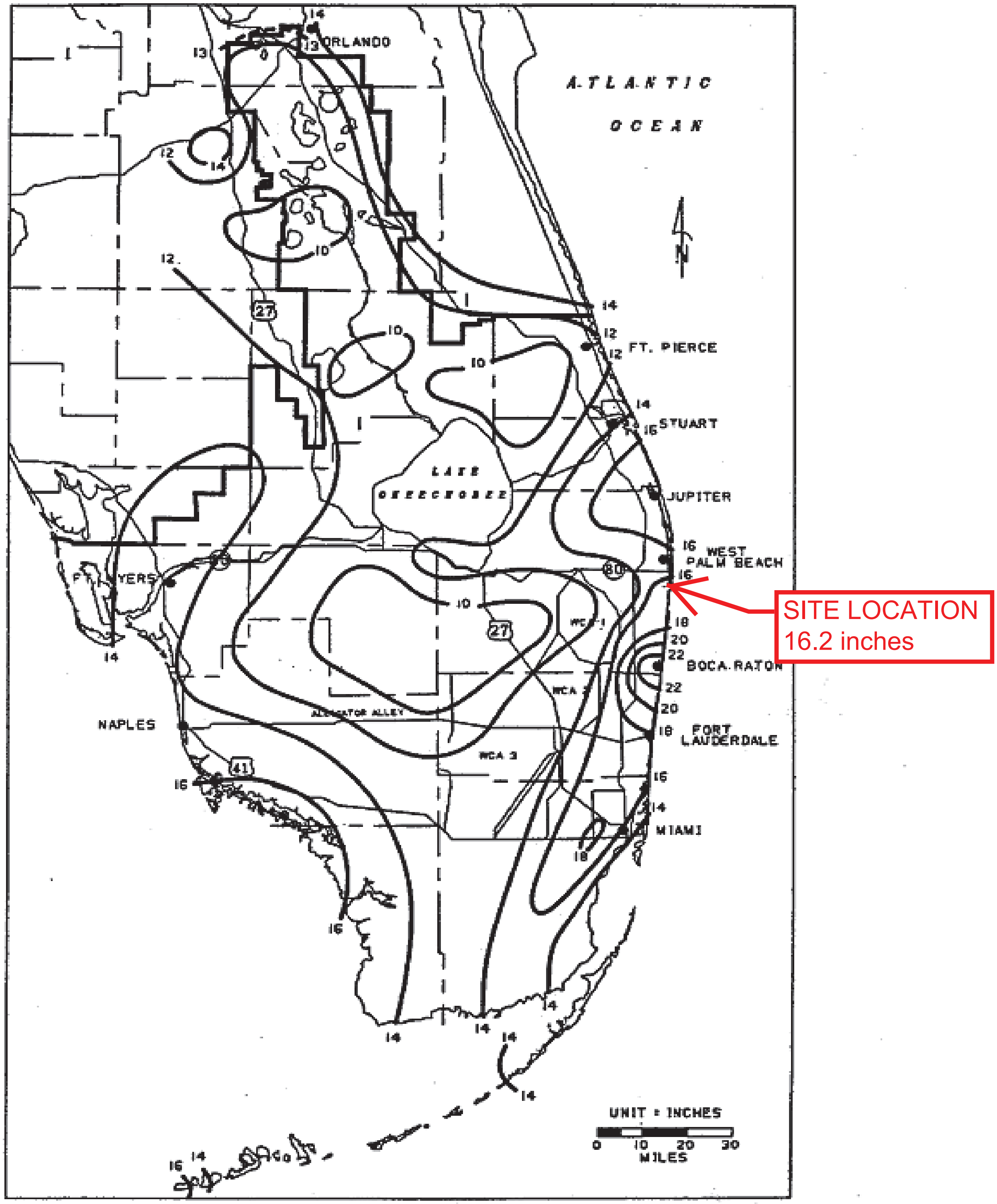


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: June 15, 2021 **DEPARTMENT:** Community Sustainability

TITLE:

Ordinance No. 2021-07 – First Reading (Quasi-judicial) – 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

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).

MOTION:

Move to approve/disapprove Ordinance No. 2021-07 on first reading and to schedule the second reading and public hearing for July 20, 2021.

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

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:

<u>Section 1.</u> Recitals. The foregoing recitals are true and correct and are hereby affirmed and ratified.

<u>Section 2</u>. 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.

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

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

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

<u>Section 6.</u> 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. 21-01400039**

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)

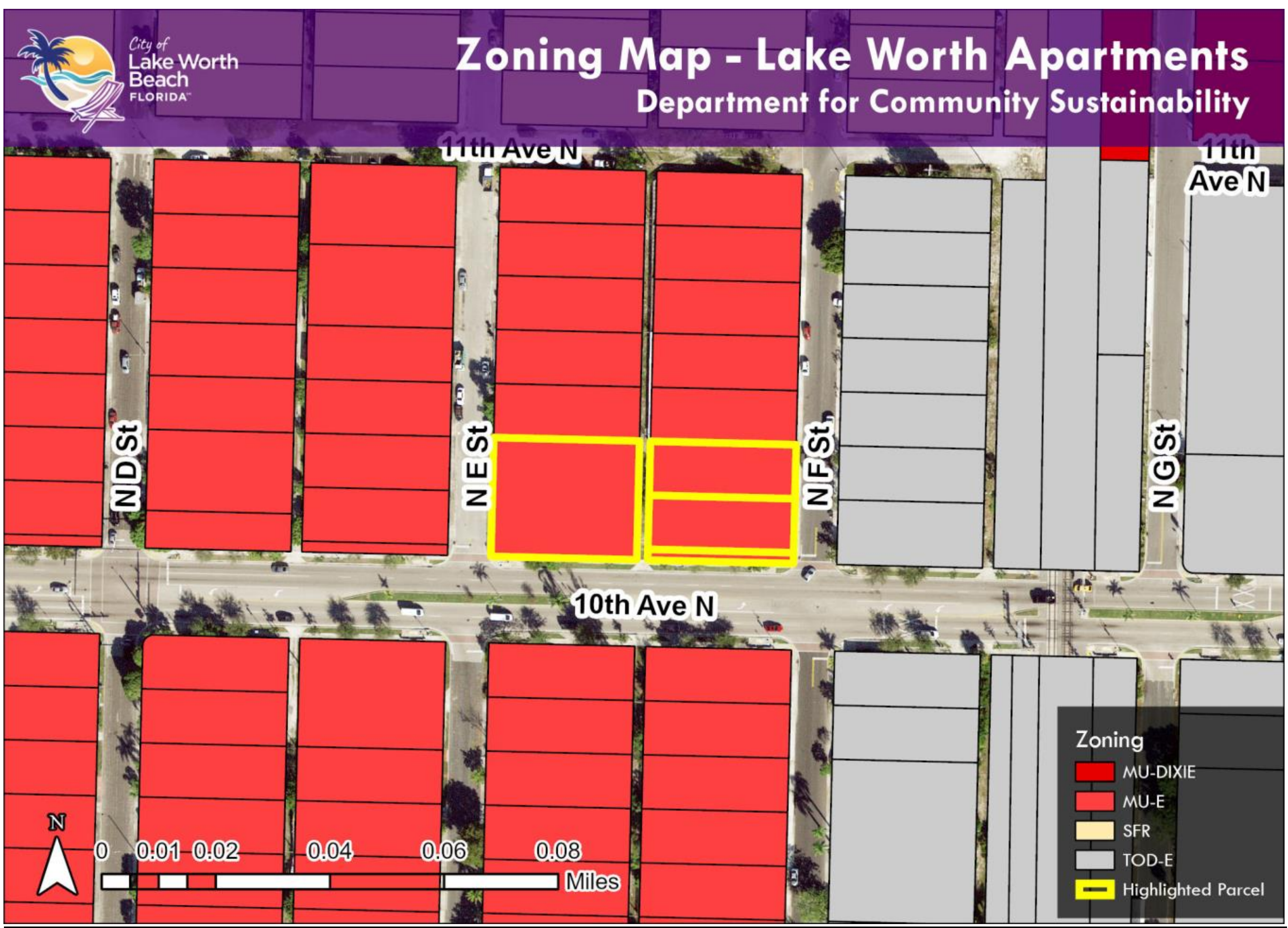


Exhibit B

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 Comment

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.

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.

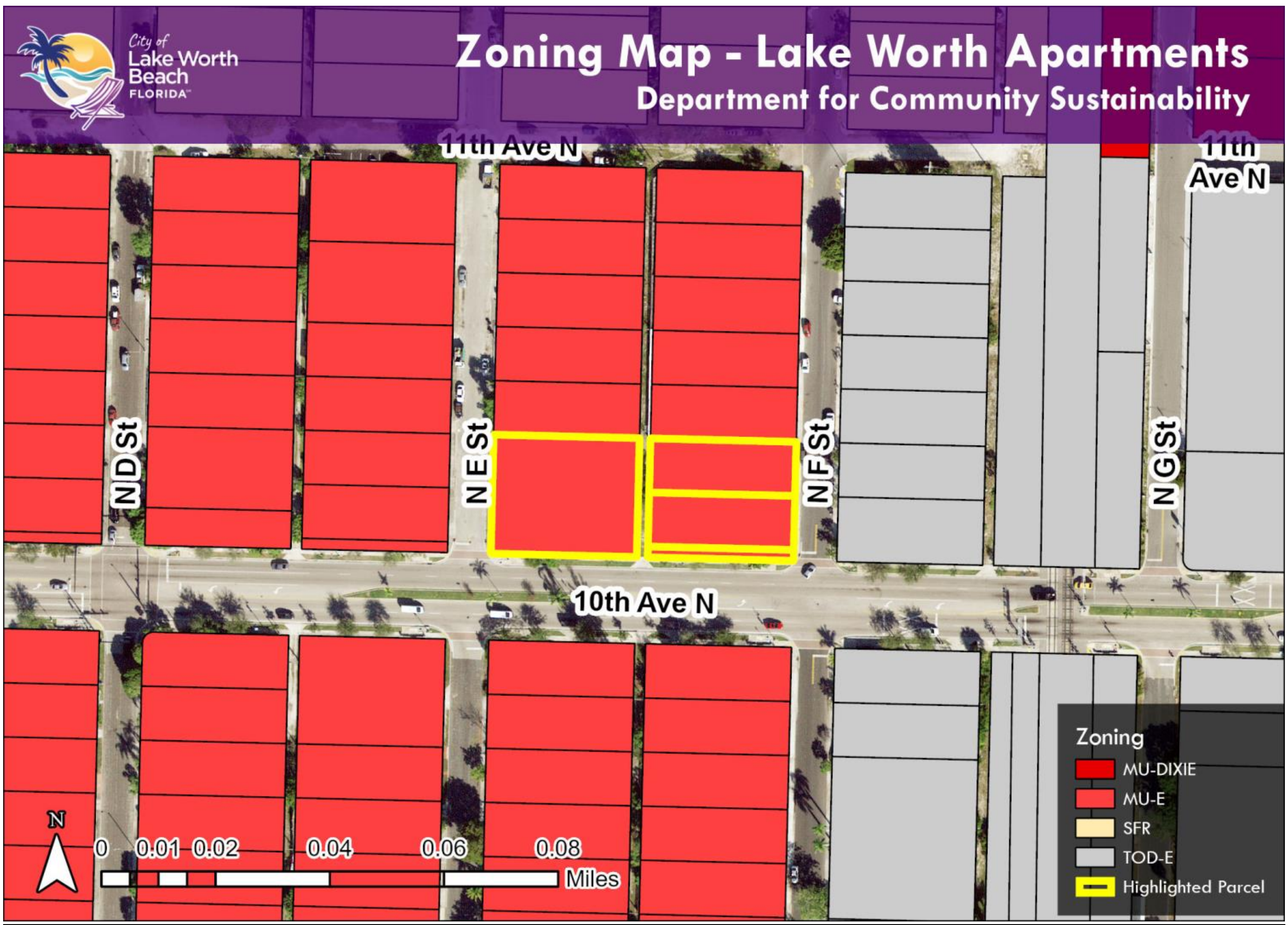
The 0.71-acre subject site is currently vacant, and is located on the north side of 10th Avenue North, between North E and F Streets. Prior to 2011, the site contained residential buildings, however the parcels are now currently vacant. The proposed project will be comprised of two, 2-story buildings, 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.**

<u>Section 23.2-31(l): Community Appearance Criteria</u>

1. The plan for the proposed structure or project is in conformity with good taste, good design, and in general contributes to the image of the city as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality.

Staff Analysis: 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

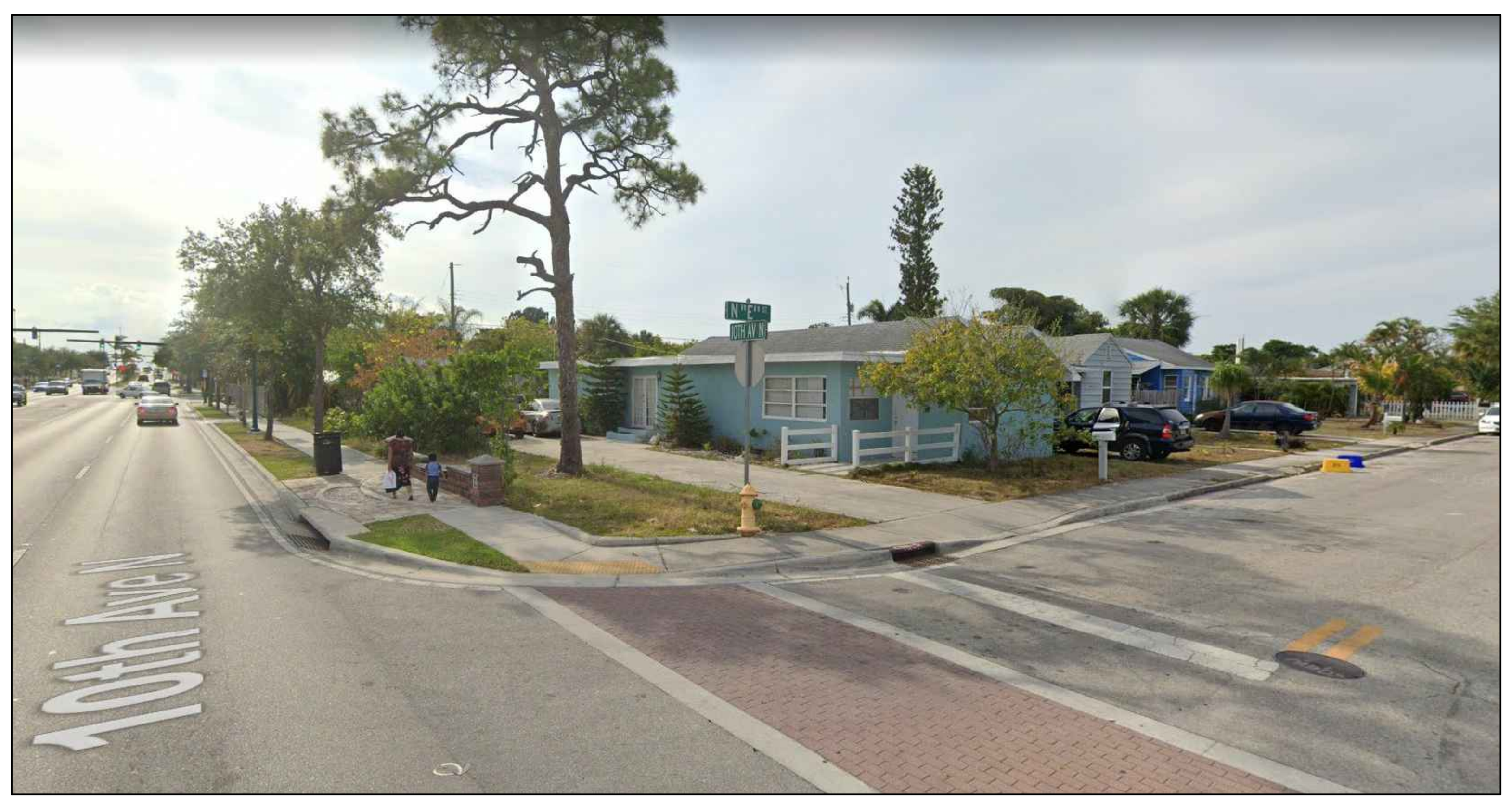
DEPARTMENT REPORTS: None

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.

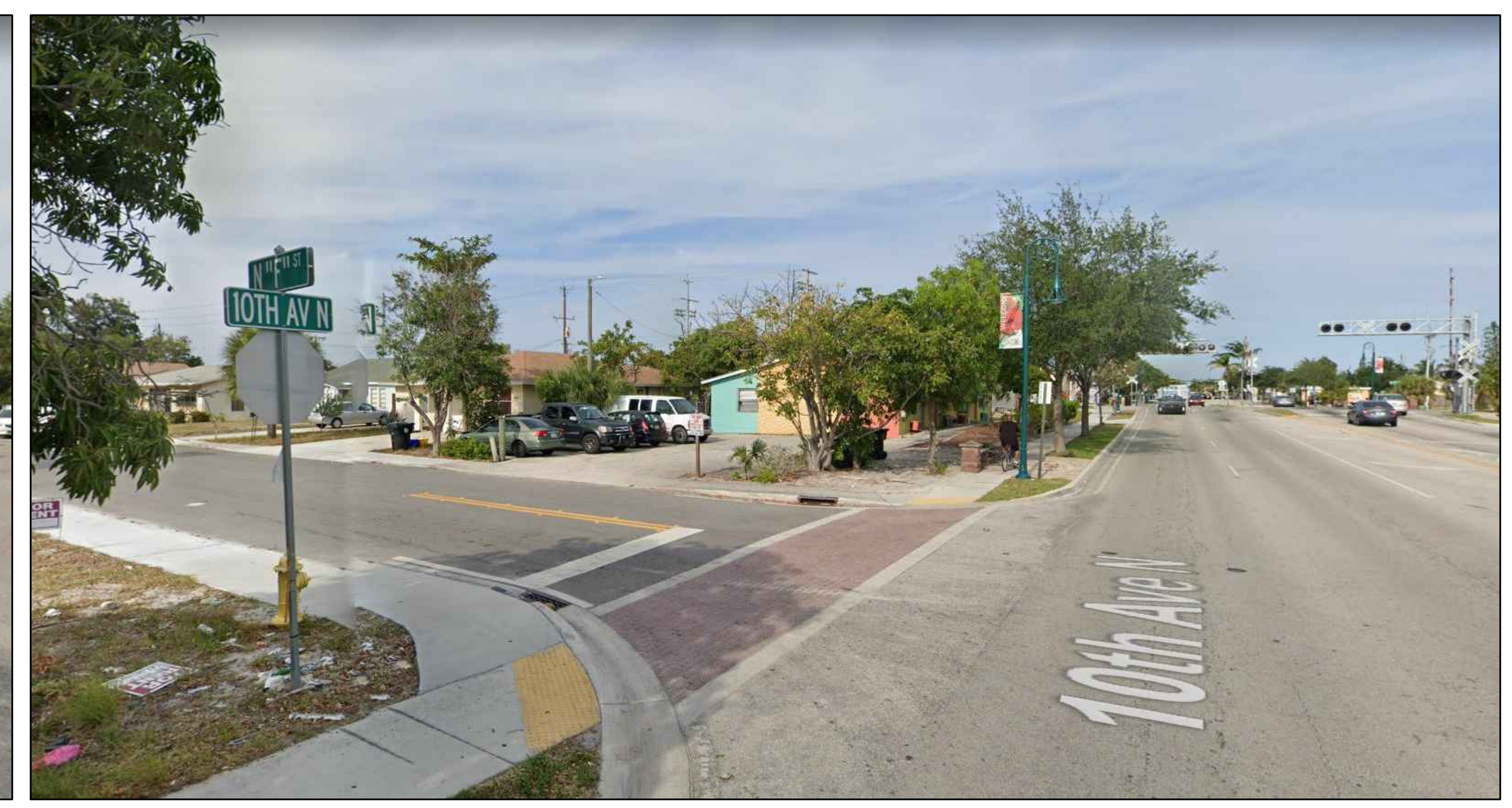
ADJOURNMENT: 10:04 pm

FRONT RENDERING

REAR RENDERING

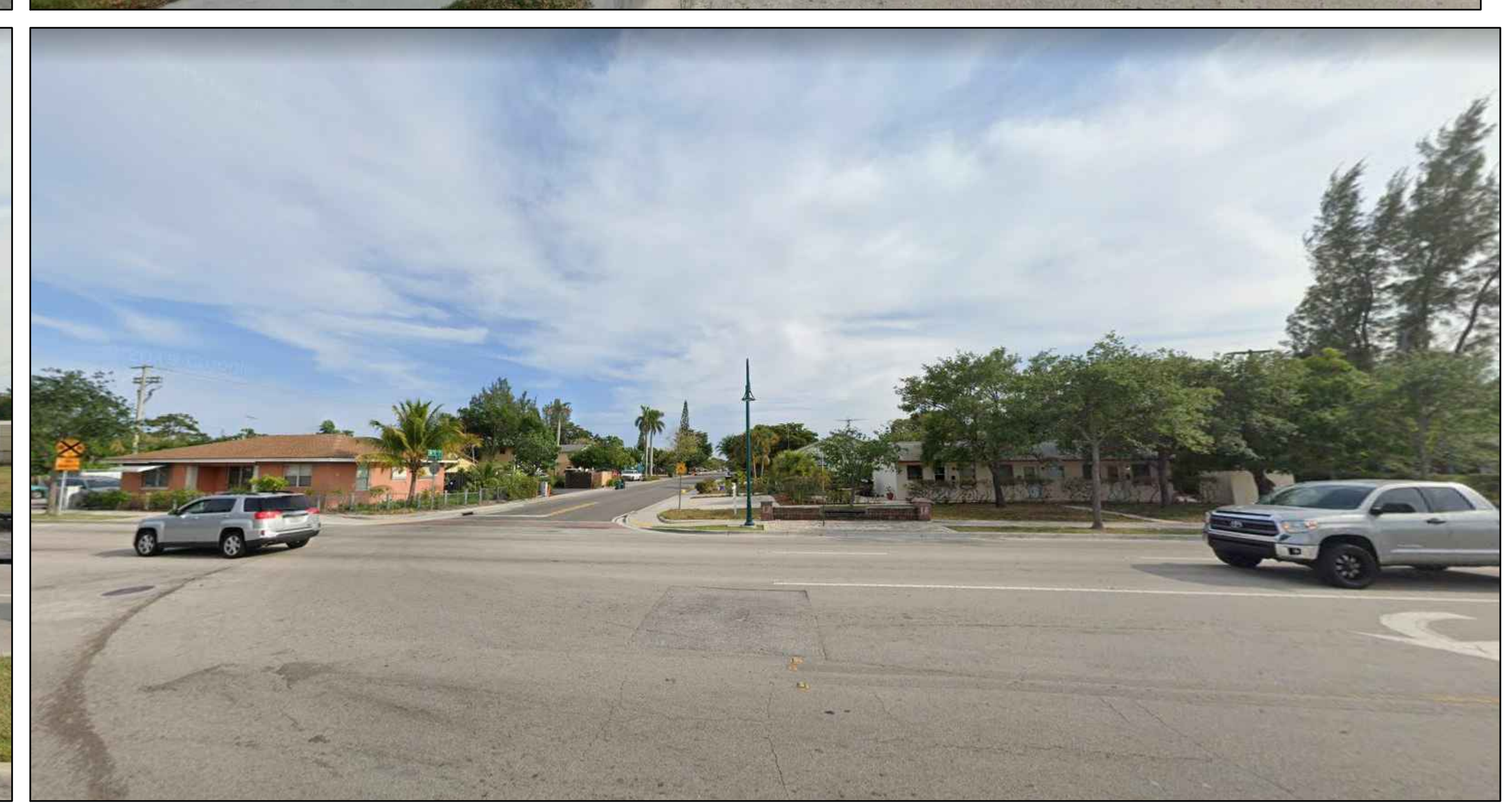


NORTHWEST



NORTHEAST

SOUTHWEST



SOUTHEAST

PAUL CHARETTE A.I.A.
LICENSE AR 0016279

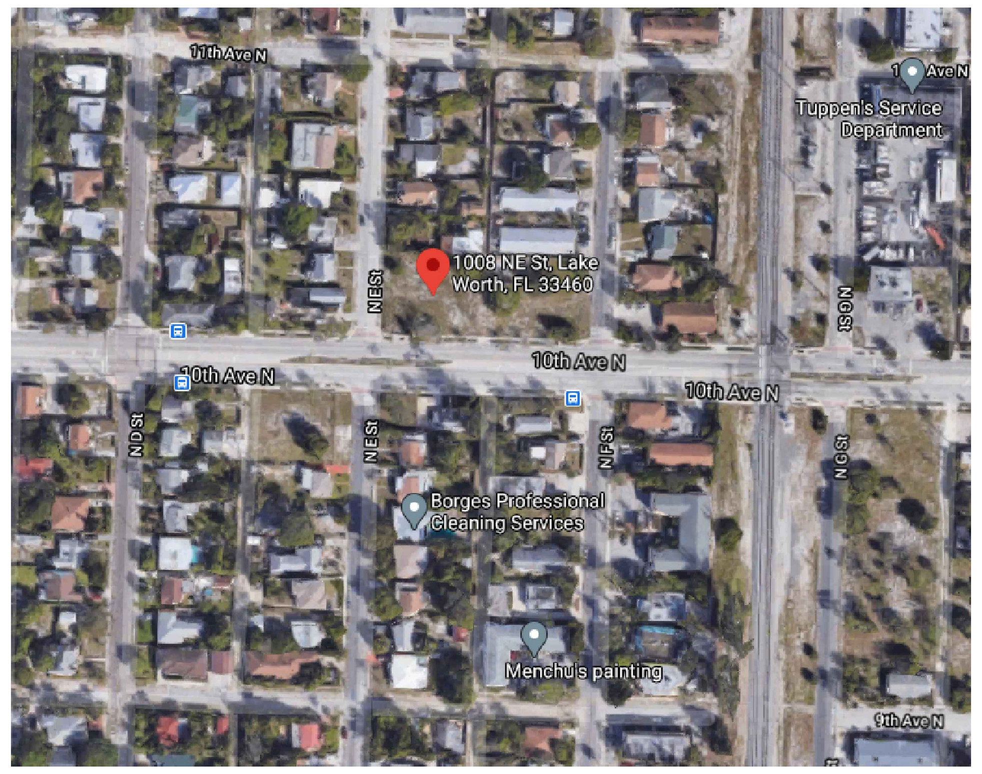
MARK HUNLEY A.I.A.
LICENSE AR 0099784

CHARETTE INTERNATIONAL ARCHITECTURE INC
AA26002424
ARCHITECTURE ◆ PLANNING ◆ HISTORICAL RENOVATIONS
2528 N 38 TH AVE ◆ 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:	
BLDG DEPT:	
BLDG DEPT:	
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

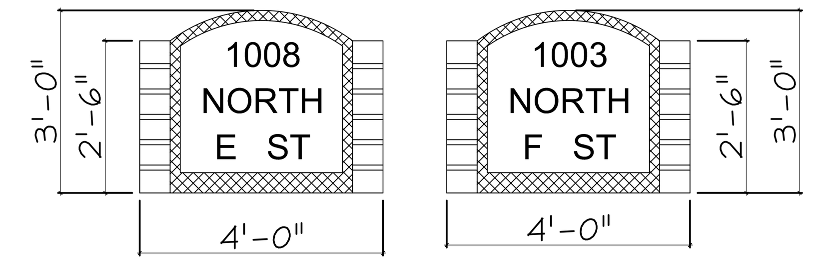
BUILDING PLACEMENT- MU-E

		REQUIRED	PROVIDED
A	FRONT SETBACK	10 FT.	10'-0"
B	SIDE SETBACK	10 FT	10'-0"
C	REAR SETBACK	11 FT	51'-8"

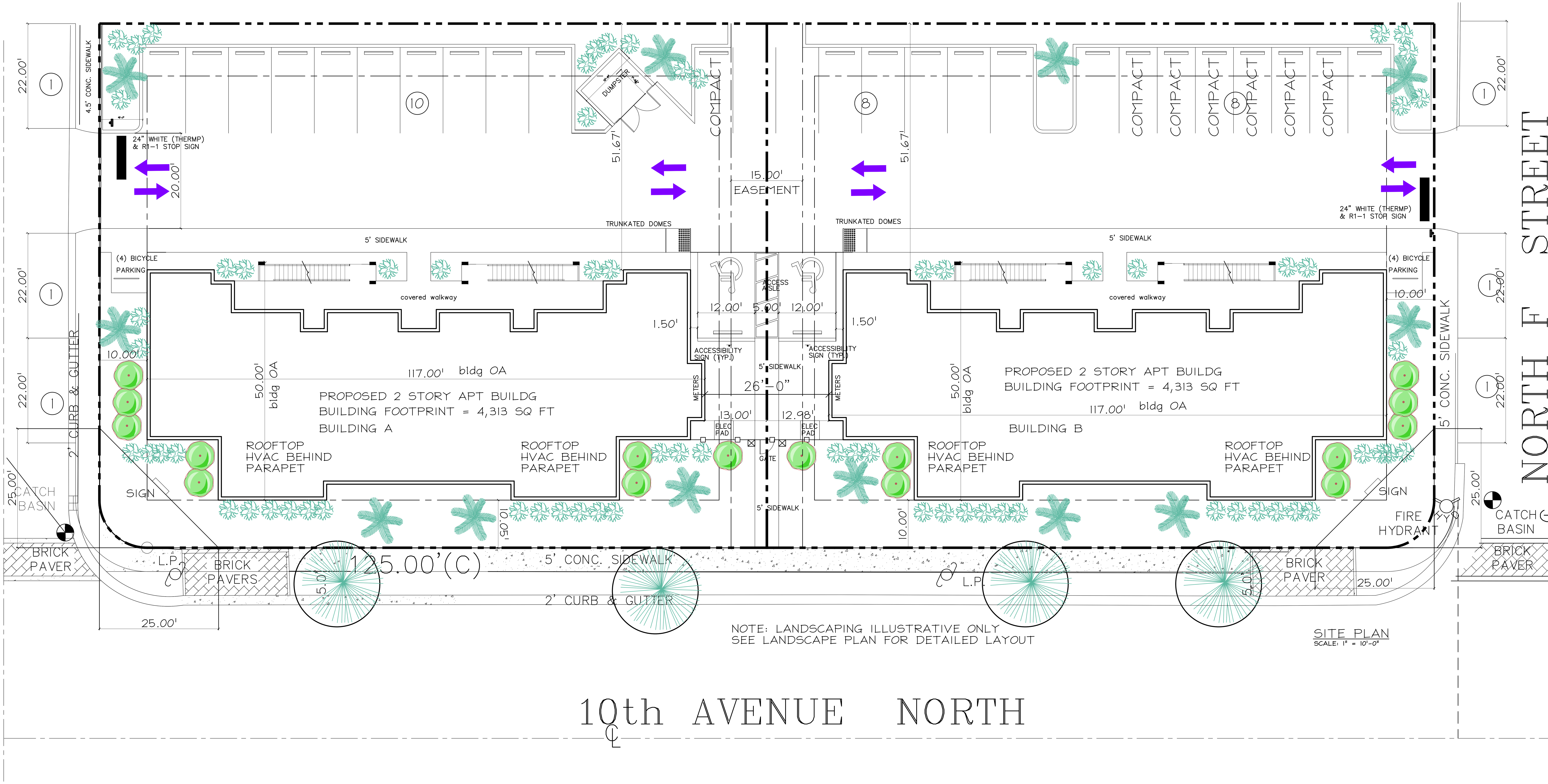
CRITERIA	EXISTING / REQUIRED	PROPOSED
ZONING DISTRICT	MU-E	MU-E
FUTURE LAND USE DESIGNATION	MU-E	MU-E
LOT AREA	6,500	15,377 (2)
LOT WIDTH	50'	140 (2)
BUILDING HEIGHT	30'	25'-2"
BUILDING SETBACKS		
FRONT	10'	10'-0"
REAR	11'	51'-8"
SIDE STREET	10'	10'-0"
LIVING AREA		
EFFICIENCY	400	632
ONE BEDROOM	600	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



NORTH ARROW



SITE PLAN

SCALE: 1" = 10'-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 ◆ HOLLYWOOD, FL
paul@charettearch.com ◆ (561)756-6094 - (954)809-9802
mark@charettearch.com

APT UNITS
10TH AVE NORTH
LAKE WORTH, FL
2020-108

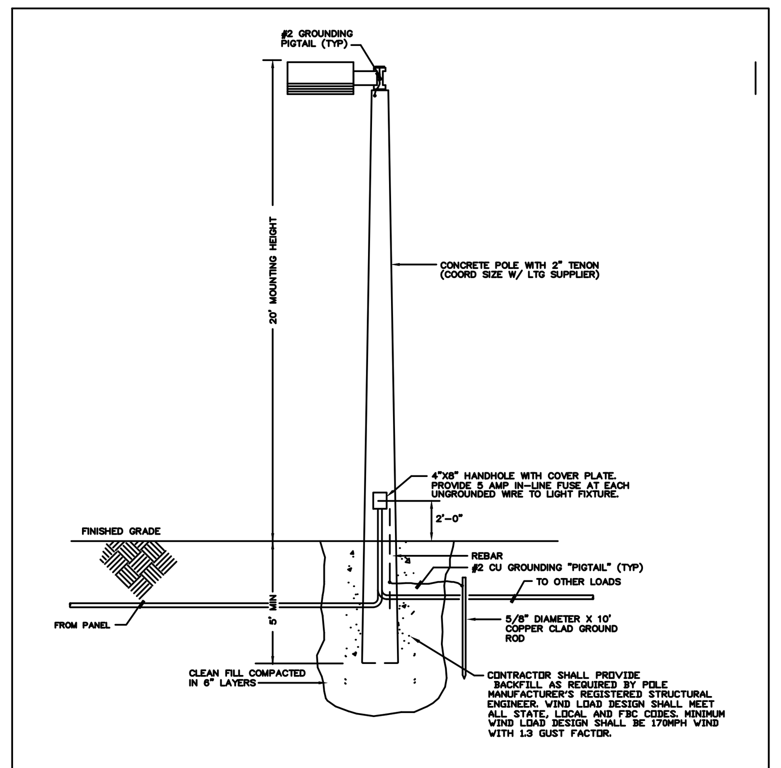
STARTED:	08/04/2020
PRELIM:	
PRELIM 2:	
PRELIM 3:	
PRELIM FINAL:	
CONST DOCS:	
BLDG DEPT:	
BLDG DEPT:	
BLDG DEPT:	
AS-BUILTS:	
SCALE:	1" : 10'-0"

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

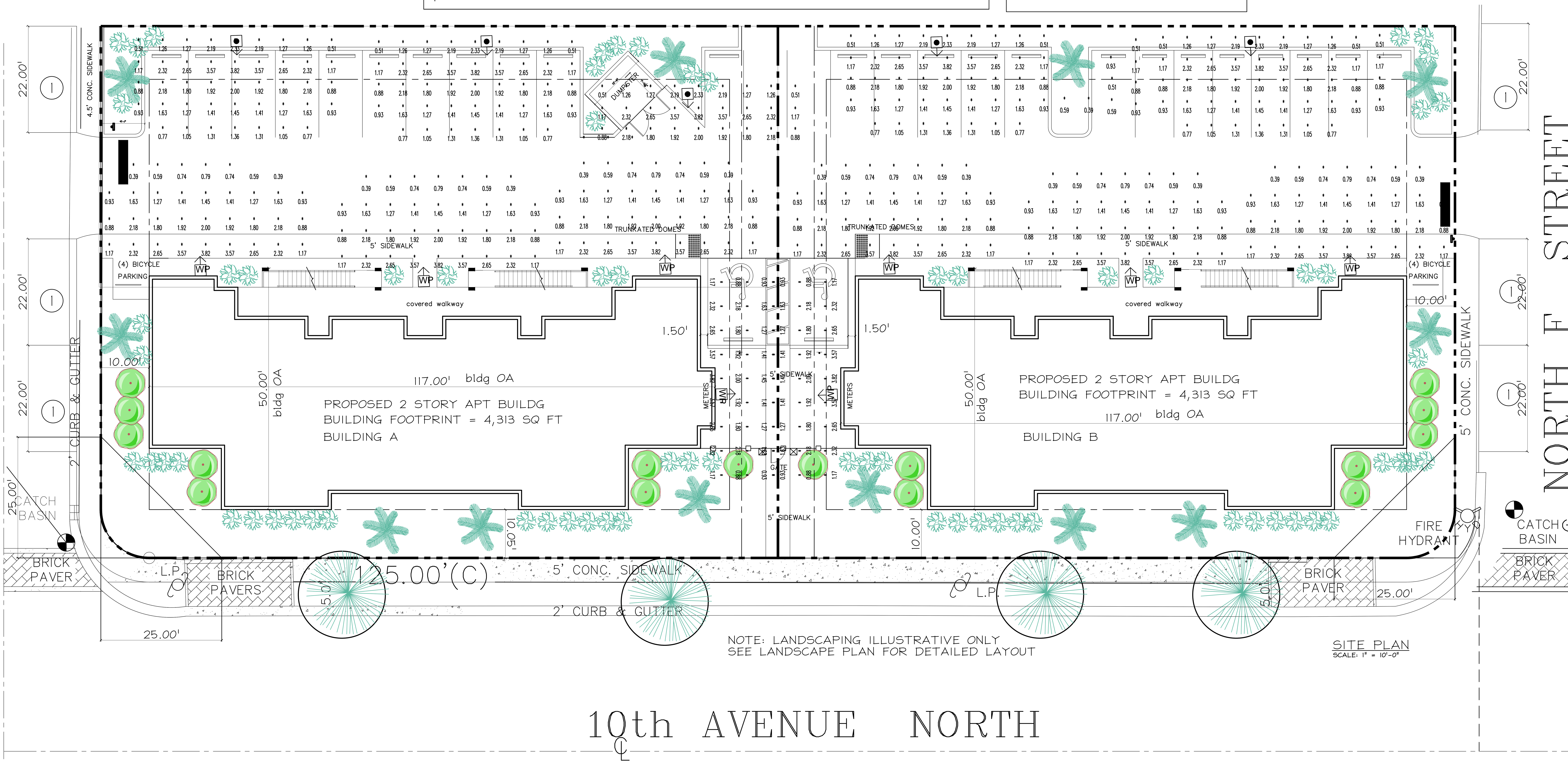
NOTE EXISTING CITY STREET LIGHTING NOT SHOWEN

NORTH ARROW

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 ◆ HOLLYWOOD, FL
paul@charettearch.com ◆ (561)756-6094 – (954)809-9802
mark@charettearch.com



NOTE: LANDSCAPING ILLUSTRATIVE ONLY
SEE LANDSCAPE PLAN FOR DETAILED LAYOUT

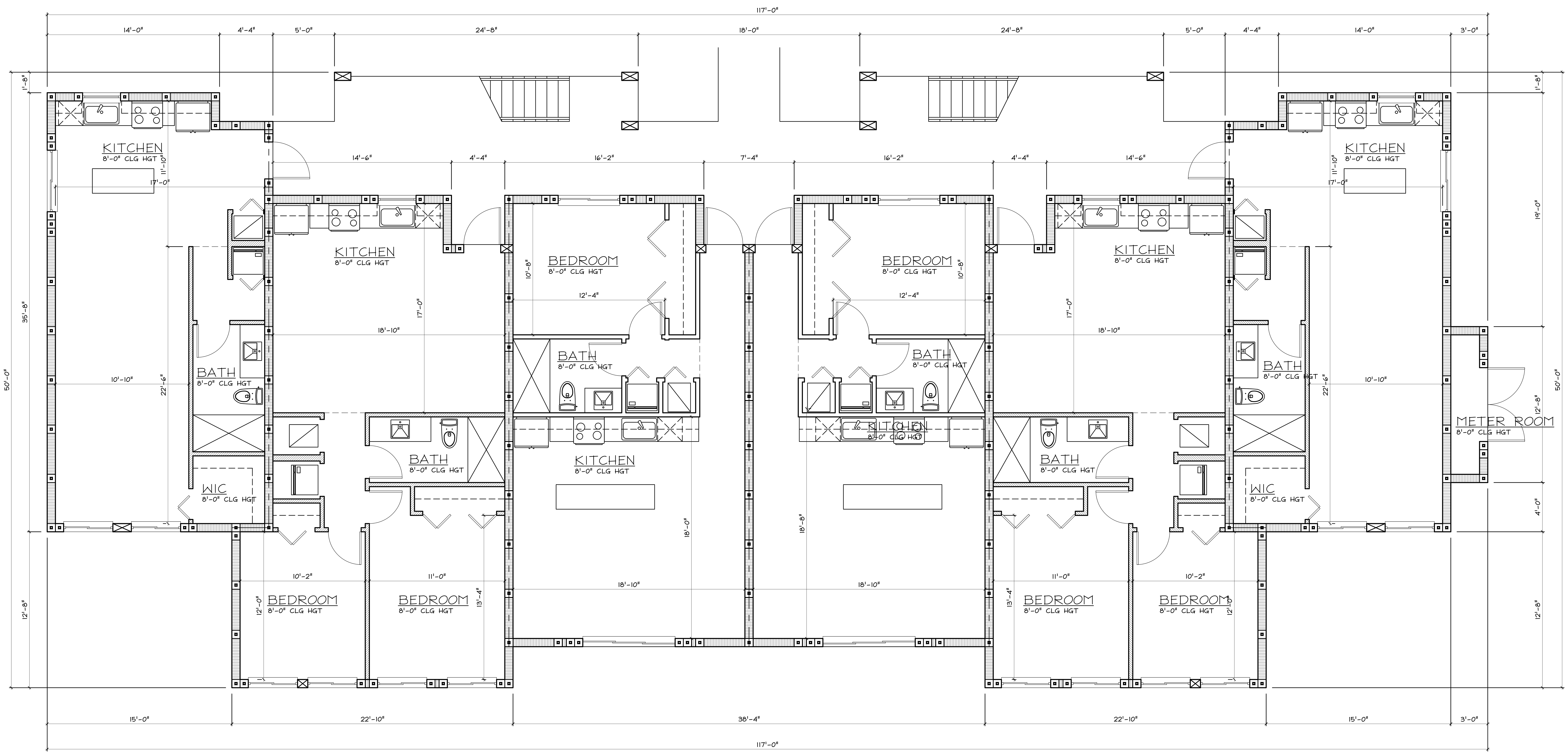
SITE PLAN
SCALE: 1" = 10'-0"

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:	
BLDG DEPT:	
BLDG DEPT:	
AS-BUILTS:	
SCALE:	1" : 10'-0"

SHEET
PH-1

NORTH ARROW



FIRST FLOOR PLAN
SCALE: 1/4" = 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 ◆ HOLLYWOOD, FL
paul@charettearch.com ◆ (561)756-6094 – (954)809-9802
mark@charettearch.com

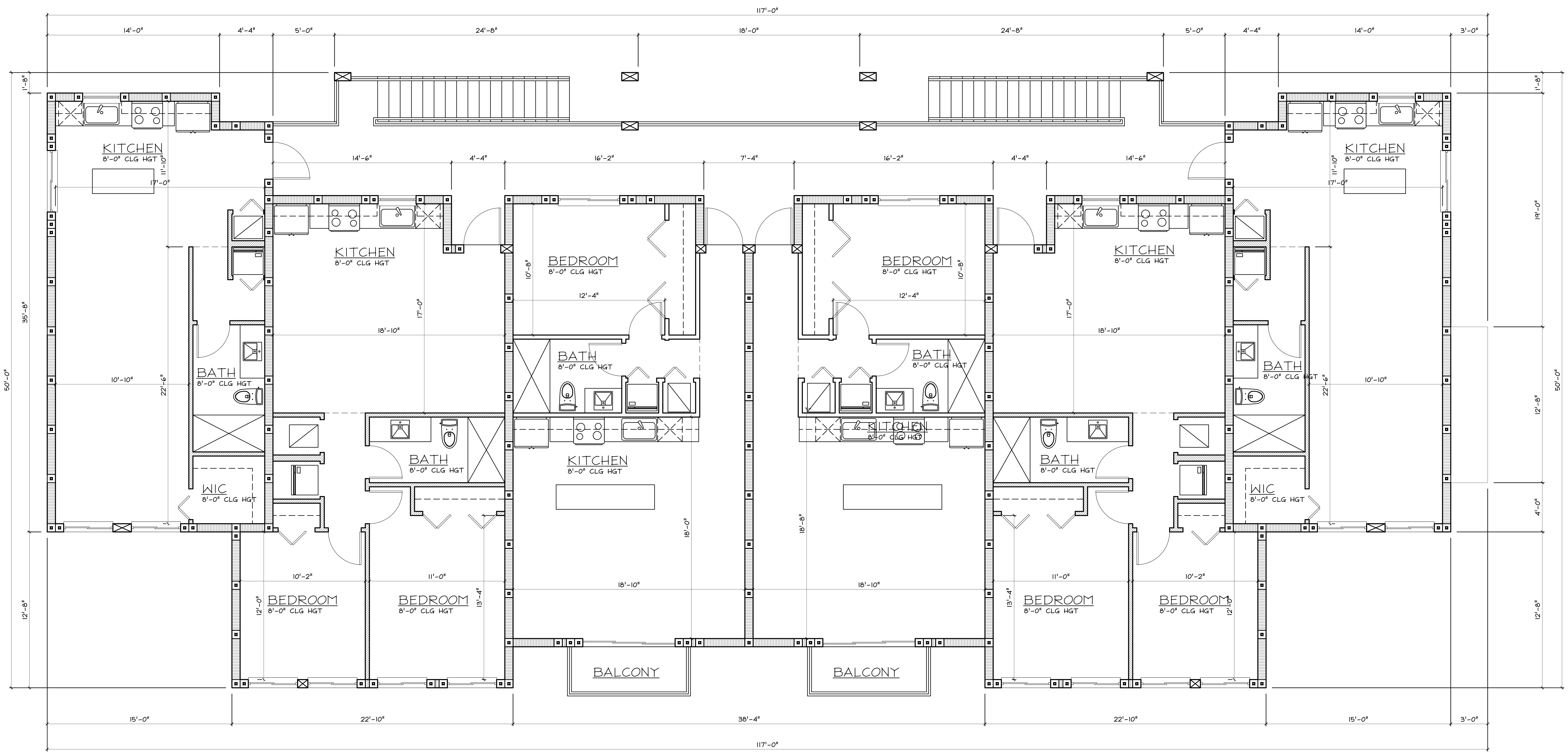
APARTMENT UNITS
10TH AVE N
LAKE WORTH, FL
2020-108

STARTED:	08/04/2020
PRELIM:	
PRELIM 2:	
PRELIM 3:	
PRELIM FINAL:	
CONST DOCS:	
BLDG DEPT:	
BLDG DEPT:	
BLDG DEPT:	
AS-BUILTS:	
SCALE:	1/4" : 1'-0"

SHEET
A-1

NORTH ARROW

N



SECOND FLOOR PLAN
SCALE: 1/4" = 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 ◆ HOLLYWOOD, FL
paul@charettearch.com
mark@charettearch.com ◆ (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:

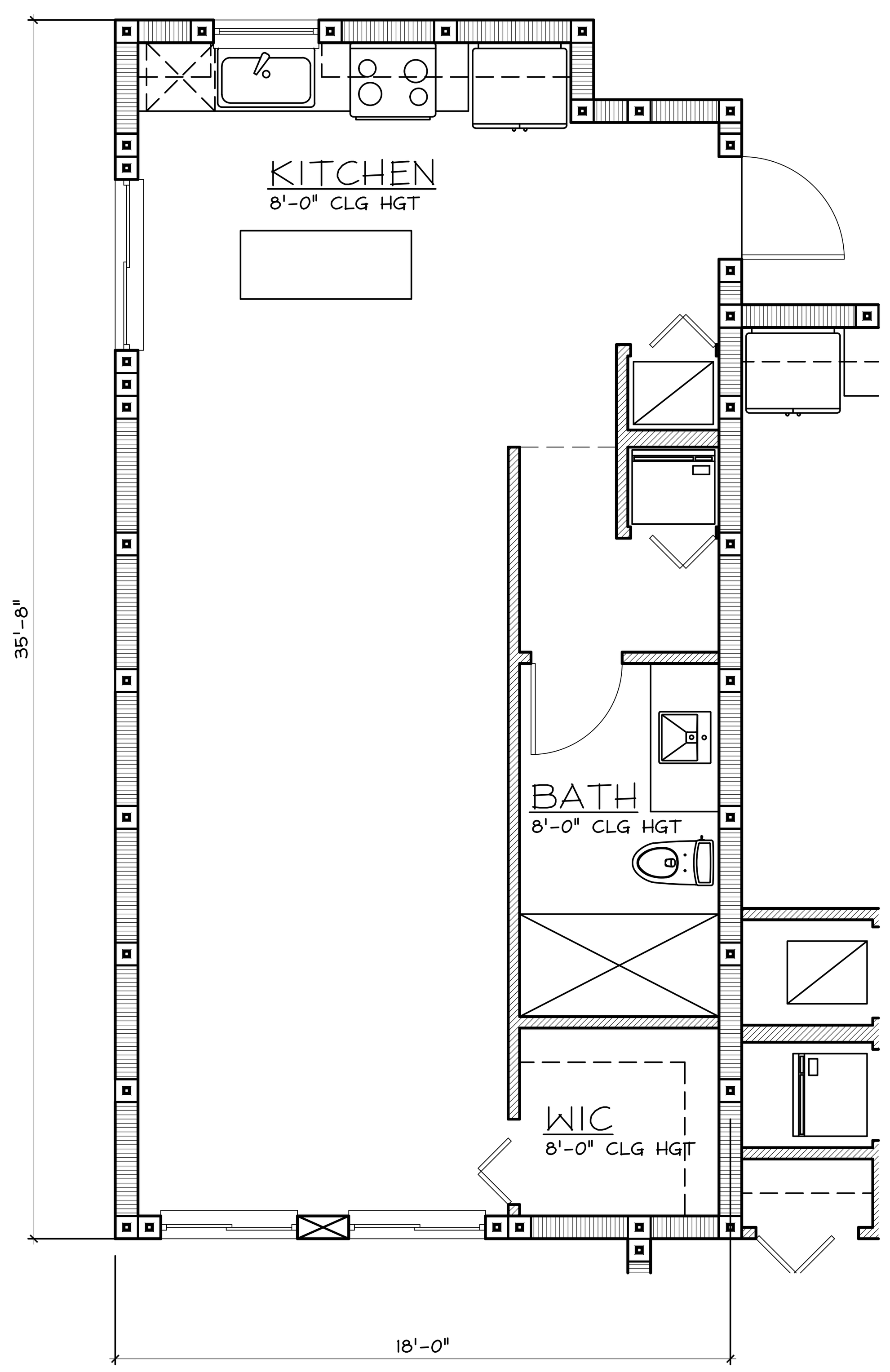
CONST DOCS:
BLDG DEPT:
BLDG DEPT:
BLDG DEPT:

AS-BUILTS:

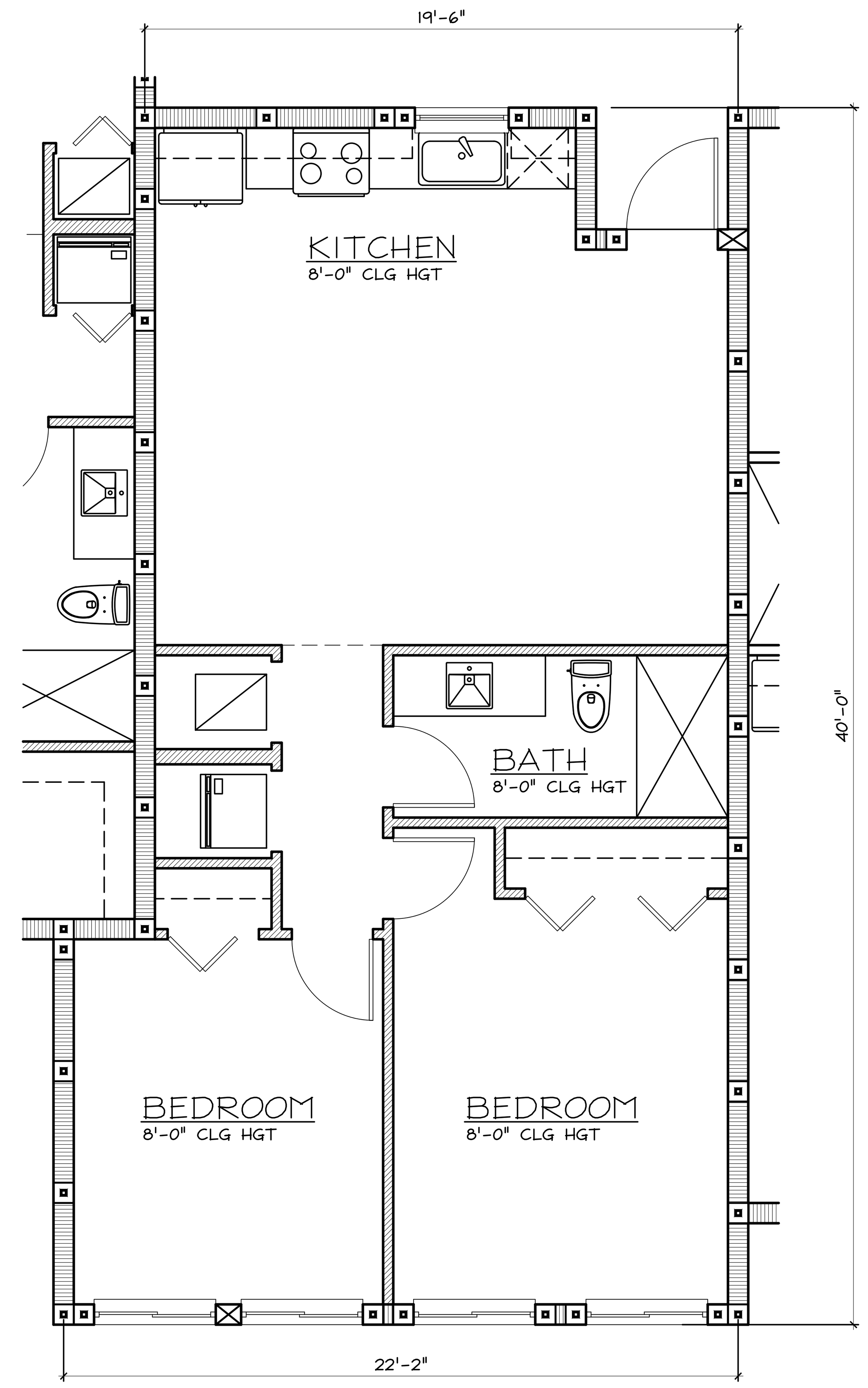
SCALE: 1/4" : 1'-0"

SHEET
A-2

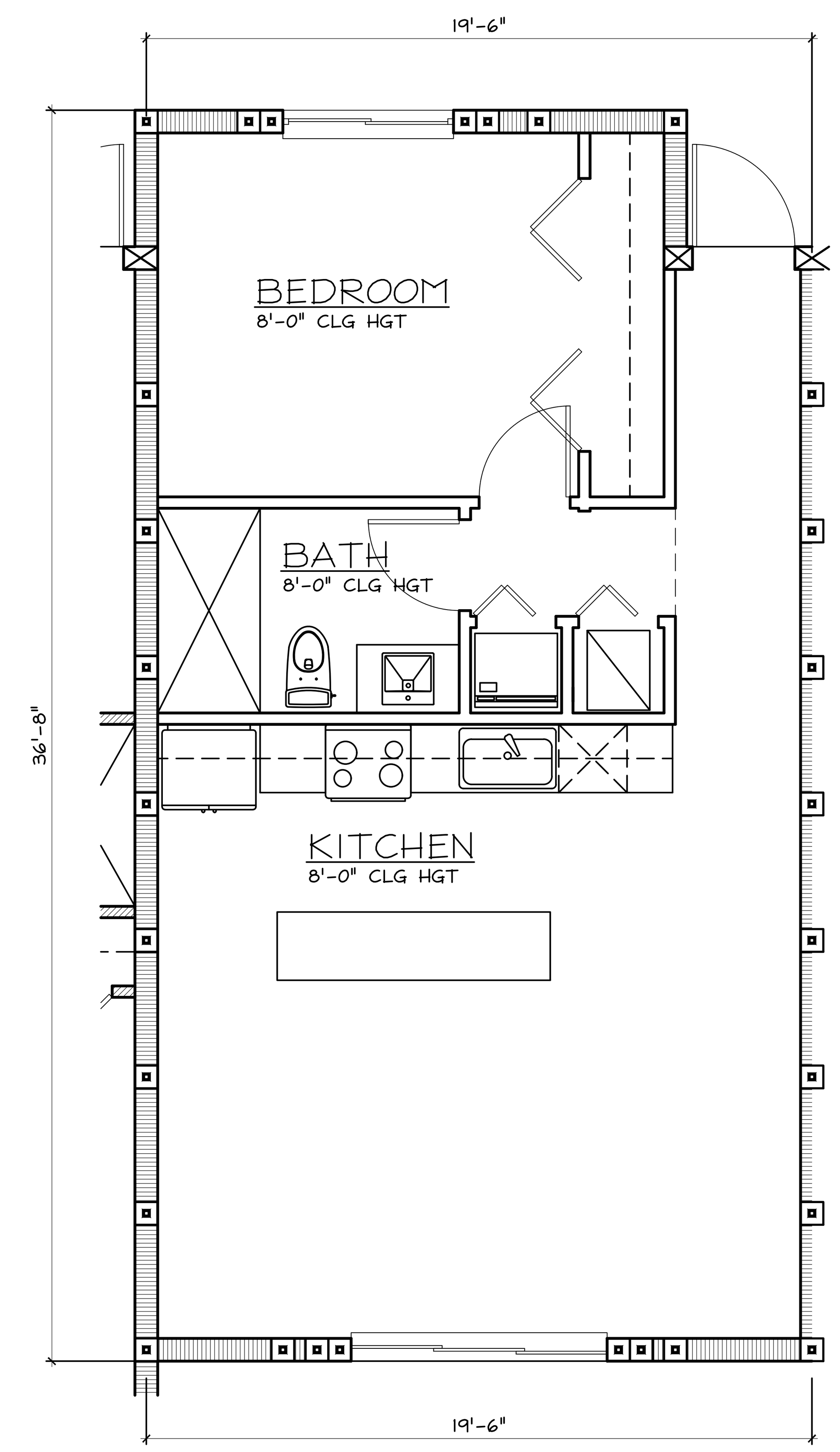
NORTH ARROW



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



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



UNIT C
SCALE: 1/4" = 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 ◆ HOLLYWOOD, FL
paul@charettearch.com ◆ (561)756-6094 – (954)809-9802
mark@charettearch.com

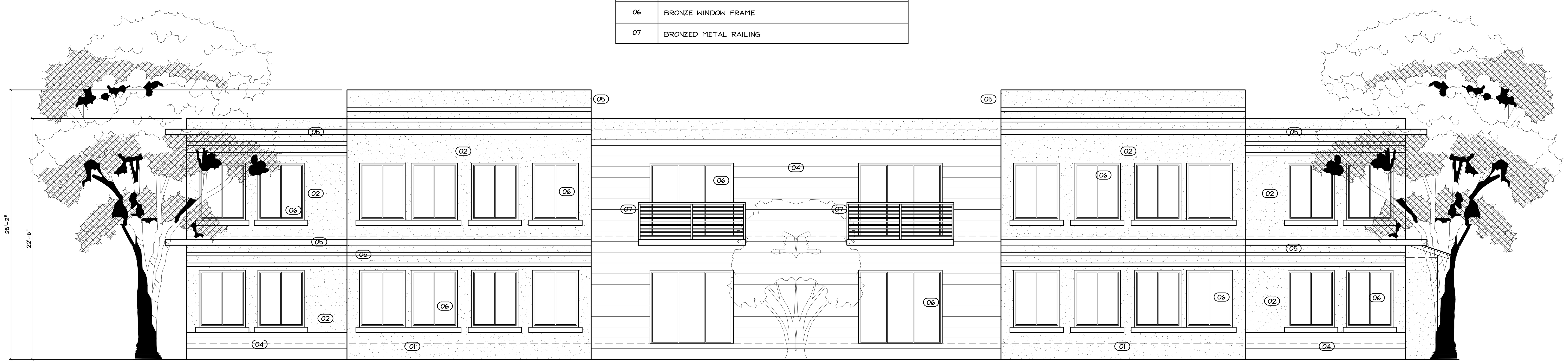
APARTMENT UNITS
10TH AVE N
LAKE WORTH, FL
2020-108

STARTED:	08/04/2020
PRELIM:	
PRELIM 2:	
PRELIM 3:	
PRELIM FINAL:	
CONST DOCS:	
BLDG DEPT:	
BLDG DEPT:	
BLDG DEPT:	
AS-BUILTS:	
SCALE:	1/4" : 1'-0"

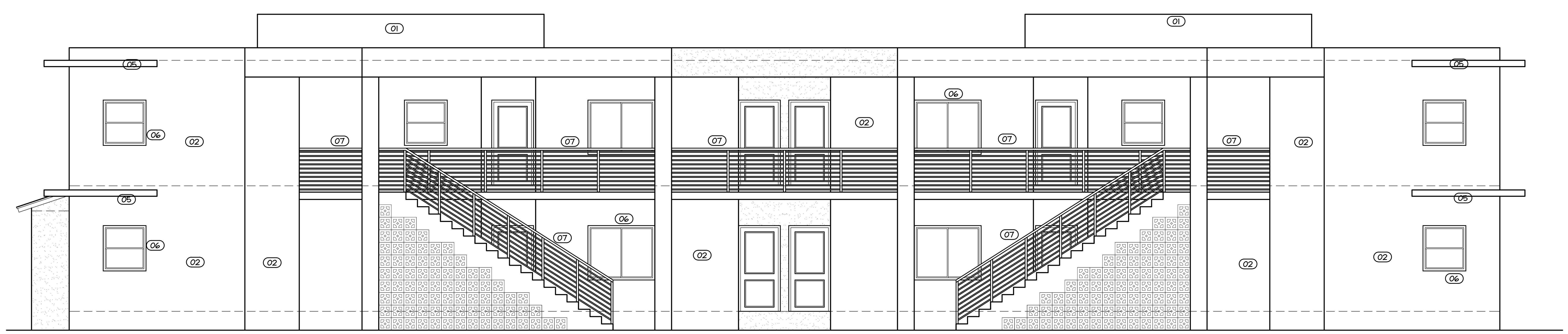
SHEET
A-3

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"

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 ◆ HOLLYWOOD, FL
paul@charettearch.com ◆ (561)756-6094 - (954)809-9802
mark@charettearch.com

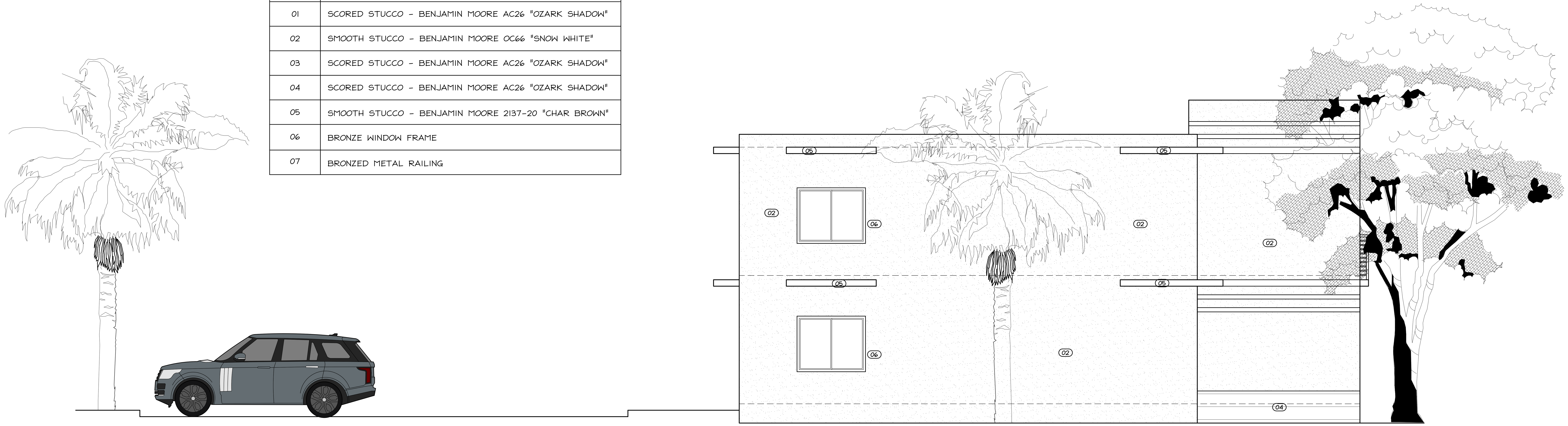
APARTMENT UNITS
10TH AVE N
LAKE WORTH, FL
2020-108

STARTED:	08/04/2020
PRELIM:	
PRELIM 2:	
PRELIM 3:	
PRELIM FINAL:	
CONST DOCS:	
BLDG DEPT:	
BLDG DEPT:	
BLDG DEPT:	
AS-BUILTS:	
SCALE:	3/16" : 1'-0"

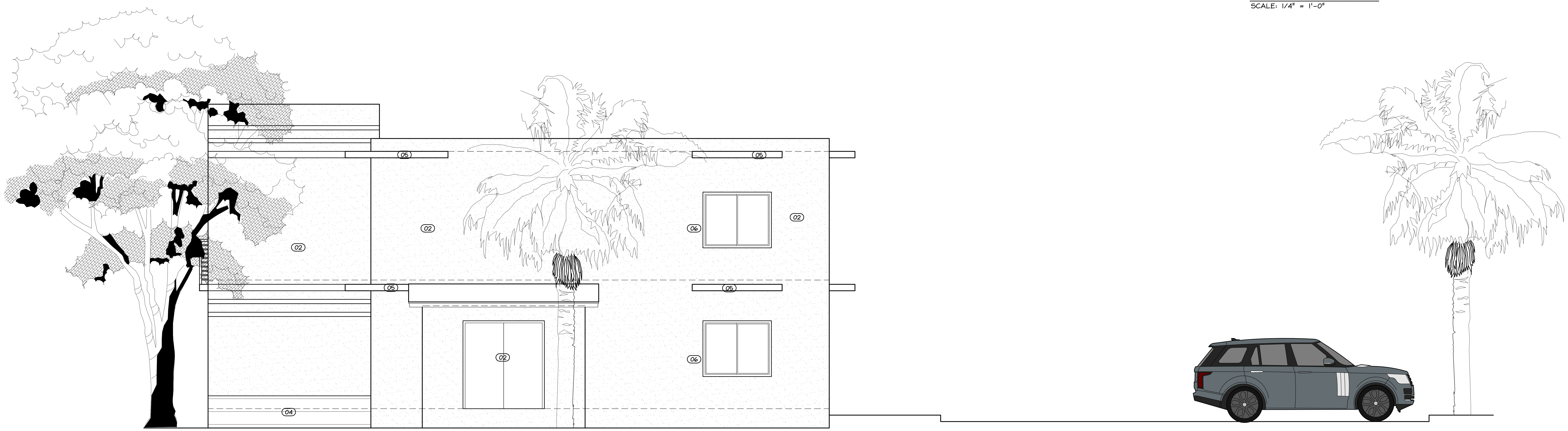
SHEET
A-4

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



RIGHT ELEVATION
SCALE: 1/4" = 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 ◆ HOLLYWOOD, FL
paul@charettearch.com ◆ (561)756-6094 - (954)809-9802
mark@charettearch.com

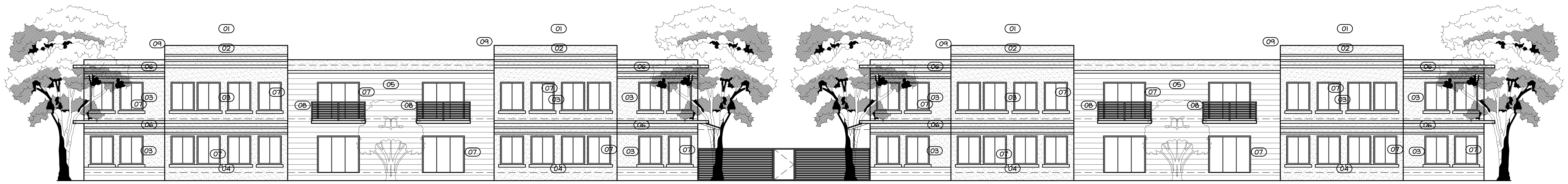
APARTMENT UNITS
10TH AVE N
LAKE WORTH, FL
2020-108

STARTED:	08/04/2020
PRELIM:	
PRELIM 2:	
PRELIM 3:	
PRELIM FINAL:	
CONST DOCS:	
BLDG DEPT:	
BLDG DEPT:	
BLDG DEPT:	
AS-BUILTS:	
SCALE:	1/4" : 1'-0"

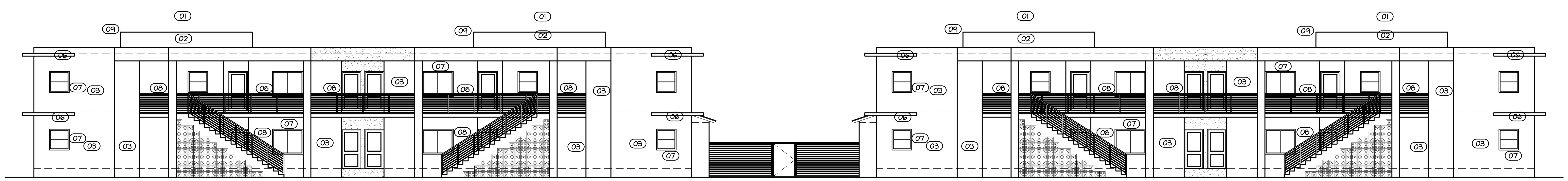
SHEET
A-5

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

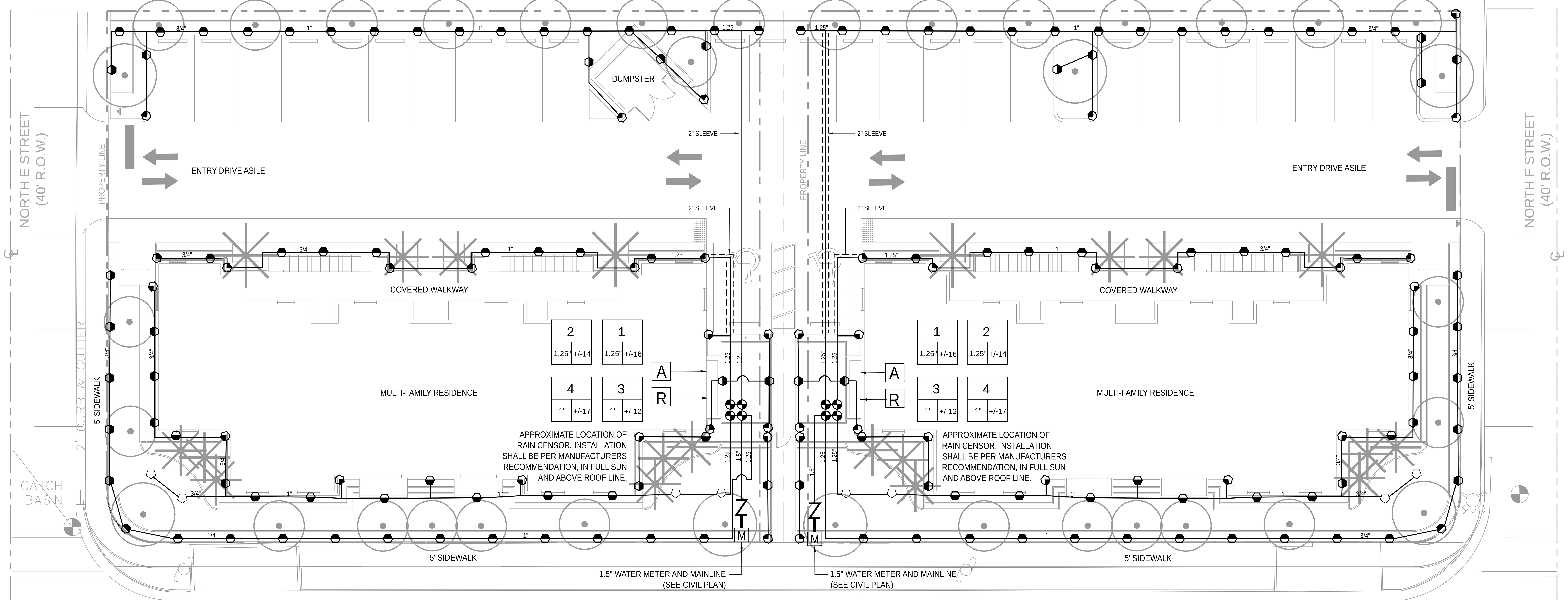
CHARETTE INTERNATIONAL ARCHITECTURE INC
AA26002424
ARCHITECTURE ◆ PLANNING ◆ HISTORICAL RENOVATIONS
2528 N 38 TH AVE ◆ HOLLYWOOD, FL
paul@charettearch.com ◆ (561)756-6094 - (954)809-9802
mark@charettearch.com

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:	
BLDG DEPT:	
BLDG DEPT:	
AS-BUILTS:	
SCALE:	3/32" : 1'-0"

SHEET

A-6



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)

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°
E	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)

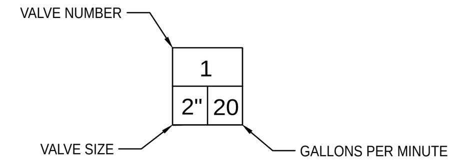
Symbol	Description
	Schedule 40 PVC Pipe

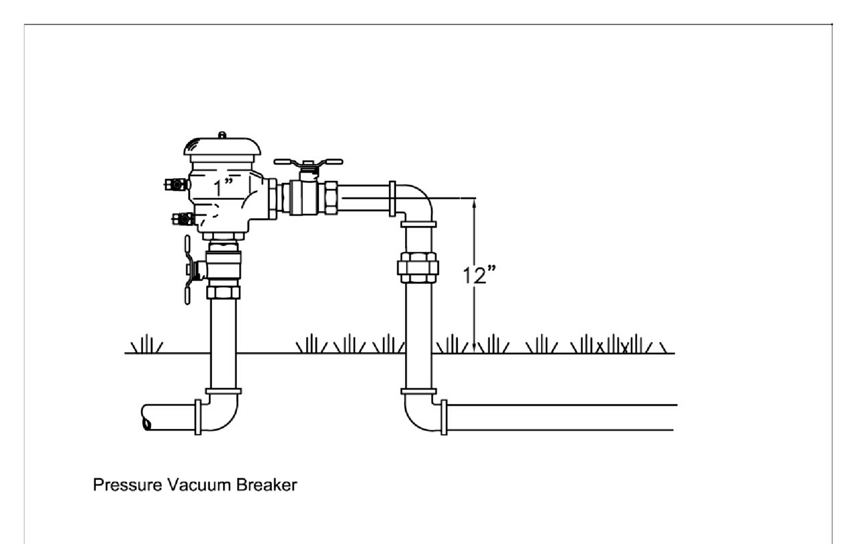
Valves

Symbol	Description
	Rainbird PGA Valve

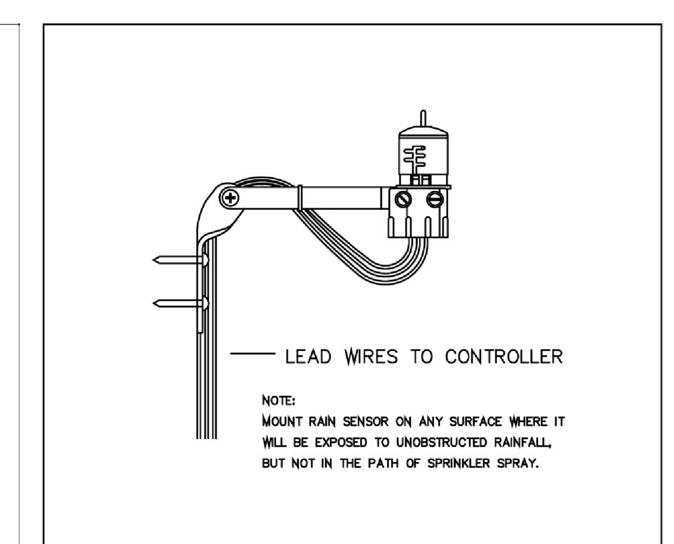
Water Meters

Symbol	Description
M	1" Water Meter

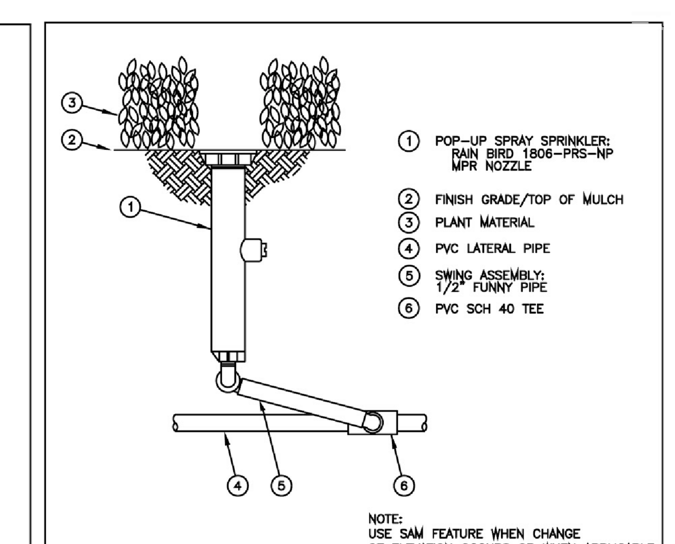




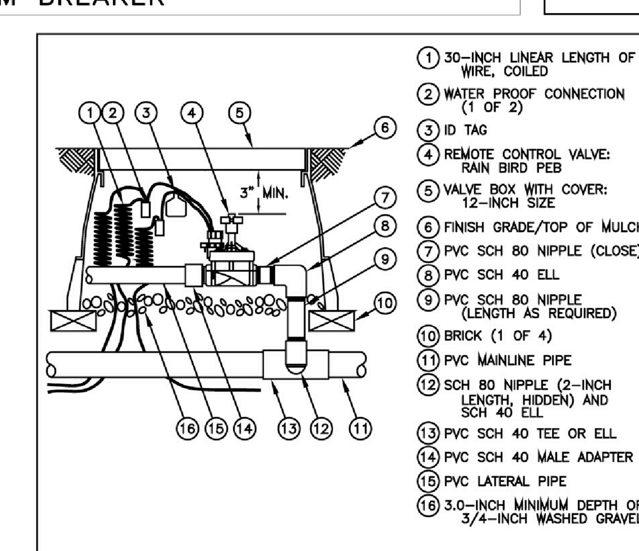
PRESSURE VACUUM BREAKER



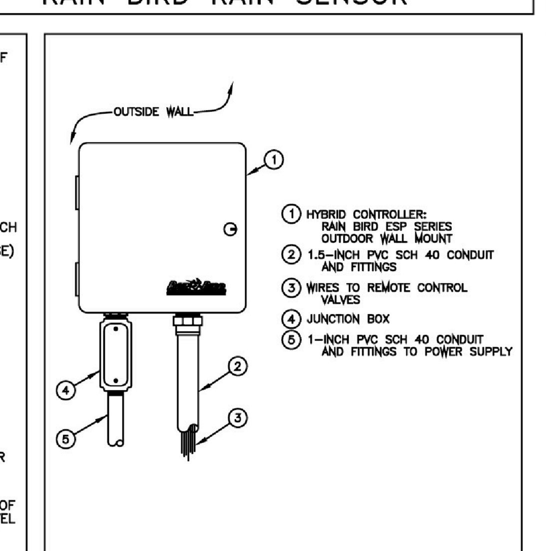
RAIN BIRD RAIN SENSOR



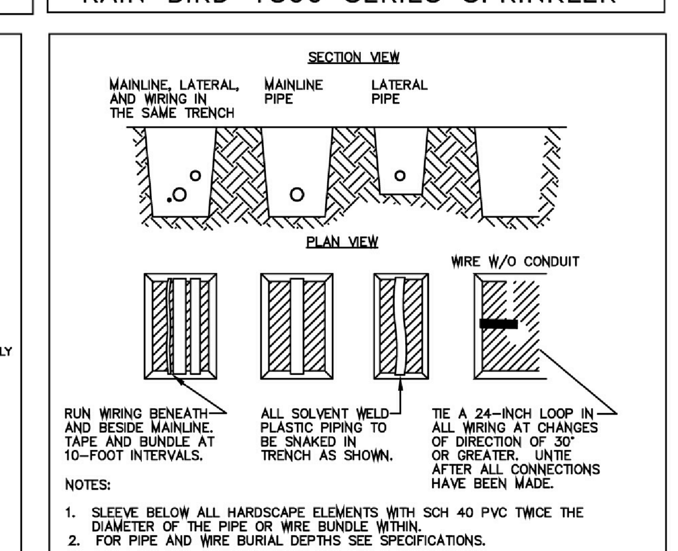
RAIN BIRD 1800 SERIES SPRINKLER



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:

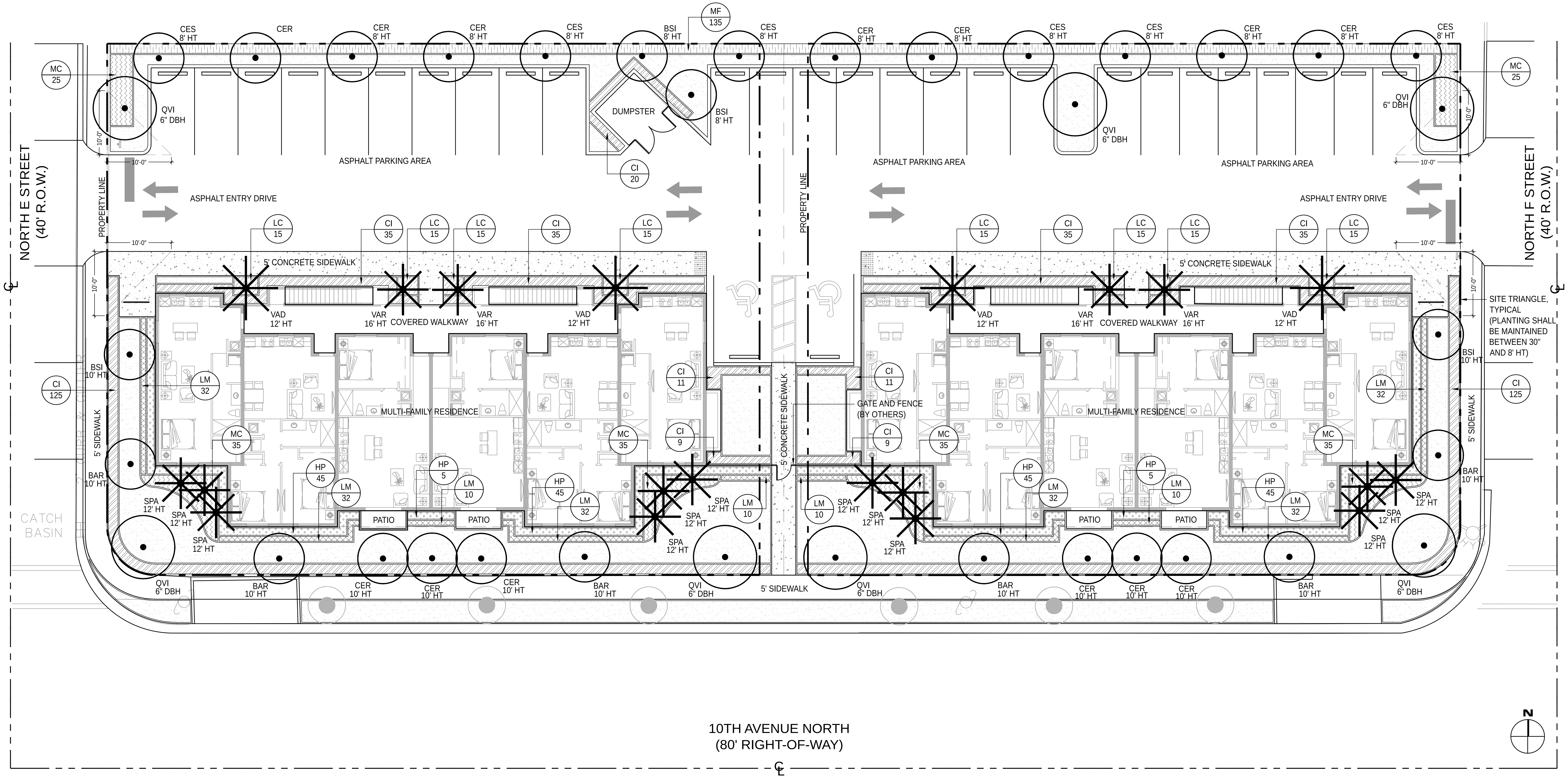
No.	Date	Description

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

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:

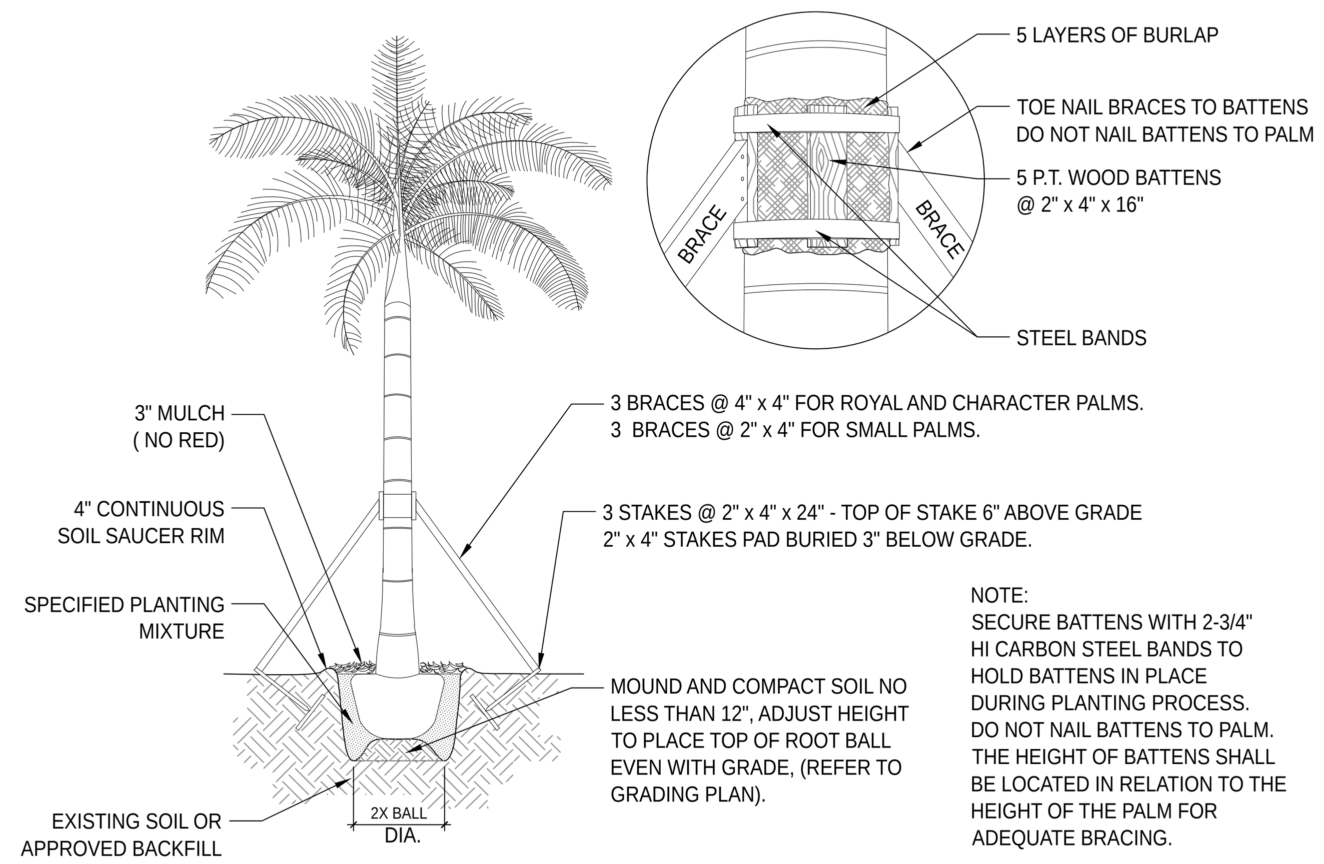
No.	Date	Description

SEAL:
LANDSCAPE ARCHITECT: Christopher Cabezas
REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER R CABEZAS LA 6667347 STATE OF FLORIDA
REGISTRATION NO. RLA 6667347

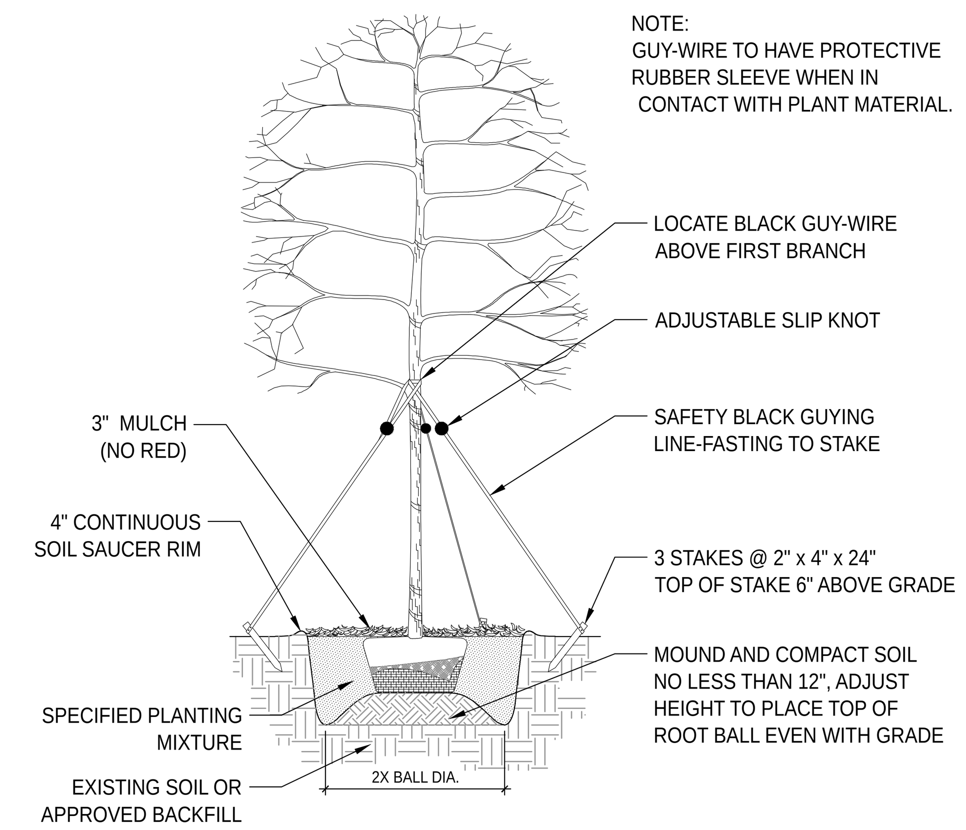
SHEET TITLE:
LANDSCAPE PLAN

Scale: 3/32" = 1' - 0"
Drawn By: CC
Checked By: CC
Date: 09/24/2020

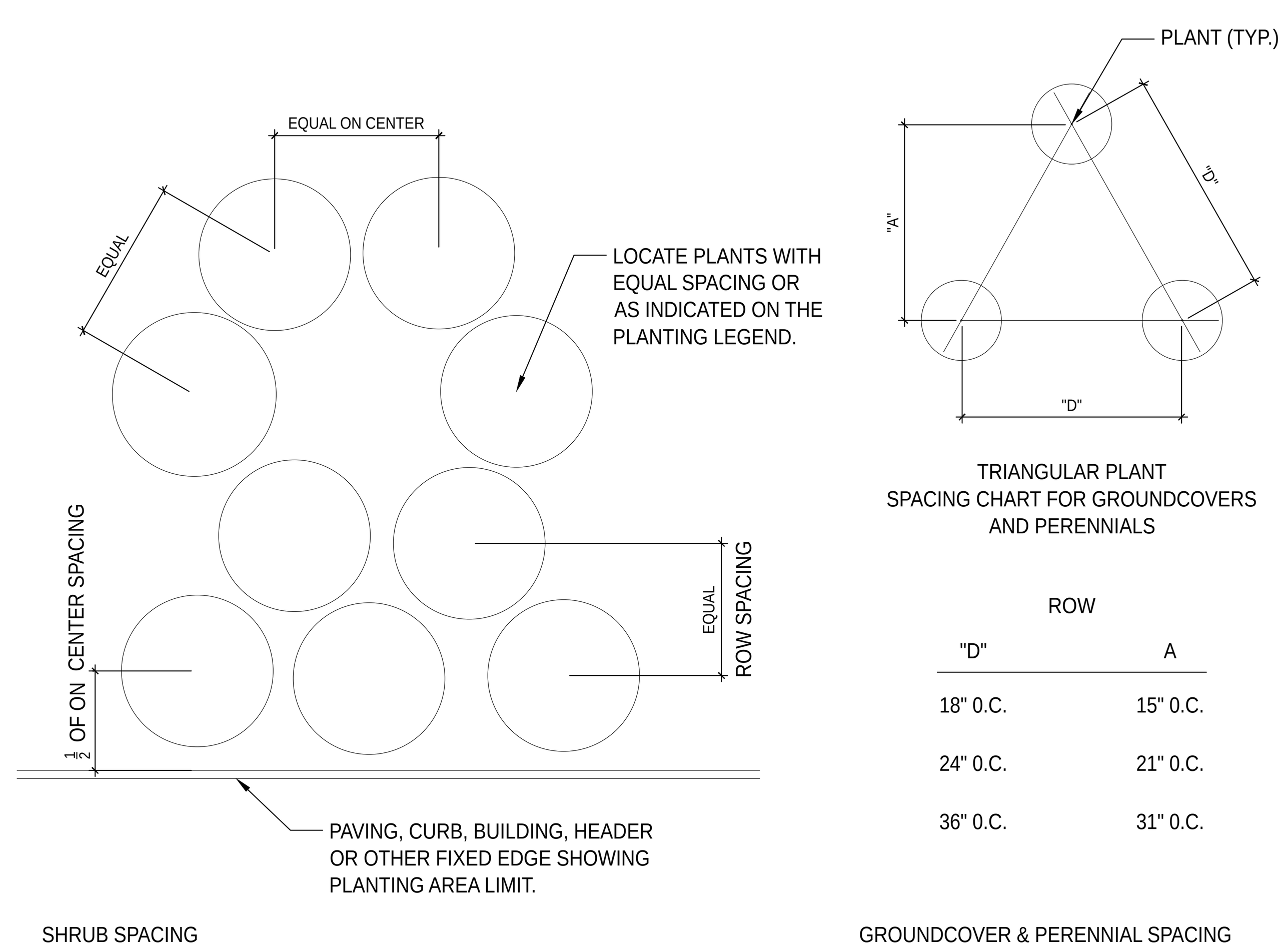
SHEET NUMBER:
LP-1



1 PALM PLANTING AND STAKING DETAIL
SCALE: N/A

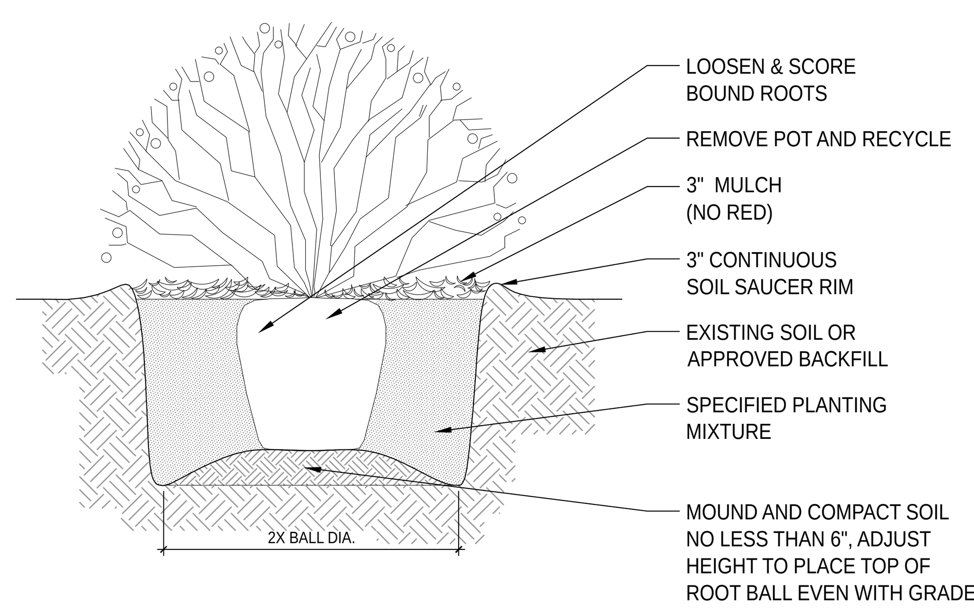


2 UNDERSTORY TREE PLANTING AND STAKING DETAIL
SCALE: N/A

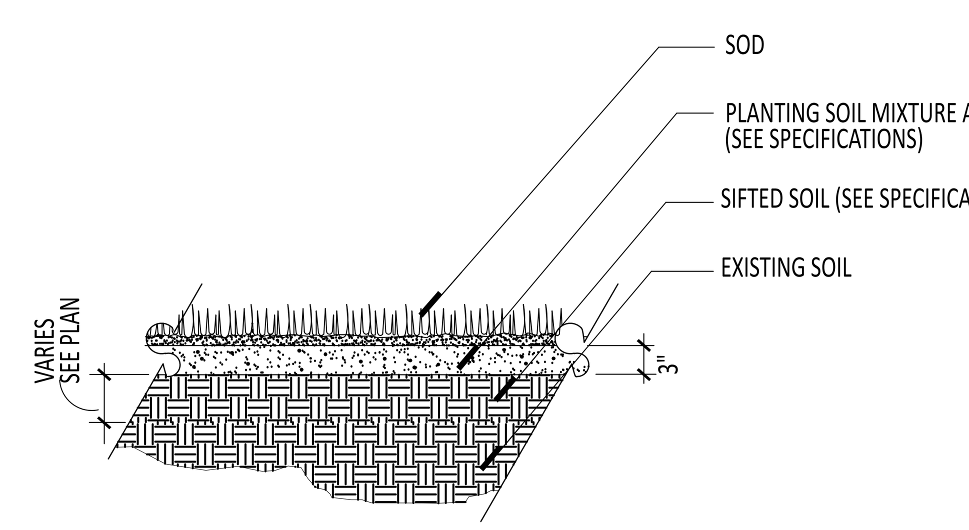


"D"	A
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.

4 PLANT & SHRUB SPACING DETAIL
SCALE: N/A



3 SHRUB PLANTING DETAIL
SCALE: N/A



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, UNCOLSOLIDATED 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.

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

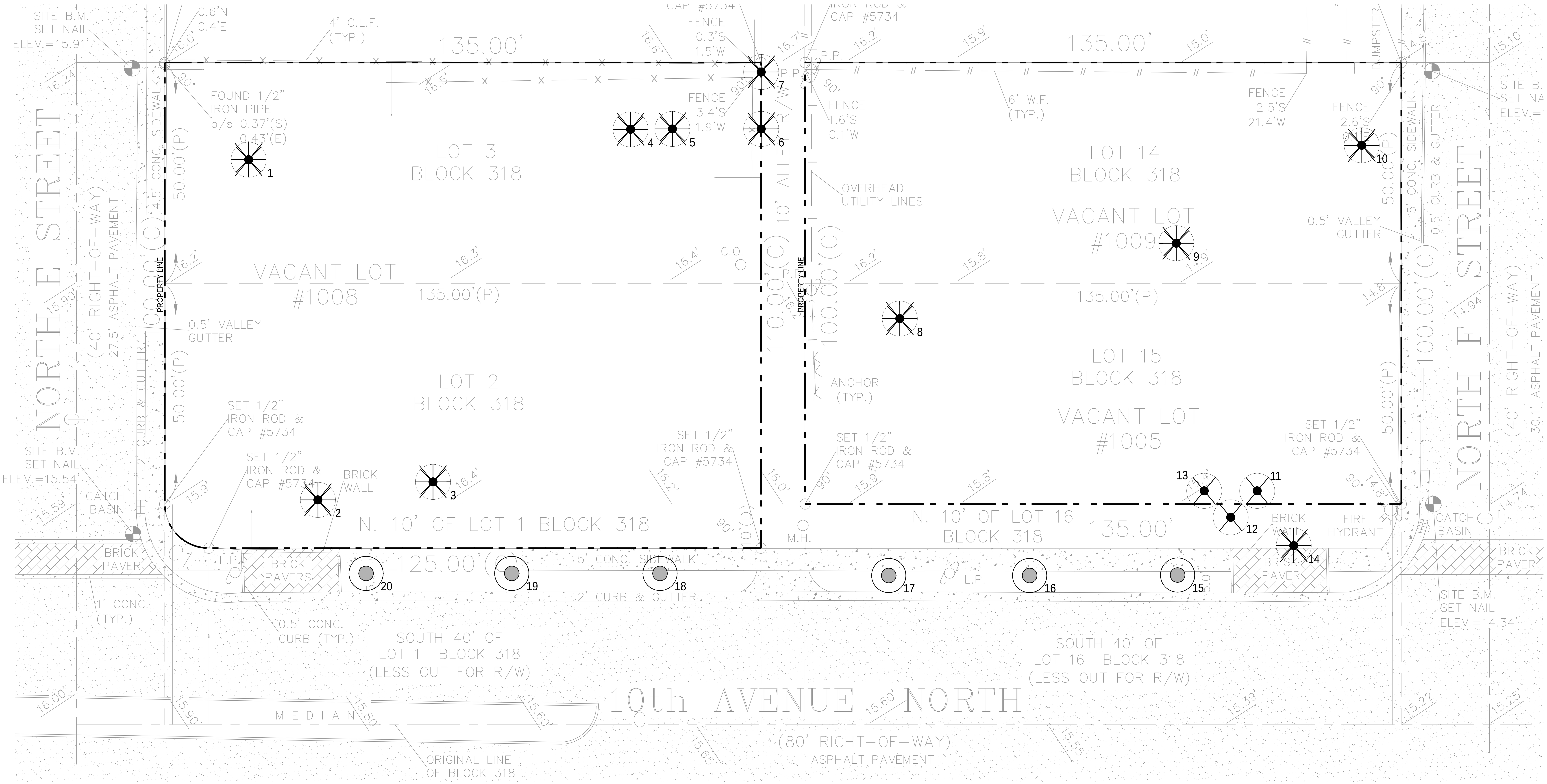
REVISIONS:

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:
PLANTING DETAILS
+ SPECIFICATIONS

Scale: N/A
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.

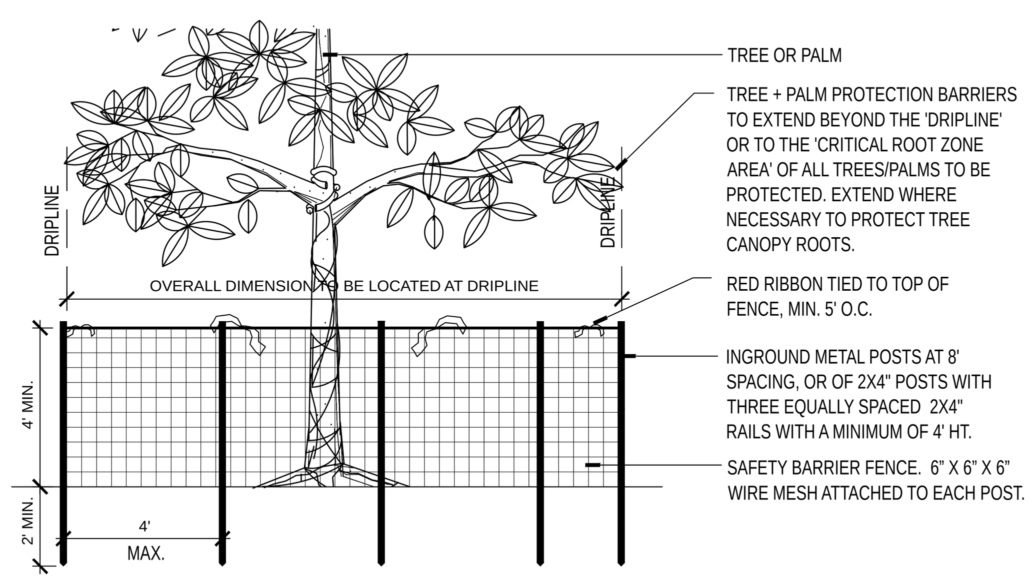
5. THE TREES SHALL BE PROPERLY IRRIGATED THROUGHOUT THE BUILDING PROCESS.

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

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:

- 15.39' — EXISTING ELEVATION
- (6.25) — 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:

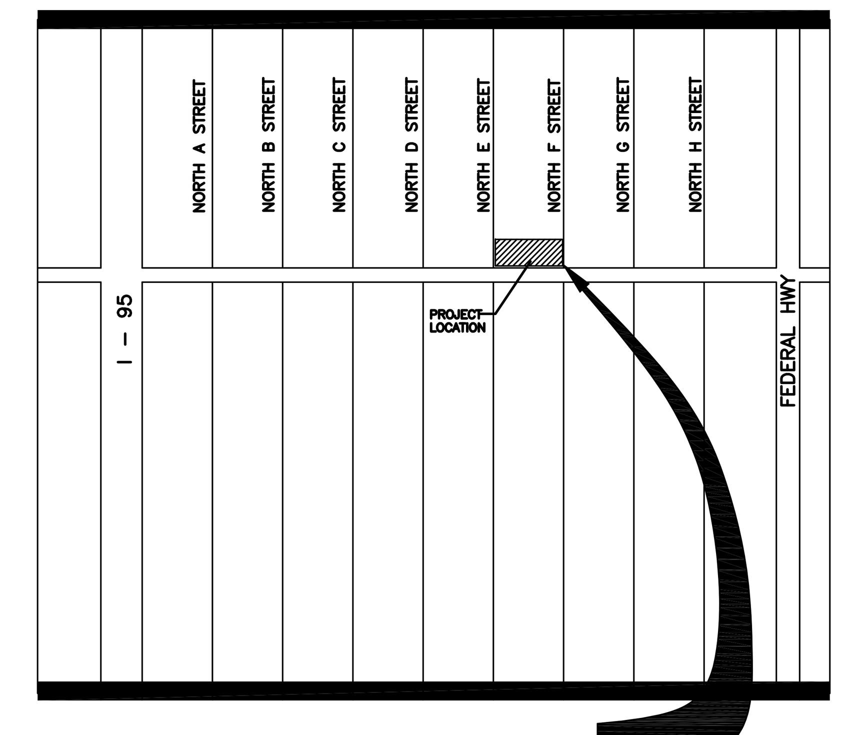
1. CONTRACTOR TO FIELD LOCATE SIZE, DEPTH, MATERIAL AND LOCATION OF EXISTING WATER SERVICE TO BUILDING PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INFORMATION.
2. CONTRACTOR TO FIELD LOCATE SIZE, DEPTH, MATERIAL AND LOCATION OF EXISTING SANITARY SEWER LATERAL SERVICE TO BUILDING PRIOR TO CONSTRUCTION. 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	

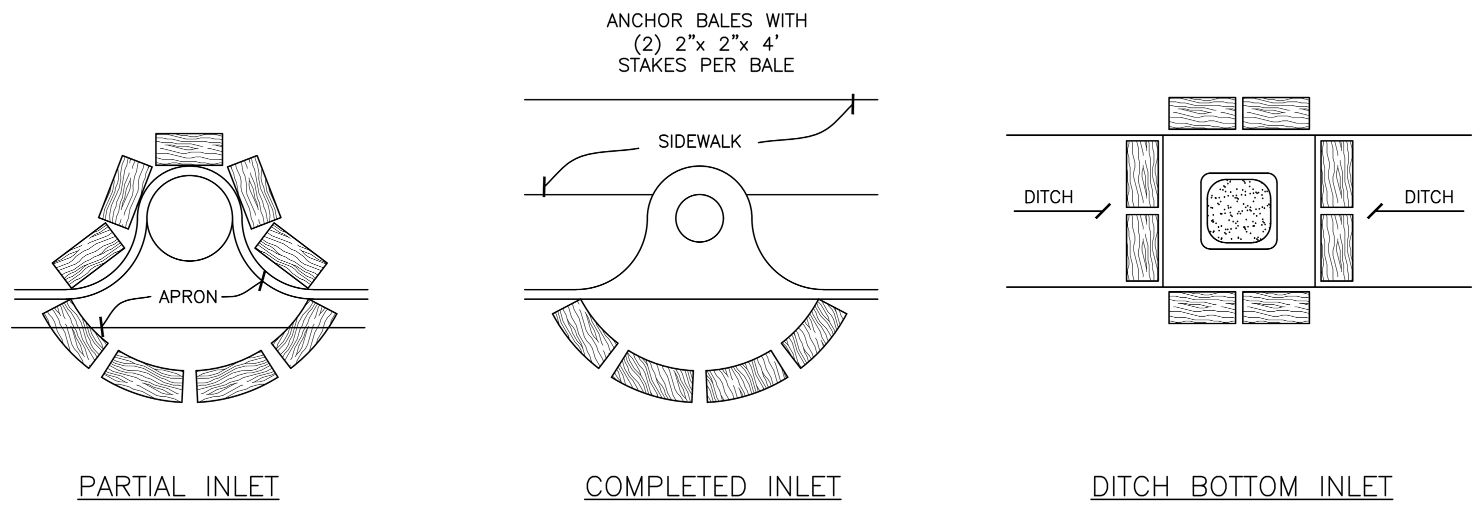
HALEY ENGINEERING, INC.
CIVIL ENGINEERING SERVICES.
1680 SE 4th Street – Deerfield Beach, Fla. 33441
Phone: (954) 260–6194
Email: johnjhaley@comcast.net
F.B.P.E. Authorization No. 9463

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



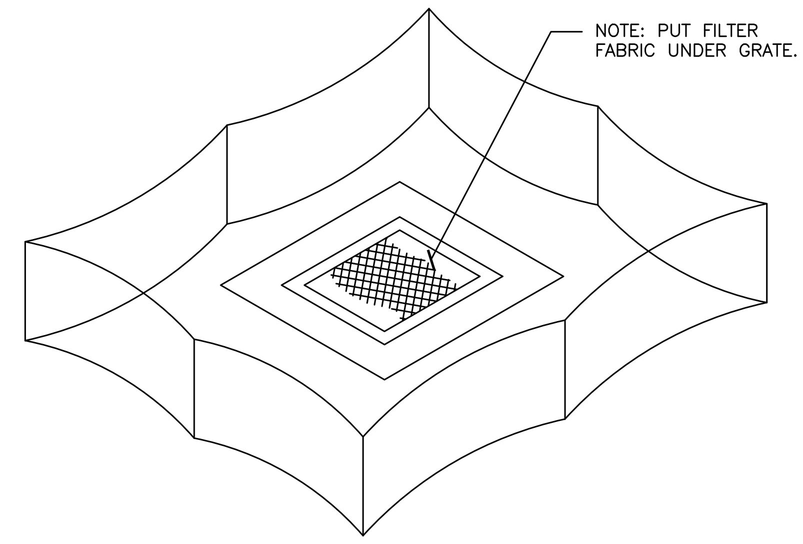
PARTIAL INLET

COMPLETED INLET

DITCH BOTTOM INLET

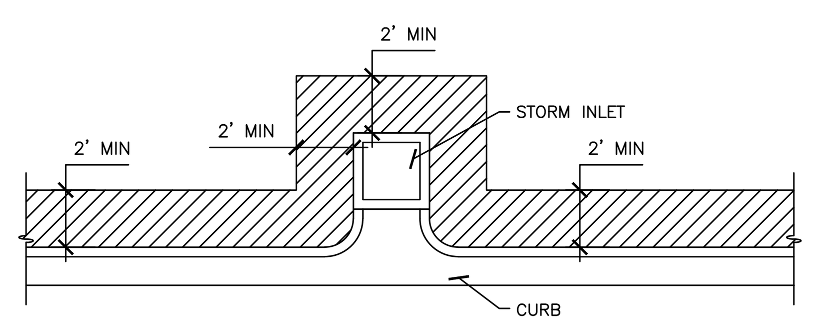
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
N.T.S.

FIGURE 6



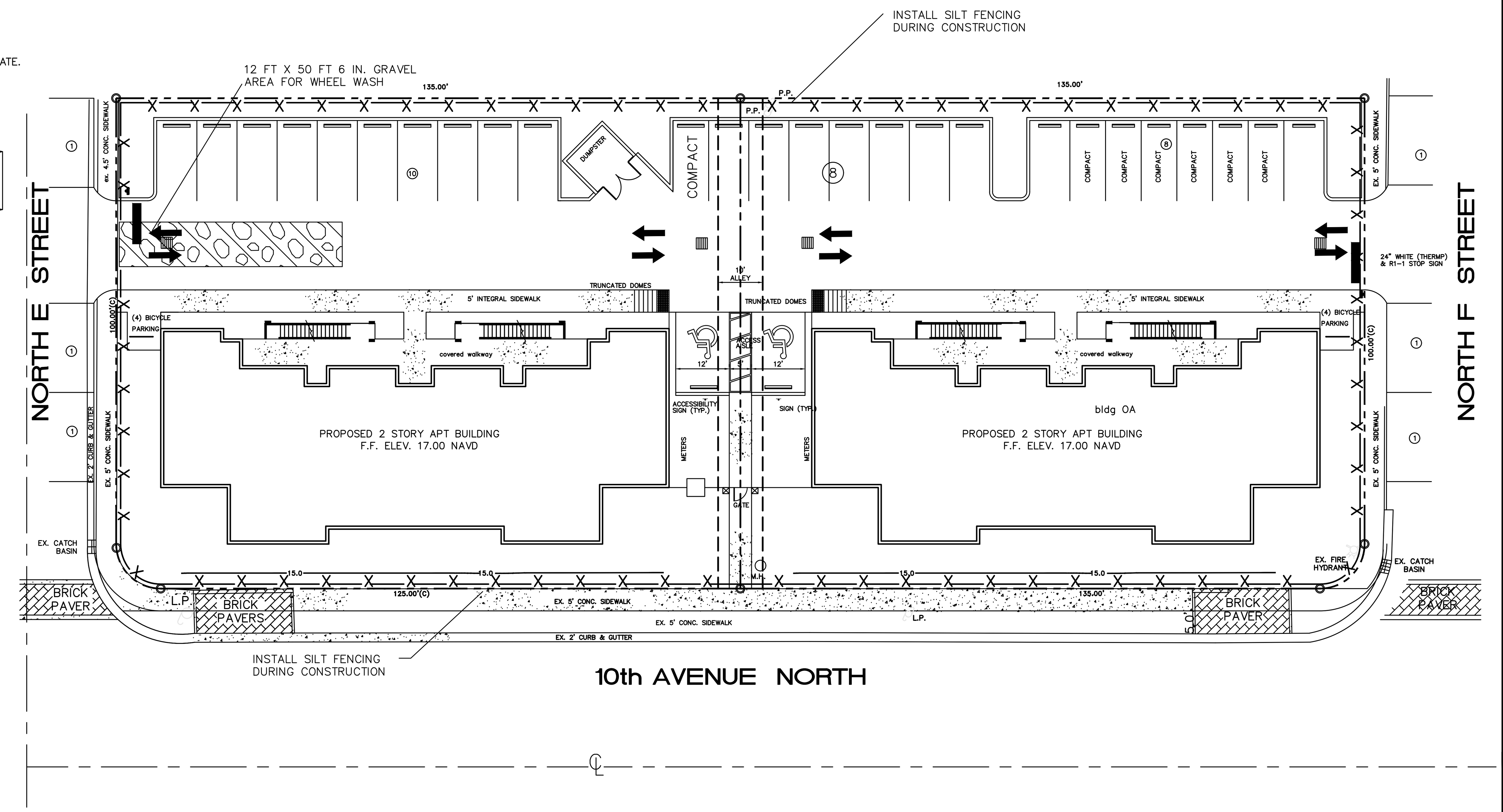
STAKED SILK BARRIER OR SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS
N.T.S.

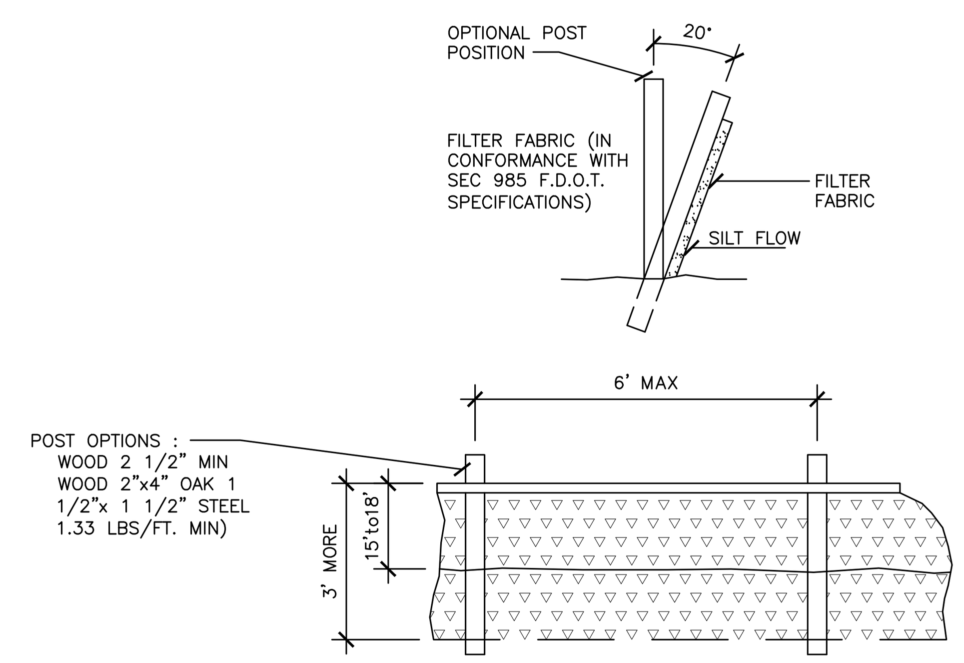
FIGURE 7



SOD ALONG CURB AND AROUND INLET
N.T.S.

FIGURE 9

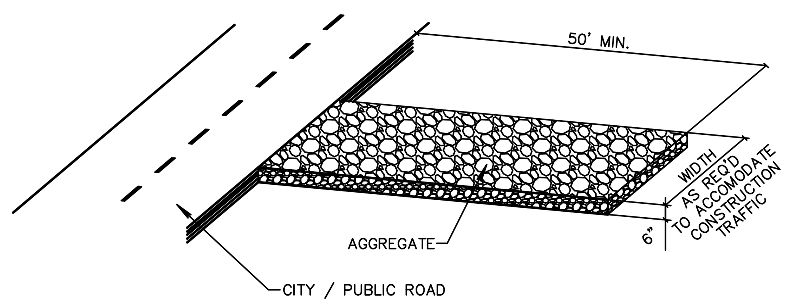




ELEVATION

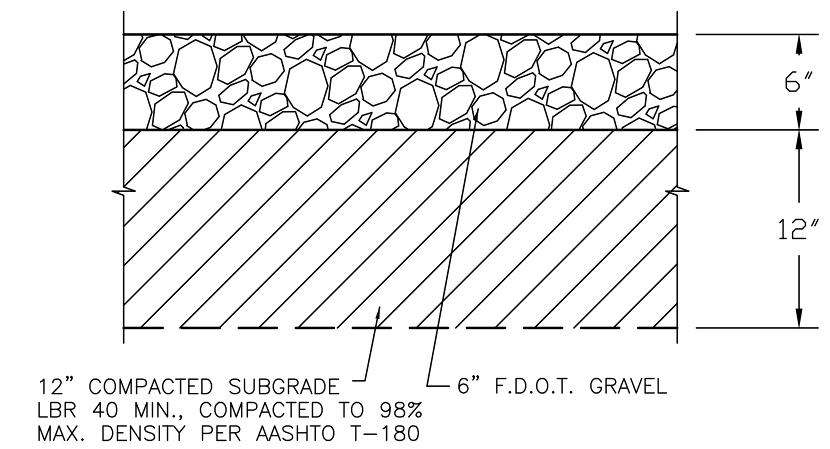
TYPICAL SILT FENCE
N.T.S.

FIGURE 2



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



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.

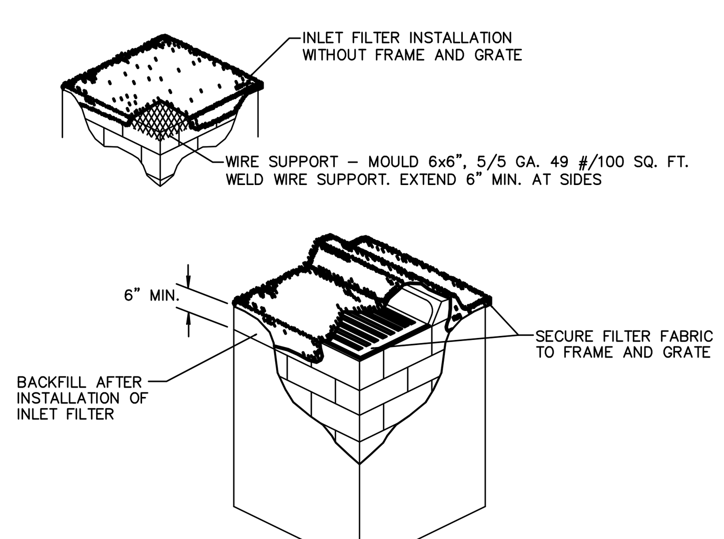
B.4 Heavy construction equipment parking and maintenance areas shall be designed to prevent oil, grease and lubricants from entering site drainage feeatures in cluding stormwater collection and treatment systems. Contractors shall provide broad dikes, hay bales or silt screens around, and sediment sumps 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.



NOT TO SCALE

NOTES:

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

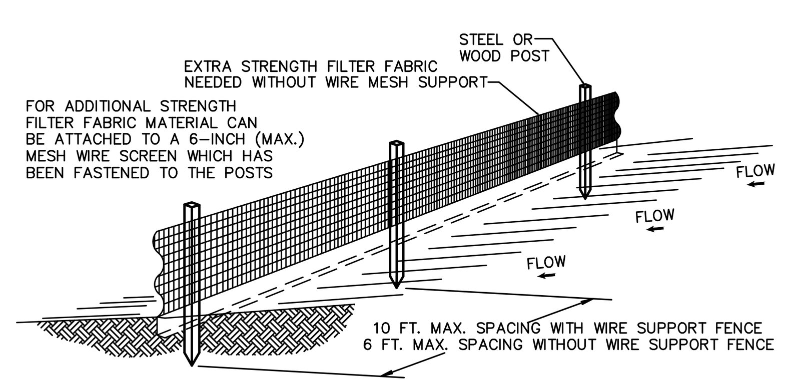
A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

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 JURSDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT. REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTY, AS NEEDED.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
12. DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.

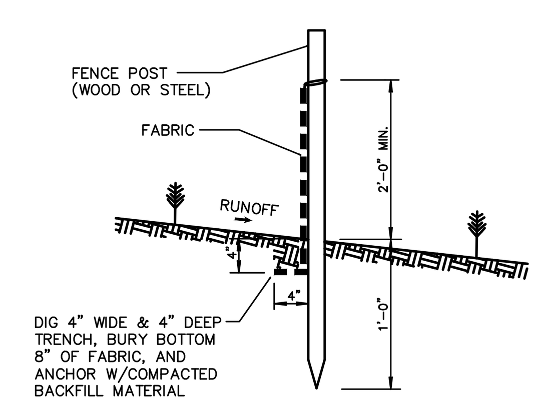
EROSION CONTROL NOTES DETAIL D9.1



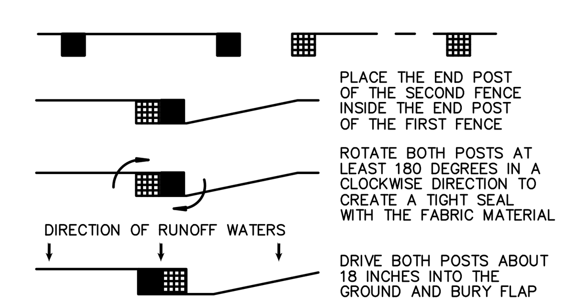
NOTES:

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



SILT FENCE SECTION
NOT TO SCALE



ATTACHING TWO SILT FENCES
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL D 9.1b

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

BEST MANAGEMENT PRACTICES DETAILS

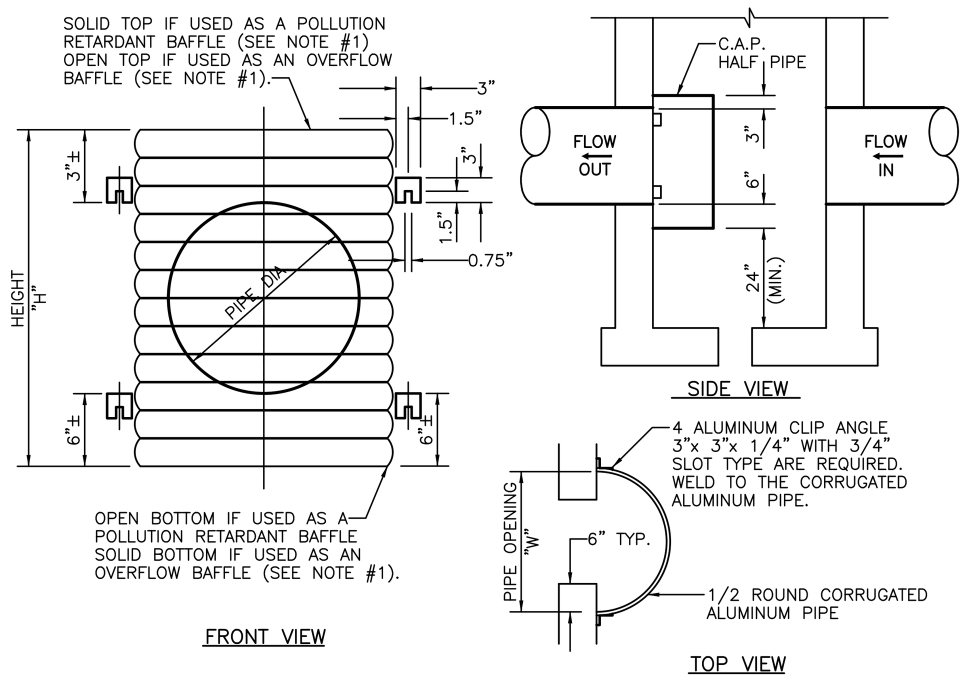
APPROVED:

DATE:

JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE N.T.S.

PROJECT NUMBER 20-2714

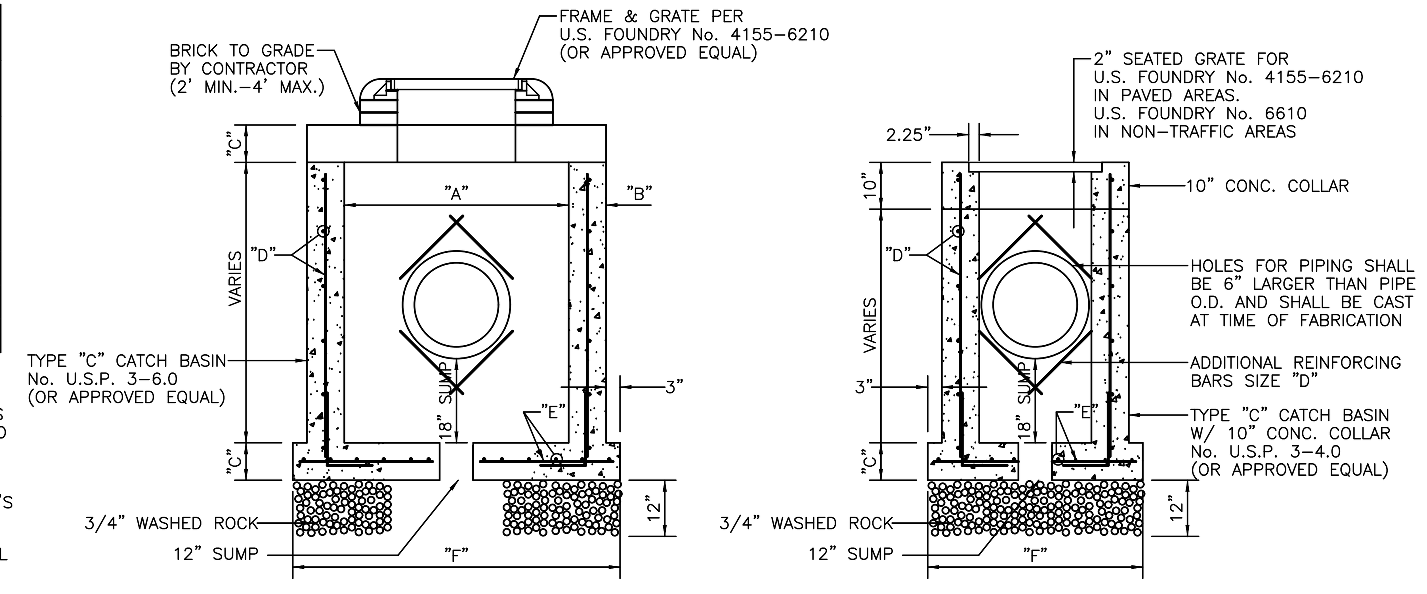


POLLUTION RETARDANT BAFFLE (OPTION)

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:

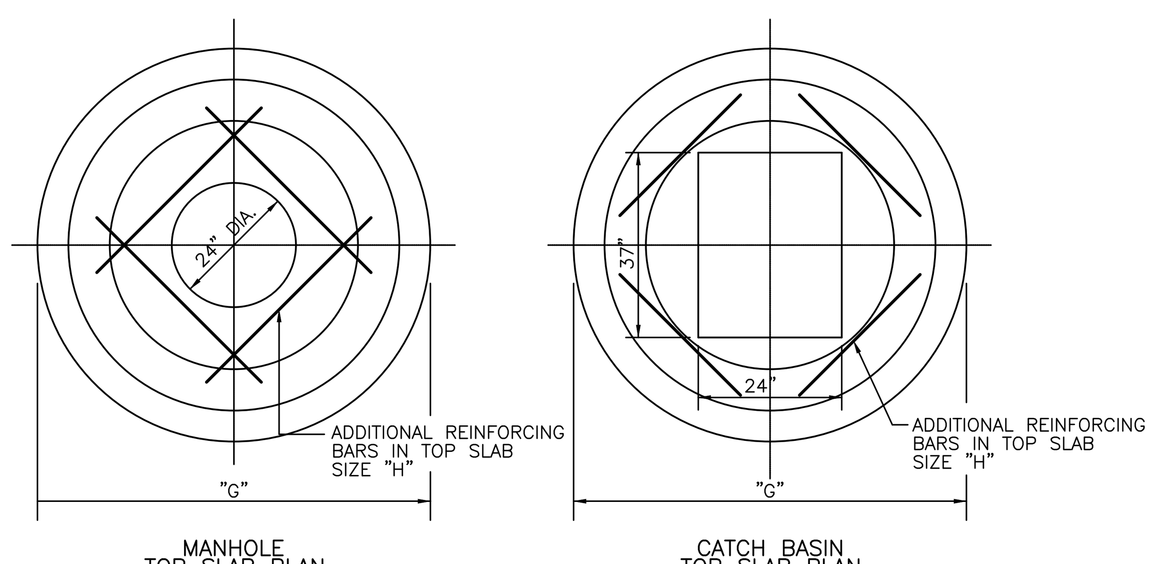
1. ALUMINUM SHEET OF SAME THICKNESS (GAGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING.
2. BAFFLE SHALL BE AS MANUFACTURED BY SOUTHERN CULVERT OR ENGINEER'S APPROVED EQUAL.
3. NEOPRENE GASKET (3/8" x 2") SHALL BE INSTALLED AT ALL BAFFLES.
4. POLLUTION RETARDANT BAFFLE TO BE ATTACHED TO STRUCTURE W/ 3/8" x 2" STAINLESS STEEL BOLTS.
5. MINIMUM ELEVATION ON POLLUTION RETARDANT BAFFLE TO BE 2' BELOW CONTROL ELEVATION.

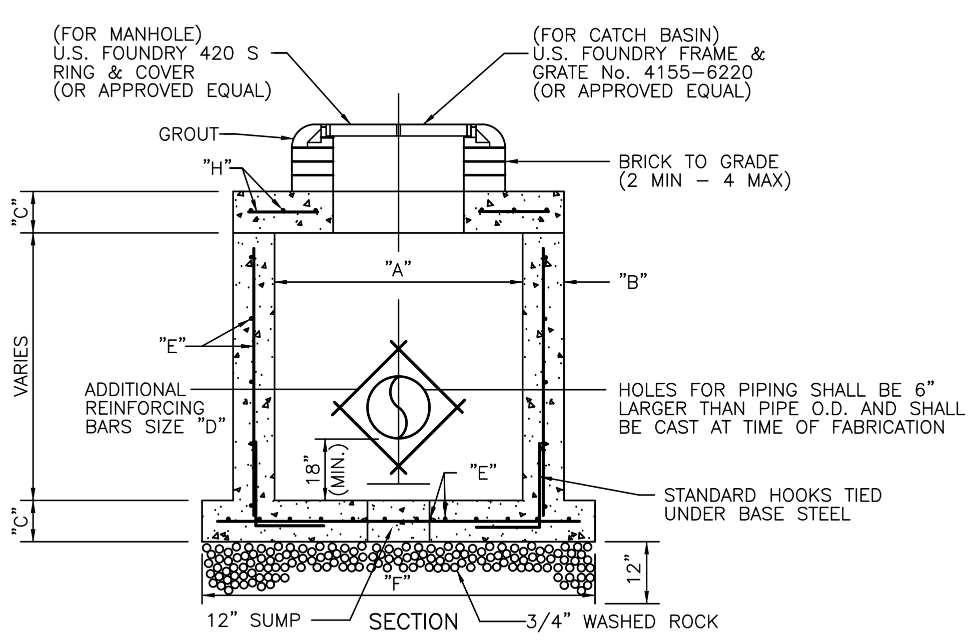


TYPE	"A"	"B"	"C"	"D"	"E"	"F"
INLET	24" x 37"	8"	8"	#4 @ 12" C.C.E.W.	#4 @ 12" C.C.E.W.	46" x 59"
INLET*	42" x 48"	6"	8"	#4 @ 12" C.C.E.W.	#4 @ 9" C.C.E.W.	60" x 66"

PRECAST INLET TYPE "C" (OPTION)

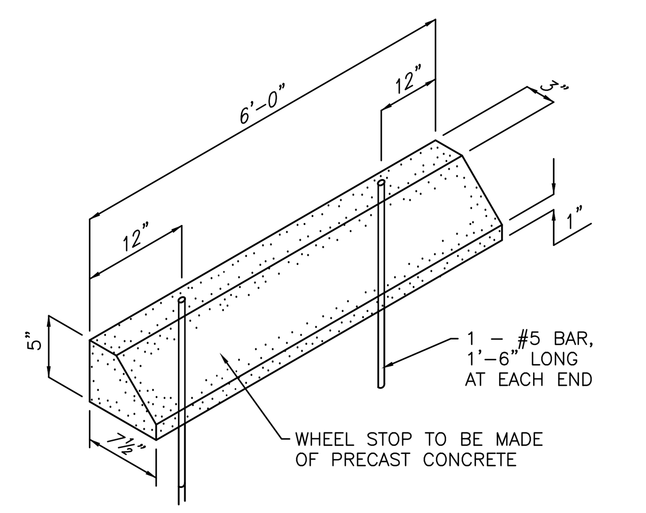
*USE U.S. FOUNDRY GRATE No. 6626 FOR F.D.O.T. INLET (OR APPROVED EQUAL)



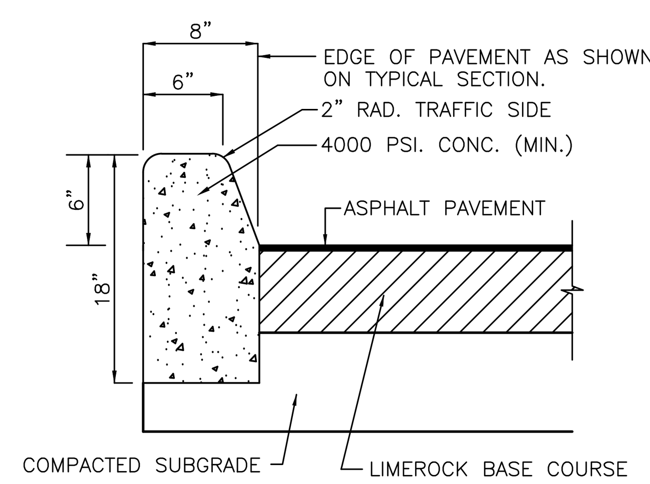


TYPE	"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
C-4/M-4	4'-0" ø	8"	8"	#4 @ 12" C.C.E.W.	#4 @ 12" C.C.E.W.	6'-4" ø	5'-4" ø	#4 @ 6" C.C.E.W.
C-5/M-5	5'-0" ø	8"	8"	#5 @ 12" C.C.E.W.	#5 @ 12" C.C.E.W.	7'-4" ø	6'-4" ø	#5 @ 8" C.C.E.W.
C-6/M-6	6'-0" ø	8"	8"	#5 @ 6" C.C.E.W.	#5 @ 6" C.C.E.W.	8'-4" ø	7'-4" ø	#5 @ 6" C.C.E.W.

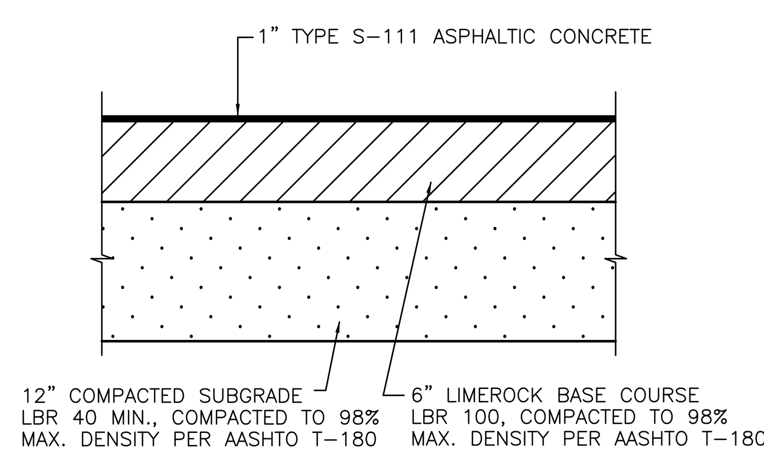
PRECAST CATCH BASIN AND MANHOLE



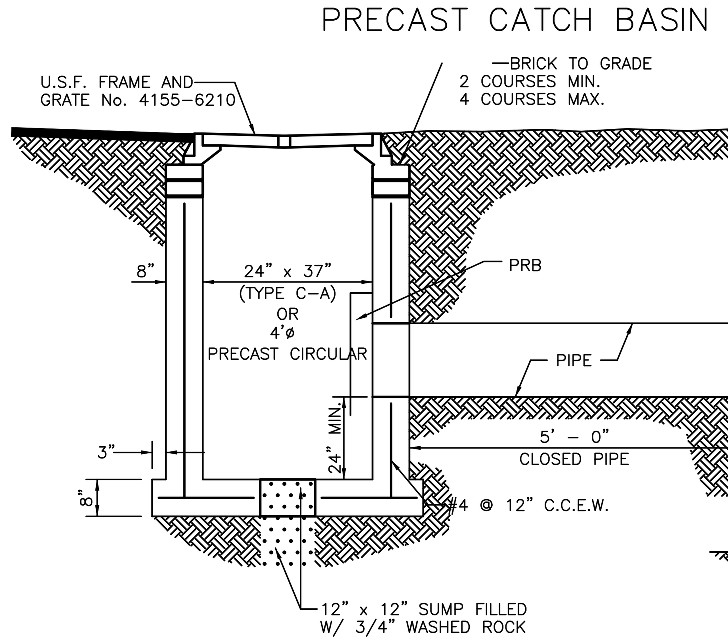
WHEELSTOP

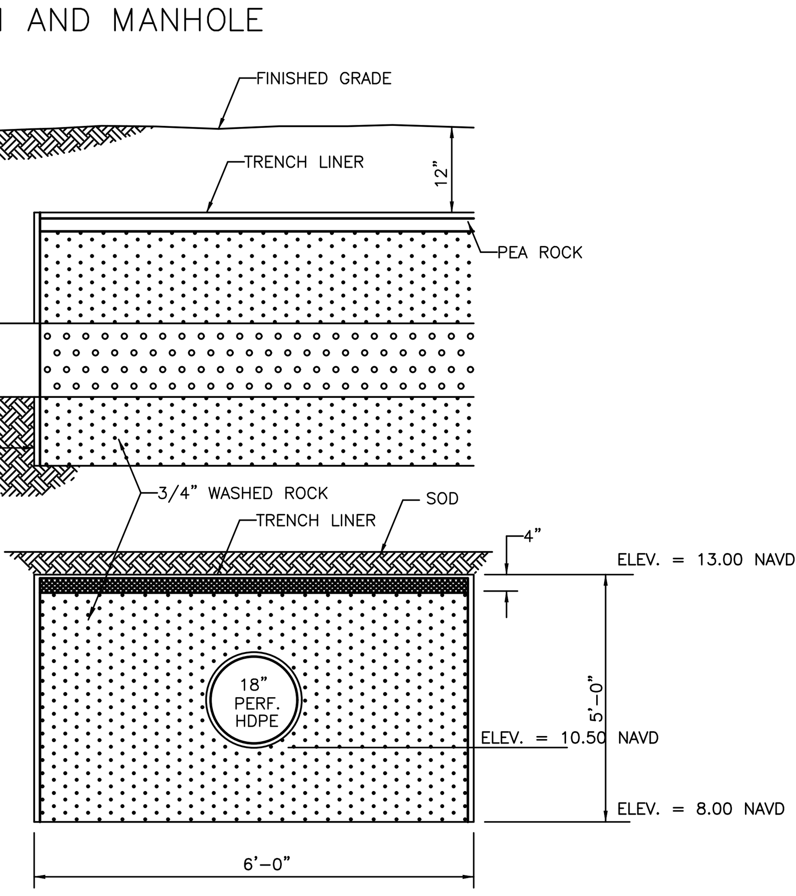


TYPE "D" CONC. CURB



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:

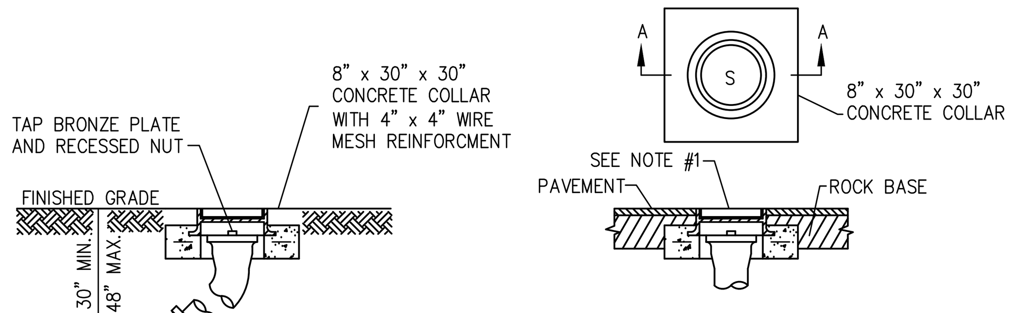
DATE:

JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE N.T.S.

PROJECT NUMBER 20-2714

3 / 5



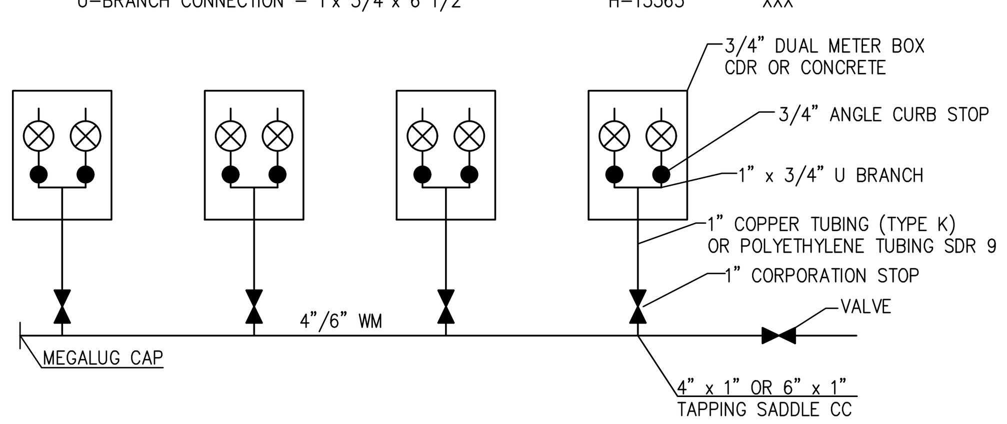
SECTION "A–A"
CLEAN–OUT IN PAVEMENT

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.

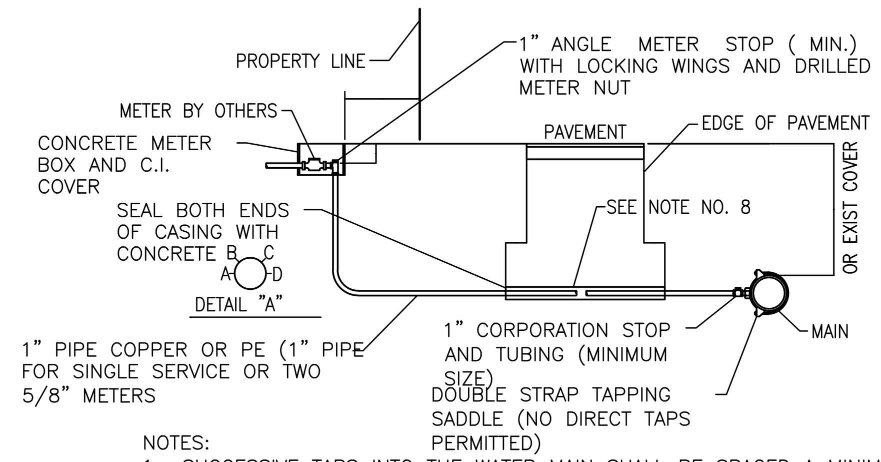
CLEANOUT DETAIL

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.
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 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

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.

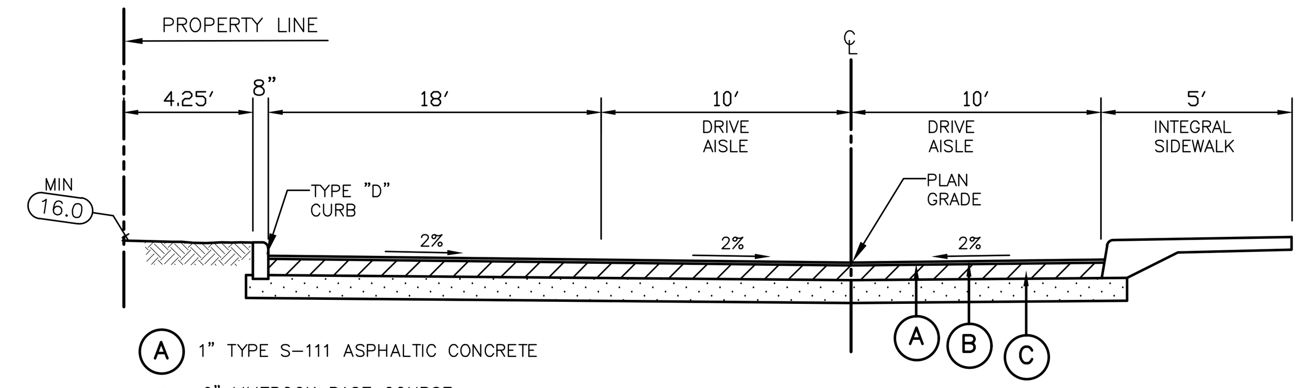
Layout:
- Layout shall be made using marking chalk.
- It is recommended that marking layout be inspected by the City Engineer prior to the placement of final markings.

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.

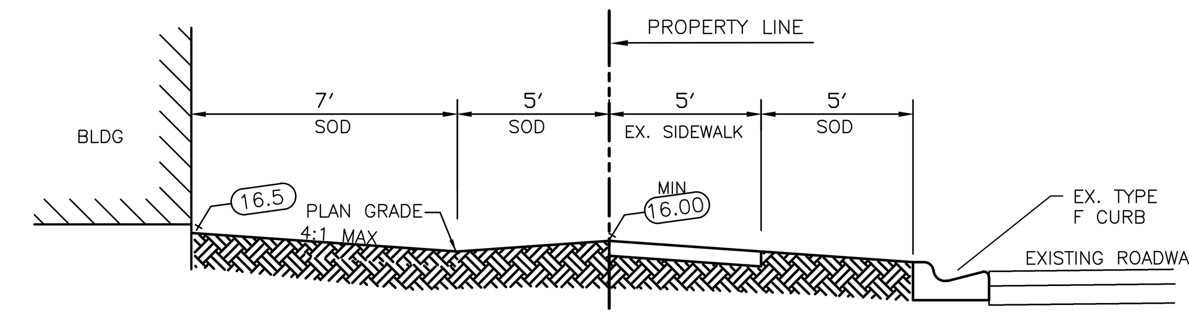


(A) 1" TYPE S–111 ASPHALTIC CONCRETE

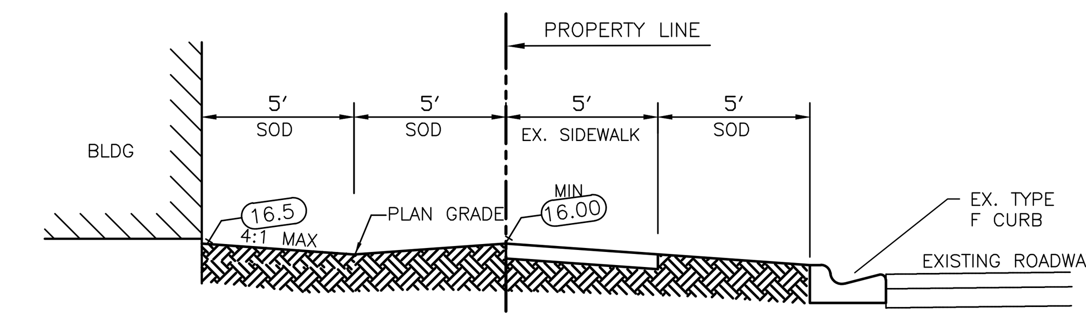
(B) 6" LIMEROCK BASE COURSE LBR 100, COMPACTED TO 98% MAX. DENSITY PER AASHTO T–180

(C) 12" COMPACTED SUBGRADE LBR 40 MIN., COMPACTED TO 98% MAX. DENSITY PER AASHTO T–180

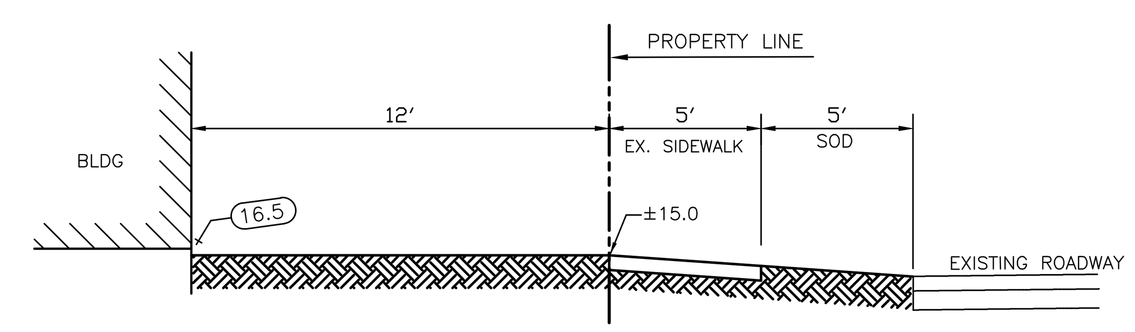
SECTION A–A
N.T.S.



SECTION B–B
N.T.S.



SECTION C–C
N.T.S.



SECTION D–D
N.T.S.

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

NOTES AND SPECIFICATIONS

APPROVED:
DATE:
JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE: N.T.S.

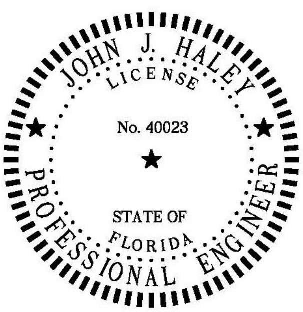
PROJECT NUMBER: 20-2714

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, 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

JOHN J. HALEY
LICENSE
No. 40023
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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	5	19		0'-3"		Dark sand
	1.00	3						Dark grey muck
		4				1'-6"		
	2.00	5						Light grey sand
		5	10	23				
	3.00	5						
		5						
	4.00	5						
		3	6	24				
	5.00	3						
		3						
	6.00	4				6'-0"		
		7	14	24				
	7.00	8			≡	7'-0"		
		6						
	8.00	9						Grey sand
		6	12	24				
	9.00	6						
		6						
	10.00	6						
		9	26	24				
	11.00	9				11'-0"		
		17						
	12.00	9						
		8	19	24				Brown sand
	13.00	10						
		9						
	14.00	9						
		8	17	24				
	15.00	7						
		10						
	16.00	9						
		8	14	24				
	17.00	8						
		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		1'-6"		Dark grey sand
		4						
	2.00	4						Light grey sand
		2						
	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						Brown sand
	11.00	5	11	24				
		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
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:	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	4	22		0'-6"		Dark sand
	1.00	2						
		2						Light grey sand
	2.00	2						
		2	5	22				
	3.00	3						
		2						
	4.00	3						
		2	5	24				
	5.00	3						
		2						
	6.00	3						
		4	12	24				
	7.00	4			≡	7'-0"		
		8						
	8.00	8				8'-0"		
		4	8	24				Dark brown sand
	9.00	4						
		4						
	10.00	4				10'-0"		
		8	27	24				
	11.00	12						
		15						Brown reddish sand
	12.00	12						
		18	28	24				
	13.00	12						
		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 (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:	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	6	22				Dark sand
	1.00	3				1'-0"		
		3						
	2.00	5						Light grey sand
		3	6	22				
	3.00	3						
		3						
	4.00	3						
		2	5	23				
	5.00	3						
		2						
	6.00	3						
		6	11	24				
	7.00	6			≡	7'-0"		
		5						Grey sand
	8.00	7						
		4	8	24				
	9.00	4						
		4						
	10.00	4				10'-0"		
		12	31	24				Dark brown sand
	11.00	15				11'-0"		
		16						
	12.00	20						
		10	20	24				
	13.00	12						Brown reddish sand
		8						
	14.00	15						
		12	26	24				
	15.00	12						
		14						
	16.00	11						
		10	23	24				
	17.00	11						
		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:

$$K = \frac{4\,Q}{\Pi\,(20.25\,H_2 - H_2^{\,2} - 9)} = 2.54338 \text{ X } 10^{-4} \text{ (CFS/FT}^2\text{. -FT. HEAD)}$$

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:

$$K = \frac{4Q}{\Pi(20.25 H_2 - H_2^{\ 2} - 9)} = 2.71454 \times 10^{-4} \text{ (CFS/FT}^2\text{. -FT. HEAD)}$$

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.

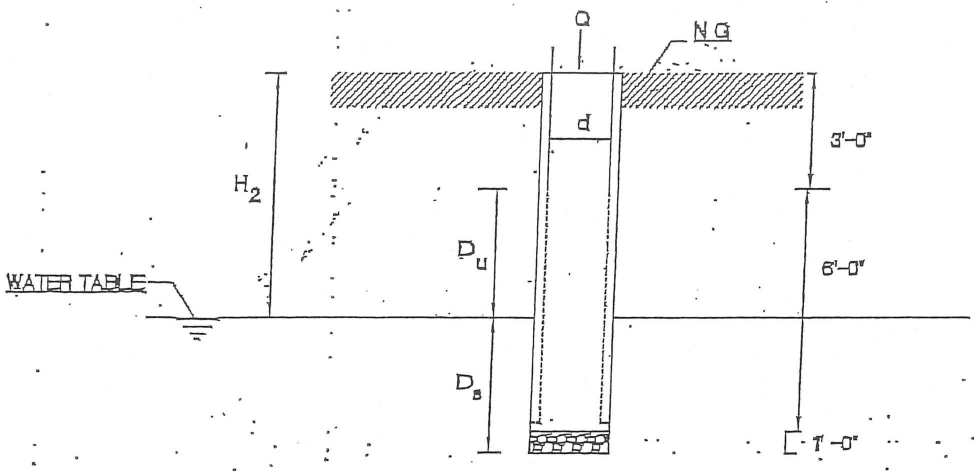
PAUL PEANA
LICENSE
No 37334
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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 = USATURATED HOLE DEPTH (FEET)
D_s = SATURATED HOLE DEPTH (FEET)
H_2 = DEPTH TO WATER TABLE (FEET)

FOR $H_2 < 3.0$ FEET

$$K = \frac{Q}{11.192\,H_2}$$

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.

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 ☐ ____________________

2. Project Information

a. Project Name: Lake Worth Apartments

b. Project Location / Address: 10th Ave N between N E St and N F St

c. Legal Description: See attached survey

d. Property Control Number (PCN): 38-43-44-21-15-318-0010

e. Zoning: Existing: MU-E Proposed: ____________

f. Future Land Use: Existing: MU-E Proposed: ____________

g. Proposed Use: ■ Residential; Units 24 ☐ Commercial; ______S.F. ☐ Industrial; ______S.F.

h. Total Estimated Project Cost: 2,100,000

i. Description of Work: Two building residential project with a total of 24 units and required parking

3. Contact Information

a. Project Manager / Contact Person: Mark Hunley

Company: Charette International Architecture

Address: 2528 N 38th Ave City: Hollywood St: FL Zip: 33021

Phone Number: 954-809-9802 E-Mail Address: mark@charettearch.com

b. Applicant Name (if different from Project Manager): Eric Schwimmer

Company: 1212 tenth Ave north llc

Address: 17199 shaddock lane City: Boca Raton St: FL Zip: 33487

Phone Number: 917-603-0720 E-Mail Address: Ericmudville@msn.com

c. Owner Name: Eric Schwimmer

Company: 1212 tenth Ave north llc

Address: 17199 shaddock lane City: Boca Raton St: FL Zip: 33487

Phone Number: 917-603-0720 E-Mail Address: Ericmudville@msn.com

4. Owner's Consent

Eric Schwimmer ("Owner") certifies that it is the owner of the property located at 1212 tenth ave North ("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, Mark Hunley 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: × [signature] Date: 9/29/20

Name/Title of Signatory: Eric Schwimmer / owner

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 28 day of September, 2020, by Eric Schwimmer who is personally known to me or who produced a FL DL as identification. He/she did not take an oath.

(NOTARY SEAL)

ADOLFO USTAREZ
Notary Public, State of Florida
Commission# GG 266916
My comm. expires Oct. 14, 2022

× [signature]
(Signature of Notary Public)

Adolfo Ustarez
(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: LAKE WORTH APTS Submittal Date: 10-1-20

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.

MARK HUNLEY
(Name – type, stamp, or print clearly)

× [signature]
(Signature)

CHARETTE INT ARCHITECTURE
(Name of Firm)

2528 N 38TH AVE, HOLLYWOOD FL 33021
(Address, City, State, Zip)

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 01 day of Oct, 2020, by Mark Hunley who is personally known to me or who produced a ______ as identification. He/she did not take an oath.

(NOTARY SEAL)

NOTARY PUBLIC STATE OF FLORIDA
DAVID J. PERSTEN
Commission # GG 962219
Expires May 9, 2024
Bonded Thru Budget Notary Services

× [signature]
(Signature of Notary Public)

David J Persten
(Name of Notary)

Sign Posting Agreement

This form is required for all Historic Applications and Public Hearing Items.

1. **Applicant:** Mark Hunley
2. **Property Owner:** 1212 TENTH AVENUE NORTH LLC
3. **Contact Phone Number:** 954-809-9802
4. **Property Location:** 10th Ave N between N E St and N F St
5. I, Eric Schwimmer, 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: 10/27/20

Name/Title of Signatory: Eric Schwimmer owner

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 27 day of OCTOBER 20 20, by ERIC SCHWIMMER who is personally known to me or who produced a FL DL as identification. He/she did not take an oath.

(NOTARY SEAL)

PIERRE L. LEMENE
Notary Public - State of Florida
Commission # GG 246064
My Comm. Expires Sep 18, 2022

____
Signature of Notary Public

PIERRE L LEMENE
Name of Notary

City of Lake Worth Beach / Department for Community Sustainability / Planning, Zoning, & Historic Preservation Division
1900 2 Ave N, Lake Worth Beach, FL 33463 / 561-586-1687 / pzoning@lakeworth.org

Charette International Architecture

AA 26002424
2528 N 38th Ave, Hollywood, FL 33021
954-809-9802
www.charettearch.com

Project Justification

October 12, 2020

10th Avenue North – Between N E Street and N F Street
Lake Worth Beach, FL 33460

PCNs: 38-43-44-21-15-318-0010
38-43-44-21-15-318-0140
38-43-44-21-15-318-0150

This justification is intended to introduce and justify the project at the above listed property that is presented in the exhibits included in this package. We look forward to working with Lake Worth Beach to make this project successful.

Currently the property referenced is a vacant lot that has a few trees on it and is covered in patchy grass. Through the attached landscape package, improvements to the current landscape is obvious. The arborist report has stated that the existing trees are only in fair condition and several are of an invasive species. Removal of all these trees will be required and has the benefit of removing the invasive species. The attached landscaping plan shows thought towards not only benefiting the site but also the beautification of the surrounding area. Corners and gateways to the site were given attention as well as placement of landscaping for shade on the project site.

While the site is predominately simply a flat plane currently, the project allows an opportunity to maximize drainage efficiency where there is currently no planned drainage plan. Fine tuning the slopes and swales on the site allows for much of the drainage to be retained on site. Drainage from the parking area is accomplished through the installation of 4 yard drains that allow for exfiltration of drainage.

Parking is accomplished primarily on site. 6 spots are street parking on E and F Street, while the remainder of all required parking is on site. Disabled parking is provided between the two buildings to allow easy and close access. The remainder of the parking is across the parking lane on the north side of the property. 8 bicycle stands are included as well. This scenario allows for a positive impact in the area due to serving the parking needs of the project completely on site without impacting the surrounding area. The bicycle spots also allow for more non-automobile traffic possibilities.

A dumpster is also included on site for refuse removal. It was placed at an angle to allow for easy collection. It is centrally located to make for easy access to all residents of the project.

Site lighting will be accomplished to create a warm and welcoming space from both the parking side and the 10th Avenue North side. Safety will be the highest priority and photometrics will ensure safety for all residents and guests. The addition of the lighting will also allow for increased safety for pedestrians on 10th Avenue North.

Signage will be provided for the project on both corners to identify the project and direct all guests and visitors.

The site circulation is laid out with a double traffic lane that connects E and F Streets behind the buildings. This allows for access from both directions and allows traffic to exit on either street. There are no dead-end locations or anywhere that would require a vehicle to turn around. All spaces are provided equality in parking location and none are isolated.

A dumpster is also included on site for refuse removal. It was placed at an angle to allow for easy collection. It is centrally located to make for easy access to all residents of the project.

The project aids in economic development by bringing an additional 24 residential units to a thoroughfare of Lake Worth Beach. The units are intended to be affordable and to serve the need of economically feasible residential units to the population. The increased residency will allow for a location for businesses in the area to benefit from more consumers. The increase of lighting and clear pedestrian right of ways will provide for increased safety. The photometric analysis will remove any areas for potential safety concerns. Through landscaping and property management the site will be much more visually appealing than the current vacant property. The removal of the invasive species will be a step in the right direction for the environment.

As discussed, this project meets the needs of the area for residential development. It also follows the design guidelines that Lake Worth Beach has been working towards for new development. Building such a carefully thought through project on one of the prime thoroughfares of Lake Worth Beach will enhance the experience of driving down 10th Ave N. We are looking forward to working with Lake Worth Beach and the surrounding community to make this project successful and appealing.

Please do not hesitate to contact us if you have any questions or concerns.

Thank you,

Mark Hunley

2528 N 38th Ave, Hollywood, FL 33021 954-809-9802 mark@charettearch.com

Charette International Architecture

AA 26002424
2528 N 38th Ave, Hollywood, FL 33021
954-809-9802
www.charettearch.com

Project Narrative

October 1, 2020

10th Avenue North – Between N E Street and N F Street
Lake Worth Beach, FL 33460

PCNs: 38-43-44-21-15-318-0010
38-43-44-21-15-318-0140
38-43-44-21-15-318-0150

This narrative is intended to introduce the project at the above listed property that is presented in the exhibits included in this package. We look forward to working with Lake Worth Beach to make this project successful.

The project is located on 10th Ave N between N E St and N F St on a property that is currently vacant and divided into two lots. The intention behind the project would be to leave the lots as separate entities and build one building on each lot. The lots will be supplied independently for all utilities. Through the course of construction, the project will be built together and not phased in by building.

In this zip code the surrounding area is primarily residential in nature with 57% of residents renting. The median household income is shown as $37,587 in 2017. Approximately 22% of residents in this zip code received food assistance through SNAP. This data leads to a clear need for affordable rental units in the area. The intention throughout development of the project has been a focus on affordability and the desire to ensure units that satisfy this need.

There is a total of 24 units divided into two 12-unit buildings. Each building is two stories and have the same layout of each floor. There is a total of 3-unit types; an efficiency, a one-bedroom, and a two-bedroom. This allows for a diverse and equal distribution of unit types. Each unit type meets the required minimum square footage for the area.

The total amount of parking required was calculated and is being accomplished entirely with on grade parking. Two ADA parking spaces are located between the buildings, several compact spaces were utilized, and a few spaces were allotted to street parking on both E and F Streets. Bicycle parking is also provided on the site in the form of two bicycle racks on the ends of the buildings closest to E and F Streets.

Through the design process a strong emphasis was placed on creating dynamic elevations while also efficiently utilizing space in the layout of each unit. While each unit is efficiently stacked for ease of construction, horizontally each unit is pushed or pulled towards 10 Ave N to create an elevation that is decidedly not static. To enlarge the two-bedroom unit it was allowed to overlap the efficiently slightly to create two bedrooms that meet more than the minimum square footage and actually allow for livable bedroom sizing.

Through the use of a variety of stucco patterns and colors, the front elevations were given an additional layer of design to avoid an overly monolithic feel to the project. Stucco patterns, colors, eyebrows, balconies, and multiple roof styles were some of the ways this dynamic look was achieved. Also, by pushing the buildings apart towards E and F Streets, it provides a break in the façade to make the front elevation less imposing and more inviting.

As discussed, this project meets the needs of the area for residential development. It also follows the design guidelines that Lake Worth Beach has been working towards for new development. Building such a carefully thought through project on one of the prime thoroughfares of Lake Worth Beach will enhance the experience of driving down 10th Ave N. We are looking forward to working with Lake Worth Beach and the surrounding community to make this project successful and appealing.

Please do not hesitate to contact us if you have any questions or concerns.

Thank you,

Mark Hunley

2528 N 38th Ave, Hollywood, FL 33021 954-809-9802 mark@charettearch.com

1212 Tenth Avenue North LLC
17199 Shaddock Lane
Boca Raton, FL 33487

City of Lake Worth Beach
1900 Second Avenue North
Lake Worth Beach, FL 33461

October 30, 2020

Re: Lake Worth Market Study

Lake Worth Beach Planning:

I am the sponsor of the real estate project at 1212 Tenth Avenue North, Lake Worth Beach, FL 33460 (the "Property"). The Property is expected to contain high-quality units that will serve lower-income households. For this reason we are applying for a density increase of 3 additional units.

City data and research indicates that, with respect to the zip code in which the Property is located, there exists a significantly lower median income per household than exists state-wide. Median income per household in Lake Worth Beach is $29,000 per annum, whereas state-wide income per household is $50,000 per annum. Because there is a disparity in income levels, a need for lower-income housing in Lake Worth Beach would benefit the local community by providing affordable, brand new and modern amenities for residents. Additionally, because a greater number of residents in Lake Worth Beach have median incomes below the poverty level compared to the state average (26% vs 14%), the addition of the units to the Property that serve this demographic is critical to serving the housing needs for the local community. The convenience of the Property relative to I-95 and other major thoroughfares makes it attractive for the demographic the Property is seeking to serve.

City data and research also indicates that, with respect to the zip code in which the Property is located, only 35% of local residents are married, while the others are either single, divorced or widowed. The Property is expected to contain 8 efficiency units, 8 1-bedrooms, and 8 2-bedrooms. The mix of units is directly tied to the need of the local demographic for smaller housing that fits their respective lifestyles. Additionally, because residents in Lake Worth Beach reside in the zip code significantly longer than other zip codes within the state, to the extent there exists appropriate and affordable housing for the local residents, they are more likely to stay in the area which benefits the local economy.

The Lake Worth Beach real estate community will be improved by the Property. City data and research indicates that there have been only 45 houses built in the zip code from 2010 – 2013; and 97 homes since 2014. Newly constructed property increases the value of older, more dated properties, and will increase the supply of units available for local residents, and attract new residents to the area. Newer construction tends to attract younger families, which would also benefit from the highly rated public school system in Lake Worth Beach.

For the above reasons, it is my contention that the Lake Worth Beach real estate market will greatly benefit from, and there exists a necessity for, the Property to be built with the variance for the additional 6 units.

I am available at any time to discuss the market study and any other matter related to the development of the Property.

____

Eric Schwimmer
President/Owner
1212 Tenth Avenue North LLC

SIMMONS & WHITE
2581 Metrocentre Blvd West, Suite 3 West Palm Beach, Florida 33407
O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982

TRAFFIC GENERATION STATEMENT

LAKE WORTH BEACH MULTIFAMILY
LAKE WORTH BEACH, FLORIDA

BRYAN G. KELLEY
LICENSE
No. 74006
SEP 18 2020
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Prepared for:

Charette International Architecture
2528 N. 38th Avenue
Hollywood, Florida 33004

Job No. 20-115

Date: September 18, 2020

Bryan G. Kelley, P.E.
FL Reg. No. 74006

1.0 SITE DATA

The subject parcel is located in the northeast corner of North E Street and 10th Avenue North in the City of Lake Worth Beach and contains approximately 0.71 acres. The Property Control Numbers (PCN) for the subject parcel are as follows:

38-43-44-21-15-318-0010	38-43-44-21-15-318-0140
38-43-44-21-15-318-0150	

The proposed development on the currently unimproved parcel is to consist of 24 multifamily dwelling units with a buildout of 2025. Site access is proposed via a full access driveway connection to North E Street and North F Street. For additional information concerning site location and layout, please refer to the Site Plan prepared by Charette International Architecture Inc.

2.0 TRAFFIC GENERATION

The traffic generated by the proposed development has been calculated in accordance with the rates provided in the ITE Trip Generation Manual, 10th Edition as shown on Table 1, Table 2, and Table 3 attached with this report. Table 1 shows the daily traffic generation associated with the existing use. Tables 2 and 3 show the A.M. and P.M. peak hour traffic generation, respectively. The traffic generation associated with the proposed 24 multifamily dwelling units may be summarized as follows:

Daily Traffic Generation	=	176 tpd
A.M. Peak Hour Traffic Generation	=	11 pht (3 In/8 Out)
P.M. Peak Hour Traffic Generation	=	13 pht (8 In/5 Out)

3.0 CONCLUSION

The proposed development will generate 176 daily trips, 11 A.M. peak hour trips, and 13 P.M. peak hour trips. Since the proposed development generates, less than 20 peak hour trips, no additional analysis is required. This project is therefore approvable with regard to the Palm Beach County Traffic Performance Standards.

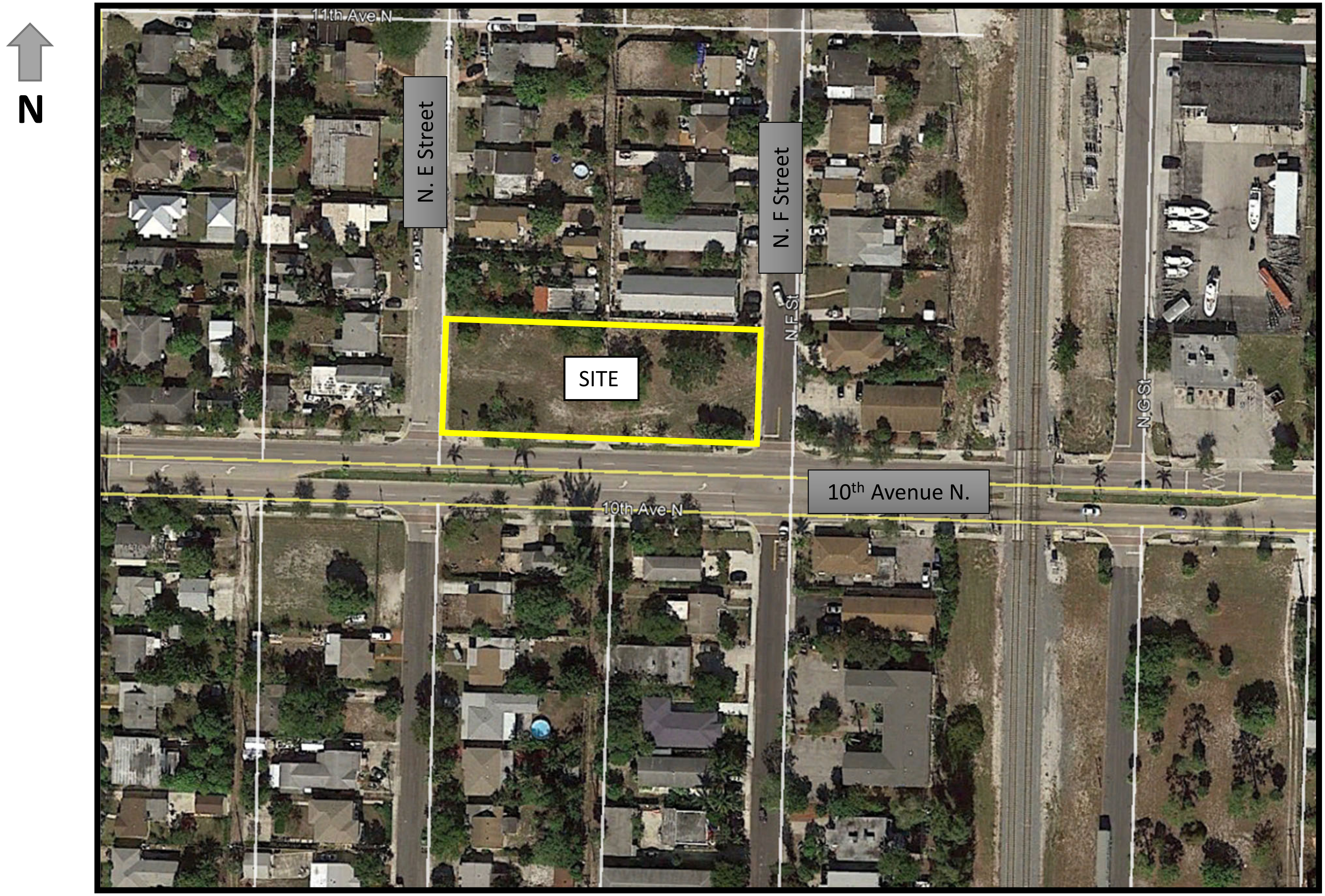


Figure 1 –Site Location Map
Lake Worth Beach Multifamily
Project # 20-115

SIMMONS & WHITE

LAKE WORTH BEACH MULTIFAMILY

09/18/2020

PROPOSED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips	Internalization		External Trips	Pass-by		Net Trips
					In	Out		%	Total		%	Trips	
Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH)	220	24	Dwelling Units	7.32			176		0	176	0%	0	176
			Grand Totals:				**176**	**0.0%**	**0**	**176**	**0%**	**0**	**176**

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH)	220	24	Dwelling Units	0.46	0.23	0.77	3	8	11	0.0%	0	0	0	3	8	11	0%	0	3	8	11
			Grand Totals:				**3**	**8**	**11**	**0.0%**	**0**	**0**	**0**	**3**	**8**	**11**	**0%**	**0**	**3**	**8**	**11**

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH)	220	24	Dwelling Units	0.56	0.63	0.37	8	5	13	0.0%	0	0	0	8	5	13	0%	0	8	5	13
			Grand Totals:				**8**	**5**	**13**	**0.0%**	**0**	**0**	**0**	**8**	**5**	**13**	**0%**	**0**	**8**	**5**	**13**

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982

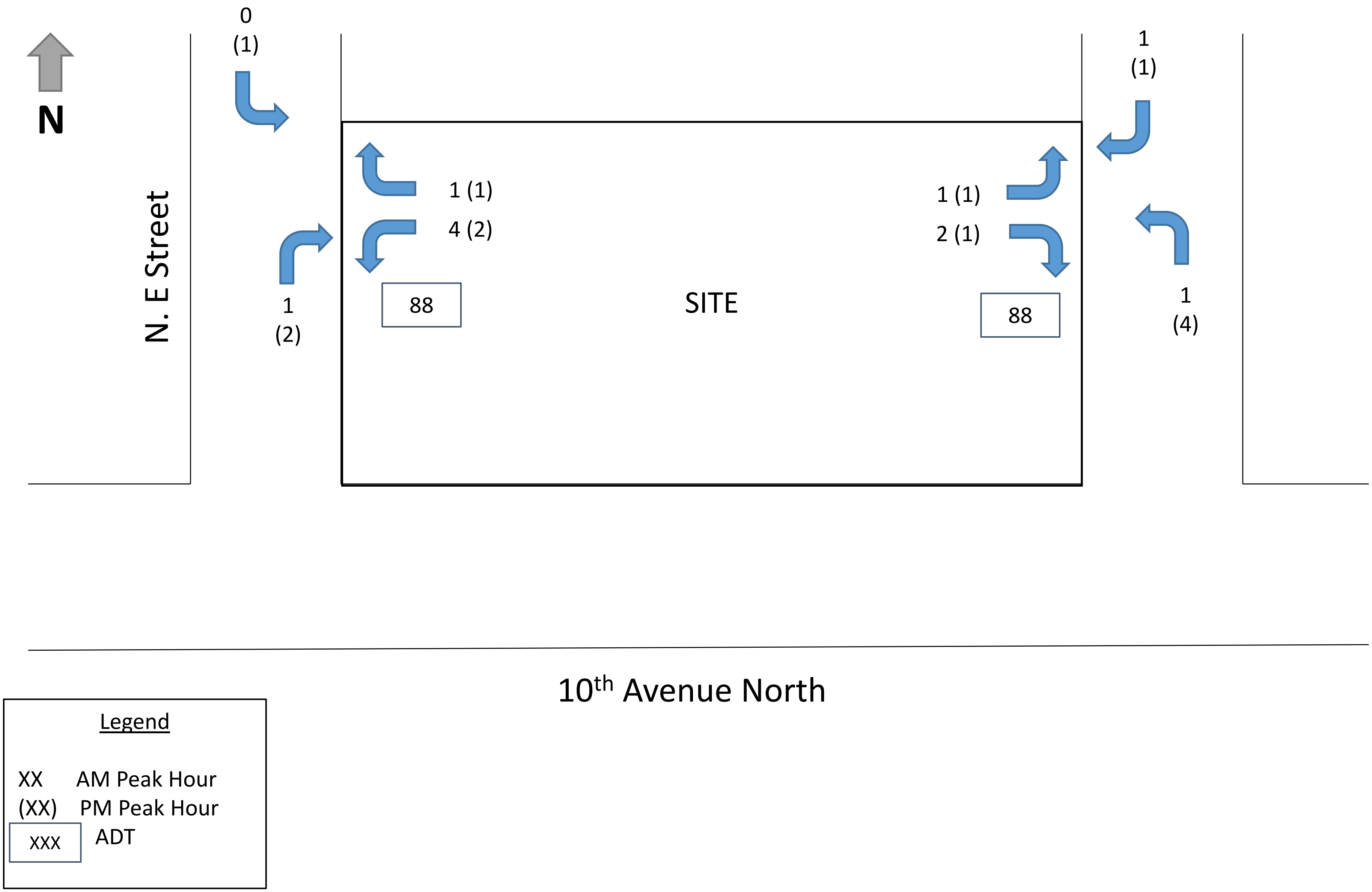


Figure 2 – Driveway Volumes
Lake Worth Beach Multifamily
Project # 20-115

SIMMONS & WHITE

Department of Engineering and Public Works
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

October 27, 2020

Bryan G. Kelley, P.E.
Simmons & White, Inc.
2581 Metrocentre Blvd. West, Suite 3
West Palm Beach, FL 33407

RE: Lake Worth Beach Multifamily
Project #: 201009
Traffic Performance Standards Review

Dear Mr. Kelley:

The Palm Beach County Traffic Division has reviewed the **Lake Worth Beach Multifamily** Traffic Impact Statement, dated September 18, 2020, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Lake Worth Beach
Location:	NEC of 10th Avenue and N E Street
PCN:	38-43-44-21-15-318-0010 (additional PCNs in file)
Access:	One full access driveway connection onto N E Street and onto N F Street (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Vacant
Proposed Uses:	Low-rise Multi-Family Residential = 24 DU
New Daily Trips:	176
New Peak Hour Trips:	11 (3/8) AM; 13 (8/5) PM
Build-out:	December 31, 2025

Based on our review, the Traffic Division has determined that the proposed project will have a net impact of less than 20 peak hour trips and therefore, a detailed traffic study is not required. The project meets Palm Beach County Traffic Performance Standards.

The following site related comment should be addressed:

1. Provide 25' x 25' corner clips at the intersections of 10th Ave North/North E St and 10th Ave North/North F St.
2. Please note that Palm Beach County does not allow brick pavers on County ROWs. We are aware of the fact that 10th Ave North at this location is municipal maintained. This comment is for informational purposes only.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:rb

ec: Addressee
Erin Fitzhugh Sita, AICP, Assistant Director-Planning, Zoning, & Preservation Community Sustainability Department, City of Lake Worth Beach
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Bogdan Piorkowski, P.E., Sr. Prof. Engineer, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2020\201009 - LAKE WORTH BEACH MULTIFAMILY.DOCXN

Andrew Meyer

From: Mark Hunley <mark@charettearch.com>
Sent: Thursday, April 15, 2021 1:59 PM
To: Andrew Meyer
Cc: Erin Sita; Alexis Rosenberg; Paul Charette; eric schwimmer
Subject: RE: Lake Worth Apartments - Sign Posting and Courtesy Mailer

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

Andrew,

Thank you. I forwarded your email to the owner to get started on these items.

Also, the cost of the building certification does not make sense to pursue for the sustainable bonus credit, so the owner has elected to pay the entirety as an in lieu of fee.

Thank you,

Mark Hunley
Architect / Partner
Charette International Architecture

954-809-9802
mark@charettearch.com

From: Andrew Meyer <ameyer@lakeworthbeachfl.gov>
Sent: Thursday, April 15, 2021 10:17 AM
To: Mark Hunley <mark@charettearch.com>
Cc: Erin Sita <esita@LakeWorthBeachfl.gov>; Alexis Rosenberg <arosenberg@lakeworthbeachfl.gov>
Subject: Lake Worth Apartments - Sign Posting and Courtesy Mailer

Good morning Mr. Hunley,

State and city regulations require the public noticing of land development projects. To meet these regulations, please send out proper mailing notices as well as posting a notification sign to the property at least 10 days prior to the May 5, 2021 Planning and Zoning Board Meeting. Below are a few notes to help with the notice procedure:

Courtesy Notice:

- A copy of the courtesy letter and address label template is attached to this email
- Go to the Palm Beach Property Appraiser's office located at 301 North Olive Avenue, West Palm Beach, FL 33401, or access them online, and obtain one copy of a radius map covering the surrounding 400-foot radius of

the subject site, and two copies of a list of all property owners and their addresses within a 400-foot radius of the subject property (ask for these in label form).

- Make the appropriate number of copies of the courtesy letter and stuff the envelopes. One set of labels will be used to place on the envelopes. The other set of labels shall be used to put on the address label template (provided). Take the mailings and the address label template to the Post Office for mailing. The Post Office should date stamp your copy of the address list. This will serve as proof that the notice letters were mailed at least 10 days before the public meeting. Please note that the mailings are **NOT** required to be sent out as certified mail.
- Provide the copy of the radius map to the City of Lake Worth Beach (you can email to me directly), list of parcel numbers, and a copy of the label sheet that has been date stamped by the Post Office.

Site Posting:

- Please let us know what day and time you are available to pick up the sign. Staff will prepare the notification sign and place it in the drop-box outside of our offices at 1900 2nd Avenue North. Once you post the sign to the property, take a picture of the sign and email it to staff. Make sure the sign is visible from the street and is secured to the ground so it will not fall over. The sign must be posted at least 10 days prior to the public meeting. A $30.00 fee for each sign will be added to your overall bill. 3 signs will be required for this property.

Please let me know if you have any further questions.

Regards,

Andrew Meyer, LEED Green Associate
Senior Community Planner | Community Sustainability Department

City of Lake Worth Beach
1900 Second Avenue North
Lake Worth Beach, FL 33461
561-586-1673
ameyer@lakeworthbeachfl.gov
lakeworthbeachfl.gov/community-sustainability/planning-and-zoning

Departmental Operating Hours
Monday – Friday 8:00 am – 4:00 pm

"We are LAKE WORTH BEACH. A hometown City that is committed to delivering the highest level of customer service through a commitment to integrity, hard work and a friendly attitude. We strive to exceed the expectations of our citizens, our businesses, our elected officials and our fellow employees."

Petar Stracenski
ISA Certified Arborist # FL-9367A
1906 Tigertail Ave. Miami, FL, 33133
305/747-9336
pstrdesign@gmail.com

Arborist Report

1005-1009 North F Street & 1008 North E Street

Lake Worth, FL 33460

09/21/2020

Project Information

Arborist Information:

Petar Stracenski

ISA Certified Arborist # FL-9367A

1906 Tigertail Ave. Miami, FL, 33133

305/747-9336

pstrdesign@gmail.com

Client Information:

Chris Cabezas Landscape Architecture

80 NE 5Tth Ave

Delray Beach, FL 33483

561.596.6771

Property Location:

1005-1009 North F Street & 1008 North E Street

Lake Worth, FL 33460

Summary

A site visit was performed on 09/19/2020 on request of Chris Cabezas Landscape Architecture to identify and evaluate the current condition of the existing trees at the property prior to the beginning of the proposed construction that is to be performed in the near future.

The following report includes the existing tree list, botanical and the common name, size (height, spread, DBH), assessed condition, disposition status, relevant photos and recommendations.

The Condition Assessment was broken down as follows. Percentages are a scale developed by the Council of Tree and Landscape Appraisers/ International Society of Arboriculture:

- Excellent 81%-100%
- Good 61%- 80%
- Fair 41%- 60%
- Poor 21%- 40%
- Very Poor 6%– 20%
- Dead 0%-5%

All measurements are performed with forestry diameter measuring tape. Tree and palm heights are approximated and the diameter is rounded to the nearest inch.

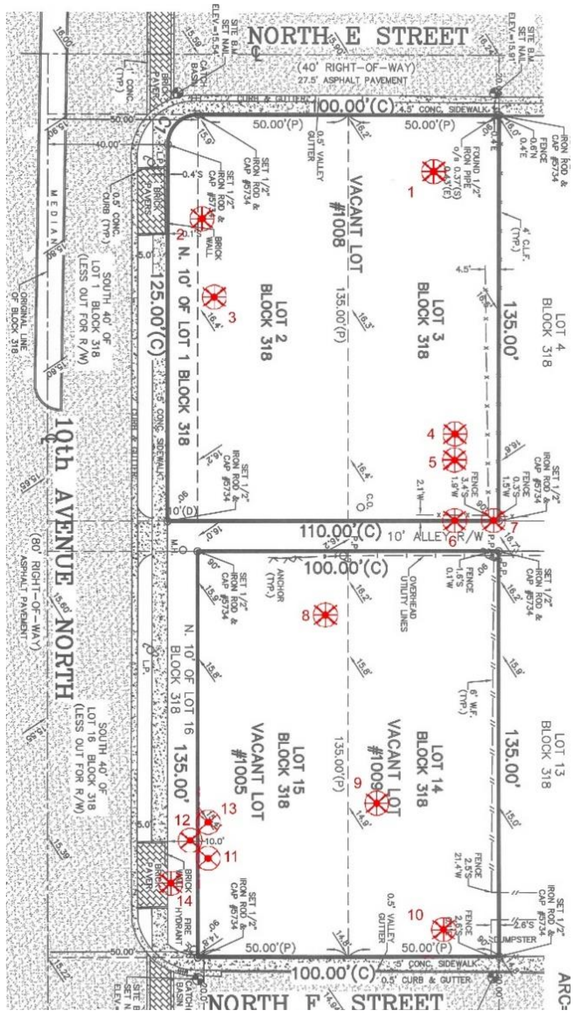
Comments and Recommendations

The site contains 14 trees and palms some of which are invasive species. Trees on this site rate from poor to good condition, although most of them are in fair condition. For this report, I have reviewed the Proposed Site Plan SP-1. Development plans propose two new 2 story apartment buildings. Due to the layout of the proposed architecture and required parking, all of the trees on the site will have to be removed.

I certify that all the statements of fact in this evaluation are true, complete, and correct to the best of my knowledge and belief, and are made in good faith. Should you have any questions, please feel free to contact me.

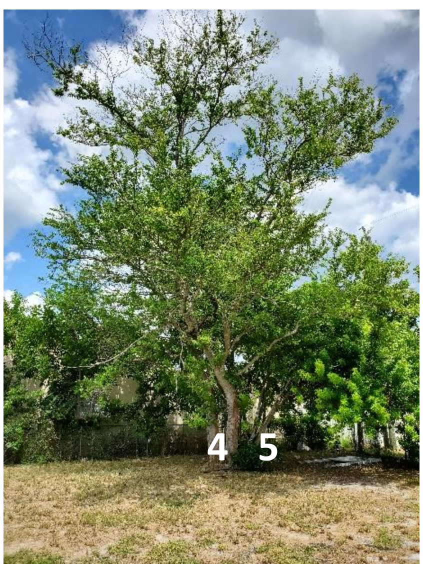
Petar Stracenski

#	BOTANICAL NAME	COMMON NAME	DBH	HT	SP	CONDITION %	DISPOSITION
EXISTING TREE LIST							
1	*Mangifera indica*	Mango Tree	20 ''	16 '	19 '	Good 75%	Remove
2	*Swietenia mahagoni*	Mahogany Tree	6 ''	15 '	12 '	Fair 58%	Remove
3	*Ficus Benjamina*	Weeping Fig	28 ''	22 '	32 '	Very Poor 15%	Remove
4	*Pithecellobium dulce*	Manila Tamarind	26 ''	28 '	34 '	Very Poor 18%	Remove
5	*Schinus terebinthifolia*	Brazilian Pepper	13''	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 48%	Remove
9	*Ficus benghalensis*	Ficus Tree	36 ''	20 '	40 '	Fair 42%	Remove
10	*Ficus benghalensis*	Ficus Tree	25 ''	18 '	27 '	Fair 45%	Remove
11	*Sabal palmetto*	Sabal Palm	11 ''	11 '	14 '	Fair 50%	Remove
12	*Sabal palmetto*	Sabal Palm	10 ''	12 '	14 '	Fair 45%	Remove
13	*Sabal palmetto*	Sabal Palm	12 ''	12 '	14 '	Fair 55%	Remove
14	*Mangifera indica*	Mango Tree	15 ''	32 '	28 '	Fair 58%	Remove



TREE SURVEY
(Not to scale)

Tree #	Scientific Name	Common name	DBH	Height	Spread	Native
1	*Mangifera indica*	Mango Tree	20 ''	16 '	19 '	No
2	*Swietenia mahagoni*	Mahogany Tree	6 ''	15 '	12 '	Yes
3	*Ficus Benjamina*	Weeping Fig	28 ''	22 '	32 '	No
4	Pithecellobium dulce	Manila Tamarind	26 ''	28 '	34 '	No
5	Schinus terebinthifolia	Brazilian Pepper	13''	18 '	28 '	No
6	Cupaniopsis anacardioides	Carrotwood Tree	7 ''	15 '	16 '	No
7	Cupaniopsis anacardioides	Carrotwood Tree	8 ''	19 '	18 '	No



Tree #	Scientific Name	Common name	DBH	Height	Spread	Native
8	*Pithecellobium dulce*	Manila Tamarind	38 "	22 '	42 '	No
9	*Ficus benghalensis*	Ficus Tree	36 "	20 '	40 '	No
10	*Ficus benghalensis*	Ficus Tree	25 "	18 '	27 '	No
11	*Sabal palmetto*	Sabal Palm	11 "	11 '	14 '	Yes
12	*Sabal palmetto*	Sabal Palm	10 "	12 '	14 '	Yes
13	*Sabal palmetto*	Sabal Palm	12 "	12 '	14 '	Yes
14	*Mangifera indica*	Mango Tree	15 "	32 '	28 '	No

Arborist Disclosure and General Limitations

This report has been prepared by an Arborist certified by the International Society of Arboriculture. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and attempt to reduce the risk of living near trees. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, the results of remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees is to eliminate all of the trees.

Tree assessment provided is based on visual recording at the time of inspection. Visual records do not include testing or analysis and do not include aerial or subterranean inspection. Arborist is not responsible for discovery or identification of hidden or otherwise non-observable conditions or risks. Records may not remain accurate after inspection due to variable deterioration of inventoried material and site disturbance. Arborist provides no warranty with respect to the fitness of the urban forest for any use or purpose whatsoever or for future outcomes of the assessed trees. Clients may choose to accept or disregard recommendations or to seek additional advice. Visual inspection is confined to the designated subject tree(s) and the inspections for this project are performed in the interest of facts of the tree(s) without prejudice to or for any other service or any interested party.

Arborist offers no opinion and do not purport to opine on the possible application of various building codes, zoning ordinances, other land use or platting regulations, environmental or health laws and other similar statutes, laws, ordinances, code and regulations affecting the possible use and occupancy of the Property for the purpose for which it is being used, except as specifically provided above.

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: June 15, 2021 **DEPARTMENT:** Community Sustainability

TITLE:

Resolution No. 33-2021 - Intent to abandon 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. 33-2021 is the first of 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. 33-2021.

Staff from Public Works, Water Utilities, and Electric Utilities Departments reviewed the request and had no issues with the abandonment.

MOTION:

Move to approve/disapprove Resolution 33-2021 - intent to abandon 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 and to schedule the public hearing for July 6, 2021.

ATTACHMENT(S):

Location Map
Resolution 33-2021 Draft


City of
Lake Worth
Beach
FLORIDA
Location Map - Right-of-Way Abandonment
Department for Community Sustainability
N E St
N F St
10th Ave N
N
0
0
0.01
0.02
0.03
0.04
Miles

RESOLUTION NO. 33-2021 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, DECLARING THE INTENTION OF THE CITY COMMISSION TO CONSIDER THE ABANDONMENT OF AN APPROXIMATELY 10 FOOT WIDE RIGHT-OF-WAY LAYING BETWEEN LOTS 1, 2 , 3, 14, 15, & 16, BLOCK 318 IN THE TOWNSITE OF LUCERNE, (N/K/A LAKE WORTH BEACH) ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 29 TO 40 INCLUSIVE, 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 EAST AND WEST LINES OF THE RIGHT-OF-WAY, AS DESCRIBED HEREIN; SETTING A PUBLIC HEARING TO HEAR AND CONSIDER OBJECTIONS TO AND PROTESTS AGAINST THE PROPOSED ABANDONMENT; PROVIDING 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 inclusive, 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 inclusive, 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 inclusive, public records of Palm Beach County, Florida (hereinafter referred to as “1003 North F Street”),;

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.”

WHEREAS, a utility easement dedication will be entered into for existing utilities;

WHEREAS, the City Commission seeks to hear the proposed abandonment at a public hearing on July 6, 2021 and consider any comments, objections or protest to the same.

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, hereby declares its intention to consider the abandonment of the following described right-of-way which will revert back to the property owners as follows:

THE APPROXIMATELY A 10 FOOT WIDE RIGHT-OF-WAY LAYING BETWEEN LOTS 1, 2 , 3, 14, 15, & 16, BLOCK 318 IN THE TOWNSITE OF LUCERNE, (N/K/A LAKE WORTH BEACH) ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 29 TO 40 INCLUSIVE, 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 EAST AND WEST LINES OF THE RIGHT-OF-WAY,

Section 3. A public hearing is to be held at 6:00pm on July 6, 2021, or as soon thereafter as the matter can he heard, at City Hall, 7 North Dixie Highway, Lake Worth Beach, FL, to hear and consider comments, objections or protests by the public on the abandonment.

Section 4. 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, CMC, City Clerk

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: June 15, 2021 **DEPARTMENT:** Community Sustainability

TITLE:

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

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 <u>both</u> 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…"

The Historic Resources Preservation Board (HRPB) is scheduled to consider the subject resolution amending the City's Historic Preservation Design Guidelines to allow Low-E coatings with a minimum visible light transmittance (VLT) of 60% on June 9, 2021, which is after the publication of this agenda. Therefore, staff will present the HRPB's recommendation at the June 15, 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 - Draft
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 approval/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: **<u>Resolution 31-2021</u>:** 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.

<u>BACKGROUND:</u>

- 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.

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		
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.	**No Approval (3)**	**Staff Approval**	**Board Approval**	**No Approval (3)**	**Staff Approval**	**Board 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: June 15, 2021 **DEPARTMENT:** Electric Utility

TITLE:

Task Order No.4 with Power Engineers, Inc., to provide engineering design and construction support services for the City's 26kV distribution under-build circuit on the new 138kV FP&L Tie-Line

SUMMARY:
Task Order No. 4 authorizes Power Engineers Inc., to provide engineering design and construction support services for the City's 26kV distribution under-build circuit on the new 138kV FP&L Tie-Line in the amount not to exceed $327,350. This project has been identified as an element of the City's electric utility System Hardening and Reliability Improvement Project (SHRIP) and for which bonds were sold in November 2020.

BACKGROUND AND JUSTIFICATION:

The City previously issued a Request for Qualifications (RFQ 18-302) to provide letters of interest and Professional Qualifications from consulting firms to develop alternatives for the City that improve electric transmission system reliability and electric supply economics. Power Engineers Inc., was selected under RFQ 18-302, Electric Transmission and Generation Options, to provide professional services.

On, December 13th, 2018, the City Commission approved Task Order No. 2 to Power Engineers to evaluate options for a second 138kV Transmission Tie-Line to the Florida Power & Light ("FPL") electric transmission system. Power Engineers evaluated several conceptual options and routes to bring an additional high voltage electrical transmission tie-line to the City as part of the City's System Hardening and Reliability Improvement Program (SHRIP).

Ensuing discussions with FP&L in regards to alternative tie-line routing options resulted in an agreement with FP&L to provide a connection between the City's electric transmission system and the FP&L electric transmission system at the City's Canal Substation on Davis Road. The agreement with FP&L involves the City constructing and owning a new 138kV switching station at the City's existing Canal Substation site to provide a point of interconnection for the FPL electric transmission system. Concurrently FPL will build, own, and then operate the extension of their electric transmission system connecting to the Canal Substation switching station.

Power Engineers was recently tasked by the City Commission to complete the design of the City's 138kV switching station. Likewise, Power Engineers has also been selected by FP&L to complete the design of their new 138kV FP&L tie-line to the point of interconnection with the City's electric utility system at Canal Substation 138kV switching station.

Under Task Order No. 4, Power Engineers will complete engineering design of City's existing 26kV distribution circuits along the FPL tie-line route within the City's electrical service area in a manner that coordinates the design with FP&L's new 138kV tie-line. Such coordination will minimize duplication of infrastructure and reduce overall project costs. At locations where an FP&L transmission pole and City's distribution pole may overlap, the City's electric utility will instead “under-build” or “attach” its electric distribution facilities to the FP&L transmission pole. The intermediate or mid-span poles for electric distribution between the FP&L transmission poles will be evaluated, hardened and aligned to meet the City’s electric utility design standards. Additional scope of work under Power Engineers Task Order No. 4 includes development of transmission line under-build & distribution engineering and construction standards, coordination of street-lighting requirements with FP&L, Palm Beach County and Florida Department of Transportation, permitting efforts, preparation of material lists, issuing of construction drawings and engineering support during construction. Construction of the City’s under-build circuits will be completed during the same timeframe as the installation of the new FP&L 138kV tie-line.

The new interconnection at the Canal Substation will provide the City’s electric utility an additional source of 138kV electric power from the FP&L electric transmission system, will provide greater reliability of service to our customers, and improved resiliency to storm events for the under-build circuits. The time-line for design supports a targeted in-service date of December 2022. The costs associated with this Task Order No. 4 are not to exceed $327,350.

MOTION:

Move to approve/disapprove Task Order No. 4 to Power Engineers, Inc. to provide engineering design and construction support services for the City’s 26kV distribution under-build circuits on the new 138kV FP&L Tie-Line at a cost not to exceed $327,350.

ATTACHMENT(S):

Fiscal Impact Analysis
Power Engineers Task Order No.4 – 138kV T-Line Distribution Underbuild Design

FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	**2021**	**2022**	**2023**	**2024**	**2025**
Capital Expenditures	$327,350	0	0	0	0
Operating Expenditures	0	0	0	0	0
External Revenues	0	0	0	0	0
Program Income	0	0	0	0	0
In-kind Match	0	0	0	0	0
Net Fiscal Impact	$327,350	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: Funds have been identified in account No. 421-6034-531-63.15, Project No. SH2135.

Account Number	Account Description	Project Number	FY21 Budget	Current Balance	Agenda Expenditure	Balance
421-6034-531-63.15	Improve Other than Build / Infrastructure	SH2135	$350,000	$350,000	$327,350	$22,650

TASK ORDER NO. 4

**Electrical Transmission & Generation Options Services –
Transmission Line Distribution Underbuild Engineering & Design**

THIS TASK ORDER ("Task Order") is made on the_____________________, 2021, between the **City of Lake Worth Beach,** a Florida municipal corporation located at 7 North Dixie Highway, Lake Worth, Florida 33460 ("City") and **Power Engineers, Inc.,** a Florida corporation ("Consultant").

1.0 Project Description:

The City desires the Consultant to provide those services as identified herein and generally described as: **Transmission Line Distribution Underbuild - Engineering & Design Services** (the "Project"). The Project is described in the consultant's proposal, dated June 3rd, 2021, and is attached hereto as Exhibit "1" and incorporated herein.

2.0 Scope

Under this Task Order, the Consultant will provide professional services to the City as detailed in the **Consultant's proposal attached hereto and incorporated herein as Exhibit "1".**

3.0 Schedule

The services to be provided under this Task Order shall be completed within **684** calendar days from the City's approval of this Task Order or the issuance of a Notice to Proceed.

4.0 Compensation

This Task Order is issued for a time and expense, not to exceed amount, of **$327,350.** The attached proposal identifies all costs and expenses anticipated in the time and expense, not to exceed amount.

5.0 Project Manager

The Project Manager for the Consultant is Ivette Sanchez , phone: 407-341-6907 ; email: ivette.sanchez@powereng.com ; and, the Project Manager on behalf of the City is Carl Turner, P.E.; with the Florida Municipal Power Agency, phone: 321-239-1054 ; email: Carl.Turner@fmpa.com ; and the Project Manager for the City is Paul Nicholas, phone: 561-533-7353 ; email: Pnicholas@lakeworthbeachfl.gov

6.0 Progress Meetings

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

7.0 Limitation of Liability

The City agrees to limit CONSULTANT's liability, to the City and to those under contract with the City to perform the work under the scope of the Project, for insurable events arising from the CONSULTANT's performance under this Task Order to One Million Dollars ($1,000,000.00). Except for the CONSULTANT's agreement and obligation to indemnify and hold harmless under the Agreement, the CONSULTANT's liability for non-insurable events including breach of contract shall not exceed $327,350 under the proposed Task Order for this project.

8.0 Authorization

This Task Order is issued in compliance with the Consultants' Competition Negotiation Act, section 287.055, Florida Statutes, and pursuant to the Agreement for Professional Services between the City of Lake Worth and the Consultant, dated **May 1st, 2018** ("Agreement" hereafter). If there are any conflicts between the terms and conditions of this Task Order and the Agreement, the terms and conditions of the Agreement shall prevail; however, the specific scope of services set forth in this Task Order shall take precedence over any other more general description of services.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF the parties hereto have made and executed this Task Order on 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: Power Engineers, Inc.

By: ____________________ Digitally signed by Alan Sowell DN: C=US, E=alan.sowell@powereng.com, O="POWER Engineers, Inc.", OU=VP Project Management, CN=Alan Sowell Date: 2021.06.04 08:04:22-04'00'

Print Name: Alan Sowell

[Corporate Seal]

Title: ______________________________

STATE OF Florida)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me this 4 day of June, 2021, by Alan Sowell, who was physically present, as VP Project Management (title), of Power Engineers, Inc., which is authorized to do business in the State of Florida, and who is personally known to me or who has produced the following ______________ as identification.

Notary Public

LIZETTE MARTINEZ NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires July 27, 2023 No. EE 116421

Print Name: Lizette Martinez
My commission expires: 07-27-23

<u>EXHIBIT "1"</u>

Contractors Proposal

POWER ENGINEERS, INC.
1060 MAITLAND CENTER COMMONS
SUITE 110
ORLANDO, FL 32751 USA

PHONE 207-869-1200
FAX 207-869-1299

June 03, 2021

Paul Nicholas
Engineering Manager - Special Projects
City of Lake Worth Beach
1900 2nd Avenue North
Lake Worth Beach, FL 33461

Subject: New Distribution Underbuild - Engineering and Design Proposal

Dear Mr. Nicholas:

Thank you for the opportunity to provide a proposal to City of Lake Worth Beach (CLWB) for the upcoming transfer of CLWB's existing distribution line to the new FPL Transmission Facilities. We propose to provide the required distribution engineering and design services to complete the necessary Issue for Construction (IFC) plans for this project. We have revised our proposal submitted on May 05, 2021, based on CLWB feedback obtained during our conference call on June 1, 2021.

POWER's proposed pricing for this project is outlined in tabular form later in this proposal. Pricing provided is predicated on a time and expense approach with billing rates governed by our existing POWER's Electric Transmission and Generation Options Services Agreement (RFQ No. 18-302) with City of Lake Worth Beach.

We look forward to your review of our proposal. If you have any questions, please contact me at 407-341-6907. Our team is available to meet with you anytime to discuss our approach and proposal in detail. Thank you once again for this opportunity to work with City of Lake Worth Beach.

Sincerely,

Ivette Sanchez, PMP
Project Manager

NEW DISTRIBUTION UNDERBUILD WORK PLAN

PROJECT DESCRIPTION

Provide engineering services for the following projects:

- Transfer existing City of Lake Worth Beach's Distribution line to New FPL Transmission Underbuild.
    - New FPL transmission line route is still undetermined; therefore, this engineering design estimate will be based on an approximate worst-case scenario on the CLWB distribution line poles count being impacted by either relocation or requiring some level of work as follows:
        - Sixty (60) distribution poles will need to be removed and transferred to FPL transmission structures.
        - One-hundred and five (105) additional distribution poles will need to be evaluated to determine impact and work required.
    - Evaluate existing pole line and update facilities to updated CLWB standards.
    - Modify pole locations affected by new 138kV transmission line.
    - Relocate approximately 2.8 miles of the existing 26kV feeder line into the new Canal 138kV Transmission Switchyard.
    - Street lighting requirements coordination with FPL, Palm Beach County (PBC) and consulting engineering firms working with FDOT and PBC on roadway improvement projects along Lake Worth Road and Melaleuca Ln.
    - This proposal assumes no re-conductoring
    - Provide coordination with CLWB & FPL on distribution underbuild for two new 138kv transmission lines as needed
    - Provide coordination with FPL on road and environmental permitting for transmission underbuild for two new 138kV transmission lines into the new Canal transmission switchyard. Permits will be submitted by FPL transmission group. POWER distribution group will coordinate with FPL transmission group.
    - Provide completed construction package.

  - Number of standards to be created or to modify existing ones are approximate as follows:
    - Develop five (5) new transmission underbuild standards.
    - Modify five (5) existing standards as required
  - Development of hardware material specifications are not a part of the scope.
  - Development of pole specifications are not a part of the scope.
  - Provide As-Built drawings upon construction completion.

POWER'S WORK PLAN FOR THIS PROJECT

This section presents our work plan prepared specifically for your project. Our work plan does the following:

- Defines the scope of work so you know exactly what we intend to do.
- Lists the deliverables that you will receive.
- Identifies your key project concerns and our proposed solutions.
- Serves as a ready-made project control system when the project begins.
- Becomes the foundation for project scheduling and budgeting throughout the project life.

A BASIS FOR PROJECT REPORTING

With this work plan, we can track tasks, subtasks and deliverables throughout the life of the project. Project status reports and project review checklists assist us in communicating and coordinating internally throughout the project.

CLWB AND POWER REVIEW

We invite you to review and revise this document with us before the project starts. This joint review will provide optimum coordination among all involved parties as the project progresses.

TASK OUTLINE

Task	**0**	**Project Management**
Subtask	0.1	Project Supervision and Control
Task	**1**	**Distribution Pre-Design Activities**
Subtask	1.1	Design Criteria
	1.2	Site Visit
Task	**2**	**Overhead Construction Standards Update**
Subtask	2.1	Transmission Underbuild Standards
Task	**3**	**Distribution Line Design**
Subtask	3.1	Pre-Design
	3.2	PoleForeman
	3.3	Design
	3.4	Transformer Sizing and Design
Task	**4**	**Permitting Activities**
Subtask	4.1	Permits
Task	**5**	**Material Procurement**
Subtask	5.1	Material List
Task	**6**	**Construction Drawings**
Subtask	6.1	Plan Drawings
Task	**7**	**Quality Assurance**
Subtask	7.1	Quality Assurance
Task	**8**	**Construction Activities**
Subtask	8.1	Issued for Construction Documents
	8.2	Pre-Construction Meeting
	8.3	Engineering Support during Construction
Task	**9**	**Post-Construction Activities**
Subtask	9.1	Record Drawings

TASK 0
PROJECT MANAGEMENT

Objective(s):
- To manage POWER's scope of services per City of Lake Worth Beach (CLWB)'s expectations and POWER's procedures.
- To coordinate with CLWB and to direct the smooth flow of project communications.
- To coordinate with POWER's Overhead Transmission Engineering team designing the FPL 138kV Canal Transmission project
- To manage the work plan, schedule, and budgets for on-time completion of the project within approved parameters.

Prerequisite(s):
- Purchase Order (P.O.)
- Notice to Proceed

SUBTASK 0.1 PROJECT SUPERVISION AND CONTROL

Responsibility: POWER

Deliverable(s):
- Supervision Management

Communicate, supervise and coordinate project participants (within POWER's purview) to complete all tasks and activities as outlined in the approved scope of work. Establish and maintain with CLWB the project schedule for engineering related tasks. Track deliverables progress and completion relative to schedule. Monitor the work and budget and document work scope variances, if there are any, for CLWB's review. Prepare a Monthly Status Report to be attached to the Monthly Invoice which will summarize the status of deliverables, schedule and cost. Summarize the work performed in the reported billing period as well as work expected to be performed in the next billing period. Address problems, risks, trends and/or delays and the actions being taken to bring those areas back on schedule or budget.

Direct and coordinate POWER's project team with emphasis on:

- Compliance with CLWB's stated procedures and standards
- Adherence to budget, scope, and schedule
- Compliance with the Project Procedures and Design Criteria
- Adherence to POWER's Quality Control and Quality Assurance procedures.

Assumption(s):
- The 138kV Canal Transmission project is awarded to PEI.

- This project will be in parallel with the 138kV Canal Transmission project. Meetings and project report costs were captured in the 138kV Canal Transmission project.
- Budget includes project team members' attendance at one (1) hour project progress weekly conference calls for the duration of the project.
- Budget includes project team members' attendance at one (1) hour project progress biweekly conference calls for the duration of the project to coordinate with FPL.
- Meeting agendas and notes will be prepared to run meetings effectively.
- Project duration approximately of 18 months (05/2021 through 11/2022) from design start to post-construction activities.

TASK 1
DISTRIBUTION PRE-DESIGN ACTIVITIES

OBJECTIVE(S):

- To identify, define, and secure City of Lake Worth Beach approval of the parameters necessary to proceed with the line design for the project.

PREREQUISITE(S):

- Notice to Proceed

SUBTASK 1.1 DESIGN CRITERIA

Responsibility: POWER

DELIVERABLE(S):

- Design Criteria

Review the information from the project initiation meeting and data acquisition. Compile and issue the project conceptual for City of Lake Worth Beach review, revision, and approval. Summarize the proposed final design procedures and criteria including the proposed applicable design standards.

Ensure that the scope and content of the Design Criteria, as approved by City of Lake Worth Beach, serves as the basis for the detailed design engineering. Maintain and update the Design Criteria, during the life of the project.

ASSUMPTION(S):

- POWER will incorporate City of Lake Worth Beach’s standards wherever possible.

SUBTASK 1.2 SITE VISIT

Responsibility: City of Lake Worth Beach/POWER

Deliverable(s):

- Meeting Notes

Review the maps or drawings for overhead electric provided by City of Lake Worth Beach.

Use data obtained from the facilities maps during design to select and review routes/locations for line design to minimize possible interference between new, existing, and future utilities.

ASSUMPTION(S):

- Preliminary Scope has been approved
- Right-of-Entry has been granted

TASK 2
OVERHEAD CONSTRUCTION STANDARDS UPDATE

Objective(s):

- To create City of Lake Worth Beach's transmission underbuild construction standards under the scope of this project.
- Standards will be updated to reflect NESC 250B Extreme Wind loading with a system voltage of 26.4kV.

Prerequisite(s):

- Review of existing standards

SUBTASK 2.1 TRANSMISSION UNDERBUILD STANDARDS

Responsibility: City of Lake Worth Beach/POWER

DELIVERABLE(S):

- AutoCAD drawings and pdfs

To create City of Lake Worth Beach's Transmission Underbuild construction standards. Standards will be updated to reflect NESC 250B Extreme Wind loading with a system voltage of 26.4kV.

ASSUMPTION(S):

- Transmission Underbuild standards for three-phase construction in AutoCAD drawings.
- Existing City of Lake Worth Beach standards will be the baseline.
- Only standards relevant to the Underbuild work will be updated/created.
- Budget includes creation of five (5) transmission underbuild standards and modification of five (5) existing standards as required. Any additional standards will be performed on a time-and-expense basis.
- 35kV insulators and 26.4kV system voltage will be used.
- City of Lake Worth Beach will provide documents detailing approved City of Lake Worth Beach stock numbers including approved vendor part numbers.

TASK 3
DISTRIBUTION LINE DESIGN

Objective(s):

- To determine the pole locations and pole class, prepare plan drawings.
- To compile the constraining factors that determine the final line design and use this information to establish the final pole and conductor configurations to suit the specific requirements for the line.
- To prepare and document the design for the poles and conductors.
- Budget includes project team members' attendance at one (1) hour project progress weekly conference calls for the duration of the project.
- Budget includes project team members' attendance at one (1) hour project progress biweekly conference calls for the duration of the project to coordinate with FPL.
- Project duration approximately of 18 months (05/2021 through 11/2022) from design start to post-construction activities.

Prerequisite(s):

- Design Criteria
- Site Visit
- Overhead Construction Standards
- PoleForeman Client File

SUBTASK 3.1 PRE-DESIGN

Responsibility: City of Lake Worth Beach/POWER

DELIVERABLE(S):

- Schedule of deliverables

Following the site visit of Canal Substation Expansion and meeting with the City of Lake Worth Beach to discuss standards, a schedule will be created. The schedule will include both the Transmission Underbuild design and the delivery of design standards and will be broken out by month.

ASSUMPTION(S):

- The schedule will be in parallel with the 138kV Canal Transmission project.

SUBTASK 3.2 POLEFOREMAN

Responsibility: POWER

Deliverable(s):

- Pole Foreman Results for all distribution poles (pdf and pole foreman .pft files)

Input material specifications into PoleForeman for all relevant material, including:

- Insulators
- Concrete Poles
- Wood Poles
- Conductor
- Guys
- Anchors
- Reclosers
- Transformers

Design structures to the loading conditions identified in the Design Criteria. Reference standards and use PoleForeman client file for design and loading

Assumption(s):

- Pole Foreman will be run on all distribution poles.
- Budget is based on 60 poles. Additional work will be billed on a time-and-expense basis.
- Distribution will coordinate with transmission on all underbuild poles. Transmission is responsibility for structural loading on their poles. PoleForeman will not be run on the transmission poles
- City of Lake Worth Beach to provide all known material specifications and preferred vendor information (conductor, transformers, reclosers, disconnects and pole information).
- City of Lake Worth Beach to provide specifications and vendor preferences for all other material.

SUBTASK 3.3 DESIGN

Responsibility: POWER

Deliverable(s):

- Pole Class, Pole Height, Equipment Size, Design, and Specification

Design structures to the loading conditions identified in the Design Criteria. Reference City of Lake Worth Beach standards and use PoleForeman results to assist in design.

Determine and select the location and sizing for each required component (guys, anchors, insulators, line hardware, risers, cap banks, etc.) or member in conformance with applicable codes and design constraints.

Design will involve hardening the circuit and consist of:

- Transferring existing distribution line to new FPL Transmission Poles
- Structural analysis on all midspan poles. Any failing pole will be replaced.
- Replacing any damaged poles, insulators, braces, etc. discovered during the site visit.
- Replacing out of standard insulators with 35kV polymer insulators.
- Updating lightning protection and grounding to meet updated standards.
- Replacing transformers with 26kV transformers
- Replace Underground riser facilities
- Replace Overhead equipment per City of Lake Worth Beach's standards.

Assumption(s):

- City of Lake Worth Beach will provide any as built information of existing underground facilities.
- Conductor size will be provided by City of Lake Worth Beach.
- Budget is based on 105 poles. Additional work will be billed on a time-and-expense basis.

SUBTASK 3.4 TRANSFORMER SIZING AND DESIGN

Responsibility: City of Lake Worth Beach/POWER

Deliverable(s):

- Polemount Transformer Size, Design, and Specification
- Padmount Transformer Size, Design, and Specification

Review the design criteria and gather details to design the transformer size/voltage and location.

Identify transformer location and configurations. Consider the type of building (commercial, office, residence, etc.), and location of primary feed. Replace and size transformers considering the square footage or load analysis provided by City of Lake Worth Beach.
Provide engineering calculations related to transformer sizing and prepare preliminary drawings to document design.

Assumption(s):

- POWER will replace any existing TX with equivalent KVA size.
- City of Lake Worth Beach will provide existing transformer sizes.
- City of Lake Worth Beach approved transformers and standard design will be used for sizing and locating.
- Any calculations will be performed on a time-and-expense basis.

SUBTASK 3.5 STREET LIGTHING COORDINATION

Responsibility: City of Lake Worth Beach/POWER

Deliverable(s):

- Identify street light installation requirements and locations along the new FPL transmission line and CLWB distribution poles and include in final plans

Street lighting requirements coordination with FPL, Palm Beach County (PBC) and consulting engineering firms working with FDOT and PBC on roadway improvement projects along Lake Worth Road and Melaleuca Ln.

Assumption(s):

- FPL, FDOT, PBC and City of Lake Worth to provide street lighting requirements and drawings

TASK 4
PERMITTING ACTIVITIES

Objective(s):

- To identify other agencies or utilities that may be affected by the proposed project.
- To secure permits required for the proposed project.

Prerequisite(s):

- Site Visit
- Notice to Proceed

SUBTASK 4.1 PERMITS

Responsibility: FPL/POWER

Review project and determine what road permits and environmental permits are required.

Assumption(s):

- Distribution will coordinate with FPL transmission on all permits.
- If needed, construction print will be used for permitting. If additional permit drawings are needed, they will be performed on a time-and-expense basis.
- If environmental permit drawings are needed, they will be performed on a time-and-expense basis.
- FPL will perform or subcontract all environmental services required to secure permits.
- FPL will submit all permit applications, pay permit fees and track the procurement of the permits.
- Construction permits required by state and local agencies for access off highways, driveway permits, traffic control, de-watering, burning, etc., will be prepared, submitted and acquired by City of Lake Worth Beach's construction contractor.

TASK 5
MATERIAL PROCUREMENT

Objective(s):

- To develop items required for the procurement phase of the project.

Prerequisite(s):

- Overhead Construction Standards
- Line Design

SUBTASK 5.1 MATERIAL LIST

Responsibility: City of Lake Worth Beach/POWER

Deliverable(s):

- Overall Material List
- Material List by Location

Using City of Lake Worth Beach master material list from previous projects, a material list will be created for all locations. A total material list will include an appropriate multiplier to cover loss and breakage.

Assumption(s):

- City of Lake Worth Beach is responsible for selecting vendor and ordering all material.
- City of Lake Worth Beach will provide their most up to date master material list.
- Technical specifications will not be required for purchase of miscellaneous material.
- Technical material specifications, if required, will be performed on a time-and-expense basis.
- For any needed material not on the City of Lake Worth Beach's master list, Lake Worth Beach will be responsible to select a vendor and part number.
- City of Lake Worth Beach will provide commercial conditions, solicit bids, and award contract for materials.

TASK 6
CONSTRUCTION DRAWINGS

Objective(s):

- To generate the drawings required during the construction phase of the project.

Prerequisite(s):

- Line Design

SUBTASK 6.1 PLAN DRAWINGS

Responsibility: POWER

Deliverable(s):

- Plan Drawings

Prepare final Plan Drawings at one inch equal to forty feet (1”=40’) unless otherwise specified by City of Lake Worth Beach. Profile drawings will only be created in critical areas. Depict information required for bidding, construction, and recording of the line including the following as applicable:

- Crossings
- Cable Phasing
- Transmission Locations
- Right of Way Boundaries
- Environmental Areas
- Termination Structures

Assumption(s):

- Data shown in the plan view of the drawings will be limited to the detail delivered from the City of Lake Worth Beach GIS system export.
- City of Lake Worth Beach to provide electronic version of the completed substation general arrangement drawing.
- Profile and supplemental drawings will be created only in critical areas on a time-and-expense basis.
- Drawing format to be created by POWER and approved by City of Lake Worth Beach.

- Facility backgrounds will be easily exportable from the GIS system. If a background will need to be created from scratch, it will be created on a time-and-expense basis.
- Data shown in the plan view of the drawings will be limited to the detail retrieved from the City of Lake Worth Beach GIS system export.

TASK 7
QUALITY ASSURANCE

Objective(s):

- To meet the quality objectives established for the project.

Prerequisite(s):

- Line Design
- Material Procurement
- Construction Drawings

SUBTASK 7.1 QUALITY ASSURANCE

Responsibility: POWER

Deliverable(s):

- Green Book Design Summary
- Independent Review of Material List
- Independent Review of PoleForeman Structure Calculations
- Independent Review of Construction Drawings
- Independent Review of Construction Package

Assemble project-related design data, during the course of the project, into a three-ring binder, referred to within POWER as the Green Book. Prepare cover sheets for each major set of calculations or design data included in the document as well as a table of contents summarizing the Green Book content. Include the following: Design Criteria, Supporting Calculations, Structure Design, Equipment Sizing. Assemble a complete set of the documents making up the construction package. Perform a detailed independent review of the construction drawings looking for check print history of changes, records of picking up client requested changes, overall content quality and drafting standards. Perform a detailed independent review of the complete construction package focusing on the minimum amount of information needed to bid and construct project, as well as overall constructability issues. Address each of the reviewer's comments and incorporate changes into the documents as appropriate.

Assumption(s):

- POWER will submit digital copies to City of Lake Worth Beach at the completion of the project upon request.
- All design documents will be stored in a shared location accessible to both City of Lake Worth Beach and POWER throughout the life of the project.
- POWER'S QA/QC procedures will be followed unless City of Lake Worth Beach has additional requirements.

Budget includes 2 revisions with City of Lake Worth Beach reviewers. Any additional revisions will be performed on a time-and-expense basis.

TASK 8
CONSTRUCTION ACTIVITIES

Objective(s):
- To develop the documents that will be required during the construction phase of the project.
- To provide engineering support during the construction phase.

Prerequisite(s):
- Pre-Construction Activities

SUBTASK 8.1 "ISSUED FOR CONSTRUCTION" DOCUMENTS

Responsibility: POWER

Deliverable(s):
- "Issued For Construction" Drawings

Assumption(s):
- One (1) hard copy and one (1) electronic copy of the "Issued For Construction" Drawings will be prepared and submitted to CLWB.
- The construction specification will not be re-issued.

SUBTASK 8.2 PRE-CONSTRUCTION MEETING

Responsibility: POWER

Deliverable(s):
- Pre-Construction Meeting Minutes

Schedule, attend, and document a Pre-Construction Meeting between CLWB, Contractor and POWER. Review the construction documents, project schedule, project contacts for involved parties and the detailed scope of the project. Issue Pre-Construction Meeting Minutes. Issue any applicable changes to the Contract documents.

Assumption(s):

- Two (2) POWER representative will attend construction pre-construction meeting.

SUBTASK 8.3 ENGINEERING SUPPORT DURING CONSTRUCTION

Responsibility: POWER

Deliverable(s):
- Engineering Support During Construction

Provide technical support to the City of Lake Worth Beach and Construction Crew during construction.

Assumption(s):
- Up to 128 hours of engineer time to provide office support for construction activities will be budgeted.
- Up to two (2) full day field trips will be budgeted in the event that is needed during construction progress.
- Project construction duration 8 months
- Field trips and/or hours required in excess of the limit specified above will be performed on a time-and-expense basis.

TASK 9
POST-CONSTRUCTION ACTIVITIES

Objective(s):

- To update the construction drawings with any changes that occurred during construction.
- To assist City of Lake Worth Beach with project close-out documentation.

Prerequisite(s):

- Construction Completion
- Construction As-Built Mark-Ups

SUBTASK 9.1 RECORD DRAWINGS

Responsibility: City of Lake Worth Beach/POWER

Deliverable(s):

- Construction Drawings "As-Built"

Incorporate the changes received during construction and furnish a complete set of drawings to reflect the "As-Built" condition when the project is completed.

Assumption(s):

- A set of red-lined drawings, depicting construction changes, will be submitted to POWER by City of Lake Worth Beach or their representative within 30- days of construction completion.
- It will not be necessary for POWER to field review the construction changes.
- One (1) electronic copy of the Record Issue Construction Drawings will be prepared and submitted.
- A field trip to walk through the completed project, if required, will be performed on a time-and-expense basis.

ENGINEERING BUDGET

POWER proposes to perform these engineering and design services on a time and Time and Material basis, in accordance with POWER's Electric Transmission and Generation Options Services Agreement (RFQ No. 18-302) with City of Lake Worth Beach. A breakdown of our budget is as follows:

BUDGET SUMMARY BY CATEGORY AND TASK					
PROJECT MANAGEMENT					
Task	**Description**	**Hours**	**Labor $**	**Expense $**	**Total $**
0	Project Management	222	$41,790	$500	$42,290
	SUB - TOTAL	**222**	**$41,790**	**$500**	**$42,290**

DISTRIBUTION LINE ENGINEERING					
Task	**Description**	**Hours**	**Labor $**	**Expense $**	**Total $**
1	Pre-Design Activities	108	$15,702	$2,740	$18,442
2	OH Const. Standards Update	276	$34,536	$0.00	$34,536
3	Distribution Line Design	767	$103,910	$0.00	$103,910
4	Permitting Activities	32	$4,288	$0.00	$4,288
5	Material Procurement	100	$12,300	$0.00	$12,300
6	Construction Drawings	220	$21,940	$0.00	$21,940
7	Quality Assurance	280	$41,380	$0.00	$41,380
8	Construction Activities	224	$32,784	$3,160	$35,944
9	Post-Construction Activities	104	$12,320	$0.00	$12,320
	SUB - TOTAL	**2,111**	**$279,160**	**$5,900**	**$ 285,060**
	GRAND TOTAL	**2,333**	**$ 320,950**	**$6,400**	**$ 327,350**

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: June 15, 2021 **DEPARTMENT:** ELECTRIC UTILITY

TITLE:
Second Amendment to Task Order No. 1 with E.C. Fennell, PA to complete relay, protection and controls engineering design services for the 7th Ave North Substation

SUMMARY:

Second Amendment to Task Order No. 1 authorizes E.C. Fennell, PA, to provide additional engineering design services for relay, protection and control settings for the 7th Ave North Substation Project at a cost not to exceed $53,200. This project has been identified as an element of the City's electric utility System Hardening and Reliability Improvement Project (SHRIP) and for which bonds were sold in November 2020.

BACKGROUND AND JUSTIFICATION:
The City previously issued a Request for Qualifications (RFQ 18-303) to provide letters of interest and Professional Qualifications from consulting companies/firms for civil engineering, geotechnical engineering, surveying, architecture, hydrogeological services, energy management and engineering services. E.C. Fennell, PA, was one of three firms selected under the Energy Management category for the Continuing Contracts for Professional Services.

As part of the City's Electric Utility SHRIP the City Commission previously approved E.C. Fennell to complete Engineering design for the new 7th Ave North Substation. This is the first of several substations to be designed and converted from a 4kV distribution substation to a 26kV switching station.

In November of 2019, the City Manager authorized the First Amendment to E.C. Fennell Task Order No. 1 for additional engineering design services to incorporate phase reactors in the design of the new 26kV switching station for the purpose of limiting fault currents. This Second Amendment to E.C. Fennell Task Order No. 1 is for the provision of additional engineering design services associated with revising and updating the station's relay, protection and control settings. The station protection and control settings are pre-programmed settings into the relays which are essentially small computers that control the functions of the breakers to de-energize the station in the event of an electric fault. The relay settings are essential for the proper operation of the electrical system and provide life-safety protection, equipment protection and enhanced reliability. The design of the 7th Ave. North station will serve as the basis of design for other stations to be upgraded under SHRIP.

The engineering design costs for the additional relay, protection and controls settings is not to exceed $53,200.

MOTION:

Move to approve/disapprove Second Amendment to Task Order No. 1 to E.C. Fennell PA. to complete relay, protection and controls engineering design services for the 7th Ave North Substation at a cost not to exceed $53,200.

ATTACHMENT(S):

Fiscal Impact Analysis
Second Amendment to ECF TO#1 7th Ave North Substation Relay, Protection & Controls

FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	**2021**	**2022**	**2023**	**2024**	**2025**
Capital Expenditures	$53,200	0	0	0	0
Operating Expenditures	0	0	0	0	0
External Revenues	0	0	0	0	0
Program Income	0	0	0	0	0
In-kind Match	0	0	0	0	0
Net Fiscal Impact	$53,200	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: Funds have been identified in account No. 421-6034-531-63.15, Project SH1802

Account Number	Account Description	Project Number	FY20 Budget	Current Balance	Agenda Expenditure	Balance
421-6034-531-63.15	Improve Other than Build / Infrastructure	SH1802	$595,296	$108,109	-$53,200	$54,909

<u>SECOND AMENDMENT TO TASK ORDER NO. 1</u>

<u>Additional Design Services for Substation Work Plan –</u>

<u>7th Ave N. 26.4 kV Distribution Switching Station</u>

SECOND AMENDMENT TO TASK ORDER No. 1 ("Amendment") is made on ____________________, between the **City of Lake Worth Beach,** a Florida municipal corporation located at 7 North Dixie Highway, Lake Worth, Florida 33460 ("City") and EC Fennell, P.A. __**,** a Florida corporation ("Consultant").

1.0 Project Description:

The City desires the Consultant to provide those services as identified herein and generally described as: **Substation Work Plan – 7th Ave N. 26.4KV Distribution Switching Station** (original scope under Task Order No. 1) (the "Project"). The Project is described in the Consultant's Proposal, dated 5/7/2021, and attached hereto as **Exhibit "A"** and incorporated herein.

2.0 Scope

Under this Amendment, the Consultant will provide additional professional services to the City as detailed in the **Consultant's Proposal attached hereto and incorporated herein as Exhibit "A".** Additional services to be provided under this amendment include; relay protection and control schemes for the upgraded 7th Ave North Substation.

3.0 Schedule

The services to be provided under this Amendment shall be completed within _90_ calendar days from the City's approval of this Amendment or the issuance of a Notice to Proceed.

4.0 Compensation

This Second Amendment is issued for a lump sum, not to exceed amount, of $ 53,200. The attached proposal identifies all costs and expenses anticipated in the lump sum, not to exceed amount.

5.0 Project Manager

The Project Manager for the Consultant is Sean Cummings, phone: 561-420-8614; email: scummings@ecfconsultants.com ; and, the Project Manager for the City is David Martyniuk, phone: 561-586-1629; email: dmartyniuk@lakeworthbeachfl.gov.

6.0 Progress Meetings

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

7.0 Authorization

This Amendment to Task Order No. 1 is issued in compliance with the Consultants' Competition

Negotiation Act, section 287.055, Florida Statutes, and pursuant to the Agreement for Professional Services between the City of Lake Worth and the Consultant, dated March 16, 2018 ("Agreement" hereafter). If there are any conflicts between the terms and conditions of this Amendment and the Agreement, the terms and conditions of the Agreement shall prevail; however, the specific scope of services set forth in this Amendment shall take precedence over any other more general description of services.

8.0 Confidentiality

The information provided to the Consultant under this Amendment and Task Order No. 1 by the City will contain proprietary business information, trade secret information and information that is otherwise confidential and/or exempt from public disclosure under Florida law. Accordingly, the Consultant shall keep confidential, and shall not disseminate to any third party or use for any purpose other than the performance of this Amendment and Task Order No. 1 (except with the written authorization from the City), any information received from the City arising from or related to the performance of this Amendment and Task Order No. 1. If Consultant receives a request and/or legal process to disclose any City information, the Consultant shall promptly notify the City and provide the City an opportunity to take appropriate action to address the request and/or legal process. The Consultant shall include a similar confidentiality provision in any subcontractor agreements.

9.0 Amendment

Except for the provisions of Task Order No. 1 specifically amended by this Amendment, all other terms and conditions of Task Order No. 1 and the Agreement remain in full force and effect. This Amendment shall not become binding and effective until approved by the Consultant and City Manager. None of the provisions contained in this Amendment may be modified or altered except by written instrument executed by both parties.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF the parties hereto have made and executed this Second Amendment to Task Order No. 1 as of the day and year set forth above.

CITY OF LAKE WORTH BEACH, FLORIDA

ATTEST:

By: ____________________
Deborah M. Andrea, 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

CONSULTANT: EC Fennell, PA

By: D. Sean Cummings

Print Name: SEAN CUMMINGS

Title: PROJECT MANAGER

[Corporate Seal]

STATE OF Florida)
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 4th day of June, 2021, by SEAN CUMMINGS, who was physically present, as P.M (title), of The EC Fennell, PA, which is authorized to do business in the State of Florida, and who is personally known to me or who has produced the following FL DL as identification.

Notary Public

Angelica L. Foster

Print Name: Angelica L. Foster
My commission expires:

Notary Public State of Florida
Angelica L. Foster
My Commission GG 218854
Expires 05/16/2022

EXHIBIT "A"

Consultant's Proposal

ENGINEERING CONSULTANTS
E.C. Fennell P.A.
701 Northpoint Parkway Suite 110
West Palm Beach, FL 33407
Phone: 561.420.8612

ECF Consultants is pleased to submit the following proposal for providing engineering services to City of Lake Worth Beach Utilities. Our understanding of the scope of services and assumptions are listed below:

General Scope-Protection & Control Design:

The City of Lake Worth Beach Utilities (CLWBU) is upgrading 7th Ave North Substation from a 26.4/4.16kV Substation to a 26.4kV Switching Substation. The upgraded substation will have 2- 26.4kV Distribution Lines coming from Main Yard's East and West Bus via the 26B07-A and 26B07-B, respectively. The station will also include 3-1ø 15.24kV Voltage Regulators connected to the Distribution Bus connecting the 26R0701, 26R0702, 260703, and 26R0704 26.4kV Circuits.

ECF Consultants has been requested to provide relay protection and control schemes for the upgraded 7th Ave North Substation. Each 26.4kV Distribution Feeder Circuit will be protected by the SEL-651R Recloser Controller with G&W Reclosers. The SEL-487B-1 relay protects the Substation Bus and includes the programming for the Auto Restoration Scheme following a bus fault. The 3-1ø15.24kV Regulators use the SEL-2431V Controllers per phase for Voltage Regulation. The 2-26.4kV Distribution Lines coming into the station from Main Yard Substation's East Bus (E09) and West Bus (W13) will be protected by the SEL-351S (26B07-A) and SEL-351S (26B07-B). The Fault Bus Scheme will include the Feeder Breakers and Voltage Regulators via the SEL-551 relay. A list of study tasks and deliverables are shown below in the sections.

A. Protection Design Document

ECF will create one report document to include 7th Avenue North Substation the following information:

- Radial circuits
- Breaker Failure
- Bus Protection
- Auto Transfer Section
- Relevant protection criteria

B. Protection Studies – CAPE Software

- Determine Relay Protection Settings Pickup Values for the following:
  - SEL 651R Controller for each Recloser
  - Fault Bus Feeder and Voltage Regulator in the SEL 551
  - Set 87Differential
  - A & B Relays for the 7th Ave North E09 and W13 Circuits
- Confirm Coordination between the Upstream E09 and W13 Circuits at Main Yard
- Confirm coordination of primary and backup relaying of Substation Downstream Feeder Recloser SEL 651R to upstream A & B SEL 351S relays

ENGINEERING
CONSULTANTS

E.C. Fennell P.A.
701 Northpoint Parkway Suite 110
West Palm Beach, FL 33407
Phone: 561.420.8612

C. Deliverables

Table 1: Protection Document Deliverables

Protection Deliverables	26R0701 SEL-651R	26R0702 SEL-651R	26R0703 SEL-651R	26R0704 SEL-651R	87/AR SEL-487B	VR PhA SEL-2431V	VR PhB SEL-2431V	VR PhC SEL-2431V	Fault Bus SEL-551
Logic Diagram	x	x	x	x	x				x
FV Label	x	x	x	x	x				
RDB File	x	x	x	x	x	x	x	x	x
Auto Restore					x				
Protection Deliverables	26B07-A SEL-351S	26B07-B SEL-351S							
Logic Diagram	x	x							
FV Label	x	x							
RDB File	x	x							
SEL Architect BF Scheme	x	x							

Notes: The following Deliverables have been completed for this project:

- **Logic Diagrams including the Auto Restoration Scheme Logic in the SEL 487B-1 87B Relay**
- **Front View Labels**
- **SEL AcSELerator RDB files:**
  - **26R0701 SEL 651R Template for Reclosers**
  - **87B/AR SEL 487B-1**
  - **50N SEL 551 Fault Bus for the Reclosers and Regulators**

Notes: The following Deliverables are required to complete this project:

- **Review Logic Diagrams along with updated DC Elementary Diagrams**
- **Complete and Review the following SEL AcSELerator RDB files:**
  - **26R0701 SEL 651R Template for Reclosers**
  - **87B/AR SEL 487B-1**
  - **50N SEL 551 Fault Bus for the Reclosers and Regulators**
  - **Voltage Regulator Controllers for Phase ABC SEL 2431V**
  - **IEC61850 CID files for the Breaker Failure Transfer Trip between Main Yard Substation and 7th Avenue North Substation.**
- **Station Protection Report**

ENGINEERING CONSULTANTS
E.C. Fennell P.A.
701 Northpoint Parkway Suite 110
West Palm Beach, FL 33407
Phone: 561.420.8612

D. Assumptions/Clarifications

- CLWBU will provide the latest CAPE model for this project.
- CLWBU will program and document SCADA Equipment which includes the following:
  - SEL -3530 RTAC (RTU)
  - SEL-2488 GPS Clock
  - SEL-2516 Alarm Annunciator
  - SEL-2730M
  - IED Data Map Programming in IEDs i.e. Relays and Meters, etc.... for SCADA Applications
- The Auto Restoration Scheme does not utilize the IEC 61860 GOOSE messaging.
- CLWBU will have to update IP addressing scheme to meet internal security requirements.

E. Pricing

ECF bids the aforementioned work at a fixed cost of $##,000.00.

Task Title	Time (Hours)	Cost (USD)
Protection Document (A)	60	$8,400
Protection Studies (B)	70	$9,800
Deliverables (C) Review /Completion/Meetings	250	$35,000
Total	380	$53,200

F. Schedule

ECF will complete the aforementioned work and deliverables within TBD of PO issuance and submittal of requested data. ECF will meet with the CLWBU team to review deliverables.

Everett C Fennell

5/7/2021

(Signature) (Date)

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: June 15, 2021 **DEPARTMENT:** Commission

TITLE:

Discussion by Commissioner Stokes on creating an Education Committee

SUMMARY:

Commissioner Stokes has been working with the School Board member Erica Whitfield and community partners to establish an education committee for Lake Worth Beach with committee members to be selected by the City Commission. This discussion seeks a consensus from the Commission on the formation of a committee and selection of its members. If there is a consensus, direction should be provided to staff on formation of the committee and next steps.

MOTION:

Move to approve/disapprove

ATTACHMENT(S):

Fiscal Impact Analysis – N/A

EXECUTIVE BRIEF
REGULAR MEETING

AGENDA DATE: June 15, 2021 **DEPARTMENT:** Commission

TITLE:
Resolution No. 35-2021 requesting that the U.S. Army Corps of Engineers take a number of planning and operational steps to reduce the likelihood of HAB toxins reaching the Lake Worth Lagoon

SUMMARY:

This resolution helps to protect the LWL and Lake Worth Beach residents from health effects of harmful algae blooms (HABs) related to discharges from Lake Okeechobee.

BACKGROUND AND JUSTIFICATION:

Harmful algae blooms (HABs) of several species of blue-green algae ("cyanobacteria") can produce toxins that harm humans, dogs and other species. Toxicity can occur at very low concentrations, 10 or less parts per billion. Exposure to the toxins can come from drinking water, swimming, and in some cases airborne distribution from contaminated waters. There are also concerns regarding bioaccumulation in crops irrigated with contaminated waters. Unfortunately, HAB toxins are not generally removed by boiling or by normal drinking water treatment.

Research suggests that worldwide increases in harmful algae blooms (HABs) are driven by a combination of eutrophication (nutrients introduced into water bodies), increases in global temperatures, and possibly a contribution from greatly increased usage of the herbicide glyphosate.

HABs occur in Lake Okeechobee. Lake Worth Beach drinking water is free of HAB toxins because our water comes from shallow and deep groundwater sources and additionally by treatment in our Reverse Osmosis plant. However, HAB toxins are still of concern to Lake Worth Beach residents because Lake Okeechobee waters are sometimes discharged into the Lake Worth Lagoon by the U.S. Army Corps of Engineers.

This resolution requests that the U.S. Army Corps of Engineers take a number of planning and operational steps to reduce the likelihood of HAB toxins reaching the Lake Worth Lagoon.

MOTION:

Move to approve/disapprove Resolution 35-2021 requesting that the U.S. Army Corps of Engineers take a number of planning and operational steps to reduce the likelihood of HAB toxins reaching the Lake Worth Lagoon.

ATTACHMENT(S):

Resolution 35-2021

RESOLUTION NO. 35-2021 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, REQUESTING THE U.S. ARMY CORPS OF ENGINEERS TO EXPLICITLY INCLUDE THE LAKE WORTH LAGOON AS A "NORTHERN ESTUARY" IN THEIR PLANNING; TO EXPLICITLY CONSIDER THE HEALTH AND SAFETY RISKS OF ALL SPECIES OF HARMFUL ALGAE BLOOMS, INCLUDING *MICROCYSTIS* AND *CYLINDROSPERMOPSIS*, TO THE NORTHERN ESTUARIES OF THE CALOOSAHATCHEE, ST. LUCIE AND THE LAKE WORTH LAGOON; AND, TO EXPEDITE STEPS NEEDED TO INCREASE SOUTHWARD FLOW OF APPROPRIATELY CLEANED LAKE OKEECHOBEE WATER TO THE EVERGLADES; PROVIDING FOR THE POSTING OF WARNING SIGNS ALONG THE LAKE WORTH LAGOON WITHIN THE CITY; PROVIDING FOR THE CALL FOR ADDITIONAL RESEARCH AND A RECOMMENDATION OF REGIONAL REDUCTION IN GLYPHOSATE USAGE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the cyanobacteria ("blue-green algae") species *Microcystis aeruginosa* and *Cylindrospermopsis raciborskii* can form harmful algae blooms (HABs) and both species can produce compounds toxic to humans at very low water concentrations (1-10 parts per billion);

WHEREAS, both the liver toxin Microcystin (MC) and the cytotoxin Cylindrospermopsin (CYN) can persist in the environment, can bioaccumulate in the food chain, and are not destroyed by normal drinking water treatment practices, including not by boiling;

WHEREAS, humans and canines can be exposed to the liver toxin Microcystin (MC) not only through ingestion and body contact, but also through airborne transfer from adjacent water bodies;

WHEREAS, unlike highly visible *Microcystis* blooms, *Cylindrospermopsis* blooms can occur much less visibly, below the water surface;

WHEREAS, both *Microcystis* and *Cylindrospermopsis* blooms are promoted by warmer temperatures and eutrophication, both of which can be expected to increase within Lake Okeechobee with ongoing climate change and land use changes;

WHEREAS, under natural conditions waters from Lake Okeechobee flowed overwhelming southward into the Everglades, with no eastward connections to either the St. Lucie Estuary or the Lake Worth Lagoon;

WHEREAS, the U.S. Army Corps of Engineers (USACE) for many years has sent inter-basin discharges of Lake Okeechobee eastward to either the St. Lucie Estuary, the Lake Worth Lagoon, or both;

WHEREAS, when harmful *Microcystis* and *Cylindrospermopsis* algae blooms are, or have been, present in Lake Okeechobee, the conveyance of its waters eastward by the USACE potentially increases health risks to communities bordering the St. Lucie Estuary and/or the Lake Worth Lagoon, as well as to communities served by the West Palm Beach surface based potable water system;

WHEREAS, research studies suggest that the herbicide glyphosate may stimulate cyanobacterial growth;

WHEREAS, it is a primary responsibility of municipal government to protect the health and safety of its residents and guests; and

WHEREAS, the City Commission has determined that the passage of this Resolution is in the best interests of the City, its residents and guests, and serves a valid public purpose.

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

SECTION 1: The foregoing recitals are adopted as being true and correct and are incorporated herein.

SECTION 2: The City Commission requests the U.S. Army Corps of Engineers (USACE) minimize discharges of Lake Okeechobee waters to the Lake Worth Lagoon, particularly when HABs, visible or not, are present in Lake Okeechobee.

SECTION 3: The City Commission requests the USACE recognize the Lake Worth Lagoon as a “Northern Estuary” in all its planning and modeling processes, including for the Lake Okeechobee System Operating Manual (LOSOM).

SECTION 4: The City Commission requests that USACE modeling and decision-making processes incorporate performance measures capturing the human health risks of HABs and their products associated with Lake Okeechobee discharges.

SECTION 5: The City Commission requests the USACE explicitly report any modeled or actual discharges to the Lake Worth Lagoon.

SECTION 6: The City Commission further requests that the USACE expedite all Comprehensive Everglades Restoration Plan (CERP) projects that can greatly increase southward discharge of appropriately cleaned Lake Okeechobee waters into the Everglades, with the simultaneous benefit of reducing, if not eliminating, all eastward inter-basin discharges into the St. Lucie Estuary and/or the Lake Worth Lagoon.

SECTION 7: The City of Lake Worth Beach shall post signage along the Lake Worth Lagoon shoreline where it borders the City, warning residents and visitors of the potential health hazards of HABs.

<u>SECTION 8:</u> The City Commission, noting that HABs of *Microcystis* appear to correlate with Lake Okeechobee discharges, emphasizes that additional research is urgently needed on *Microcystis* and *Cylindrospermopsis* life cycles; persistence of these algae in the estuarine Lake Worth Lagoon; spatial distribution of MC and CYN within the Lagoon; bioaccumulation in the food chain, fish and humans, impacts of airborne MC toxin, and bioaccumulation of MC in irrigated crops grown for human consumption.

<u>SECTION 9:</u> The City Commission recommends a regional reduction in glyphosate usage, particularly for aquatic weed control, until it can be scientifically established that glyphosate does not contribute to increase HABs.

<u>SECTION 10:</u> This resolution shall upon adoption be transmitted to the USACE, Jacksonville District (Attn.: Dr. Ann Hodgson), with copies to the South Florida Water Management District (Attn.: Drew Bartlett) and Palm Beach County Commissioners, with acknowledgement of receipt requested.

<u>SECTION 11:</u> This resolution shall become effective upon its adoption.

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

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

The Mayor thereupon declared this resolution duly passed and adopted on this 15th day of June 2021.

LAKE WORTH BEACH CITY COMMISSION

By: ____________________________
Betty Resch, Mayor

ATTEST:

____
Deborah M. Andrea, CMC, City Clerk

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:

PLEDGE OF ALLEGIANCE:

AGENDA - Additions / Deletions / Reordering:

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

A. League of Women Voters re: affordable housing crisis

B. Proclamation recognizing Lake Worth Pride basketball team's win over the Wellington Wolves Gold

COMMISSION LIAISON REPORTS AND COMMENTS:

PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:

APPROVAL OF MINUTES:

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

A. First Amendment to Standard Agreement for Legal Services with the law firm of Baker, Donelson, Bearman, Caldwell & Berkowitz, PC.

PUBLIC HEARINGS:

A. Ordinance 2021-04- Second Reading - A request by IBI Group on behalf of Ricardo Hernandez of OAG Investment 5 LLC for consideration of a Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development Incentive Program to allow for the construction of a 127-unit mixed use development commonly known as “Deco Green” at 1715 North Dixie Highway within the Mixed-Use Dixie Highway (MU-DH) zoning district.

B. PZB # 21-01400039: 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.

UNFINISHED BUSINESS:

NEW BUSINESS:

A. Follow up Beach Complex Public Private Partnership

B. 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). This is a quasi-judicial hearing item.

C. 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).

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)