



**CITY OF LAKE WORTH**  
1900 2<sup>nd</sup> Ave N · Lake Worth, Florida 33461 · Phone: 561-586-1687

**Agenda**  
**Regular Meeting**  
**City of Lake Worth**  
**Planning & Zoning Board**  
**City Hall Commission Room**  
**7 North Dixie Hwy; Lake Worth, FL**

**WEDNESDAY, DECEMBER 07, 2016 6:00 PM**

1. Roll Call and Recording of Absences:
- 2. Pledge of Allegiance**
3. Additions/Deletions/Reordering and Approval of the Agenda:
4. Approval of Minutes:
  - A. Meeting Minutes
    1. November 2, 2016 Regular Meeting
5. Cases:
  - A. Proof of Publication:
  - B. Swearing in of Staff and Applicants:
  - C. Withdrawals/Postponements:
  - D. Consent:
  - E. Public Hearings:
    1. Board Disclosure
    2. Cases:
  - F. Unfinished Business:
    1. PZB Project Number 16-00500017: Consideration of a Conditional Land Use application to operate a small owner-operated minor automobile repair shop within an existing industrial warehouse building located on the Property located at 2712 Park Street (PCN# 38-43-44-16-22-000-0100) within the Artisanal Industrial (AI) district.

G. New Business:

1. PZB Project 16-01400021 & 16-00500019 requests for approval of a Major Site Plan, Conditional Use Permit and a Sustainable Bonus to allow for a mixed use 4 story building consisting of 841 square feet for commercial uses on the ground floor and 11 dwelling units distributed on the 2nd, 3rd and 4th floors of the structure to be located at 117 Lake Avenue PCN# 38-43-44-21-15-031-0051 within the Downtown (DT) Zoning District; pursuant to Sections 23.2-29 and 23.2-30, 23.2-31, 23.2-32 of the Land Development Regulations (LDRs).
2. PZB Project 16-00500020 request for approval of a Conditional Use Permit to allow for a listing of uses (that are either permitted as a conditional use or permitted as an administrative use) within the Industrial Park of Commerce (IPOC) Zoning District, pursuant to Section 23.2-29 of the Land Development Regulations (LDRs). The subject parcel is located at 615 Industrial Street, PCN # 38-43-44-21-11-000-0190.
3. PZB Project 16-01400022 & 16-00500021 requests for approval of a Major Site Plan and Mixed Use Urban Planned Development District (MU-UPDD) and a Sustainable Bonus Incentive request to allow for a seven (7) unit townhouse development within the Mixed Use Federal Highway (MU-FH) Zoning District, pursuant to Section 23.2-30, 23.2-31, 23.2-32 and Section 23.3-25 of the Land Development Regulations (LDRs).

6. Planning Issues:

7. Public Comments (3 minute limit):

8. Departmental Reports:

9. Board Member Comments:

10. Adjournment:

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)

NOTE: ALL CITY BOARDS ARE AUTHORIZED TO CONVERT ANY PUBLICLY NOTICED MEETING INTO A WORKSHOP SESSION WHEN A QUORUM IS NOT REACHED. THE DECISION TO CONVERT THE MEETING INTO A WORKSHOP SESSION SHALL BE DETERMINED BY THE CHAIR OR THE CHAIR'S DESIGNEE, WHO IS PRESENT AT THE MEETING. NO OFFICIAL ACTION SHALL BE TAKEN AT THE WORKSHOP SESSION, AND THE MEMBERS PRESENT SHOULD LIMIT THEIR DISCUSSION TO THE ITEMS ON THE AGENDA FOR THE PUBLICLY NOTICED MEETING. (Sec. 2-12 Lake Worth Code of Ordinances)

December 7, 2016 PZB Regular Meeting

Note: One or more members of any Board, Authority or Commission may attend and speak at any meeting of another City Board, Authority or Commission.

All project-related back-up materials, including full plan sets, are available for review by the public in the Planning, Zoning and Historic Preservation Division located at 1900 2nd Avenue North.



**Agenda Regular Meeting  
City of Lake Worth  
Planning & Zoning Board  
City Hall Commission Room  
7 North Dixie Hwy; Lake Worth, FL**

**WEDNESDAY, NOVEMBER 02, 2016 6:01 PM**

1. Roll Call and Recording of Absences: Present were Chairman Greg Rice, Vice-Chair Anthony Marotta, Dustin Zacks, Cindee Brown. Also present were: Maxime Ducoste, Assistant Director for Planning & Preservation; Curt Thompson, Senior Community Planner; Pamala Ryan, Board Attorney; Sherie Coale, Board Secretary.

Absent: Tara McAlonan, Ricardo Martin.

Mark Humm arrives 6:12 pm

2. Pledge of Allegiance

3. Additions/Deletions/Reordering and Approval of the Agenda:

**Motion:** A. Marotta moves to approve the agenda C. Brown 2<sup>nd</sup>.

**Vote:** Ayes, all, unanimous

4. Approval of Minutes:

A. Meeting Minutes

1. October 19, 2016 Meeting Minutes

**Motion:** C. Brown moves to accept minutes A. Marotta 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous

5. Cases:

A. Swearing in of Staff and Applicants:  
Board Secretary administered oath.

B. Proof of Publication:

None-(provided with original meeting packet (prior to continuance)).

C. Withdrawals/Postponements:

D. Consent: None

E. Public Hearings:



1. Board Disclosure

G. Rice knows the applicant through both civic and business venues in the City of Lake Worth but has not discussed this case with the applicant.

F. Unfinished Business: None

G. New Business:

1. PZB Project# 16-00500017: A request for a Conditional Use Permit to allow an auto repair shop with an existing auto towing business located at 2712 Park Street, in the Artisanal Industrial (AI) Zoning District.

Staff received a letter from applicant requesting continuance until the December 2016 meeting. It is in the LDR's to allow continuance at the discretion of the Board. This is the 3<sup>rd</sup> continuance. Staff has reservations about Board granting the continuance as it could be a disservice to the community to continue the case simply to maintain the advertised status. Not prudent to continue just to keep a legal notice alive. Public probably viewed it the first time and has since forgotten. G. Rice asks if business is operational. C. Thompson has visited site and the towing business is operating currently, not the minor auto repair aspect.

Board verifies how many times applicant has requested, this is the 3<sup>rd</sup> time. D. Zacks in referring to the letter, asks the reason for the continuance. C. Thompson states this is due to lack of owner signature on the paperwork.

D. Zacks would favor granting the continuance this time but no further, C. Brown concurs, A. Marotta does not wish to extend the continuance any longer. Chairman brings M. Humm current with Board discussion.

Board attorney states motion should be to a time certain of December 7, 2016.

**Motion:** D. Zacks moves to grant a continuance for PZB Project# 16-00500017: to December 7, 2016 C. Brown 2<sup>nd</sup>.

**Vote:** 3/1 A. Marotta dissenting.

6. Planning Issues:

7. Staff compiling issues to bring forward in January.

C. Thompson apprises Board of possible 3 cases to be heard (in addition to the one just continued) in December.

8. Public Comments (3 minute limit):

None

9. Departmental Reports:

None

10. Board Member Comments:



G. Rice speaks about Amendment 2 on the ballot. Do we have zoning for this?

M. Ducoste states it is a controlled substance and would be treated as such, allowed in same fashion as a pharmacy, dispensary or drugstore. Depending upon the square footage, as prescribed by LDR's, most requests would fall into the Administrative Approval category within specific zoning districts.

D. Zacks inquires if it should have a separate category, if it could be litigated.

Board Attorney, P. Ryan, advises other cities are instituting a moratorium to study the implications to the communities possibly focused on regulation of the grow houses and persons wishing to dispense from the growhouse. Growing is more of an agricultural function.

A. Marotta asks about potential update of 10<sup>th</sup> and A Street. M. Ducoste states it is not prudent to discuss however no application has been submitted. We encourage developers to come for due diligence prior to submitting an application.

11. Motion for Adjournment at 6:27 pm: A. Marotta M. Humm 2<sup>nd</sup>

12. Vote: Ayes all unanimous.

**Attest:**

\_\_\_\_\_  
**Greg Rice, Chairman**

**Submitted By:**

\_\_\_\_\_  
**Sherie Coale, Board Secretary**

**Minutes Approved:**

\_\_\_\_\_  
**Date**

**Legal Notice No. 30513**

PLEASE TAKE NOTICE the Planning & Zoning Board City of Lake Worth, Florida, will hold a public hearing in the City Commission Chambers, 7 North Dixie Highway, in said City at or after 6:00 PM on August 3, 2016 to consider a request by Joy Towing, represented by Ms. Betty Resch, Agent, for the following:

**PZB Project PZB-16-00500017:** A request for a Conditional Use application to allow a minor auto repair shop with an existing auto towing business located at 2712 Park Street, in the Artisanal Industrial (AI) Zoning District, pursuant to Section 23.2-29 of the Land Development Regulations (LDRs).

The subject property is located at 2712 Park Street. The PCN #38-43-44-16-22-000-0100

The Public Hearing will be conducted at the above stated time or as soon thereafter as possible.

Written responses can be sent to the Lake Worth Planning & Zoning Board at 1900 2nd Avenue N, Lake Worth, FL 33461 and must arrive before the hearing date to be included in the formal record. You also have the opportunity to attend the meeting to provide oral testimony. For additional information on the above issues, please visit the City of Lake Worth Division of Planning, Zoning and Historic Preservation located at 1900 Second Ave. North, Lake Worth, Florida 33461 or contact City Staff at 561-586-1687. 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. (FS 286.0105) In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586-1673 no later than five (5) days before the hearing if this assistance is required.

Publish: The Lake Worth Herald  
July 21, 2016

**Legal Notice 30986**

PLEASE TAKE NOTICE the Planning & Zoning Board City of Lake Worth, Florida, will hold a public hearing in the City Commission Room, in said City at or after 6:00 PM on December 7, 2016 to consider a request by Sundream Investment LLC, Applicant and Owner, for the following:

**PZB Project 16-01400021 & 16-00500019** for a Major Site Plan, Conditional Use Permit and a Sustainable Bonus Incentive request to allow for a mixed use 4 story building consisting of +/- 841 square feet for commercial uses on the ground floor and +/- 11 dwelling units located within the Downtown (DT) Zoning District, pursuant to Sections 23.2-29 and 23.2-30, 23.2-31, 23.2-32, 23.2-33 of the Land Development Regulations (LDRs). The public hearing will be held on Wednesday, December 7, 2016 at 6:00 p.m. in the City Hall Commission Chambers at 7 North Dixie Hwy., Lake Worth, FL 33460

The subject property is located at 117 Lake Avenue: PCN# 38-43-44-21-15-031-0051.

The Public Hearing will be conducted at the above stated time or as soon thereafter as possible. Written responses can be sent to the Lake Worth Planning & Zoning Board at 1900 2nd Avenue N, Lake Worth, FL 33461 and must arrive before the hearing date to be included in the formal record. You also have the opportunity to attend the meeting to provide oral testimony. For additional information on the above issues, please visit the City of Lake Worth Division of Planning, Zoning and Historic Preservation located at 1900 Second Ave. North, Lake Worth, Florida 33461 or contact City Staff at 561-586-1687.

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Publish: The Lake Worth Herald  
November 24, 2016

**Legal Notice No. 30999**

PLEASE TAKE NOTICE the Planning & Zoning Board City of Lake Worth, Florida, will hold a public hearing in the City Hall Commission Chambers at 7 North Dixie Hwy., Lake Worth FL 33460 at or after 6:00 PM on December 7, 2016 to consider a request by J. Wesley Mills, PE. of Mills, Short and Associates, agent for the owner, for the following:

**PZB Project 16-01400022 and 16-00500021** for a Major Site Plan and Mixed Use Urban Planned Development District (MU-UPDD) and a Sustainable Bonus Incentive request to allow for a +/- seven (7) unit townhouse development within the Mixed Use Federal Highway (MU-FH) Zoning District, pursuant to Section 23.2-30, 23.2-31, 23.2-32 and Section 23.3-25 of the Land Development Regulations (LDRs).

The subject property is located at 1019 and 1021 S Federal Highway: PCN# 38-43-44-27-01-039-0120 and 38-43-44-27-01-039-0140

The Public Hearing will be conducted at the above stated time or as soon thereafter as possible.

Written responses can be sent to the Lake Worth Planning & Zoning Board at 1900 2nd Avenue North, Lake Worth, FL 33461 and must arrive before the hearing date to be included in the formal record. You also have the opportunity to attend the meeting to provide oral testimony. For additional information on the above issues, please visit the City of Lake Worth Division of Planning, Zoning and Historic Preservation located at 1900 Second Ave. North, Lake Worth, Florida 33461 or contact City Staff at 561-586-1687.

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. (FS 286.0105) In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586-1673 no later than five (5) days before the hearing if this assistance is required.

Publish: The Lake Worth Herald  
November 24, 2016

**Legal Notice No. 30987**

PLEASE TAKE NOTICE the Planning & Zoning Board City of Lake Worth, Florida, will hold a public hearing in the City Commission Room, in said City at or after 6:00 PM on December 7, 2016 to consider a request by Chris Sebastiano of Nehpets LLC, Applicant and Owner, for the following:

**PZB Project 16-00500020** for a Conditional Use Permit to allow for a listing of uses (that are either permitted as a conditional use or permitted as an administrative use) within the Industrial Park of Commerce (IPOC) Zoning District, pursuant to Section 23.2-29 of the Land Development Regulations (LDRs).

The subject property is located at 613-619 Industrial Street. PCN# 38-43-44-21-11-000-0190.

The Public Hearing will be conducted at the above stated time or as soon thereafter as possible.

Written responses can be sent to the Lake Worth Planning & Zoning Board at 1900 2nd Avenue N, Lake Worth, FL 33461 and must arrive before the hearing date to be included in the formal record. You also have the opportunity to attend the meeting to provide oral testimony. For additional information on the above issues, please visit the City of Lake Worth Division of Planning, Zoning and Historic Preservation located at 1900 Second Ave. North, Lake Worth, Florida 33461 or contact City Staff at 561-586-1687. 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. (FS 286.0105) In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586-1673 no later than five (5) days before the hearing if this assistance is required.

Publish: The Lake Worth Herald  
November 24, 2016

**Legal Notice No. 30977**



**Lake Worth, Florida. The Art of Florida Living.<sup>sm</sup>**

**City Of Lake Worth**  
**Department for Community Sustainability**  
**Planning, Zoning and Historic Preservation Division**  
 1900 Second Avenue North · Lake Worth · Florida 33461  
 Phone: 561-586-1687

DATE: July 25, 2016

TO: Members of the Planning & Zoning Board

FROM: Curt Thompson, Senior Community Planner

Maxime Ducoste, Assistant Director for Planning and Preservation

SUBJECT: **PZB Project Number 16-00500017:** Consideration of a Conditional Land Use application to operate a small owner-operated minor automobile repair shop within an existing industrial warehouse building located on the Property located at 2712 Park Street (PCN# 38-43-44-16-22-000-0100) within the Artisanal Industrial (AI) district.

Meeting Date: August 3, 2016

**SYNOPSIS:**

<b>Applicant</b>	BETTY RESCH, ESQ. (AGENT)	
<b>General location</b>	Just North of the Intersection of Park Street and Rupp Lane	
<b>Zoning</b>	AI; Artisanal Industrial	
<b>Existing land use</b>	Commercial/Industrial Warehouse	
<b>Future land use designation</b>	Artisanal Mixed Use	
<b>Applicable Municipal Code Sections</b>	23.2-29,	
<b>Board action required</b>	Approve, Approve With Conditions, Deny the Request, Continue the request for additional information	
<b>Staff Recommendation</b>	Staff recommends approval of the Conditional Land Use subject to the attached conditions of approval	
	<b>Name and Title</b>	<b>Initials</b>

<b>Project planner</b>	Curt Thompson, Senior Community Planner	CT
<b>Approved by</b>	Maxime Ducoste, Assistant Director for Planning and Preservation	MD

**PROPOSAL:**

Betty Resch, Esq., on behalf of, Mr. and Mrs. Joy (“Applicant”), proposes the property located at 2712 Park Street (“Property”) be used as a small owner-operated minor automobile repair shop within an existing industrial warehouse building located on the Property. The Property is located within the Artisanal Industrial (AI) zoning district. The proposed automobile repair shop is an Industrial/manufacturing use which is a Conditional Land Use in the AI zoning district. Approval of a conditional use permit is required from the Planning and Zoning Board prior to the issuance of a Lake Worth Business License.

The City’s Land Development Regulations (“LDRs”) authorize the Planning & Zoning Board to grant a Conditional Use Permit subject to making three sets of findings detailed in Section 23.2-29(c) and (d). These include general and specific findings intended to ensure harmony of the proposed use both with the land development regulations as a whole as well as the surrounding existing uses.

The following analyzes the Applicant’s request for a Conditional Land Use to establish a small owner operated minor automobile repair shop with a discussion about Property conditions and existing uses; operational characteristics of the proposed use; consistency of the proposed use with the comprehensive plan; and a narrative with respect to each of the required findings for a conditional land use.

**ANALYSIS:**

***Background:***

2712 Park Street is located within the Artisanal Industrial (AI) zoning district. The site consist of approximately +/-12,273 sq. ft. (104.99 ft. x 116.90 ft.) parcel with an existing +/-3,498 square foot warehouse which was constructed in 1978 according to the property Appraiser’s records.

The proposed minor auto repair shop will be located in the southern portion of the one-story building. The property has a Business Tax Receipt history of Warehouse Storage, and Auto Towing from 2001 to the present. In June 2014, the Planning and Zoning Board approved a Conditional Use for an Automobile Painting service at 2626 Park Street. However, the business operator decided to move its operation elsewhere. Also, the Planning and Zoning Board approved a Conditional Use for a marble and granite countertop fabrication shop at the property located at 2626 Park Street, Bay #3.

***Operational Characteristics:***

The applicant has provided details concerning the operational characteristics of the business, as follows:

- There will be no exterior/outdoor storage.

***Public Support/Opposition:***

Staff has received no letters of support or letters of objection concerning the subject request.

***Consistency with the Comprehensive Plan:***

It is the opinion of Staff that the applicant's proposed use is consistent with the following components of the Comprehensive Plan:

**1.1.3.8 Artisanal Mixed Use**

The Artisanal Mixed Use (AMU) land use category is intended to provide for the establishment and enlargement of office, retail and industrial uses related to the arts, other low intensity industrial uses, and medium density residential opportunities. The implementing zoning district is Artisanal Industrial (AI).

Zoning regulations implementing the Artisanal Mixed Use land use category shall permit arts-related industrial uses of low to moderate external impacts. Development in the Artisanal Mixed Use land use category should be guided to minimize negative impacts on nearby residential areas.

**1.2.2.8 Locational Strategy for the Artisanal Mixed Use Category:**

Strategy #3: In areas where industrial uses are not desirable, but are too firmly established to permit a realistic expectation of change.

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

1. The conditional use exactly as presented 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 Response:** The proposed use is in harmony with the intent of the Artisanal Zoning District to foster office and industrial uses related to the arts as permitted. The building is an existing industrial warehouse building that was built in 1978. Continued operation as a commercial and industrial building will not have a greater adverse effect on the surrounding area than any other use permitted by right or conditional land use at this location.

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 Response:** The surrounding area is zoned AI and not adjacent to any residential uses. The Property has been used for both commercial and industrial uses since the late 1970s, and continued operation as

such will not have a greater adverse effect on the surrounding area than any other use permitted by right or conditional land use at this location.

**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 Response:** The proposed use of the Property will provide about the same amount of a public benefit as the other uses currently operating in the surrounding area. The Property has been used for both commercial and industrial uses since the 1970s, and continued operation as an industrial/commercial building will not have a greater adverse effect on the surrounding area than any other use permitted by right or conditional land use at this location.

**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 Response:** The proposed use will not result in a more intensive development than has previously operated at the Property. The Property was originally constructed as an industrial warehouse, and continues to function as such, with a history of different users operating on the Property over the years. The use of the Property as proposed is in compliance with the goals, objectives and policies of the Comprehensive Plan, as this area of the city is fully developed with the required improvements to accommodate the proposed use.

***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 Response:** The proposed use will not generate traffic volumes or movements which will reduce the level of service provided on any street to a lower level than would result from a development permitted by right. The proposed use is consistent in nature with previous low to medium traffic generating commercial and industrial uses at the Property and along Park Street. No additional traffic is expected to be generated from the proposed use. The Property's circulation pattern will remain unchanged from the existing circulation patterns that have existed since the Property was developed with its current configuration.

**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 Response:** The volume of traffic is expected to remain the same as traffic associated with the existing licensed uses. The Property is located just north of the intersection of Park Street and Rupp

Lane. Both streets are already subject to a moderate amount of through traffic, both from business owners and customers visiting businesses in the immediate area.

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

**Staff Response:** No additional air pollution can be attributed to the proposed use. The proposed minor auto repair shop will be required to meet all permitting and regulatory approvals upon Building permit application and approval process. The Property includes an existing commercial/industrial building.

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 Response:** The project Property is fully developed and the proposed use in no way would result in a need for an extension or enlargement of the existing thoroughfare system.

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 Response:** The subject Property is fully developed and connected to all of the City's utility systems. The proposed use will not result in the need for the extension nor enlargement nor any other alteration of such systems.

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

**Staff Response:** The project Property is fully developed. No increased demand on police or fire protection service is expected as a result of the proposed use. The Property operated as a commercial/industrial building since the time it was constructed.

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 Response:** No new sources of noise will result by the establishment of a minor auto repair shop at the Property that is beyond previously licensed commercial/industrial uses at the Property.

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

**Staff Response:** The property is not directly adjacent to any residentially zoned properties or any existing residential uses.

**Conclusion:**

The analysis has shown that the required findings can be made with respect to the Conditional Land Use request. The Property has historically been utilized as a commercial/industrial property, and the use as proposed is in harmony with the underlying zoning district and surrounding operating businesses.

**CONSEQUENT ACTION:**

The Planning and Zoning Board's decision will be final for the Conditional Land Use request. The Applicant may appeal the Board's decision on the Conditional Land Use request to the City Commission.

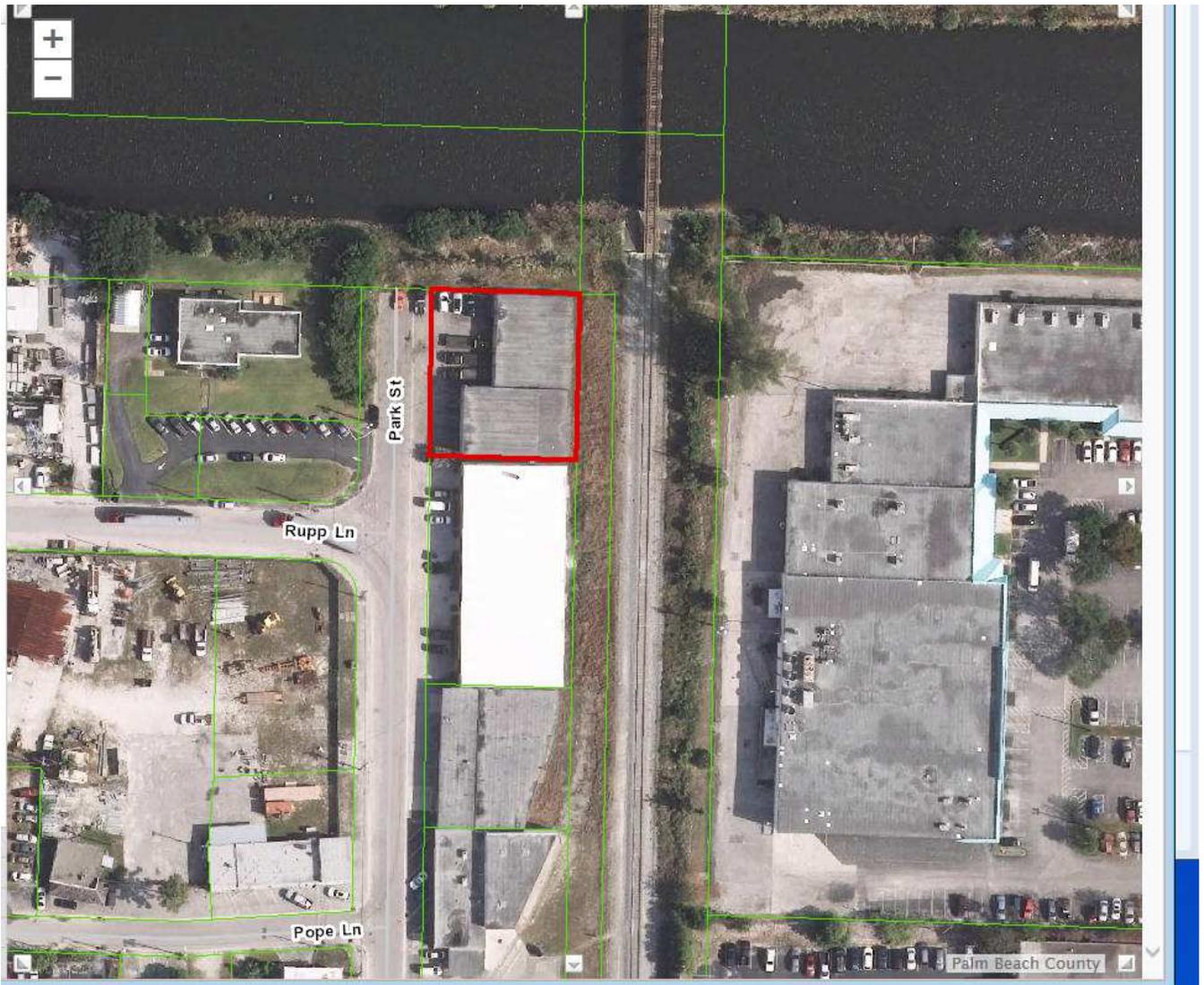
**STAFF RECOMMENDATION:**

Based on the findings outlined in the analysis, staff recommends that the Planning and Zoning Board approve the Conditional Land Use request to allow a small owner operated minor automobile repair shop at 2712 Park Street, subject to the proposed Conditions of Approval in Attachment D.

**POTENTIAL MOTION:**

"I MOVE TO APPROVE/DENY/CONTINUE P&ZB Project Number. 16-00500017: Request for Conditional Land Use to establish a minor automobile repair shop at 2712 Park Street, in the Artisanal Industrial (AI) zoning district subject to the staff recommended Conditions of Approval in Attachment D."

LOCATION MAP



Attachments:

- A. Survey
- B. Justification Statement
- C. Photo
- D. Conditions of Approval

# Boundary Survey for JOY TOWING, INC.

## SURVEYOR'S NOTES

LEGAL DESCRIPTION PROVIDED BY CLIENT.

SURVEYOR HAS NOT ABSTRACTED THIS SURVEY FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD.

SURVEY IS NOT VALID WITHOUT A RAISED SEAL.

BEARINGS, IF SHOWN, ARE BASED ON THE RECORD PLAT.

ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, USING FEET.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

ELEVATIONS SHOWN HEREON ARE OF ASSUMED DATUM.

## LEGAL DESCRIPTION

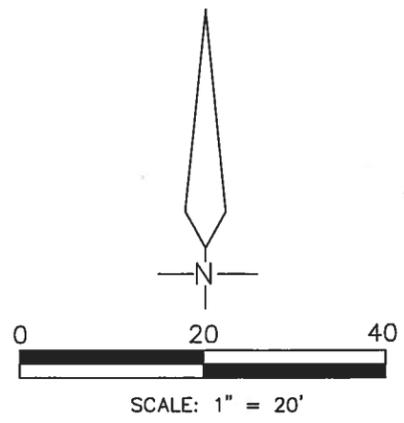
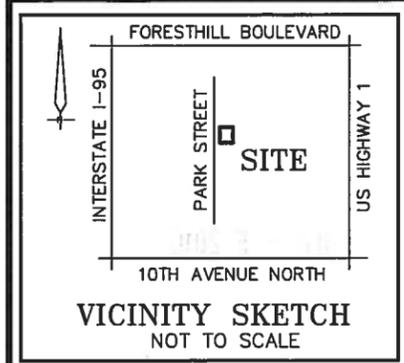
LOTS 10 AND 11, PARK STREET INDUSTRIAL CENTER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 240, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

## PROPERTY ADDRESS

2712 PARK STREET  
LAKE WORTH,  
FLORIDA 33460

PREPARED BY:

**Bob Buggee, Inc.**  
the "SURVEYOR"  
P.O. BOX 3887  
BOYNTON BEACH, FLORIDA, 33426  
SURVEY & MAPPING BUSINESS #7890  
561-732-7877



### LEGEND:

CONC. = CONCRETE  
MEAS = MEASURED  
CALC = CALCULATED  
WM = WATER METER

### PREPARED FOR

JOY TOWING, INC.  
2713 PARK STREET  
LAKE WORTH, FL 33460

### FLOOD ZONE

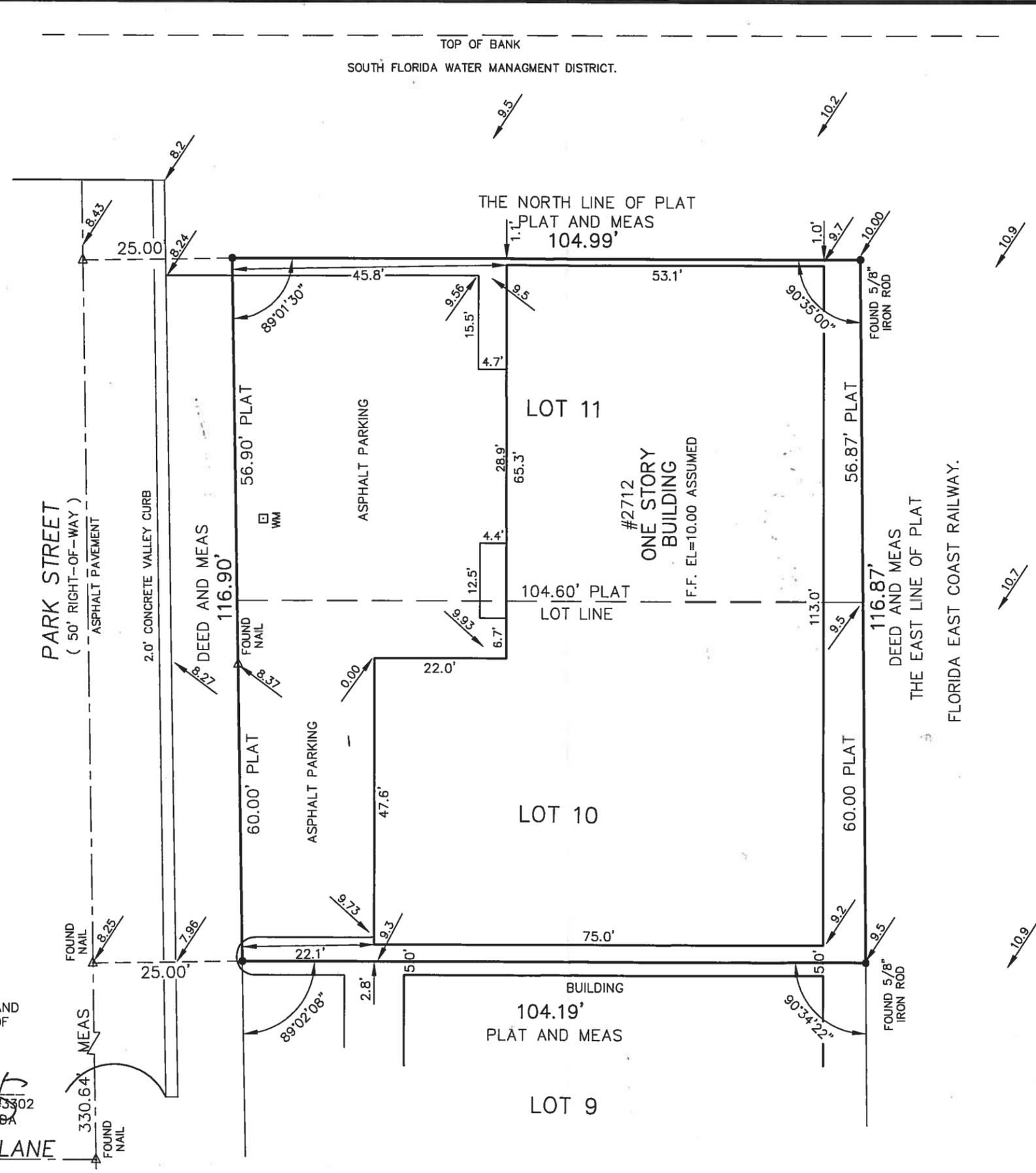
FLOOD ZONE C  
PANEL NUMBER 120213 0001D  
EFFECTIVE DATE 9-30-82

### CERTIFICATION

I HEREBY CERTIFY THAT I MADE THIS SURVEY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

BY: *Robert A. Buggee*  
ROBERT A. BUGGEE, FLORIDA LAND SURVEYOR #3302  
233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA  
DATE OF FIELD SURVEY: 06/01/15

POPE LANE



*Law Offices of Betty C. Resch, Esq.*  
521 Lake Avenue, Lake Worth, Florida 33460  
Office: (561) 533-8118  
Bettyresch@gmail.com

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July 4, 2016

Mr. Kurt Thompson  
Department for Community Sustainability  
City of Lake Worth, FL

RE: 2712 Park Street, Application for Conditional Use

Dear Mr. Thompson,

This application is for a conditional use which would allow for automotive repairs at 2712 Park Street, Lake Worth. The proposed use would be a small, owner-operated automotive repair shop. The location is on the entrance road into the industrial park in the northwest corner of the City. The building is owner-occupied; the owners use the north side of the building for their towing company, and will continue to use part of the property as the base for their towing company, and as such, would be on site on a consistent basis.

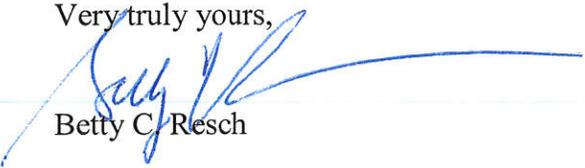
The Lake Worth Zoning Code requires that the proposed conditional use meet the justification standards of Sections 23.2.29.d and 23.2.29.e. This project meets with those standards. There is no new construction involved in this application, so the issues of density, etc. are not at issue; it approval of the conditional use that the owner is seeking.

The use as requested is in keeping with the general feel of the area; across the street is an expansive metal storage yard, and the road actually dead ends at the property under consideration; the canal is to the north. The operation of the business is compatible with the surrounding businesses. There will be no outside storage of vehicles; the work will be done completely indoors.

The owner is applying for a hazardous waste permit, and will follow any regulations regarding any hazardous waste. (i.e. used oil, etc.) This will bring at least two new employees to the area.

If you have any questions, please don't hesitate to contact me.

Very truly yours,

  
Betty C. Resch

## JUSTIFICATION STATEMENT FOR CONDITIONAL USE

AT 2712 PARK STREET, LAKE WORTH, FL

The Lake Worth Zoning code requires that the proposed Conditional use meet the justification of 23.2.29.d and 23.2.29.e

### GENERAL FINDINGS

- 1.) HARMONY WITH OTHER FUTURE USES: The conditional use will be in harmony as a small owner operated business in a district which has been zoned industrial and now is industrial artisanal.
- 2.) HARMONY WITH EXISTING USES: this has been historically been industrial. Across the street is a large metal storage facility, immediately next door is a woodworking shop and a marble fabrication business. This should not create any disharmony with the existing uses.
- 3.) Same as #2
- 4.) INCREASED DENSITY: As there is no new construction anticipated in this application, this item is not applicable.

### SPECIFIC FINDINGS

- 1.) TRAFFIC VOLUMES OR MOVEMENTS: This is a small operation, there will be two or three people working there, with customers dropping off cars to be repaired. There are no large meetings that are going to be held there. The street upon which the property is located is the only ingress or egress to the industrial park, and this operation will not have any impact on the level of service of the road.
- 2.) THROUGH TRAFFIC: This business is not a high traffic kind of business, there will not be a parade of customers coming and going throughout the day. And since this does not involve any new construction, the location will not have any effect on through traffic. The permitted uses would generate the same or more traffic flow to the area.

- 3.) AIR POLLUTION AND EMISSIONS: The only source of air pollution would be from the vehicles when they are started after the repairs to be made.
- 4.) ENLARGEMENT OF THROUGHFARE SYSTEM: The contemplated business is on the main thoroughfare into the industrial park, and since it does not involve any new construction, this provision is not applicable.
- 5.) WATER AND SEWER LINES, DRAINAGE, ETC.: Not applicable
- 6.) EFFECT ON POLICE AND FIRE: There should be no additional demand on the police or fire protection service beyond their capacities.
- 7.) NOISE: This business will not generate significant noise, low intensity industrial uses are by right in the district, and this business should not produce any noise more than a low intensity industrial use. Any noise generated can easily meet the requirements of 15.24. Also, it should be considered that this is in an area zoned for industrial, the only residential homes are quite far from the location.
- 8.) LIGHT: The proposed use will not generate any more light than a use by right, the business will be contained inside the property, no new outside lights are being considered.

Respectfully submitted,

*/s/ Betty C. Resch, Esq.*

Betty Resch





Community Sustainability  
Planning Zoning Historic Preservation  
1900 2nd Avenue North  
Lake Worth, FL 33461  
**561.586.1687**

**ATTACHMENT D**

**DEPARTMENT FOR COMMUNITY SUSTAINABILITY  
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION  
CONDITIONS OF APPROVAL AND DEVELOPMENT INFORMATION FOR  
PZB CASE No. 16-00500017**

**Date of Preparation:** July 25, 2016  
**P&ZB Meeting Date:** August 3, 2016  
**Applicant:** BETTY RESCH. ESQ., AGENT  
**Location:** 2712 Park Street

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**CONDITIONS OF APPROVAL  
PZB CASE No. 16-00500017**

**Standard Conditions of Approval:**

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable Codes including but not limited to the Florida Building Code.
2. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with Code, this application shall expire one (1) year from Planning & Zoning Board Approval.
3. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.
4. This approval is for a conditional land use pursuant to Sections 23.2-29 for a Minor Automobile Repair Shop, within the Artisanal Industrial (AI) zoning district at 2712 Park Street. This use must operate in compliance with all state and local laws that govern this use.
5. In the event of a legal challenge to this approval, the applicant shall be responsible for all costs to defend the action of the city in approving any and all permits related to this application. Should the applicant fail to enter into an agreement fund the costs of litigation, the city, at its discretion, may rescind this approval and revoke all permits issued.



**Additional Conditions of Approval:**

1. No outdoor storage shall be permitted on the property without the request and approval of a separate conditional land use application.
2. All signage shall comply with the requirements of Section 23.5-1 Signs, and shall require approval of a building permit application before installation.
3. All business operations must be fully operated within the warehouse structure. No operations (car repair work of any kind) may occur in any required parking or other areas on the property. In addition, no inoperable vehicles shall be located in the public right-of-way at any time.
4. Any activities associated with the operation of the business shall emit no more than 65 (db) decibels and at no time be audible above daytime ambient noise levels beyond the real property lines of the site. The system shall be designed to compensate for ambient noise levels in the immediate area.

Approved by:

\_\_\_\_\_  
Maxime Ducoste  
Planning and Preservation Manager



**Lake Worth, Florida. The Art of Florida Living.<sup>sm</sup>**

**City Of Lake Worth**  
**Department for Community Sustainability**  
**Planning, Zoning and Historic Preservation Division**  
1900 Second Avenue North · Lake Worth · Florida 33461  
Phone: 561-586-1687

DATE: November 21, 2016  
TO: Members of the Planning & Zoning Board  
FROM: Curt Thompson, Senior Community Planner  
Maxime Ducoste, Assistant Director for Planning and Preservation

SUBJECT: **PZB Project Number 16-01400021 and 16-00500019**: Request by Jean Francois Gervais, on behalf of Sun Dream Investment LLC., for consideration of a Major Site Plan, Conditional Land Use and Sustainable Bonus Incentive to allow for the construction of a 4 story mixed use building (+/- 18,963 square feet) consisting of a ground level parking area with a +/- 841 square foot retail commercial area, and three floors consisting of +/- 11 dwelling units. The project will be located on a +/- 13,007.016 square foot parcel located at 117 Lake Avenue, on the southeast corner of Lake Avenue and South Palmway in the Downtown, (DT) zoning district. This application is pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 of the LDRs. The PCN is as follows; 38-43-44-21-15-031-0051.

Meeting Date: December 7, 2016

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**SYNOPSIS:**

<b>Applicant</b>	Mr. Jean Francois Gervais representing the Applicant
<b>General Location</b>	117 Lake Avenue
<b>Zoning</b>	Downtown (DT)
<b>Existing Land Use</b>	Vacant
<b>Future Land Use Designation</b>	Downtown Mixed Use (DMU)
<b>Applicable Municipal Code Sections</b>	23.2-29, 23.2-30, 23.2-31, 23.2-32

	Required	Proposed/Existing
<b>Lot Area</b>	6,500 square feet	+/-13,007.016 square feet
<b>Lot Width</b>	25 feet on Lake and Lucerne Avenue; 50 feet in general	65 feet
<b>Building Height</b>	Comprehensive Plan: Maximum 30' (not to exceed two stories) plus 15 feet (max 4 stories) with Sustainable Bonus Incentive Program Zoning Code: Maximum 30' (not to exceed two stories) plus 15 feet (max 4 stories) with Sustainable Bonus Incentive Program	45 feet (4 stories)
<b>Setbacks</b>	<b>Required</b>	<b>Provided</b>
Front (Lake Avenue)	10 feet minimum, 22 feet maximum	10 feet first story, 18 feet above the first story
Side (South Palmway)	10 feet	10 feet first story, 18 feet above the first story
Side (interior)	8 feet	8 feet
Rear	20 feet	22 feet, 6 inches
Bonus Height and Stories	45 feet	45 feet
<b>Living Area</b>	One bedroom unit: 600 square feet and two bedroom units: 750 square feet	11 dwelling units, (11 two bedroom) ranging from 1144 square feet to 1169 square feet to 1321 square feet
<b>Accessory Structure Limitations</b>	Not Applicable	Not Applicable
<b>Impermeable Surface Total</b>	80% maximum	63.5% (+/-8,256 sq. ft.)
<b>Maximum Building Coverage</b>	60%	59.8% (+/-7,776 sq. ft.)

<b>Floor Area Ratio</b>	1.1 + 0.5(sustainable bonus)= 1.6 (20,800 square feet)	.911 (18,963 square feet)
<b>Parking</b>	1.5 spaces per 1 bedroom; 1.75 spaces per two bedroom 1 space per 500 sq. ft. of retail and 1 space per 20 sq. ft. for restaurant	17 spaces provided, 1 ADA plus, one 12 by 25 loading space.
<b>Board Action Required</b>	Approve, Approve With Conditions, Deny the Request, Continue the request for additional information;	
<b>Staff Recommendation</b>	Staff recommends approval of the requested Conditional Land Use and Major Site Plan, with conditions.	
	<b>Name and Title</b>	<b>Initials</b>
<b>Project Planner</b>	Curt Thompson, Senior Community Planner	CT
<b>Approved by</b>	Maxime Ducoste, Assistant Director for Planning and Preservation	MD

**Project/Property Description and Analysis:**

The property is located on the Southeast corner of Lake Avenue and South Palmway, and consists of a total of +/- 13,007.016 square feet. The property contains +/- 65 feet of linear frontage along Lake Avenue, and is +/-200 feet deep. The property is a vacant land. Allowed height is limited to 30 feet and two stories, and can be increased by bonus to a total of 4 floors and 45'-0" in height. The applicant's proposal consists of 11- two bedroom dwelling units. The proposal includes +/- 841 square feet of retail on the ground floor, aligned with Lake Avenue. Each dwelling unit shall have a balcony for viewing. The applicants has chosen to take advantage of the sustainable bonus incentive program, in designing a 4 stories building of 45'-0".

The site plan was reviewed by the Site Plan Review Team (SPRT) at their regular meeting on November 14, 2016. The SPRT recommended a number of conditions of approval, which have been included for the Board's reference.

The following analysis includes a discussion about the specific site improvements the applicant is proposing followed by an analysis that addresses each of the two (2) part request outlined in the project description.

***Public Support/Opposition***

Staff has not received any letters of support or opposition

***Consistency with the Comprehensive Plan:***

The applicants are proposing to construct a 4 story mixed use building (+/- 18,963 square feet) consisting of a ground level parking area with a +/- 841 square foot retail commercial area, and three floors consisting of 11 dwelling units. The project will be located on a +/- 13,007.016 square foot parcel located at 117 Lake Avenue, on the southeast corner of Lake Avenue and South Palmway in the Downtown, (DT) zoning district is consistent with the following Comprehensive Plan objectives and policies, which are outlined below:

- **Policy 1.1.3.6:** Redevelopment opportunities will be maximized through use of mixed land use designations that permit a flexible mix of multifamily residential and compatible office uses.

The project site has a Future Land Use Designation of Downtown Mixed Use (DMU). The Downtown (DT) zoning designation, which is the zoning of the project site, is intended to “encourage through incentives the use of innovative land planning and development techniques to create more desirable and attractive development in the City”. The Downtown Mixed Use Land Use designation is intended to provide for the establishment and expansion of a broad range of office, retail and commercial uses, including higher intensity commercial within the traditional downtown core of the City. The implementing zoning districts are **DT**, MU-E, MF-20 and MF-30.

- **Policy 1.2.2.:** Locational Strategy for the Downtown Mixed Use

The Downtown Mixed Use land use category is intended for mapping of areas considered to be the traditional downtown core. The area is primarily bounded on the north by 2nd Avenue North, the east by Golfview Road, the south by 1st Avenue South, and the west by H Street. This concentrated downtown core demonstrates a reasonably good potential for intensive use by office and retail establishments and shall provide for the vertical or horizontal mixing of land uses within a single site in order to allow development and redevelopment in specific geographic areas of the City that take maximum advantage of existing utility systems and services.

The applicant is proposing a compact development in the Downtown Mixed Use land use category. Existing public services, including potable water, sewer, fire and police services, are adequate to serve the project. The compact nature shall be consistent with the Downtown Mixed Use future land use designation and this policy.

It is evident through consistency with the identified objectives and policies that the project is consistent with the adopted Comprehensive Plan.

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

The project is in compliance 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 Response:** The proposed use will be in harmony with the intent of the Downtown Mixed Use Zoning District to construct a 4 story mixed use building (+/- 18,963 square feet) consisting of a ground level parking area with a +/- 841 square foot retail commercial area, and three floors consisting of 11 dwelling units in the Downtown (DT) zoning district and the associated site improvements.

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 Response:** The existing uses in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Current Use/ Name of Development
North	Downtown Mixed Use (DMU)	Downtown (DT)	Multi Family
South	Downtown Mixed Use (DMU)	Medium Density (MF-30)	Single Family
East	Downtown Mixed Use (DMU)	Downtown (DT)	Multifamily/parking lot
West	Downtown Mixed Use (DMU)	Downtown (DT)	Vacant

The majority of existing uses are commercial and residential in nature. Therefore, the proposed use shall be in harmony with the existing mix of commercial uses in the immediate area.

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 Response:** The proposed use will be compatible with the Future Land Use designation (Downtown Mixed Use) and may help stimulate development of the surrounding area. The proposed use will not result in substantially less public benefit or greater harm than would result from a use permitted by right

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 Response:** The proposed mixed use will not result in a more intensive development than that approved by the Future Land Use Element of the Comprehensive Plan. Rather, the commercial nature of the use shall be compatible with the planning goals, objectives and policies of the Future Land Use Element as identified above under Consistency with the Comprehensive Plan.

***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 Response:** The proposed mixed use will not generate traffic volumes or movements, which will reduce the level of service provided on any street to a lower level than would result from a development permitted by right.

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 Response:** The proposed conditional use will not result in a significantly greater amount of through traffic on local streets. Traffic accessing the site is anticipated to come from Lake Avenue along the north side of the property and South Palmway from the east side of the site.

3. The proposed conditional use will not produce significant air pollution emissions.

**Staff Response:** The proposed mixed use does not include any operational features that would produce significant air pollution emissions.

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 Response:** The proposed use will not require 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.

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 Response:** The proposed conditional use will be served by existing utilities such that neither extension nor enlargement is necessary as a result of the project.

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

**Staff Response:** The proposed conditional use is not anticipated to place a demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.

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 Response:** The proposed commercial/retail/ residential project is not anticipated to generate significant noise.

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 Response:** The proposed lighting plan for the project is anticipated to be in compliance with Section 23.4-3, which requires that lighting not impact residential properties by more than one (1) lumens.

***Section 23.2-31: Site Design Qualitative Standards***

1. Harmonious and efficient organization.

**Staff Response:** All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of plot, the character of adjoining property and the type and size of buildings. The site shall be developed so as to not impede the normal and orderly development or improvement of surrounding property for uses permitted in these LDRs. The criterion has been met.

2. Preservation of natural conditions.

**Staff Response:** The site shall not be disturbed in a manner likely to significantly increase either wind or water erosion within or adjacent to this development site. This criterion has been met.

3. Screening and buffering.

**Staff Response:** The applicant is proposing landscaping and buffering which will meet the requirements of the LDRs.

4. Enhancement of residential privacy.

**Staff Response:** The site plan shall provide reasonable, visual and acoustical privacy for all dwelling units located therein and adjacent thereto. Sidewalks, barriers and vegetation shall be arranged for the protection and enhancement of property and to enhance the privacy of the occupants

5. Emergency access.

**Staff Response:** Structure and other site features shall be so arranged as to permit emergency vehicle access by some practical means to all sides of the building. Due to the fact that this subject site is bordered by Lake Avenue to the North and South Palmway to the west, emergency vehicles will have adequate access when necessary. The criterion has been met.

6. Access to public ways.

**Staff Response:** Access to public rights-of-way to the project is being provided via Lake Avenue and South Palmway. The criterion has been met.

7. Pedestrian circulation.

**Staff Response:** Existing sidewalks encompass the subject site providing pedestrian circulation adequate for ADA compliance as well as the safe and orderly pedestrian movement from parked vehicles and pedestrian access from the public right of way. This criterion has been met.

8. Design of ingress and egress drives.

**Staff Response:** This site will be accessed from South Palmway to the west and Lake Avenue to the north of the site. This criterion has been met.

9. Coordination of on-site circulation with off-site circulation.

**Staff Response:** The applicant is proposing an on-site circulation pattern that will allow residents to enter and exit the site from South Palmway. This criterion has been met.

10. Design of on-site public right-of-way.

**Staff Response:** There are no on-site public streets or rights-of-ways associated with this project site. Criterion has been met.

11. Off-street parking, loading and vehicular circulation areas.

**Staff Response:** Off-street parking will be screened by a landscape buffer of hedge material and street trees that provides an adequate screen from adjacent property without creating a safety concern (CPTED). The on-site circulation includes a parking garage and ADA parking for the use of residents and customers of the retail space.

12. Refuse and service areas.

**Staff Response:** Refuse and loading areas shall be designed to be screened from adjacent properties so as to not negatively impact adjacent properties.

13. Protection of property values.

**Staff Response:** This development will not have a negative impact on the surrounding properties' value. The development is proposed to be architecturally pleasing and has met all design criteria to increase visual appearance. The redeveloped site should have a positive effect on property values in the immediate area. The criterion has been met.

14. Transitional development.

**Staff Response:** The subject site is not at the edge of a zoning district.

15. Consideration of future development.

**Staff Response:** It is staff's professional opinion that the proposed use will be compatible with future development in the surrounding area. The type of compact urban development proposed by the applicant is consistent with the Future Land Use Element of the Comprehensive Plan. The redeveloped site is expected to serve as a catalyst for investment in Downtown Lake Worth. The criterion has been met.

d) Buildings, generally.

1. Buildings or structures which are part of a present or future group or complex shall have a unity of character and design. The relationship of forms of the use, texture and color of material shall be such as to create one (1) harmonious whole. When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the city, the design, scale and location of the site shall enhance rather than detract from the character, value and attractiveness of the surroundings. Harmonious does not mean or require that the buildings be the same.

**Staff Response:** The proposed mixed use building will be design to be compatible with the existing residential/commercial/retail uses in the DT zoning district. Meets criterion.

2. Buildings or structures located along strips of land or on a single site, and not a part of a unified multi-building complex shall achieve as much visual harmony with the surroundings as is possible under the circumstances. If a building is built in an undeveloped area, three (3) primary requirements shall be met, including honest design construction, proper design concepts, and appropriateness to the city.

**Staff Response:** Meets criterion.

3. All façades visible to public or adjacent property shall be designed to create a harmonious whole. Materials shall express their function clearly and not appear foreign to the rest of the building.

**Staff Response:** The building facades meet this criterion.

4. The concept of harmony shall not infer that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning, landscaping, materials, rhythm of solids to voids and architectural components including but not limited to porches, roof types, fenestration, orientation and stylistic expression.

**Staff Response:** The proposed structure meet this criterion.

5. Look-alike buildings shall not be allowed unless, in the opinion of the board, there is sufficient separation to preserve the aesthetic character of the present or evolving neighborhood. This is not to be construed to prohibit the duplication of floor plans and exterior treatment in a planned development where, in the opinion of the board, the aesthetics or the development depend upon, or are enhanced by the look-alike buildings and their relationship to each other.

**Staff Response:** Meets criterion.

6. Buildings, which are of symbolic design for reasons of advertising, unless otherwise compatible with the criteria herein, will not be approved by the board. Symbols attached to the buildings will not be allowed unless they are secondary in appearance to the building and landscape and are an aesthetic asset to the building, project and neighborhood.

**Staff Response:** This criterion shall be met.

7. Exterior lighting may be used to illuminate a building and its grounds for safety purposes, but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. Lighting following the form of the building or part of the building will not be allowed if, in the opinion of the board, the overall effect will be detrimental to the environment. All fixtures used in exterior lighting are to be selected for functional as well as aesthetic value.

**Staff Response:** The project as proposed shall meet this criterion.

8. Building surfaces, walls and roofs shall be compatible and in harmony with the neighborhood.

**Staff Response:** All building surfaces, walls and roofs are proposed to be compatible and in harmony with the surrounding vicinity. Meets criterion.

9. "Take-out" or "pick-up" windows of retail or wholesale establishments shall not be located on a building façade that faces a public right-of-way, unless they are designed in such a manner as to constitute an aesthetic asset to the building and neighborhood.

**Staff Response:** No such design is proposed for this project. Meets criterion.

10. All exterior forms, attached to buildings, shall be in conformity to and secondary to the building. They shall be an asset to the aesthetics of the site and to the neighborhood.

**Staff Response:** Meets criterion.

11. All telephones, vending machines, or any facility dispensing merchandise, or a service on private property, shall be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building, and where appropriate and feasible, should not be readily visible from off-premises.

**Staff Response:** No such design(s) have been proposed for this development. Meets criterion.

12. Buildings of a style or style-type foreign to south Florida or its climate will not be allowed. It is also to be understood that buildings which do not conform to the existing or to the evolving atmosphere of the city, even though possessing historical significance to south Florida, may not be approved.

**Staff Response:** Meets criterion.

13. No advertising will be allowed on any exposed amenity or facility such as benches and trash containers.

**Staff Response:** No such advertising has been proposed by this applicant. Meets criterion.

14. Light spillage restriction. The applicant shall make adequate provision to ensure that light spillage onto adjacent residential properties is minimized.

**Staff Response:** The proposal has been designed to meet this criterion.

### **Sustainable Bonus Incentive Program**

The maximum allowable building height for the DT district is 30 feet. However, the proposed site plan and architectural plans indicate 45' for the height of the proposed mixed use building. In order to be allowed to increase the height of the building, the applicant has applied for the Sustainable Bonus Incentive Program, which allows an increase in height beyond two stories or an increase in floor area ratio (FAR) provided the applicant has additional improvements elsewhere on site that go above and beyond what is required by code. As indicated on the Sustainable Bonus Incentive Program Application included with this submittal, the applicant is required to determine the total value of the required improvements and provide a description of the proposed improvements and the valuation of the same.

According to Section B of the Sustainable Bonus Application, Based on a value multiplier of \$5.00 per square foot (with allowed FAR of 1.1 and a lot size of 13,000 square feet, the applicant can build a 14,000 square foot structure. The proposed design will be 18,963 square feet; a difference of 4,663 square feet), the total value of required improvements is \$23,315. The investment the owner is ready to commit to is to spend this sum in enhanced landscaping. The proposed landscaping design goes above and beyond the minimum requirements of the LDRs can be described as:

8 – Royal Palms, @ \$2000 = \$16,000

2 – Cathedral Oaks, @ \$700 = \$1400

600 – Shrubs and groundcovers @ \$12 = \$7,200

Total Value of Community Benefit \$24,600

**Conclusion:**

The analysis has shown that the required findings can be made with respect to the Major Site Plan and Conditional Land Use requests. The use as proposed is in harmony with the underlying zoning district and surrounding areas, subject to compliance with staff's proposed conditions of approval.

**CONSEQUENT ACTION:**

The Planning & Zoning Board's decision on the Major Site Plan and Conditional Land Use will be final. The staff recommends that the Planning and Zoning Board approve the Major Site Plan, Conditional Use and Sustainable Bonus Incentive Program to allow the construction of a 4 story mixed use building (+/- 18,963 square feet) consisting of a ground level parking area with a +/- 841 square foot retail commercial area, and three floors consisting of 11 dwelling units. The project will be located on a +/- 13,007.016 square foot parcel located at 117 Lake Avenue, on the southeast corner of Lake Avenue and South Palmway in the Downtown, (DT) zoning district. This application is pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 of the LDRs. The PCN is as follows; 38-43-44-21-15-031-0051. The approval of this project is subject to the attached conditions of approval.

**STAFF RECOMMENDATION:**

Staff recommends the following on the various requests:

Staff recommends that the Planning & Zoning Board **APPROVE** the Major Site Plan to allow for the construction of a 4 story mixed use building (+/- 18,963 square feet) consisting of a ground level parking area with a +/- 841 square foot retail commercial area, and three floors consisting of 11 dwelling units. The project will be located on a +/- 13,007.016 square foot parcel located at 117 Lake Avenue, on the southeast corner of Lake Avenue and South Palmway in the Downtown, (DT) zoning district. This application is pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 of the LDRs.

Staff also recommends that the Planning & Zoning Board **APPROVE** a Conditional Land Use to allow the construction of a 4 story mixed use building (+/- 18,963 square feet) consisting of a ground level parking area with a +/- 841 square foot retail commercial area, and three floors consisting of 11 dwelling units. The project will be located on a +/- 13,007.016 square foot parcel located at 117 Lake Avenue, on the southeast corner of Lake Avenue and South Palmway in the Downtown, (DT) zoning district. The approval of this project is subject to the attached conditions of approval.

Staff recommends that the Planning & Zoning Board **APPROVE** a request to allow the use of a Sustainable Bonus to allow for the construction of a 4 story mixed use building (+/- 18,963 square feet) consisting of a ground level parking area with a +/- 841 square foot retail commercial area, and three

floors consisting of 11 dwelling units. The project will be located on a +/- 13,007.016 square foot parcel located at 117 Lake Avenue, on the southeast corner of Lake Avenue and South Palmway in the Downtown, (DT) zoning district. This application is pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 of the LDRs.

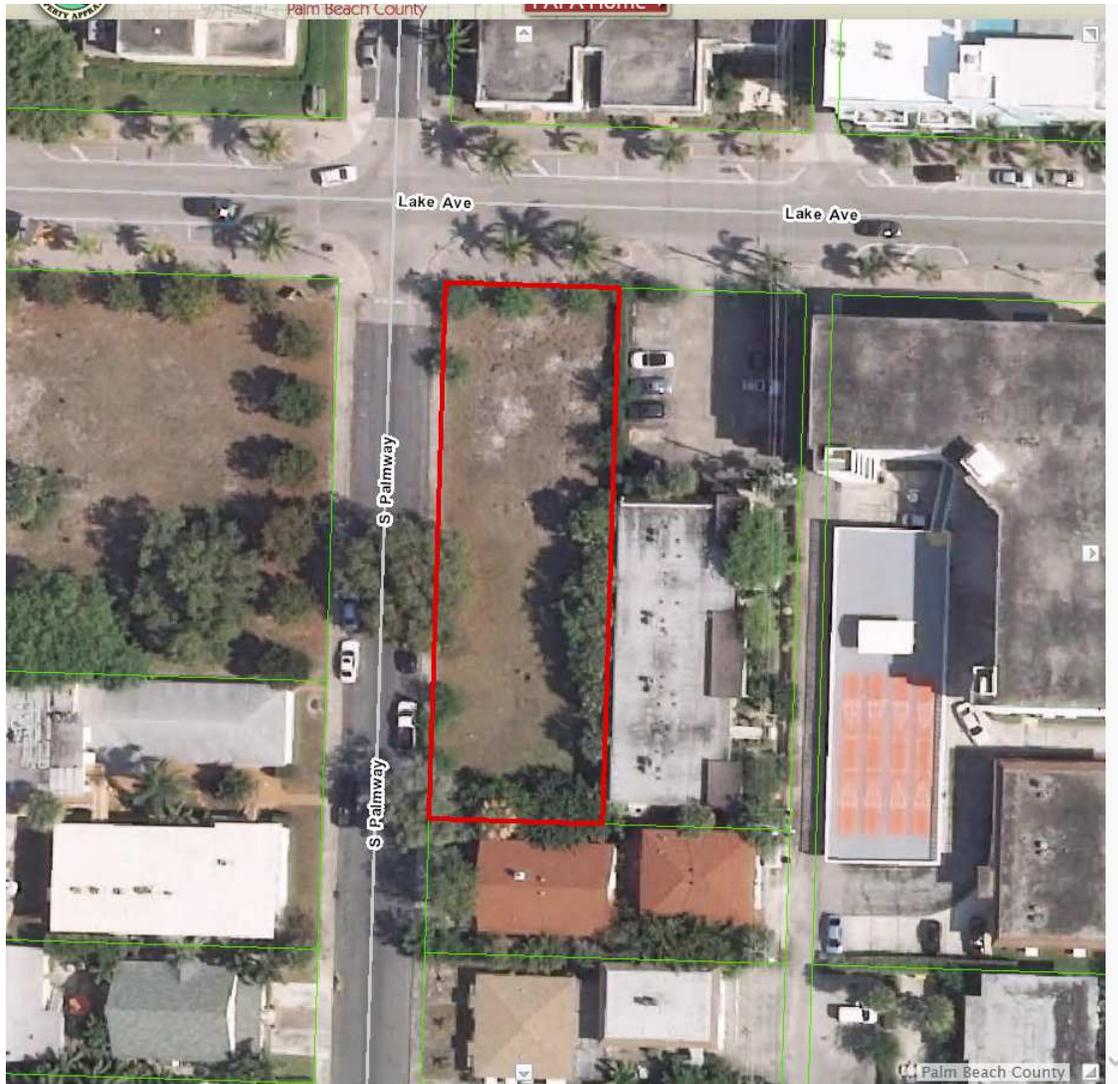
**POTENTIAL MOTION:**

Should the Planning & Zoning Board concur with staff's recommendation the following motions are recommended:

"PZB PROJECT NUMBER 15-01400021: I MOVE TO APPROVE/DENY PZB PROJECT NUMBER 15-01400021: A **Major Site Plan** to allow for the construction of a 4 story mixed use building (+/- 18,963 square feet) consisting of a ground level parking area with a +/- 841 square foot retail commercial area, and three floors consisting of 11 dwelling units. The project will be located on a +/- 13,007.016 square foot parcel located at 117 Lake Avenue, on the southeast corner of Lake Avenue and South Palmway in the Downtown, (DT) zoning district. This application is pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 of the LDRs. The approval of this project is subject to the attached conditions of approval.

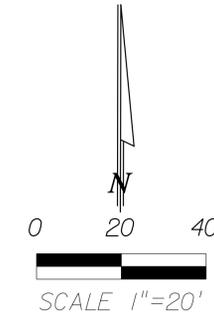
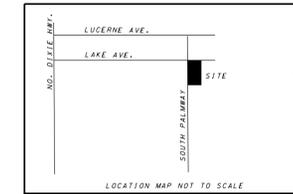
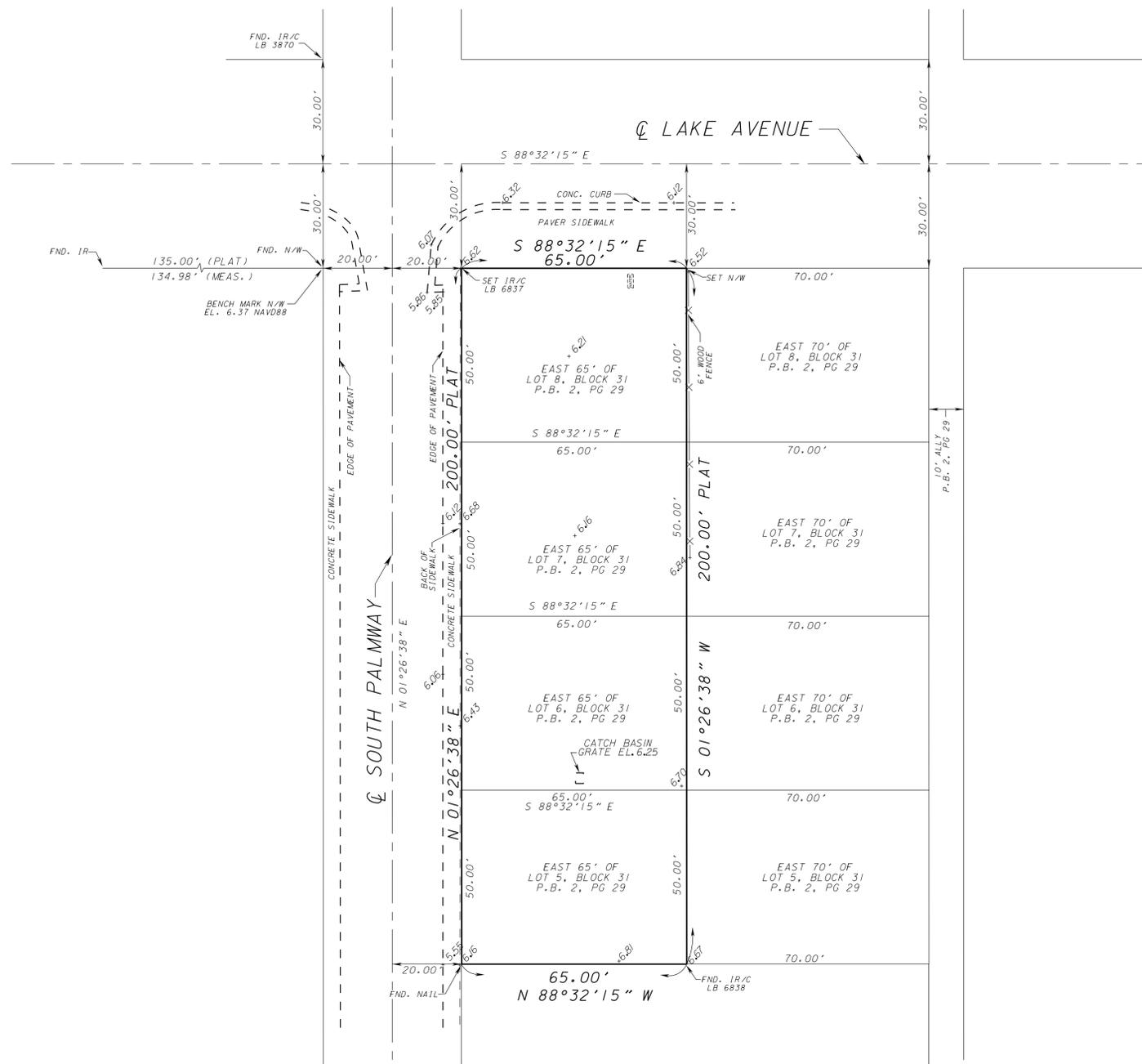
"PZB PROJECT NUMBER 16-00500019: I MOVE TO APPROVE/DENY PZB PROJECT NUMBER 16-00500019: A **Conditional Land Use and Sustainable Bonus Incentive request** to allow the construction of a 4 story mixed use building (+/- 18,963 square feet) consisting of a ground level parking area with a +/- 841 square foot retail commercial area, and three floors consisting of 11 dwelling units. The project will be located on a +/- 13,007.016 square foot parcel located at 117 Lake Avenue, on the southeast corner of Lake Avenue and South Palmway in the Downtown, (DT) zoning district. This application is pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 of the LDRs. The approval of this project is subject to the attached conditions of approval.

## LOCATION MAP



### Attachments:

- A. Conditions of Approval
- B. Proposed Plans
  - Survey
  - Site Plan/Ground Floor Plan
  - Proposed 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floor Plans
  - Renderings
  - Photometric Plan
  - Landscape Plan
  - Conceptual Engineering Plan



LEGEND/ABBREVIATIONS:

CL	CENTER LINE	PG	PAGE
C.	CALCULATED	PCP	PERMANENT CONTROL POINT
D.E.	DRAINAGE EASEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT
EL.	ELEVATION	Δ	DELTA ANGLE
ESMT.	EASEMENT	R	RADIUS LENGTH
EXIST	EXISTING	S.E.	SEWER EASEMENT
FF.	FINISH FLOOR	U.E.	UTILITY EASEMENT
FND.	FOUND	W.E.	WATER EASEMENT
FPBL	FLORIDA POWER & LIGHT	SET IR/C LB 6837	SET IR/C LB 6837
IR	IRON ROD	CABLE T.V.	CABLE T.V.
IR/C	IRON ROD & CAP	POWER POLE	POWER POLE
L	ARC LENGTH	GUY WIRE	GUY WIRE
MEAS.	MEASURED	WATER METER	WATER METER
N/W	NAIL & WASHER	EXISTING ELEVATION NAVD 88	EXISTING ELEVATION NAVD 88
O.R.B.	OFFICIAL RECORD BOOK	FIRE HYDRANT	FIRE HYDRANT
P	PLAT	WATER VALVE	WATER VALVE
P.B.	PLAT BOOK	SEWER MANHOLE	SEWER MANHOLE

LEGAL DESCRIPTION:

THE WEST 65 FEET OF LOTS 5, 6, 7 AND 8, BLOCK 31 OF THE PALM BEACH FARMS COMPANY PLAT NO. 2 OF THE TOWN OF LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 0.299 ACRES, MORE OR LESS.

NOTES:

1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF LAKE AVE., WHICH BEARS SOUTH 88°32'15" EAST. ALL BEARINGS ARE RELATIVE THERETO.
3. FIELD SURVEY WAS PERFORMED ON 09/29/2016.
4. UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED AND ARE NOT COVERED UNDER THE CERTIFICATION SHOWN HEREON.
5. BENCH MARK IS A NATIONAL GEODETIC SURVEY BRASS DISK STAMPED "9396X141" ELEVATION 18.10 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 SEXTON ENGINEERING ASSOCIATES INC.  
 110 PONCE DE LEON ST., SUITE 100  
 ROYAL PALM BEACH, FLORIDA 33411  
 L.B. NO. 6837

-----  
 MICHAEL F. SEXTON  
 PROFESSIONAL SURVEYOR AND MAPPER  
 NO. 3596, STATE OF FLORIDA

**BOUNDARY & TOPOGRAPHIC SURVEY**

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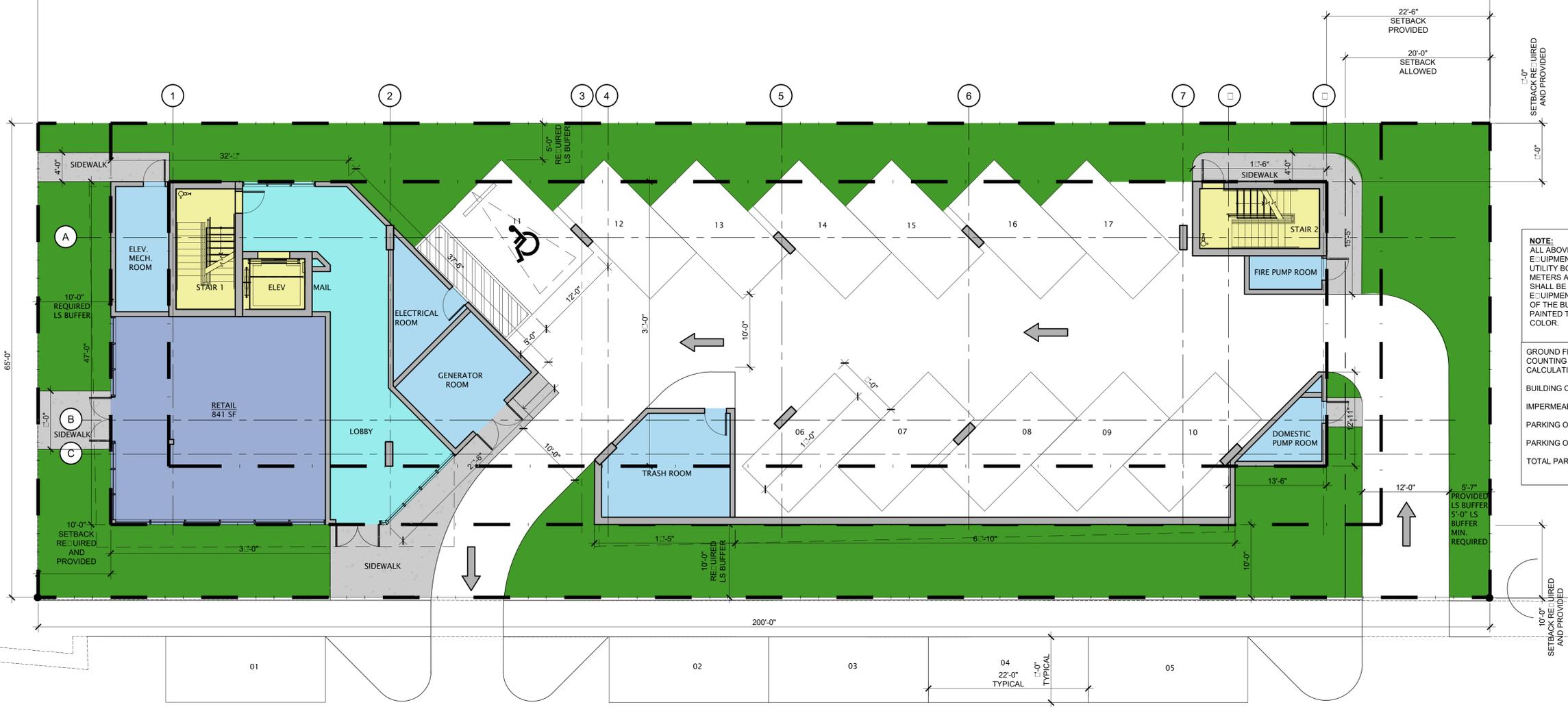
CONSULTING ENGINEERS AND SURVEYORS

110 PONCE DE LEON STREET, SUITE 100  
 ROYAL PALM BEACH, FLORIDA 33411  
 PHONE 561-792-3122 FAX 561-792-3168  
 FL REGISTRATION: LB0006837, EB 0007864

WEST 65 FEET OF LOTS 5, 6, 7, AND 8,  
 BLOCK 31 OF THE  
 PALM BEACH FARMS COMPANY PLAT NO. 2,  
 THE TOWNSITE OF LUCERNE

PROJ. NO. 1787  
 DATE 10/03/2016  
 SHEET 1 OF 1

SCALE 1" = 20'



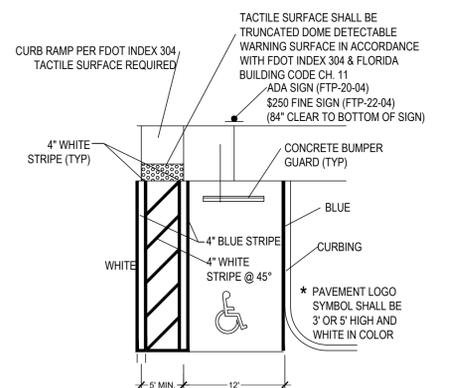
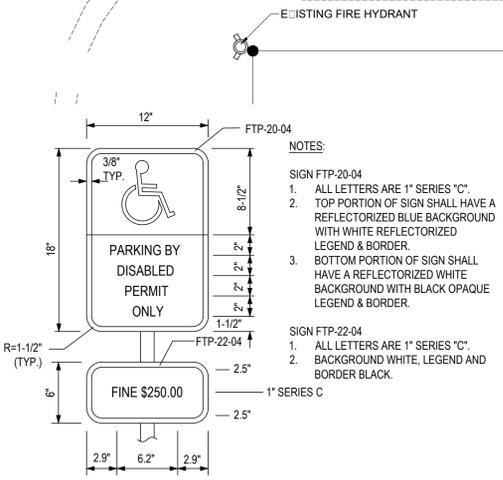
**NOTE:**  
ALL ABOVE GROUND MECHANICAL EQUIPMENT SUCH AS EXTERIOR UTILITY BOXES, SATELLITE DISH METERS AND TRANSFORMERS SHALL BE VISUALLY SCREENED. EQUIPMENTS PLACED ON WALLS OF THE BUILDING SHALL BE PAINTED TO MATCH THE BUILDING COLOR.

GROUND FLOOR AREA COUNTING IN F.A.R. CALCULATION:	2,337 SF
BUILDING COVERAGE:	7,776 SF
IMPERMEABLE SPACE:	1,256 SF
PARKING ON SITE:	12
PARKING ON STREET:	5
TOTAL PARKING:	17

**SOUTH PALMWAY**

40' TOTAL RIGHT-OF-WAY

**NORTH**











MATERIALS:	
1	WHITE SMOOTH STUCCO FINISH
2	GLASS GUARDRAIL BLUE-GREEN COLOR
3	WINDOWS AND DOORS BLUE GREEN GLASS LIGHT GRAY ALUMINUM FRAME

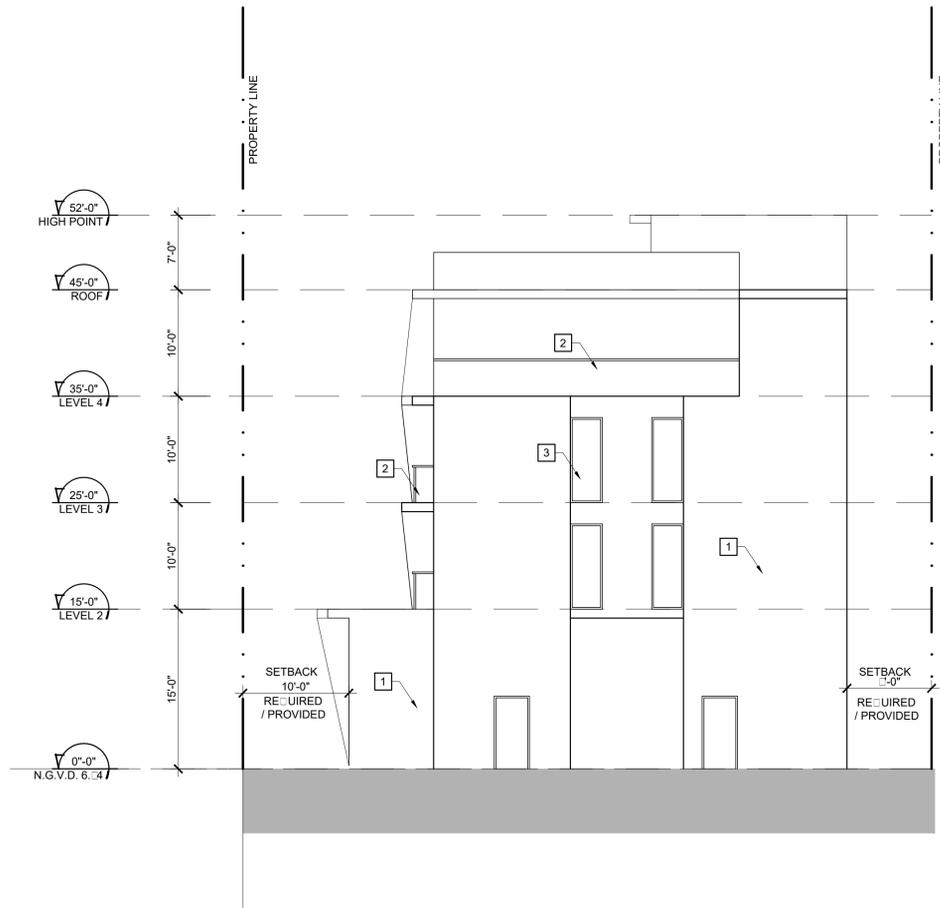
SIGNAGE AREA:	
BUILDING NAME SIGNAGE:	56 SF
COMMERCIAL SIGNAGE:	40 SF
TOTAL SIGNAGE AREA PROVIDED:	96 SF
TOTAL SIGNAGE AREA ALLOWED:	100 SF PER SECTION 23.5.1
ALL SIGNAGE TO BE UNDER SEPARATE PERMIT AND IS SUBJECT TO ARTICLE 5 OF THE SUPPLEMENTAL REGULATIONS IN SECTION 23.5.1	



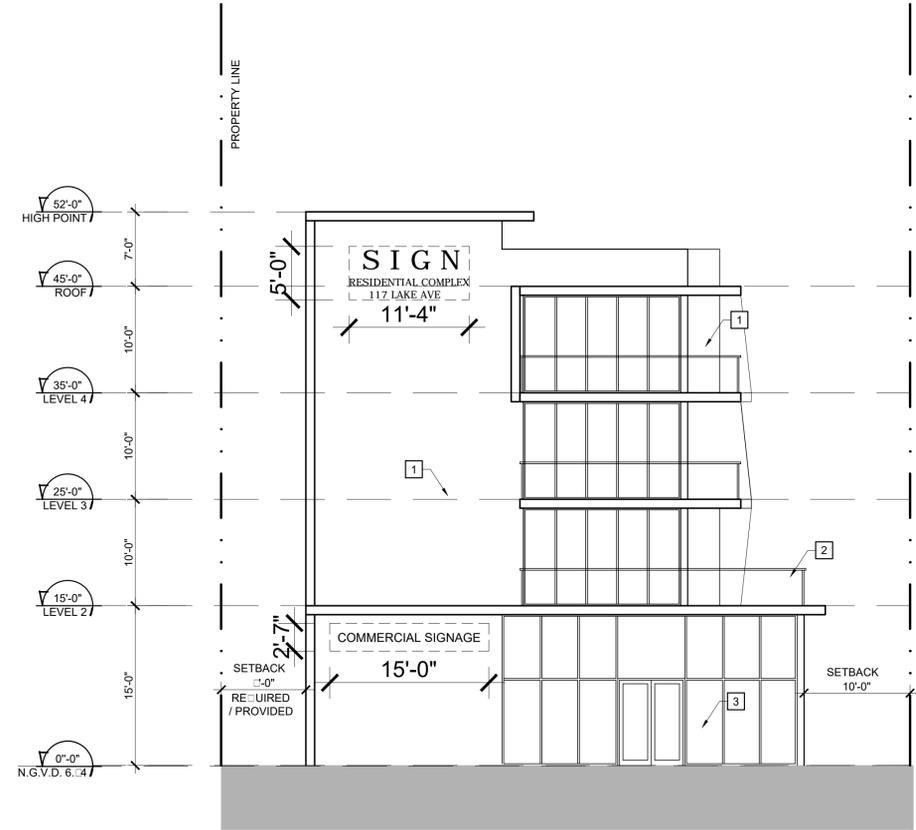
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



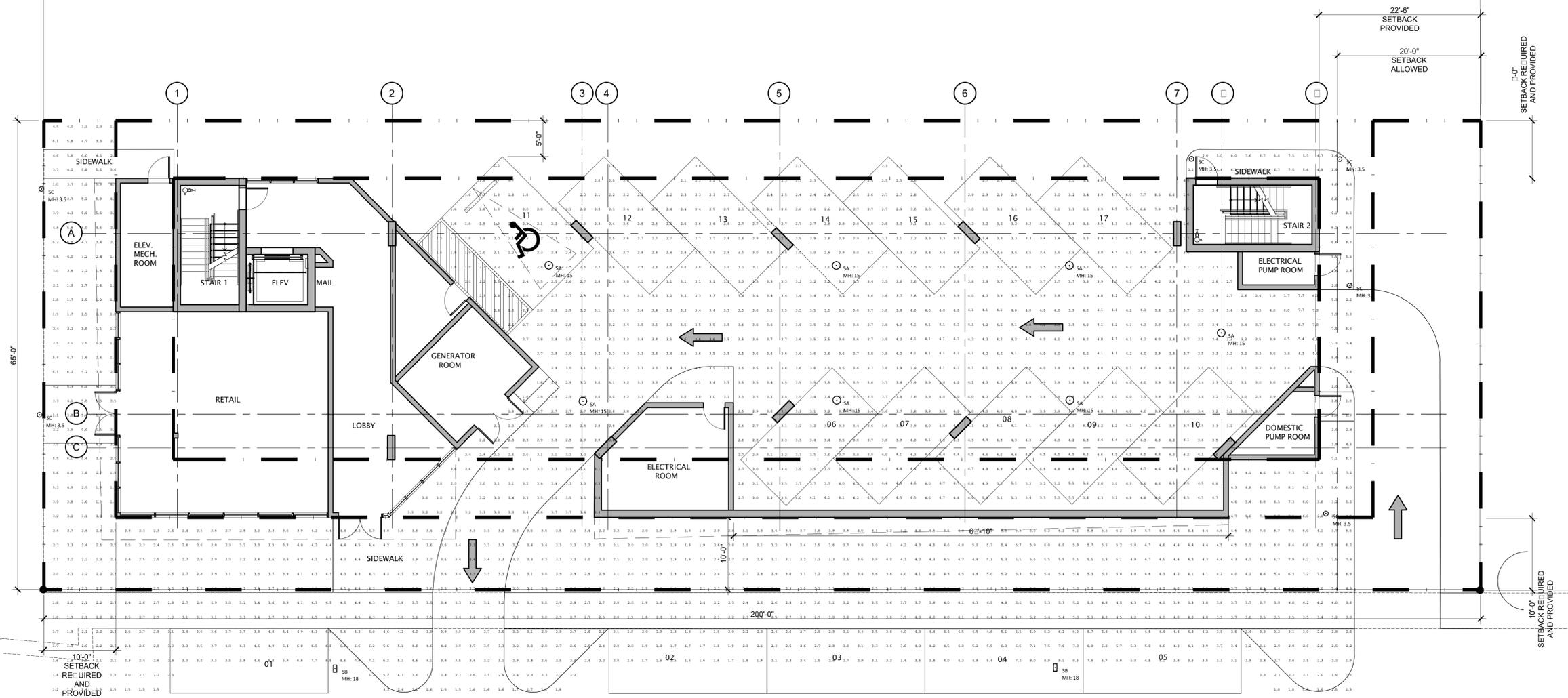


WEST ELEVATION



EAST ELEVATION

LAKE AVENUE



SOUTH PALMWAY

40' TOTAL RIGHT-OF-WAY

NORTH

Luminaire Schedule					
Symbol	Label	Qty	Description	LLF	Lum. Lumens
⊙	SA	7	McGRAW-EDISON: TT-C2-LED-E1-WQ	0.900	4398
⊠	SB	2	McGRAW-EDISON: GLEON-AF-02-LED-E1-SL3	0.900	12180
⊙	SC	6	ANP LIGHTING: BL6021-CL-T042LD4NT540K	0.900	3980

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING OUTLINE	ILLUMINANCE	Fc	3.75	9.6	1.0	3.75	9.60
PARKING SITE	ILLUMINANCE	Fc	3.46	8.5	1.4	2.47	6.07



117 Lake Ave  
117 Lake Ave, Lake Worth, FL

16-865US

PHOTOMETRICS

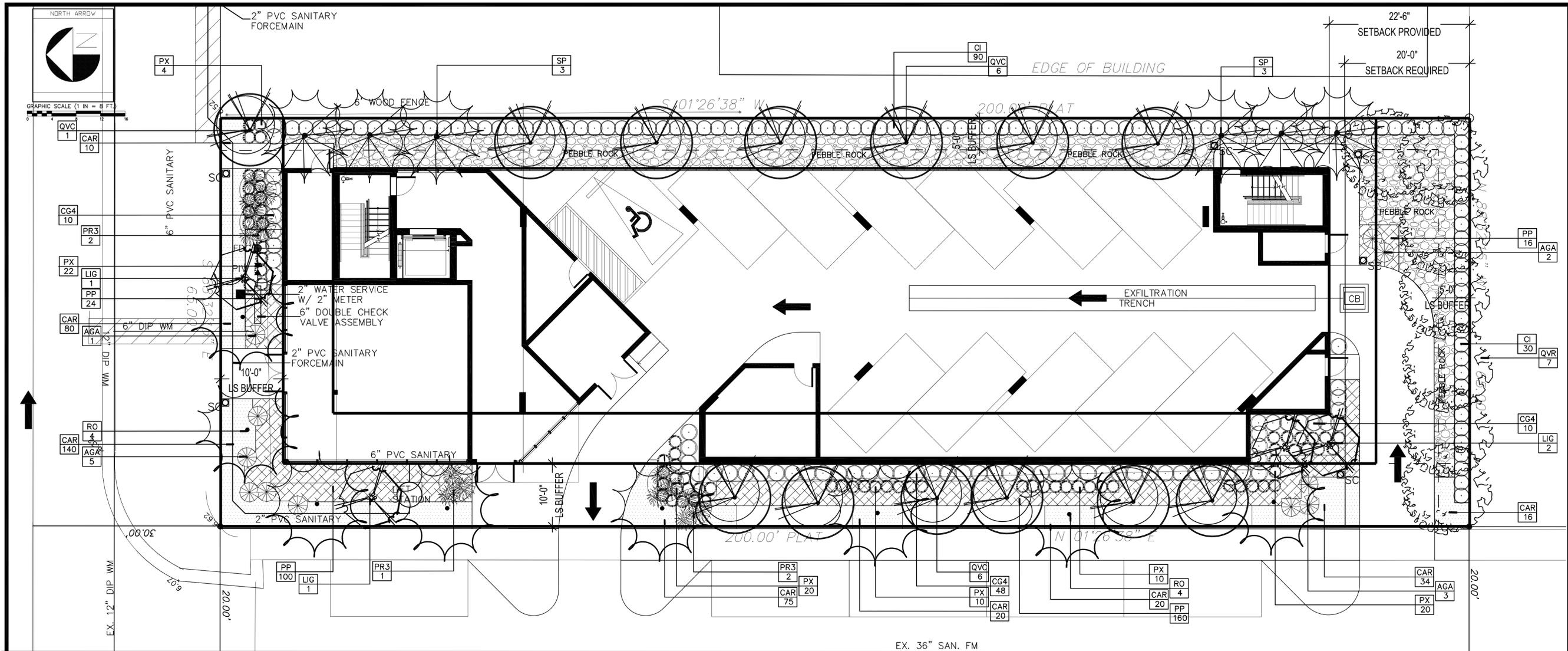


20:00 NE 30° A S 14  
AUGUST 31 2016  
T (305) 7-2-0015  
F (305) 31-027  
ARCHITECTURE  
WWW.ABSOLUTE-IDEA.COM  
© 2011  
ALL RIGHTS RESERVED

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

Date: 2016-11-18

Sheet: A10



# SITE LANDSCAPE PLAN

SCALE: 1" = 8'

### GENERAL PLANTING NOTES

- All plant material to be Florida #1 grade or better as stated in "grades and standards for nursery plants" part I and part II (2002), State of Florida, Department of Agriculture, Tallahassee.
- All prohibited plant species shall be eradicated from the site.
- All planting material to be handled and planted in accordance with standard nursery practices.
- All plant material to be guaranteed for a period of ninety (90) days from date of installation.
- All planting beds to receive three (3) inches of recycled bark or other mulch, type "B", or better, (no cypress mulch)
- All planting areas must be irrigated to provide (100% coverage & 50% overlap) by an automatic irrigation w/water sensor system installed by certified irrigation contractor.
- Any damage to existing landscape irrigation on ROW shall be contractors responsibility for replacement and repair.
- Sod and irrigation will be provided within all the unpaved areas including the R.O.W.
- All mechanical equipment must be screened on three sides w/a hedge, solid fence or wall to a height minimum 6" above the item.
- All underground utilities should be located prior to commencement of landscape construction.
- The general contractor is responsible for rough grade within two-three (2-3) inches of final grade.
- In case of discrepancies, the landscape plan takes precedence over the plant list.
- All existing trees to remain will be trimmed, pruned and protected with an appropriate construction barrier.
- A minimum distance of 15 ft. separates all trees from pole lights and overhead utility lines.
- Within all site triangles there shall be unobstructed visibility within 2.5' and 6' above pavement level.
- A Tree Removal/Relocation Permit will be required prior to removal or relocation of any existing trees or palms.

### SITE LANDSCAPE CALCULATIONS

SITE DATA	
LOT AREA	13,000 S.F. (100%) .299 AC
IMPERVIOUS AREA	8,746 S.F. (67.3%)
PERVIOUS AREA	4,254 S.F. (32.7%)
ROW BUFFER STREET TREE REQUIREMENTS:	
TREES REQUIRED (220 LF / 20 LF)	11 Trees
TREES PROVIDED	20 Trees
SHRUBS REQUIRED (220 LF / 2 LF)	110 Shrubs
SHRUBS PROVIDED	700+ Shrubs
BUFFER AREA REQUIRED (220 LF x 10 LF)	2200 SF
BUFFER AREA PROVIDED	2230 SF
PERIMETER BUFFER STREET TREE REQUIREMENTS:	
TREES REQUIRED (265 LF / 20 LF)	13 Trees
TREES PROVIDED	14 Trees
SHRUBS REQUIRED (265 LF / 2 LF)	133 Shrubs
SHRUBS PROVIDED	140+ Shrubs
BUFFER AREA REQUIRED (265 LF x 5 LF)	1325 SF
BUFFER AREA PROVIDED	1780 SF
<b>TOTAL TREES REQUIRED:</b>	<b>24 Trees (50% NATIVE)</b>
<b>TOTAL TREES PROVIDED:</b>	<b>34 Trees (90% NATIVE)</b>
<b>TOTAL SHRUBS &amp; GROUNDCOVER REQUIRED:</b>	<b>243 Shrubs (50% NATIVE)</b>
<b>TOTAL SHRUBS &amp; GROUNDCOVER PROVIDED:</b>	<b>840+ Shrubs (100% NATIVE REQUIRED)</b>

### PLANT LIST

TREES AND PALMS			
*QVC	13	Quercus Virginiana Cathedral/Cathedral Oak	16" OA, 4-5"DBH, 8'CT, full
*QVR	5	Quercus Virginiana/Live Oak, relocate on site	16" OA, 6-8"DBH, 6-8'CT, replacement, full
*QVR	2	Quercus Virginiana/Live Oak, replacement trees	14" OA, 4"DBH, 6-8'CT, replacement, full
LIG	4	Ligustrum Lucidum/Wax Privet Tree	10x8" OA, 5'CT, multi, full
*RO	8	Roystonea Elata/Royal Palm	24"OA, 16"DBH, 8'WD, match, full
*SP	6	Sabal Palm/etor/ Cabbage Palm	16-20" OA, 10-14'CT, full
PR3	5	Phoenix Roebelenii/Pygmy Date Palm	6"OA, TRPL, full
ACCENTS, SHRUBS, AND GROUNDCOVERS (required)			
AGA	11	Agave Blue/ Blue Agave	7 GAL, 3-4"OA, multi, full
PX	88	Aechmea Mexicana/Mexican Bromeliad	3 GAL, 12"OA, full
*CG4	68	Clusia Gutierrezii/ Small Leaf Clusia	7 GAL, 3-4" OA, 30"OC, full
*CI	120	Chrysobalanus Icaco/Cocoplum	3 GAL, 3" OA, 2"OC, full
PP	300	Podocarpus Pringles/Dwarf Podocarpus	12"x12"OA, 3 GAL, 18"OC, full
*CAR	395	Carrissa Emerald/ Blanket/Dwarf Natal Plum	8"x12"OA, 3 GAL, 14"OC, full
SOD	As Req'd	St. Augustine Floratan Sod	SQ. FT.

NOTE:  
 - \* Indicates native plant species.  
 - All landscape shrub material around above ground utilities must be at least 36" oa. height.  
 - Trees must be a min. 5' from all hardscape otherwise use approved root barrier and large to medium trees a min. 10' from building.  
 - Palms must be a min. 3' from all hardscape and pond length plus 2' from building.  
 - The landscape contractor must schedule an on-site meeting w/ City of Lake Worth landscape unit staff prior to landscape installation. Contact the landscape unit at 561.586.1677.

117 LAKE AVENUE MIXED USE  
 1 SOUTH PALM WAY, LAKE WORTH, FLORIDA.  
**SITE LANDSCAPE PLAN**

**MAJESTIC VIEWS**  
 Landscape Architects, Inc.  
 Landscape Architecture - Construction Management  
 4711 Cypress Drive South, Boynton Beach, FL 33436  
 Phone (561) 752-9835 Fax (561) 752-4110  
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LOUIS ILIAS VLACHOS  
 LANDSCAPE ARCHITECT

LA #6666677  
 LC #26000319

REV. NO.	DATE
# 1	11.16.16

JOB NO:  
 DRAWN BY: LIV  
 DATE: 10.10.16  
 SCALE: 1" = 8'

SHEET NO.  
**LP-1**



**WEST ELEVATION**

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



**NORTH ELEVATION**

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

117 LAKE AVENUE\_MULTI-USE  
 117 LAKE AVENUE , LAKE WORTH, FLORIDA  
**LANDSCAPE ELEVATIONS**

**MAJESTIC VIEWS**  
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 4711 Cypress Drive South, Boynton Beach, FL 33436  
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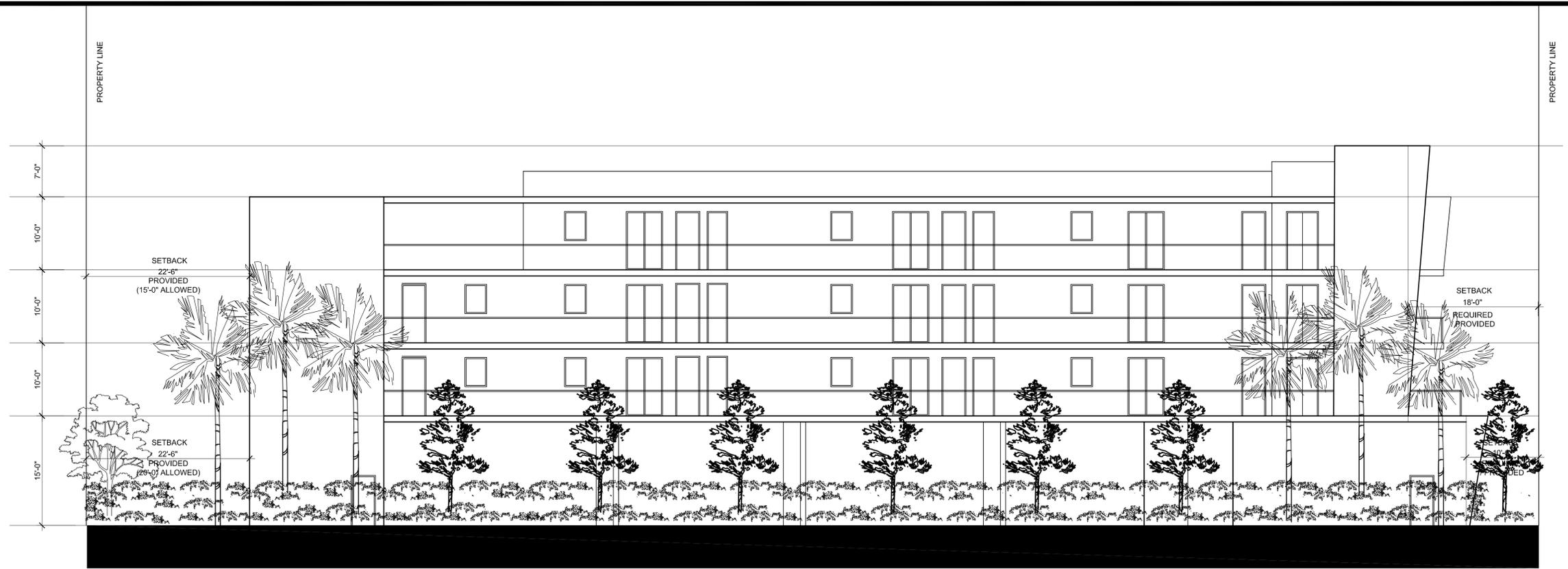
LOUIS ILIAS VLAHOS  
 LANDSCAPE ARCHITECT

LA #666677  
 LC #26000319

REV. NO.	DATE

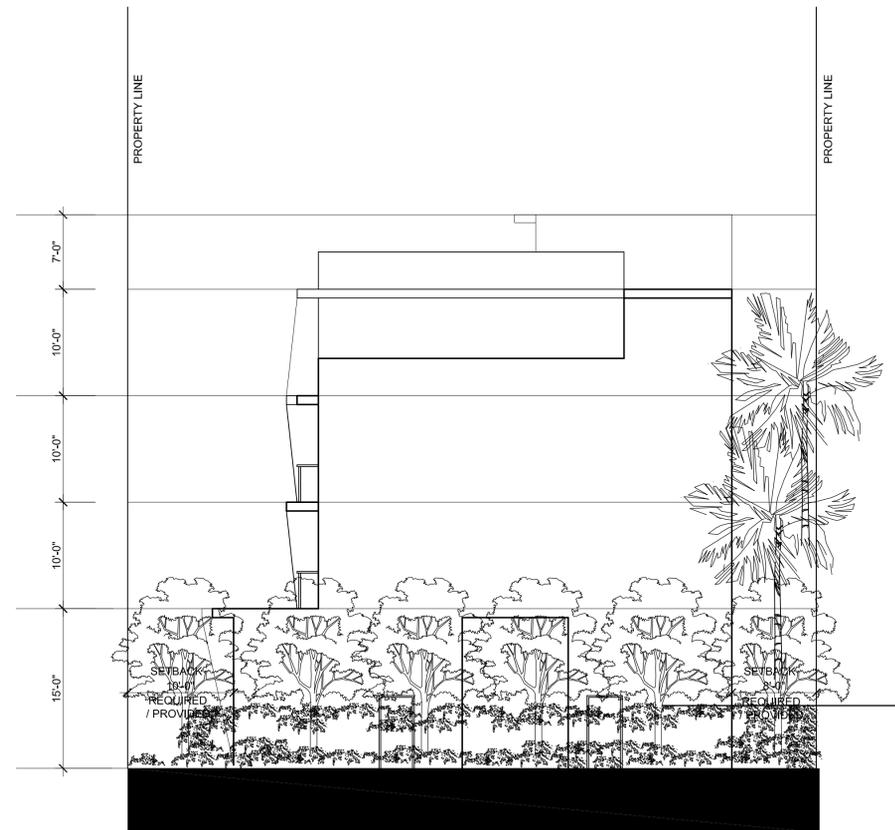
JOB NO:  
 DRAWN BY: LIV  
 DATE: 10.10.16  
 SCALE: 1/8" = 1'

SHEET NO.  
**LP-2**



**EAST ELEVATION**

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

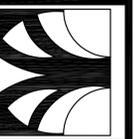


**SOUTH ELEVATION**

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

117 LAKE AVENUE, MULTI-USE  
 117 LAKE AVENUE, LAKE WORTH, FLORIDA  
**LANDSCAPE ELEVATIONS**

**MAJESTIC VIEWS**  
 Landscape Architects, Inc.  
 Landscape Architecture - Construction Management  
 4711 Cypress Drive South, Boynton Beach, FL 33436  
 Phone (561) 752-9835 Fax (561) 752-4110  
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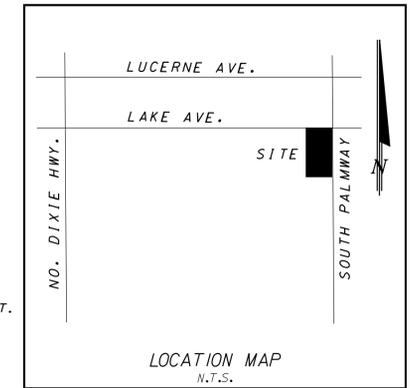
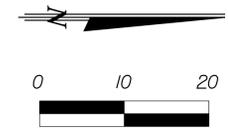
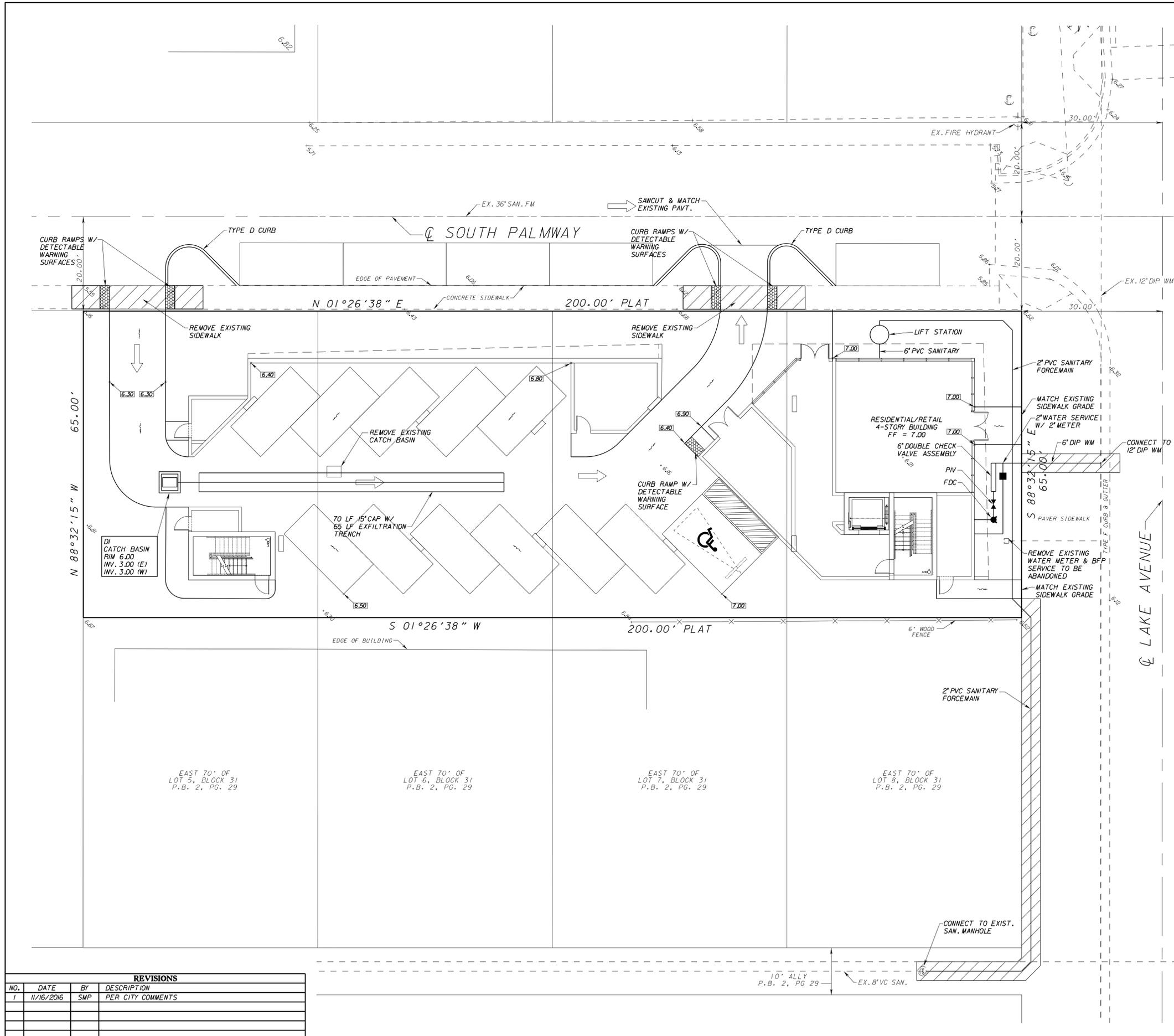
LOUIS ILIAS VLAHOS  
 LANDSCAPE ARCHITECT

LA #666677  
 LC #26000319

REV. NO.	DATE

JOB NO:  
 DRAWN BY: LIV  
 DATE: 10.10.16  
 SCALE: 1" = 8'

SHEET NO.  
**LP-3**



**LEGEND**

- PROPOSED ELEVATIONS 7.25
- EXISTING ELEVATIONS 6.25
- DRAINAGE PIPE & INLET —
- SANITARY SEWER MAIN & MANHOLE ○
- WATER MAIN & GATE VALVE +
- FIRE HYDRANT FH
- DIRECTION OF SURFACE FLOW →
- PAVEMENT REMOVAL/REPLACEMENT ▨

ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	11/16/2016	SMP	PER CITY COMMENTS

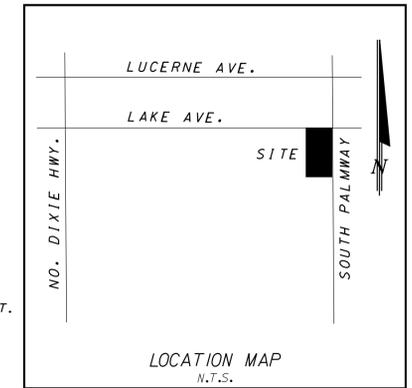
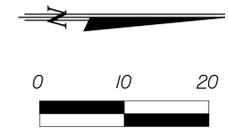
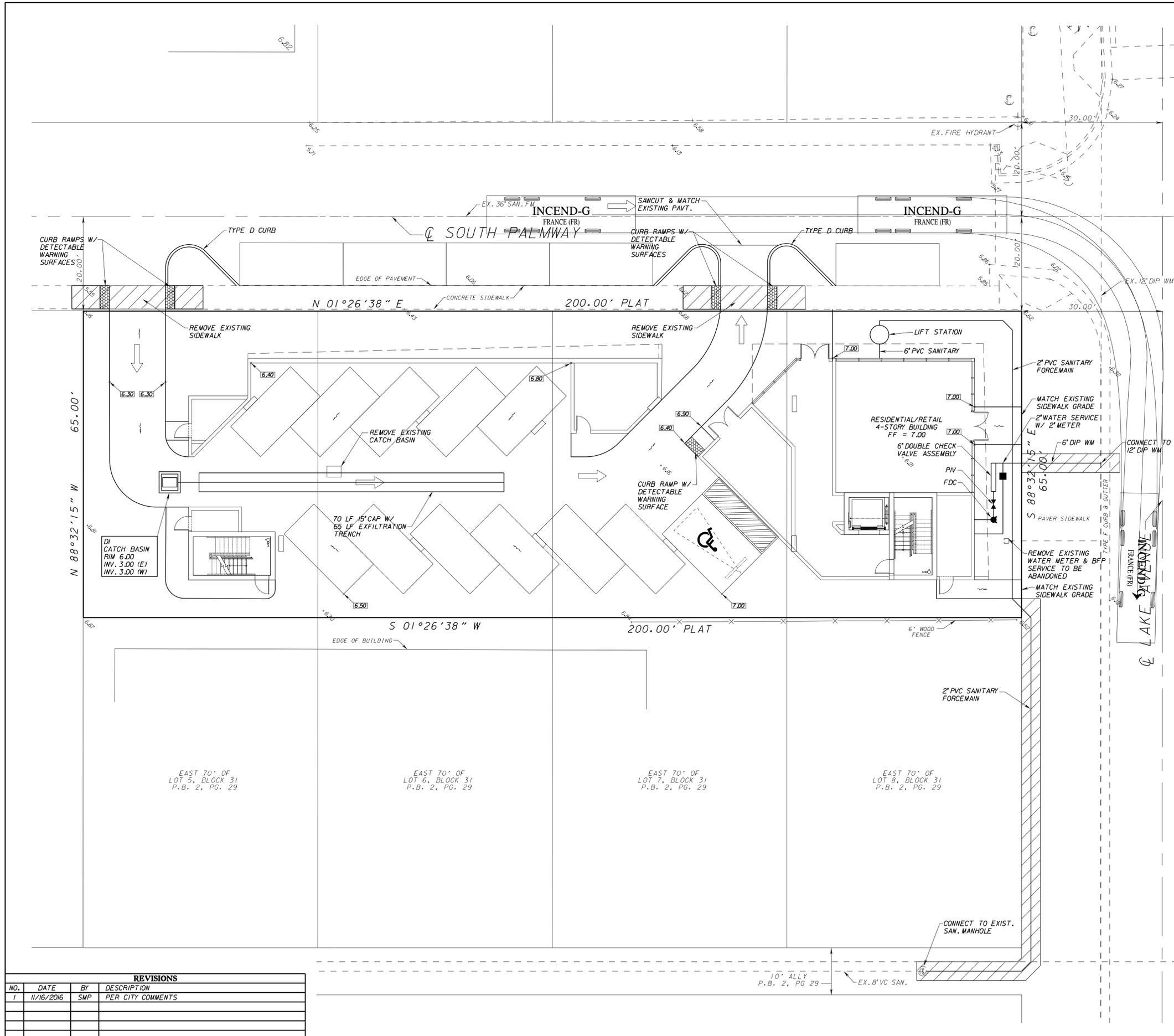
**CONCEPTUAL ENGINEERING PLAN**

**S. SEXTON ENGINEERING ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND SURVEYORS  
 110 PONCE DE LEON STREET, SUITE 100  
 ROYAL PALM BEACH, FLORIDA 33411  
 PHONE 561-792-3122 FAX 561-792-3168  
 FL. REGISTRATIONS: LB000683T, EB 0007864

**117 LAKE AVENUE LAKE WORTH, FLORIDA**

PROJ. NO. 1787 DATE 10/10/2016  
 SCALE 1" = 10' SHEET 1 OF 1

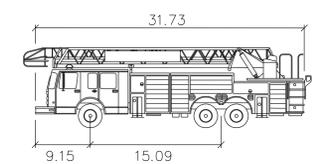
STEVEN M. PAWLYK, P.E.  
 FL. REG. NO. 61800  
 DATE \_\_\_\_\_



**LEGEND**

PROPOSED ELEVATIONS	
EXISTING ELEVATIONS	
DRAINAGE PIPE & INLET	
SANITARY SEWER MAIN & MANHOLE	
WATER MAIN & GATE VALVE	
FIRE HYDRANT	
DIRECTION OF SURFACE FLOW	
PAVEMENT REMOVAL/REPLACEMENT	

ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).



**INCEND-G** feet

Width	: 8.14
Track	: 7.61
Lock to Lock Time	: 6.0
Steering Angle	: 41.3

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	11/16/2016	SMP	PER CITY COMMENTS

STEVEN M. PAWLYK, P.E.  
FL. REG. NO. 61800  
DATE \_\_\_\_\_

**CONCEPTUAL  
ENGINEERING PLAN**

**S** **SEXTON ENGINEERING ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND SURVEYORS  
110 PONCE DE LEON STREET, SUITE 100  
ROYAL PALM BEACH, FLORIDA 33411  
PHONE 561-792-3122 FAX 561-792-3168  
FL. REGISTRATIONS: LB000683T, EB 0007864

**117 LAKE AVENUE  
LAKE WORTH, FLORIDA**

PROJ. NO. 1787 DATE 10/10/2016  
SCALE 1" = 10' SHEET 1 OF 1



**Lake Worth, Florida. The Art of Florida Living.<sup>sm</sup>**

**City Of Lake Worth**  
**Department for Community Sustainability**  
**Planning, Zoning and Historic Preservation Division**  
 1900 Second Avenue North · Lake Worth · Florida 33461  
 Phone: 561-586-1687

DATE: November 21, 2016

TO: Members of the Planning & Zoning Board

FROM: Curt Thompson, Senior Community Planner

Maxime Ducoste, Assistant Director for Planning and Preservation

SUBJECT: **PZB Project Number 16-00500020:** Consideration of a Conditional Land Use application by Mr. Chris Sebastiano of Nehpets LLC., Applicant and Owner, to allow for a listing of uses (that are either permitted as a conditional use or permitted as an administrative use) within the Industrial Park of Commerce (IPOC) Zoning District, on a +/- 19,170.75 square foot site, in two (2) existing buildings totaling +/- 6,033 square feet. The subject parcel is located 613-615 Industrial Street (PCN# 38-43-44-21-11-000-0190).

Meeting Date: December 7, 2016

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**SYNOPSIS:**

<b>Applicant</b>	MR. CHRIS SEBASTIANO, NEHPETS LLC
<b>General location</b>	613-615 Industrial Street
<b>Zoning</b>	I-POC; Industrial Park of Commerce
<b>Existing land use</b>	Industrial
<b>Future land use designation</b>	Industrial
<b>Applicable Municipal Code Sections</b>	23.2-29

<b>Board action required</b>	Approve, Approve With Conditions, Deny the Request, Continue the request for additional information	
<b>Staff Recommendation</b>	Staff recommends approval of the Conditional Land Use subject to the attached conditions of approval.	
	<b>Name and Title</b>	<b>Initials</b>
<b>Project planner</b>	Curt Thompson, Senior Community Planner	CT
<b>Approved by</b>	Maxime Ducoste, Assistant Director for Planning and Preservation	MD

**PROPOSAL:**

Mr. Chris Sebastiano, Applicant and Owner of Nehpets LLC, proposes to establish a list of industrial and industrial-related uses for his building located at 613-615 Industrial Street (“Property”). The Property is located within the Industrial – Park of Commerce (I-POC) zoning district. The applicant wish to obtain approval for all industrial-related uses listed in the City’s Land Development Regulations (LDRs) as specifically described in Attachment “A”. To establish these uses, approval of a Conditional Land Use permit is required from the Planning and Zoning Board. Approval of a conditional use permit is required prior to the issuance of a Lake Worth Business License(s) for uses of this type.

The City’s Land Development Regulations (“LDRs”) authorize the Planning & Zoning Board to grant a Conditional Use Permit subject to making three sets of findings detailed in Section 23.2-29(c) and (d) and Section 23.4-13. These include general and specific findings intended to ensure harmony of the proposed uses both with the land development regulations as a whole as well as the surrounding existing uses.

The following analyzes the Applicant’s request for a Conditional Land Use to establish industrial-related uses; with a discussion about Property conditions and existing uses; operational characteristics of the proposed use; consistency of the proposed use with the comprehensive plan; and a narrative with respect to each of the required findings for a conditional land use.

**ANALYSIS:**

***Background:***

The property located at 613-615 Industrial Street, consisting of two (2) existing buildings within the Industrial – Park of Commerce (I-POC) zoning district. According to the Palm Beach County Property Appraiser’s Office, the structures was built around 1980 to 1981. All existing setbacks are to remain in place. No changes to the structures or landscaping has been made. There are no proposed changes to the buildings. The parking area was calculated and approved as part of the larger parcel identified as 613-615 Industrial Street. All of the existing businesses occupy a portion or all of the buildings on the

property. The property has a Business Tax Receipt history of Office, Warehouse, Manufacturing, Fabrication and other Industrial-related types of use from 2007 to the present. Please see the attached list.

***Site Plan Review:***

Site plan review is not required due to the fact that no exterior changes are proposed on the property.

***Public Support/Opposition:***

Staff has received no letters of support or letters of objection concerning the subject request.

***Consistency with the Comprehensive Plan:***

It is the opinion of Staff that the applicant's proposed use is consistent with the following components of the Comprehensive Plan:

**1.1.3.9 Industrial Use**

The Industrial land use category is intended to provide for the establishment and enlargement of office, manufacturing and light to moderate industrial uses that would be incompatible in other areas of the city due to increased traffic generation. The implementing zoning district is I-POC.

**1.2.2.9 Locational Strategy for the Industrial Category:**

The Industrial land use category is intended for mapping the area located west of I-95, known as the Industrial Park of Commerce. This location offers parcels of vacant and under-utilized land that provide a logical setting for development of office, manufacturing and light to moderate industrial uses that have the potential for increased traffic generation. This location also enjoys direct access to I-95 via the 10th Avenue North highway interchange.

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

1. The conditional use exactly as presented 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 Response:** The proposed conditional uses will be in harmony with the intent of the I-POC zoning district to foster office and industrial uses related to Industrial type of uses. The buildings are existing industrial office/warehouse structures that were built approximately in the early 1980s. Continued operation as of commercial and industrial buildings will not have a greater adverse effect on the surrounding area than any other use permitted by right or conditional land use at this location.

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 Response:** The surrounding area is zoned Industrial – Park of Commerce (I – POC) and is not adjacent to any residential uses, Interstate 95 is to the east, to the west lies the CSX railway, to the north lies additional warehouse structures and to the south are warehouse uses. The Property has been used for both commercial and industrial uses since the 1980s, and continued operation as such will not have a greater adverse effect on the surrounding area than any other use permitted by right or conditional land use at this location.

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 Response:** The proposed conditional uses of the Property will provide about the same amount of a public benefit as the other Industrial-type uses currently operating on the Property and in the surrounding area. The Property has been used for both commercial and industrial uses since the 1980s, and continued operation as industrial/commercial structures will not have a greater adverse effect on the surrounding area than any other use permitted by right or conditional land use at this location.

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 Response:** The proposed conditional uses will not result in a more intensive development than has previously operated at the Property. The Property was originally constructed with industrial offices/warehouses, and continues to function as such, with multiple users operating on the Property at any given time. Use of the Property as proposed is in compliance with the goals, objectives and policies of the Comprehensive Plan, as this area of the city is fully developed with the required improvements to accommodate the existing and future uses.

***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 Response:** The existing and future uses will not generate traffic volumes or movements which will reduce the level of service provided on any street to a lower level than would result from a development permitted by right. The proposed conditional uses will be consistent in nature with previous medium traffic generating commercial and industrial uses at the Property and Industrial Street. No additional traffic is expected to be generated from the existing and future uses. The Property's circulation pattern will remain unchanged from the existing circulation patterns that have existed since the Property was developed in the early 1980s with its current configuration. The existing entrance/exit points will continue to provide access to the property.

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 Response:** The volume of traffic is expected to remain the same as traffic associated with the existing uses in the area. The existing right of way (Industrial Street) is already subject to a moderate amount of through traffic, both from business owners and customers visiting businesses in the immediate area.

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

**Staff Response:** No additional air pollution can be attributed to the existing uses. All existing and future businesses will be required to meet all permitting and regulatory approvals upon Building permit application and approval process. The Property includes existing commercial/industrial buildings on the subject site.

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 Response:** The project Property is fully developed and the existing and future uses in no way would result in a need for an extension or enlargement of the existing thoroughfare system.

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 Response:** The subject Property is fully developed and connected to all of the City's utility systems. The applicants' request will not result in the need for the extension nor enlargement nor any other alteration of such systems.

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

**Staff Response:** The project Property is fully developed. No increased demand on law enforcement or fire protection service is expected as a result of the proposed use. The Property has operated with on-site industrial/commercial buildings since the time they were constructed.

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 Response:** No new sources of noise will result by the establishment of industrial related uses such as office, warehousing, wholesale and distribution businesses at the Property that is beyond previously licensed commercial/industrial uses on the Property. Further, any noise generated from any of the proposed conditional uses will be mitigated through the City's Use and Occupancy inspection, which is a requirement of the City's business license.

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

**Staff Response:** The property will not generate light or glare which encroaches onto any residential property in excess of that allowed in Section 23.4-10, Exterior lighting on any existing residential uses.

**Conclusion:**

The analysis has shown that the required findings can be made with respect to the Conditional Use and sign variance requests. The Property has historically been utilized as a commercial/industrial property, and the uses as proposed is in harmony with the underlying zoning district and surrounding operating businesses.

**CONSEQUENT ACTION:**

The Planning and Zoning Board's decision will be final for the Conditional Use request. The Applicants' may appeal the Board's decision on the Conditional Use request to the City Commission.

**STAFF RECOMMENDATION:**

Based on the findings outlined in the analysis, staff recommends that the Planning and Zoning Board approve the Conditional Use request to allow for the establishment of Industrial and Industrial-related uses at 613-615 Industrial Street, as described specifically in Attachment "A" and subject to the proposed Conditions of Approval.

**POTENTIAL MOTION:**

"I MOVE TO APPROVE/DENY/CONTINUE P&ZB Project Number. 16-00500020 Request for Conditional Land Use to establish Industrial and Industrial-related uses, as described specifically in Attachment "A", at 613-615 Industrial Street, in the Industrial Park of Commerce (I-POC) zoning district subject to the staff recommended Conditions of Approval."

### LOCATION MAP



Attachments:

- A. List of Proposed Conditional Uses
- B. Conditions of Approval
- C. Justification Statement
- D. Site Plan

# ATTACHMENT A

**Conditional and Administrative uses requested for approval at property located at 613 through 619 Industrial St. Lake Worth, Florida 33461 I-POC**

## **Conditional Uses**

### **Commercial**

#### **High intensity Commercial Uses - Greater than 7500 sq. ft.**

- ✓ Cold storage
- ✓ Contractor (Offices with no outdoor storage yard)
- ✓ Contractor (Offices with outdoor storage yard)
- ✓ Dead storage facilities
- ✓ Indoor commercial recreation (reference ordinance chapter 14)
- ✓ Printing services
- ✓ Mini - warehouses
- ✓ Outdoor commercial recreation (See indoor commercial recreation)
- ✓ Truck / van rentals
- ✓ Veterinary offices w / kennels
- ✓ Warehouse facilities
- ✓ Wholesale and distribution facilities

#### **Medium intensity commercial uses - less than 7,500 sq. ft.**

- ✓ Contractor (office only, no outdoor storage yard)
- ✓ Contractor (Office with outdoor storage yard)
- ✓ Funeral home / crematory
- ✓ Indoor commercial recreation (reference ordinance chapter 14)
- ✓ Printing services
- ✓ Veterinary Offices, w/o kennels
- ✓ Veterinary Offices, w/ kennels
- ✓ Warehouse facilities
- ✓ Wholesale and distribution facilities

#### **Low intensity commercial uses - less than 2,500 sq. ft.**

- ✓ Contractor (office only, no outdoor storage yard)
- ✓ Contractor (Office with outdoor storage yard)
- ☐ Wholesale and distribution facilities ☐

### **Office**

#### **High intensity office uses - Greater than 7,500 sq. ft.**

- ✓ Call center
- ✓ Contractor (office only, no outdoor storage yard)
- ✓ Contractor (Office with outdoor storage yard)
- ✓ Government administrative office

#### **Medium intensity office uses - less than 7,500 sq. ft.**

- ✓ Contractor (office only, no outdoor storage yard)
- ✓ Contractor (Office with outdoor storage yard)
- ✓ Government administrative office
- ✓ Kitchen / millwork design studio

# ATTACHMENT A

## **Low intensity office uses - Less than 2,500 sq. ft.**

- Administrative / professional services (non medical)
- Contractor (office only, no outdoor storage yard)
- Contractor (Office with outdoor storage yard)
- Government administrative office

## **Personal services**

### **High intensity personal services uses greater than 7,500 sq. ft.**

- Cryogenic frozen storage & laboratory
- Gymnastics studios / training facilities
- Large household appliance repair
- Linen service / uniform service
- Dry cleaning plant

### **Medium intensity personal services uses less than 7,500 sq. ft.**

- Dry cleaning plant
- Exercise gyms / studio
- Linen service / uniform service
- Large household appliance repair
- Martial arts studio
- Music / dance studio
- Gymnastics studios / training facility
- Personal training gyms / studio

### **Low intensity personal services uses less than 2,500 sq. ft.**

- Large household appliance repair
- Martial arts studio
- Music / dance studio
- Gymnastics studios / training facility

## **Automotive / vehicular**

### **High intensity vehicular uses greater than 7,500 sq. ft.**

- Air transport services
- Ambulance services
- Automobile auctions
- Automobile body shops
- Automobile charging station
- Automobile filling stations
- Automobile towing services and storage yards
- Automobile washing establishments, attended / unattended
- Automobile service and repair - major
- Automobile service and repair - minor
- Bus lines
- Bus charter services
- Limousine rental w/ drivers
- Motorcycle / motor scooter sales and rentals
- Motorcycle service and repair
- New automobile sales and rentals

## ATTACHMENT A

- ✓ New boat sales and rentals
- ✓ Parking lots public or private
- ✓ Parking facilities
- ✓ Recreational vehicle sales / service
- ✓ Special interest automobile dealership
- ✓ Tire / rim sales and service
- ✓ Transit terminal facilities
- ✓ Used automobile sales and rentals
- ✓ Used boat sales and rentals
- ✓ Vehicle broker

### **Medium intensity vehicular uses less than 7,500 sq. ft.**

- ✓ Automobile charging station
- ✓ Automobile body shops
- ✓ Automobile filling stations
- ✓ Automobile lubrication establishments
- ✓ Automobile rust proofing and undercoating establishments
- ✓ Automobile service and repair major
- ✓ Automobile service and repair minor
- ✓ Automobile upholstery establishments
- ✓ Automobile washing establishments attended / un attended
- ✓ Automobile waxing and polishing establishments
- ✓ Automobile window tinting establishments
- ✓ Bus charter services
- ✓ Limited dockage
- ✓ Limousine rental w / drivers
- ✓ Parking facilities
- ✓ Parking lots public or private
- ✓ Special interest automobile dealership
- ✓ Tire / rim sales and service
- ✓ Tourism related trades
- ✓ Transitional parking facility
- ✓ Used automobile sales and rentals
- ✓ Used boat sales and rentals
- ✓ Vehicle broker

### **Low intensity vehicular uses less than 2,500 sq. ft.**

- ✓ Automobile charging station
- ✓ Automobile body shops
- ✓ Automobile service and repair major
- ✓ Automobile service and repair minor
- ✓ Automobile upholstery establishments
- ✓ Automobile washing establishments attended / un attended
- ✓ Automobile waxing and polishing establishments
- ✓ Automobile window tinting establishments
- ✓ Automobile parts sales
- ✓ Special interest automobile dealership
- ✓ Tire / rim sales and service
- ✓ Used automobile sales and rentals

# ATTACHMENT A

- ✓ Used boat sales and rentals
- ✓ Vehicle broker

## **Industrial**

- ✓ **High intensity industrial uses greater than 7,500 sq. ft.**
- ✓ Agriculture / hydroponic farming
- ✓ Auction house w/ or w/out outdoor storage
- ✓ Building and construction trades/ contractors manufacturing w/ outdoor
- ✓ Building and construction trades/ contractors manufacturing w/o outdoor
- ✓ Boat repair / maintenance / detailing
- ✓ Equipment rental and leasing
- ✓ Factory or manufacturing (reference ordinance chapter 14)
- ✓ Food manufacturing and processing
- ✓ Garment/ clothing / apparel manufacturing
- ✓ Heavy utility service uses
- ✓ High intensity fabrication services excluding retail displays and sales
- ✓ High intensity manufacturing excluding retail displays and sales
- ✓ High intensity processing excluding retail displays and sales
- ✓ Import / export business
- ✓ Jobsite preparation (reference ordinance chapter 14)
- ✓ Microbrewery w/ sales
- ✓ Microbrewery w/o sales
- ✓ Organic / green /all natural composting fertilizer manufacturing
- ✓ Pharmaceutical and medicine
- ✓ Recycling processing center
- ✓ Regional distribution center
- ✓ Renewable energy resource center
- ✓ Research and development , scientific / technological
- ✓ Septic tank, sewer, and drain cleaning and repair services
- ✓ Storage outdoor
- ✓ Storage indoor
- ✓ Testing laboratory
- ✓ Vintner / winery
- ✓ Welding contractors
- ✓ Welding repair services

## **Medium intensity industrial uses less than 7,500 sq. ft.**

- ✓ Agriculture / hydroponic farming
- ✓ Auction house w/ or w/out outdoor storage
- ✓ Boat repair / maintenance / detailing
- ✓ Building and construction trades/ contractors manufacturing w/ outdoor
- ✓ Building and construction trades/ contractors manufacturing w/o outdoor
- ✓ Cabinetry manufacturing
- ✓ Cleaning and maintenance services
- ✓ Disinfecting and exterminating services
- ✓ Distillery
- ✓ Furniture stripping, finishing and refurbishing
- ✓ Furniture manufacturing

## ATTACHMENT A

- ✓ Garment/ clothing / apparel manufacturing
- ✓ Import / export business
- ✓ Landscaping contractors w/ storage yards
- ✓ Lawn, garden and tree maintenance services
- ✓ Mail delivery services
- ✓ Medical / biotech / Pharmaceutical manufacturing and distribution
- ✓ Medium intensity fabrication services excluding retail display and sales
- ✓ Medium intensity manufacturing services excluding retail display and sales
- ✓ Medium intensity processing services excluding retail display and sales
- ✓ Microbrewery w/ sales
- ✓ Microbrewery w/o sales
- ✓ Packaging and labeling services
- ✓ Pharmaceutical and medicine
- ✓ Regional distribution center
- ✓ Research and development, scientific / technological
- ✓ Steam and pressure cleaning services
- ✓ Storage outdoor
- ✓ Storage indoor
- ✓ Testing laboratory
- ✓ Vintner / winery

### **Low intensity industrial uses less than 2,500 sq. ft.**

- Building and construction trades/ contractors manufacturing w/ outdoor
- ✓ Building and construction trades/ contractors manufacturing w/o outdoor
- Contractor (office only, no outdoor storage yard)
- ✓ Contractor (office only, with outdoor storage yard)
- ✓ Landscaping contractors w/ storage yard
- Lawn, garden and tree maintenance services
- ✗ Low intensity fabrication services excluding retail display and sales
- ✓ Low intensity fabrication services including retail display and sales
- ✗ Low intensity manufacturing excluding retail display and sales
- ✗ Low intensity manufacturing including retail display and sales
- Low intensity processing excluding retail display and sales
- ✓ Low intensity processing including retail display and sales
- Garment/ clothing/ apparel manufacturing
- Medical and dental laboratories
- ✓ Pharmaceutical and medicine

### **High intensity artisanal arts**

- ✓ Artisanal foods
- ✓ Artisanal manufacturing
- ✓ Ceramics studio w/ kiln
- ✓ Ceramics studio w/o kiln
- ✓ Commissary kitchen
- ✓ Culinary arts
- ✓ Film studio
- ✓ Indoor motion pictures (more than three screens)
- ✓ Performing arts theater (more than 250 seats)
- ✓ Radio broadcasting studio
- ✓ Sculpture studio w/ kiln

# ATTACHMENT A

- ✓ Sculpture studio w/o kiln
- ✓ Television production studio

## Medium intensity artisanal uses less than 7,500 sq. ft.

- ✓ Artisanal foods
- ✓ Artisanal manufacturing
- ✓ Artisanal studio
- ✓ Arts and crafts studio
- ✓ Art gallery
- ✓ Bakery
- ✓ Book binding
- ✓ Ceramics studio w/ kiln
- ✓ Commissary kitchen
- ✓ Culinary arts
- ✓ Custom jewelry studio
- ✓ Indoor motion pictures (more than three screens)
- ✓ Performing arts theater (more than 250 seats)
- ✓ Perfumery
- ✓ Photography studio
- ✓ Pottery shop / studio
- ✓ Recording studio
- ✓ Sculpture studio w/ kiln
- ✓ Sculpture studio w/o kiln
- ✓ Stationary / engraver

## Low intensity Artisanal uses less than 2,500 sq. ft.

- ✗ Bakery
- ✗ Commissary kitchen

## Specialty

### High intensity specialty uses greater than 7,500 sq. ft.

- ~~Adult establishments~~ → NO es 11/16/16
- ✓ Flea market
- ✓ Radio and television broadcasting studios w/communication towers
- ✓ Shooting ranges
- ✓ Special interest automobile dealership
- ✓ Sports arenas, (public/private)(indoor/ outdoor) ↗
- ✓ Taxicab companies
- ✓ Wireless communication facilities

### Medium intensity specialty uses less than 7,500 sq. ft.

- ~~Adult establishments~~ → NO es 11/16/16
- ✓ Radio and television broadcasting studios w/communication towers
- ✓ Special interest automobile dealership

### Low intensity specialty uses less than 2,500 sq. ft.

- ✗ Essential services
- ✗ Special interest automobile dealership



Community Sustainability  
Planning Zoning Historic Preservation  
1900 2nd Avenue North  
Lake Worth, FL 33461  
**561.586.1687**

**ATTACHMENT B**

**DEPARTMENT FOR COMMUNITY SUSTAINABILITY  
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION  
CONDITIONS OF APPROVAL AND DEVELOPMENT INFORMATION FOR  
PZB CASE No. 16-00500020**

**Date of Preparation:** November 19, 2016  
**P&ZB Meeting Date:** December 7, 2016  
**Applicant:** Mr. Chris Sebastiano, Nehpets LLC  
**Location:** 613-615 Industrial Street

**DRAFT CONDITIONS OF APPROVAL  
PZB CASE No. 16-00500020**

**Standard Conditions of Approval:**

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable Codes including but not limited to the Florida Building Code.
2. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with Code, this application shall expire one (1) year from Planning & Zoning Board Approval.
3. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.
4. This approval is for a conditional land use pursuant to Sections 23.2-29 to allow for a listing of industrial uses (that are either permitted as a conditional use or permitted as an administrative use), within the Industrial Park of Commerce (IPOC) zoning district at 613-615 Industrial Street. This use must operate in compliance with all state and local laws that govern this use.
5. In the event of a legal challenge to this approval, the applicant shall be responsible for all costs to defend the action of the city in approving any and all permits related to this application. Should the applicant fail to enter into an agreement fund the costs of litigation, the city, at its discretion, may rescind this approval and revoke all permits issued.



**Additional Conditions of Approval:**

1. No outdoor storage shall be permitted on the property without the request and approval of a separate conditional land use application.
2. All signage shall comply with the requirements of Section 23.5-1 Signs, and shall require approval of a building permit application before installation.
3. All business operations must be fully operated within the building structures. No operations may occur in any required parking or other areas on the property.
4. The subject site shall remain clear and clean of debris when businesses have closed for the day.
5. Any activities associated with this site shall emit no more than 65 decibels and at no time be audible above daytime ambient noise levels beyond the real property lines of the site.

Approved by:

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Maxime Ducoste  
Assistant Director for Planning and Preservation

**ATTACHMENT C  
Nehpets LLC  
13585 Greentree Trail  
Wellington, Fl. 33414  
561 862-9285  
cssebastiano@att.net**

**Re: 613 thru 619 Industrial St. Lake Worth, Florida 33461**

### **General findings relating to harmony with LDR's and protection of public interest**

- 1) I believe the conditional use exactly as proposed at the location where proposed will be in harmony with the uses which, under these LDR's and future land use element, are most likely to occur in the immediate area where located.
- 2) I believe the conditional use exactly as proposed at the location where proposed will be in harmony with the existing uses in the immediate area where located.
- 3) I believe 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**

- 1) I believe 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.
- 2) I believe 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.
- 3) I believe 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.
- 4) I believe the proposed conditional use will be so located in relation to the thoroughfare system in a manner resulting in a higher net public cost or earlier incursion of public cost than would result from development permitted by right of way.
- 5) I believe 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 other alteration of such systems in a manner resulting in higher net public cost than would result from development permitted by right.
- 6) I believe the proposed condition use will not place a demand on municipal police or fire protection service beyond the capacity of those service, 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.
- 7) I believe the proposed conditional use will not generate significant noise, or will appropriately mitigate anticipated noise 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.
- 8) I believe the proposed conditional use will not generate light or glare which encroaches onto any residential property in excess of that allowed in section 23.1 - 10 - exterior lighting.

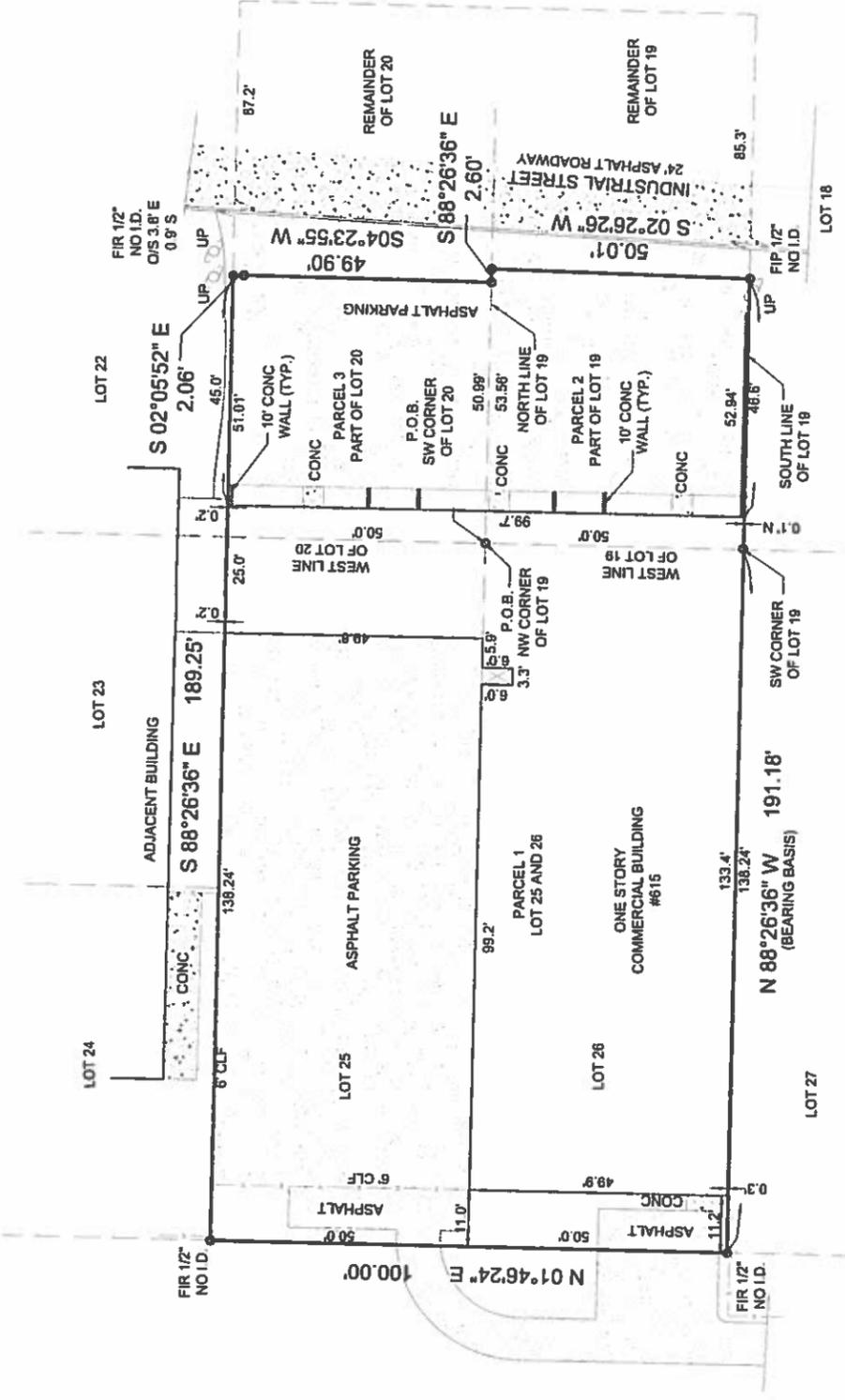
# ATTACHMENT C

## **Additional requirements**

- 1) There are no outstanding code enforcement fees or fines related to this project site.
- 2) Based on my knowledge any previously imposed conditions of approval for the use at this site have been met, if applicable, unless request for amendment of conditions is part of the current conditional use permit application.

**GENERAL LEGEND:**

- BCR = BROWARD COUNTY RECORDS
- BM = BENCHMARK
- CB = CATCH BASIN
- C/L = CENTERLINE
- CLF = CHAINLINK FENCE
- CLP = CONCRETE LIGHT POLE
- CBS = CONCRETE BLOCK STRUCTURE
- CONC = CONCRETE
- DE = DRAINAGE EASEMENT
- D = DELTA (CENTRAL ANGLE)
- E = EAST
- ELEV. = ELEVATION
- X 0.00' = EXISTING ELEVATION
- EOP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FF = FINISHED FLOOR
- FH = FIRE HYDRANT
- FN = FOUND NAIL
- INV = INVERT
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FND = FOUND NAIL AND DISC
- L = ARC LENGTH
- MDCR = MIAMI DADE COUNTY RECORDS
- N = NORTH
- N/D = NAIL AND DISC
- MF = METAL FENCE
- ORB = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- PB = PLAT BOOK
- PBCR = PALM BEACH RECORDS
- PCP = FOUND NAIL AND CAP
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PVCF = PLASTIC FENCE
- R = RADIUS
- R/W = RIGHT OF WAY
- S = SOUTH
- SW = SIDEWALK
- SIR = SET 2" IRON ROD
- SND = SET NAIL & DISC
- UE = UTILITY EASEMENT
- UP = UTILITY POLE
- W = WEST
- W/F = WOOD FENCE
- W/M = WATER METER



**SURVEYORS NOTES:**

BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF LOT 26 (N88°26'36\"/>

LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.

NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.

**LEGAL DESCRIPTION:**

PARCEL NO. 1: LOTS 25 AND 26 "FINN'S ADDITION TO CITY OF LAKE WORTH" ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF COURT IN AND FOR PALM BEACH, COUNTY, FLORIDA IN PLAT BOOK 14, PAGE 20.

PARCEL NO. 2: PART OF LOT 19 "FINN'S ADDITION TO CITY OF LAKE WORTH" ON FILE IN THE OFFICE OF THE CLERK OF COURT IN AND FOR PALM BEACH, COUNTY, FLORIDA IN PLAT BOOK 14, PAGE 20 MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGIN AT THE NORTHWEST CORNER OF LOT 19; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 19, FOR A DISTANCE OF 53.56 FEET TO A POINT; THENCE RUN S 2°26'26\"/>

PARCEL NO. 3: PART OF LOT 20, "FINN'S ADDITION TO CITY OF LAKE WORTH" ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF COURT IN AND FOR PALM BEACH, COUNTY, FLORIDA IN PLAT BOOK 14, PAGE 20 MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGIN AT SW CORNER OF SAID LOT 20, THENCE NORTHERLY ALONG WEST LINE OF SAID LOT 20, A DISTANCE OF 50 FEET; THENCE SOUTH 88°26'36\"/>

**CERTIFICATIONS:**  
**NEHPETS, LLC**

NAVD = NORTH AMERICAN VERTICAL DATUM OF 1988  
 NGVD = NATIONAL GEODETIC VERTICAL DATUM OF 1929  
 THE FLOOD ZONE DATUM SHOWN BELOW IS REFERENCED TO 1929

**Boundary Survey**

PROPERTY ADDRESS:  
 615 INDUSTRIAL STREET  
 LAKE WORTH, FL. 33461

FLOOD ZONE DATA:	REVISIONS:	DATE:	SCALE:
ZONE: X N/A	FIELD LOCATION OF IMPROVEMENTS	10/20/2016	1" = 20'
COMMUNITY #: 120213			
PANEL & SUFFIX: 0001 C	CHECKED BY: JSP		
DATE OF FIRM: 9/30/82	INVOICE #: 16-44213		
	SHEET # 1 OF 1		

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

JULIO S. PITA, P.S.M., STATE OF FLORIDA  
 PROFESSIONAL SURVEYOR AND MAPPER LS 5789  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**ALL COUNTY SURVEYORS**

PROFESSIONAL SURVEYORS AND MAPPERS  
 LICENSE NO. 6877  
 OFFICE: (954) 777-4747  
 FAX: (954) 777-2707  
 5400 SOUTH UNIVERSITY DRIVE  
 DAVIE, FLORIDA 33328 SUITE 21F



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**City Of Lake Worth**  
**Department for Community Sustainability**  
**Planning, Zoning and Historic Preservation Division**  
1900 Second Avenue North · Lake Worth · Florida 33461  
Phone: 561-586-1687

DATE: November 21, 2016

TO: Members of the Planning & Zoning Board

FROM: Curt Thompson, Community Planner  
Maxime Ducoste, Planning and Preservation Manager

SUBJECT: **PZB Project Number 16-0140022 & 16-0050021 which includes the following:**

- A recommendation to the City Commission for a Mixed Use Urban Planned Development District (MU-UPDD) to establish uses and development standards for the Longboat MU-UPDD and to incorporate the master development plan;
- Consideration of a request for Major Site Plan Approval for a seven (7) unit townhouse complex on a +/- 20,250 square foot site located at 1019 & 1021 Federal Highway in the MU-Federal Highway Zoning District, with a Future Land Use Map designation of Mixed Use Federal Highway (MU-FH);
- Consideration of a request to incorporate additional height and a third story pursuant to the Community Benefits provision outlined in the City's adopted Comprehensive Plan;

P&ZB Meeting Date: December 7, 2016

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**SYNOPSIS:**

<b>Applicant</b>	LONGBOAT DEVELOPMENT II LLLP
<b>General location</b>	1019 & 1021 South Federal Highway
<b>Property size</b>	20,250 square feet provided; required 21,780 square feet
<b>Minimum lot width</b>	50 feet required; 150 provided
<b>Zoning</b>	Currently: MU-FH ; Proposed MU-UPDD
<b>Existing land use</b>	Vacant
<b>Future land use designation</b>	Mixed Use – Federal Highway

<b>Applicable Municipal Code Sections</b>	23.2-30, 23.2-31, 23.2-32 and 23.3-25		
	<b>Required</b>		<b>Proposed</b>
<b>Building height</b>	Comprehensive Plan: 30' (2 stories) by right; 45'(4 stories maximum) w/ Community Benefit	RPD Ordinance: 45' (4 stories)	35 feet (3 stories) * *measurement is at the average height from crown of adjacent road or base flood elevation.
<b>Lot size</b>	21,780 square feet (.5 acre)		20,250 square feet (.46 acre)
<b>Lot coverage</b>	55% of lot area		49%
<b>Total building area</b>	45%		29%
<b>Landscape area</b>	45%		51% (sq. ft.)
<b>Parking</b>	14 spaces		14 spaces
<b>Setbacks</b>			
Front (South Federal Highway)	10 feet		18 feet
Side Street (North Property Line)	10 feet		10 feet
Side Street (South Property Line)	10 feet		36 feet
Rear (North property Line)	20 feet		20 feet
<b>Board action required</b>	<p>First, make a recommendation to the City Commission to approve, approve with conditions, or deny the proposed Mixed Use Urban Planned Development District (MU-UPDD) which also includes the development standards for the UPDD and to incorporate the master development plan</p> <p>Secondly, the Board will then decide to approve, approve with conditions or deny the Major Site Plan and the Sustainable Bonus Incentive for additional height to construct a 7 unit townhouse development on 20,250 square feet (.46 acre) in the Mixed Use – Federal Highway (MU-FH) Zoning District.</p>		
<b>Staff Recommendation</b>	Staff recommends the Planning and Zoning Board recommend the City Commission approve the Mixed Use Urban Planned Development District, to establish uses and development standards for the MU-UPDD.		
	<b>Name and Title</b>		<b>Initials</b>

<b>Project planner</b>	Curt Thompson, Senior Community Planner	CT
<b>Approved by</b>	Maxime Ducoste, Assistant Director for Planning & Preservation	MD

**BACKGROUND/PROPOSAL:**

The applicant, Longboat Development II, LLP, is proposing to develop a 7 unit townhouse complex located at 1019 & 1021 South Federal Highway. The site is .46 acres (20,250 square feet) in area and is currently vacant. The project will provide market rate townhomes.

The project consists of a three (3) part request which includes the following:

- A **Mixed-Use Urban Planned Development District (MU-UPDD)** to establish a 7 unit townhouse complex project.
- Approval of a Major **Site Plan**;
- **Community Benefit** review to allow additional height/stories above the first two stories;

The zoning land development regulations contains provisions for Planned Development Districts which include Mixed Use Urban Planned Development District (MU-UPDD). The MU-UPDD designation allows site specific development regulations to be adopted, which in essence serves as a site specific zoning district. A more detailed discussion regarding the MU-UPDD is provided in the analysis section.

The site plan was reviewed by the Site Plan Review Team (SPRT) at their regular meeting on November 14, 2016. The SPRT recommended the project be subjected to a number of conditions of approval, which have been included for the Board's reference.

The following analysis includes a discussion about the specific site improvements the applicant is proposing followed by an analysis that addresses each of the three (3) part request outlined in the project description.

**ANALYSIS:**

The applicant is proposing a 7 unit townhouse development. The unit mix will consist of 7 three (3) bedroom townhouses, located within three (3) buildings. Each three (3) bedroom townhome will have 2,557 square feet of area under roof, (2,018 consist of air-conditioned space), and a 752 square foot paver patio for each townhome. The units will be allocated throughout three (3) buildings, with each being three (3) stories with a height of 35 feet. On the first floor there will be a covered entry (87 square feet) along with a 430 square foot two car garage for each home. Also, there will be a 42 square foot covered balcony on the second floor and a 28 square foot open balcony on the second floor. In addition, there will be a 30 square foot open balcony on the third floor for each home. Entrance and exit from the site will be from South Federal Highway.

The site will be fully landscaped, with an extensive planting palette that includes 37 large trees, 49 accent trees, palms and shrubs, and over 1200 pieces of shrubs and groundcovers. Lastly, 9 existing Sabal Palmetto/Cabbage Palm trees will be relocated on the site. The planting palette and plant material arrangement is fully depicted in the landscape plan which has been included for your review. As proposed the landscape plan exceeds all the requirements of the Land Development Regulations (LDRs).

### **Consistency with the Comprehensive Plan**

The applicant's proposal to develop a 7 unit townhome complex at the subject site is consistent with a number of Comprehensive Plan objectives and policies, which are outlined below:

- **Policy 1.3.4.4:** Redevelopment opportunities will be maximized through use of mixed land use designations that permit a flexible mix of multifamily residential and compatible office uses.

The project site has a Future Land Use Designation of Mixed Use - East. The Mixed Use – Federal Highway/MU-UPDD zoning designation, which is the zoning of the project site, is intended to “encourage through incentives the use of innovative land planning and development techniques to create more desirable and attractive development in the City”. The Mixed Use-Federal Highway/MU-UPDD designation includes flexibilities that which make this type of infill development feasible. This flexibility is inherent to the development standards of the Mixed Use-Federal Highway/MU-UPD district and the density allowed in the Mixed Use-East land use category facilitate the type of compact development the applicant is proposing.

- **Policy 1.3.9.1:** The City shall further discourage urban sprawl by:
  1. Continuously promoting compact developments within the mixed use, high density residential and TOD areas while providing adequate public services for each development in the most cost effective manner possible; and,

The applicant is proposing a compact development in the Mixed Use-East land use category. Existing public services, including potable water, sewer, fire and police services, are adequate to serve the project. The compact nature and proposed density of 7 dwelling units will be consistent with the Mixed Use-East future land use designation and this policy.

- **Synopsis - Future Land Use Element:**

As denoted in the synopsis, the ability to achieve building heights above 30 feet and additional stories above the first two (2) requires the provision of community benefits to achieve the additional height. As the analysis will show, the project as proposed complies with the intent of

the community benefits requirement and therefore is found to be consistent with the synopsis of the future land use element.

- **Objective 1.3.10:** The City shall establish incentives to help aid the creation of compact, sustainable, community oriented development;
- **Policy 1.3.10.1:** The City shall establish a Community Benefits program to provide for increased intensity and height allowances in return for specific project or public components that would create or increase quality of life measures for a larger segment of the population. The Community Benefits program will be more fully developed and implemented through the City's Land Development Regulations.

Objective 1.3.10 and Policy 1.3.10.1 create the impetus for the incentive program and the implementing policy. As described in more detail below, the project meets the intent of the Comprehensive Plan objective and policy regarding Community Benefits.

It is evident through consistency with the identified objectives and policies that the project is consistent with the adopted Comprehensive Plan.

#### **Planned Development District (PDD)-Mixed Use Urban Planned Development District (MU-UPDD)**

The stated intent of a Planned Development District, as outlined in Zoning Code Section 23.3-25, states, "The intent of this article 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 and/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 "MU-FH – Mixed Use-Federal Highway" district is intended to provide for limited retail, office, hotel/motel **and low-density multiple-family residential development**. The Mixed Use – Federal Highway (MU-FH) standards have been used for this PDD project. According to Section 23.3-25, there are four (4) types of PDDs: 1) Residential Planned Development Districts (RPDDs); 2) Mixed Use Planned Development Districts (MU-PDDs); 3) Industrial Planned Development Districts (IPDDs) and 4) **Mixed Use Urban Planned Development Districts (MU-UPDDs)**. **The applicant is seeking approval for a MU-UPDD for this project.**

Consistent with the stated intent of Planned Development Districts to provide flexibility, the applicant is proposing alternative development standards which deviate from the base zoning code. The applicant is also requesting approval for of the proposed site plan.

The proposed development standards of the Long boat MU-UPDD are outlined in the table below and compared to the development standards of the underlying Mixed Use-Federal Highway (MU-FH) zoning district requirements of the zoning code. If a particular development standard is not specifically addressed in the table below, then the base zoning code requirement is applicable.

<b>Development Standard:</b>	<b>MU-FH District or other applicable zoning code requirement:</b>	<b>Proposed Site Plan:</b>	<b>Difference</b>
<b>• Set Backs</b>			
Front [South Federal Highway]	10 feet minimum, 22 feet maximum	18 feet	Meets LDRs
Side Set Back [East Property Line]	10 feet	10 feet	Meets LDRs
Side Street Set Back [West Property Line.]	10 feet	22 feet	Meets LDRs
Rear Set Back [alleyway]	15 feet or ten percent of lot depth when next to residential zoning district	20 feet	Meets LDRs
<b>Lot Area – MU-UPDD</b>	.5 acres (21,780 square feet)	.46 acres (20, 250 square feet)	-.04
<b>• Impervious Area Percentage</b>	55% (Maximum)	49%	6% (Meets LDRs)
<b>• Pervious Area Percentage</b>	45% (Minimum)	51%	6% (Meets LDRs)
<b>• F.A.R. Floor Area Ratio</b>	1.1 (.60 + .5 for sustainable bonus)	.89	.21 (Meets LDRs)
<b>• Building Height</b>	35' (30 feet not to exceed two stories, plus 5 feet under sustainable bonus) Under the Comprehensive Plan, 35 feet maximum is allowed.	35 feet	Meets LDRs
<b>• Minimum Unit Size [square foot area]</b>			

Development Standard:	MU-FH District or other applicable zoning code requirement:	Proposed Site Plan:	Difference
3 Bed Room:	900 square feet minimum	2,557 total (2,018 living area)	Meets LDRs
<b>• Parking Requirements</b>			
Total Parking Required:	14 spaces	14 provided	Meets LDRs
<b>• Parking Space Dimensions:</b>			
	9'-6" X 19'-0" standard space	20'-0" X 19'-4" standard space	Meets LDRs
The comprehensive plan designation of Mixed-Use East (MU-Federal Highway Zoning District) limits density to 20 dwelling units/acre); The Comprehensive Plan limits maximum height to 30' and two stories by right; 35' & 3 stories is attainable through the provision of community benefits; Total parking required by base zoning code requirements			

As outlined in the table above, the applicant is proposing modifications to the base Land Development Regulations with respect to required lot area. This proposed deviation is consistent with the stated intent of Planned Development Districts to provide incentives in the form of relaxed development standards to create more desirable and attractive development in city.

According to Section 23.3-25(d)(2) of the Land Development Regulations, “an area of lesser size may be approved for a mixed use planned development zoning upon findings by the planning and zoning board or historic resources preservation board, as applicable, and the city commission that particular circumstances justify such a reduction, and requirements for planned development district zoning and the benefit to be derived from planned development district zoning can be derived in such lesser area”.

The applicant’s lot is 20,250 square feet (.46 acre) in size, the Mixed Use Urban Planned Development District minimum require lot size is .5 acre (21,780 square feet), a difference of 1,530 square feet. Thus, the applicant is only .04 acre short of meeting this standard. Since this project meets the minimum building setback, landscape requirements, parking requirement and all other requirements for this mixed use Urban Planned Development District (MU-UPDD), it is the staff’s professional opinion that these particular circumstances justify such a reduction and the benefits derived from this Planned Development District can be derived in a lesser area.

**Site Plan**

The Zoning Code outlines the Planning & Zoning Board’s authority to review and approve site plans in Section 23.2-30. Additionally the review criteria for site plans are outlined in Section 23.2.31 which

outlines the stated intent “to promote safety and minimize negative impacts of development on its neighbors. This is done by establishing qualitative requirements for the arrangements of buildings, structures, parking areas, landscaping and other site improvements. The qualitative standards are designed to ensure that site improvements are arranged in ways which cannot be accomplished with quantitative standards”.

### **23.2-31. Site design qualitative development standards**

#### **A. Harmonious and efficient organization**

**Staff Response:** All of the required elements of the site plan have been harmoniously and efficiently organized in relation to topography, and the size and type of parcel. The project has been designed in accord with all of the development regulations outlined in The Long Boat MU-UPDD. The site will be developed as to not impede the normal and orderly development or improvement of surrounding property. The area surrounding the project site is in various stages of redevelopment. The proposed development of the project site will have no negative impacts on the surrounding properties and/or uses. The criterion has been met.

#### **B. Preservation of natural conditions**

**Staff Response:** The project site is currently vacant. All plant material shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.

The criterion has been met.

#### **C. Screening and buffering**

**Staff Response:** The applicant is proposing landscaping and buffering which exceeds the requirements of the Land Development Regulations. The site will be fully landscaped, with an extensive planting palette that includes 37 large trees, 49 accent trees, palms and shrubs, and over 1200 pieces of shrubs and groundcovers. Lastly, 9 existing Sabal Palmetto/Cabbage Palm trees will be relocated on the site. The planting palette and plant material arrangement is fully depicted in the landscape plan which has been included for your review. As proposed the landscape plan exceeds all the requirements of the Land Development Regulations (LDRs).

The criterion has been met.

#### **D. Enhancement of residential privacy**

**Staff Response:** The project is multi-family residential development with 7 townhouse units. The surrounding uses; to the west lies three (3) single family residential homes (zoned Single Family Residential – SFR), to the east lies South Federal Highway and then a vacant parcel of property (zoned

Mixed Use Federal Highway); to the north of the subject site lies a multifamily 4 unit condominium complex (zoned Mixed Use Federal Highway) and to the south lies an 8 unit condominium complex (zoned Mixed Use Federal Highway). The criterion has been met.

**E. *Emergency access***

**Staff Response:** Emergency access to the site is provided along South Federal Highway and 10<sup>th</sup> Avenue South just north of the subject site. Each townhome shall provide a two car parking garage to allow for adequate traffic circulation. The parking area has been designed to accommodate the turning movements of emergency vehicles if necessary. Practical means of access is available to all sides of all buildings. The criterion has been met.

**F. *Access to public ways***

**Staff Response:** Access to public rights-of-way to the project is being provided via one (1) proposed driveways located off of South Federal Highway. The criterion has been met.

**G. *Pedestrian circulation***

**Staff Response:** A new 6.8 foot wide sidewalk will be constructed along South Federal Highway as part of the project. The criterion has been met.

**H. *Design of access and egress drives.***

**Staff Response:** The site will utilize one (1) new driveway along South Federal Highway and will not conflict with driveways serving existing development in the immediate area. The criterion has been met.

**I. *Coordination of on-site circulation with off-site circulation***

**Staff Response:** The on-site circulation has been designed in a manner consistent with all the requirements of the Land Development Regulations. Access to the site is via one (1) proposed driveway onto South Federal Highway, which is fully improved and able to accommodate traffic associated with the project. This criterion has been met.

**J. *Design of on-site public right-of-way***

**Staff Response:** There are no on-site public streets or rights-of-ways associated with the project site. The criterion is not applicable.

**K. Off-street parking, loading and vehicular circulation areas**

**Staff Response:** The project site is subject to the development standards outlined in the MU-UPDD standards proposed for the project. As previously outlined, the proposed parking ratio for the MU-UPDD is as follows:

<b>• Parking Requirements</b>				
3 Bed Room Unit:	2.0 / unit	2.0 / unit	7 units	14 spaces
<b>• Parking Space Dimensions</b>				
Standard Parking Proposed	9'6" by 19'4"			14 spaces

The criterion has been satisfied.

**L. Refuse and service areas**

**Staff Response:** The applicant is proposing one (1) separate dumpster enclosure that comply with the City requirements at the rear of the site. The dumpster enclosure are proposed to be screened by a variety of planting materials, such as cocoplum shrubbery and sabal palms. The criterion has been met.

**M. Protection of property values**

**Staff Response:** The site is currently vacant. The redeveloped site is expected to serve as a catalyst for the investment in the Southern part of Lake Worth. The redeveloped site should have a positive effect on property values in the immediate area. The criterion has been met.

**N. Consideration of future development**

**Staff Response:** The vicinity in which the project site is located is in various stages of development. The applicant is undertaking the redevelopment of the site that will result in a viable multi-family development. The type of compact urban development proposed by the applicant is consistent with the Future Land Use Element of the Comprehensive Plan. The redeveloped site is expected to serve as a catalyst for investment in Lake Worth and in the Mixed Use Federal Highway area. The criterion has been met.

The analysis has shown that all of the qualitative criteria outlined in the Land Development Regulations have been satisfied for the proposed development. The proposed development and site improvements comply with all development regulations of the MU-UPDD and applicable sections of the development regulations. The redeveloped site will add to the supply of available residential housing opportunities available in the City.

**Community Benefit**

The adopted comprehensive plan defines Community Benefit as “A project component that would not be obtainable through the basic Land Development Regulations or impact mitigation that provides a benefit to the general public. Community benefits may be provided as part of an overall development project in order to obtain additional development allowances such as increased height, density or intensity. The Community Benefits provision may be utilized, where indicated, to gain additional stories above the initial two (2) stories permitted by right”

At the joint workshop of the Planning & Zoning Board and Historic Resource Preservation Board on February 20, 2013, staff introduced the “City of Lake Worth Bonus Incentive Program” (program). The draft program provides two (2) methods by which an applicant could satisfy the community benefit requirements. The first method includes the provision of additional amenities, not required by the municipal code, that are considered part of sustainable development within the project. The alternative method would require the applicant to pay an in-lieu fee for each additional square foot above the by-right limit of two (2). The fee would be based on a multiplier established by the City Commission. The multiplier would also be used to calculate the community benefit requirement (dollar value) that staff would use to evaluate the community benefits being provided as part of a project.

The multiplier staff utilized to evaluate the provision of on-site community benefits associated with this project is \$5 per square foot of additional floor area above the second story. The value has been depicted as both an overall value and a per unit value, along with an outline of the quantified community benefits provided as part of the project in the table below. Staff has only included the benefits that it has determined fall into one of the quantifiable categories listed in the draft of the program.

Category	Community Benefit Provided	\$ Value	Notes
Higher Quality or Additional landscaping beyond the requirements of the Municipal Code	Landscaping exceeding current zoning code requirements	\$25,472	This is an amenity that is not required by the municipal code for multi-family residential projects
Fee In Lien		\$2,738	

Category	Community Benefit Provided	\$ Value	Notes
TOTAL PLANNED COMMUNITY BENEFIT		<b><u>\$28,210</u></b>	Sum of values of community benefits, as provided by applicant
Community Benefits Required	1 story (806 sq. ft. x 7 unit = 5,642 sq. ft.)	\$28,210	Value of increase calculated based on \$5.00 per square foot times square feet of additional floor area (5,642 square feet).
Total Area of 3 <sup>rd</sup> floor	5,642 square feet	<b><u>\$28,210</u></b>	Sum of values of community benefits, as provided by applicant, staff has determined are applicable
<b>Community Benefits Requirement Calculation</b>			
Community Benefit Requirement = Area of 3 <sup>rd</sup> Floor (gross floor area)	5,642 square feet x \$5.00/square foot	<b><u>\$28,210</u></b>	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 proposed for the 3 <sup>rd</sup> floor = \$28,210/7 units = <b><u>\$4,030/unit</u></b>

Staff has concluded that with the incorporation of the outlined benefits, the project has satisfied the requirements for community benefits. Conditions of approval are being recommended to ensure that community benefits listed are all incorporated during the construction phase of the project and retained and maintained for the life of the development.

**CONSEQUENT ACTION:**

The Planning & Zoning Board is acting in an advisory role for this Mixed Use Urban Planned Development District, which includes the permitted uses, development standards, and master development for the Long Boat project. The Planning & Zoning Board is being asked to make a recommendation on these items for the City Commission’s consideration.

The Planning & Zoning Board’s decision on the community benefits provision for additional height/stories will be final and the site plan. However, approvals will be contingent on the City Commission approving the Mixed Use Urban Planned Development District.

The applicant does have the option to appeal any final decision of the Planning & Zoning Board to the City Commission.

**RECOMMENDATION:**

Staff recommends the following on the various requests:

- Staff recommends that the Planning & Zoning Board recommend **APPROVAL** to the City Commission on the Long Boat **Mixed Use Urban Planned Development District** to establish a seven (7) unit townhouse development with development standards and to incorporate the master development plan as identified herein, and contingent upon the adoption of the Long Boat Mixed Use Urban Planned Development District (MU-UPDD);
- Staff recommends that the Planning & Zoning Board **APPROVE** the project's proposed **additional height and third story** as the requirement for providing quantifiable community benefits has been met, contingent upon the adoption of the MU-UPDD Ordinance by the City Commission;
- Staff recommends that the Planning & Zoning Board **APPROVE** the Major **Site Plan** for a the proposed seven (7) unit townhouse complex located on a 20,250 square foot (.46 acre) site at 1019 and 1021 South Federal Highway the MU-FH/MU-UPDD District subject to the recommended conditions of approval and contingent upon the adoption of the MU-UPDD Ordinance by the City Commission.

**POTENTIAL MOTIONS:**

Should the Planning & Zoning Board concur with staff's recommendation the following motions are recommended:

"PZB PROJECT NUMBER 16-01400022 & 16-00500021:

- I MOVE TO RECOMMEND THAT CITY COMMISSION APPROVE the Long Boat Development Project **Mixed Use Urban Planned Development District** to establish uses and development standards and to incorporate the master development plan for the Long Boat Townhouse Project MU-UPDD as identified herein, and contingent upon the adoption of the Long Boat Mixed Use Urban Planned Development District (MU-UPDD);
- I MOVE TO APPROVE the applicant's request to incorporate **additional height and a third story** pursuant to the provision of the proposed Community Benefits as identified herein, and contingent on the adoption of the Long Boat MU-UPDD Ordinance by the City Commission"; and
- I MOVE TO APPROVE a Major **Site Plan** for a 7 unit townhouse complex located on a 20,250 square foot (.46 acre) site at 1019 & 1021 South Federal Highway in the MU-FH/MU-UPD District subject to the recommended conditions of approval and contingent upon the adoption of the Long Boat Mixed Use Urban Planned Development District Ordinance by the City Commission".

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**LOCATION MAP**

**Longboat**



01/30/2012

**Attachments:**

- A. Conditions of Approval
- B. Justification Statement;
- C. Proposed Plans
  - a. Survey
  - b. Site Plan
  - c. Grading & Drainage
  - d. Utility Plan
  - e. Floor Plans & Elevations
  - f. Landscape Plan
- D. The Long Boat MU-UPDD Draft Ordinance
- E. Sustainable Bonus Documents



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Community Sustainability  
Planning Zoning Historic Preservation  
1900 2nd Avenue North  
Lake Worth, FL 33461  
**561.586.1687**

**ATTACHMENT A**

**DEPARTMENT FOR COMMUNITY SUSTAINABILITY  
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION  
CONDITIONS OF APPROVAL AND DEVELOPMENT INFORMATION FOR  
PZB CASE No. 16-01400022 & 16-00500021**

**Date of Preparation:** November 19, 2016  
**P&ZB Meeting Date:** December 7, 2016  
**Applicant:** Long Boat Development II LLLP  
**Location:** 1019 & 1021 South Federal Highway

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**CONDITIONS OF APPROVAL  
PZB CASE No. 16-01400022**

**Standard Conditions of Approval:**

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable Codes including but not limited to the Florida Building Code.
2. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with Code, this application shall expire one (1) year from Planning & Zoning Board Approval.
3. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.
4. This approval is for a Major Site Plan and Mixed Use Urban Planned Development District approval to allow for a seven (7) unit townhouse complex. The project will be located on a +/- 20,250 square foot parcel located at 1019 and 1021 South Federal Highway, in the Mixed Use Federal, (MU-FH) zoning district. This application is pursuant to Sections 23.2-30, 23.2-31, 23.2-32 and 23.3-25 of the LDRs. This use must operate in compliance with all state and local laws that govern this use.
5. In the event of a legal challenge to this approval, the applicant shall be responsible for all costs to defend the action of the city in approving any and all permits related to this application. Should the applicant fail to enter into an agreement fund the costs of litigation, the city, at its discretion, may rescind this approval and revoke all permits issued.

**Additional Conditions of Approval:**

**Planning and Zoning**

1. All signage shall comply with the requirements of Section 23.5-1 Signs; and all new signage shall comply with the standard of the code at time of building permit application before installation.

2. All above ground mechanical equipment such as exterior utility boxes, satellite dish, meters and transformers, shall be visually screened. Equipment placed on the walls of the building shall be painted to match the building color.
3. Since the development will be sold as fee simple units, a recorded plat shall be required prior to the issuance of Certificate of Occupancy.

### **Urban Design**

1. Upon submittal of a building permit application, the overall height of the structures shall be measured from 12" above the crown of the road or the minimum floor elevation, whichever is lower.
2. Upon submittal of a building permit application, on the primary façade, sliding doors shall have lighting patterns that support the six over six light patterns of the regular windows.

### **Public Services**

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Services Construction Standards and Policy and Procedure Manual.
2. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under jurisdiction of the Department of Public Services.
3. Prior to the issuance of a building permit, the applicant shall contact the Lake Worth Drainage (LWDD) District's Engineering Department and obtain any required permit(s), if necessary, and furnish to the City. Prior to the issuance of a building permit, the applicant shall contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.
4. Prior to the issuance of a certificate of occupancy, the Applicant shall 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. Prior to the issuance of a building permit, the applicant shall submit an Erosion Control plan and indicate the BMP's and NPDES compliance practices.
6. Prior to the issuance of a Certificate of Occupancy, the applicant shall fine grade and sod all disturbed areas with bahia sod.
7. Prior to the issuance of a Certificate of Occupancy, the applicant shall broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
8. Prior to performing work in the right of way, the applicant shall apply for and receive issuance of a "Right of Way/Utility Permit" application.

9. Prior to the issuance of a building permit, the applicant shall furnish a copy of the approved FDOT Right of Way permit for the curb cut onto Federal Hwy.

### **Electric Utilities**

1. The Developer shall provide 10 foot wide utility easement starting from the pole located at the northeast corner of 111 Lake Avenue to the northwest corner of the proposed building.
2. Provide a 10 foot minimum clearance in front of the transformer and 4 foot on the remaining sides.
3. Developer must provide a load calculation and voltage requirements prior to obtaining a building permit.

### **Public Services Landscaping:**

1. Prior to the issuance of a building permit, Clustering Fish Tail Palms do not qualify as perimeter trees. Must make substitution such as Sabal palm; Coconut Palm, Royal Palms or Silver Buttonwood.
2. Prior to the issuance of a building permit, provide screening for dumpster enclosure on 3 sides.
3. Prior to the issuance of a building permit, show mechanical equipment on landscape plans and show screen if required. Perimeter requirements to Public and private rights-of way and adjacent properties must be meet.

### **Water Utilities**

#### Utilities – Drainage and Grading

1. The requirements of the drainage code and policy is that a property holds 100% of the precipitation of 3 year 1 hour storm event on site. It is unclear how the precipitation runoff will be captured and held on-site for the eastern half of units 1 through 5. Please provide additional conceptual grading points and/or section cut along property boundaries.

At time of building permit review the requirements are listed below:

#### Utilities – Water & Sewer:

2. At time of engineering submittal provide a full drawing set with complete proposed water, sewer and drainage pipe sizes, materials, crossing and structures sizes and elevations, as well as fireflow calculations and any permits or permitting information applicable.
3. Registered professional engineer preparing calculation information shall be specified.
4. Fireflow calculation to be based on a recent fire hydrant test to be scheduled with Pedro Segovia at PBC Fire 561-233-0054 - psegovia@pbcgov.com.
5. Reserved Capacity Fees for water and sewer are to be paid at the time of permit issuance.
6. Coordinate with the Public Services department to determine the limits of pavement restoration for all roadway trench cuts.

7. Add all applicable city standards.

Utilities: Stormwater/Grading

1. At time of engineering submittal provide full drawing set with the proposed drainage calculations and any permits or permitting information from SFWMD and LWDD.
2. Registered professional engineer preparing calculation information shall be specified.
3. The development shall ensure on-site containment of the stormwater based on the three-year, one hour design storm event.
4. Add all structure and conflict information on the plans.
5. Provide concurrence from FDOT on access management and driveway cut permit.

**MU-UPDD**

**CONDITION(S) OF APPROVAL**

**PZB CASE NO. 16-00500021**

1. Prior to the issuance of a building permit, the applicant shall submit a unified control document (Unity of Title) combining the two parcels into one unified parcel of property. Unified control means: All land included for purpose of development within a planned development district shall be owned or under the control of the petitioner for such zoning designation, whether that petitioner be an individual, partnership or a corporation, or a group of individuals, partnerships or corporations. The petitioners shall present firm evidence of the unified control of the entire area within the proposed planned development district and shall agree that when the development proceeds:
  - a. It will be in accordance with the ordinance officially adopted for the district and the regulations in effect when the planned development was approved.
  - b. Agreements, contracts, or deed restrictions and covenants will be provided to the city to insure that the development will occur in accordance with the master development plan; and that the developer, his successors, assignees, or heirs, are responsible for the continued maintenance and operation of common areas and facilities, including sodding, watering down and fencing of undeveloped areas earmarked for future stages of development that are disturbed during development.

ATTACHMENT D

ORDINANCE 2017 - \_\_\_\_\_

1  
2  
3 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH,  
4 FLORIDA, PROVIDING FOR APPROVAL OF A MIXED USE URBAN PLANNED  
5 DEVELOPMENT DISTRICT KNOWN AS LONG BOAT DESCRIBED IN EXHIBIT  
6 A; PROVIDING FOR DEVELOPMENT STANDARDS; PROVIDING FOR  
7 SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.  
8

9 WHEREAS, the City Commission of Lake Worth, Florida, pursuant to the authority  
10 in Chapter 163 and Chapter 166, Florida Statutes, and the Land Development  
11 Regulations, as adopted by Lake Worth, is authorized and empowered to consider  
12 petitions relating to zoning and land development orders; and  
13

14 WHEREAS, the property owner of the property described in Exhibit A (the  
15 property) has petitioned the City of Lake Worth (the City) for approval of a Mixed Use  
16 Urban Planned Development District; and  
17

18 WHEREAS, on December 7, 2016, the Lake Worth Planning and Zoning Board  
19 (P&Z Board) considered the Mixed Use Urban Planned Development and recommended  
20 that the City Commission approve the project including the development standards and  
21 conditions attached as Exhibit B; and  
22

23 WHEREAS, the P&Z Board approved the site plan for a 7-unit townhouse complex  
24 on this site; and  
25

26 WHEREAS, the approvals of the P&Z board are contingent upon the approval by  
27 the City Commission, of the Mixed Use Urban Planned Development District; and  
28

29 WHEREAS, the City Commission of the City of Lake Worth, Florida, has  
30 considered all of the testimony and evidence and has determined that the Residential  
31 Planned Development including the development regulations and conditions meets the  
32 Land Development Regulations.  
33

34 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF**  
35 **LAKE WORTH, FLORIDA that:**  
36

37 Section 1. Recitals. The foregoing recitals are hereby affirmed and ratified.  
38

39 Section 2. The Mixed Use Urban Planned Development for property known as Long  
40 Boat located at 1019 & 1021 South Federal Highway, and consisting of approximately .46  
41 acres, within the Mixed Use – Federal Highway (MU-FH) Zoning District, as described in  
42 Exhibit A is hereby approved.  
43

ATTACHMENT D

1 This approval includes and is based upon compliance with the development standards  
2 and conditions attached as Exhibit B.

3

4 Section 3. Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict  
5 herewith are hereby repealed to the extent of such conflict.

6

7 Section 4. Codification. The sections of the ordinance may be made a part of the City  
8 Code of Laws and ordinances and may be re-numbered or re-lettered to accomplish such,  
9 and the word "ordinance" may be changed to "section", "division", or any other appropriate  
10 word.

11

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

16

17 Section 6 **Effective** Date. This ordinance shall become effective ten (10) days after  
18 passage.

19

20 The passage of this Ordinance on first reading was moved by  
21 \_\_\_\_\_, seconded by \_\_\_\_\_, and upon  
22 being put to a vote, the vote was as follows:

23

- 24 Mayor Pam Triolo
- 25 Vice Mayor Scott Maxwell
- 26 Commissioner Christopher McVoy
- 27 Commissioner Andy Amoroso
- 28 Commissioner Ryan Maier

29

30 The Mayor thereupon declared this Ordinance duly passed on first reading on the  
31 \_\_\_\_\_ day of \_\_\_\_\_, 2017

32

33 The passage of this Ordinance on second reading was moved by  
34 \_\_\_\_\_, seconded by \_\_\_\_\_, and upon being put to a vote,  
35 the vote was as follows:

36

ATTACHMENT D

1 Mayor Pam Triolo  
2 Vice Mayor Scott Maxwell  
3 Commissioner Christopher McVoy  
4 Commissioner Andy Amoroso  
5 Commissioner Ryan Maier  
6

7 The Mayor thereupon declared this Ordinance duly passed and enacted on the  
8 \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
9

10 LAKE WORTH CITY COMMISSION  
11

12  
13 By: \_\_\_\_\_  
14 Pam Triolo, Mayor

15 ATTEST:

16 \_\_\_\_\_  
17 Pamela J. Lopez, City Clerk  
18

DRAFT

ATTACHMENT E

# Mills, Short & Associates

CIVIL & STRUCTURAL ENGINEERING | SURVEYING | ENVIRONMENTAL

CERTIFICATION OF AUTHORIZATION 30698

November 22, 2016

Mr. Curt Thompson  
Community Planner  
City of Lake Worth  
1900 2<sup>nd</sup> Avenue North  
Lake Worth, Florida 33461

RE: 1019 & 1021 South Federal Highway – Long Boat Development II  
Sustainable Bonus Incentive Program

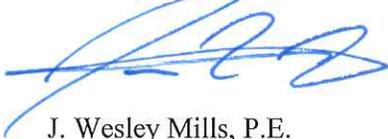
Dear Mr. Thompson:

Please find the Sustainable Bonus Incentive Program Application and supporting documentation enclosed for your review and consideration. It is our understanding that the project will require \$28,210.00 of improvements to achieve the Sustainable Bonus Incentive. The owner proposes additional landscaping over the required in the amount of \$25,472.00. The owner also intends on paying an additional \$2,738.00 fee-in lieu amount. Please find a cost breakdown enclosed for landscaping features required by the City of Lake Worth Code of Ordinance and additional proposed landscaping.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

MILLS, SHORT & ASSOCIATES, LLC.



J. Wesley Mills, P.E.  
Principal

# ATTACHMENT E



PLANNING & PRESERVATION DIVISION  
 DEPARTMENT FOR COMMUNITY SUSTAINABILITY  
 CITY OF LAKE WORTH  
 1900 2<sup>ND</sup> AVENUE NORTH  
 LAKE WORTH, FL 33461  
 561.586.1687

## SUSTAINABLE BONUS INCENTIVE PROGRAM APPLICATION

**Three (3) hard copies and one (1) 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.

All development proposals seeking increased height above two (2) 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.

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/square foot (“Value Multiplier”) in order to determine the value of the additional improvements to be provided for the project.

A. Please indicate whether the development proposal includes bonus height or bonus intensity:

- Bonus Height  
 No. of Additional Stories: \_\_\_\_\_ (“Bonus Height”)  
 Additional Gross Floor Area: \_\_\_\_\_ (“Bonus Area”)
- Bonus Intensity  
 Additional Floor Area Ratio: \_\_\_\_\_ (“Bonus Intensity”)  
 Additional Gross Floor Area: \_\_\_\_\_ (“Bonus Area”)

B. Multiply the Bonus Area by the Value Multiplier to determine the value of required improvements.

\_\_\_\_\_ SF x \$5/SF of Bonus Area= \$ \_\_\_\_\_  
 (Bonus Area) (Value of Required Improvements)

TOTAL VALUE OF REQUIRED IMPROVEMENTS: \$ \_\_\_\_\_

C. Indicate the type and value of the community benefit proposed to qualify for the Bonus Area:

- On-Site Features and Improvements; Value: \$ \_\_\_\_\_ \*
- Off-Site Improvements; Value: \$ \_\_\_\_\_ \*
- Fee-In Lieu; Amount: \$ \_\_\_\_\_

**\* PROVIDE A SEPARATE SHEET WITH A DETAILED DESCRIPTION OF THE PROPOSED IMPROVEMENT AND THE VALUATION OF THE SAME.**

FOR OFFICE USE ONLY			
PZ Project No.			
Associated Project Nos.			
Submittal Date		Sufficiency Date	
Project Planner Assigned			

# ATTACHMENT E

Royal Landscaping  
 9858 Clint Moore Rd.  
 C-111 #246  
 Boca Raton, FL 33496

561-865-2700  
 561-865-2705

# Quotation

Quote Number:  
1617

Quote Date:  
Nov 21, 2016

**Quoted to:**  
 Proformance Construction, LLC  
 17189 Tangerine Blvd.  
 Loxahatchee, FL 33470

**Project:**  
 Longboat Development  
 Lake Worth Townhomes

Page:  
1

**Quote good thru:**  
 12/21/16

Quantity	Description	Unit Price	Extension
	Quoted per plan by Royal Landscaping last revised 11/18/16		
1.00	Minimum Code Requirements - Landscape Value	15,329.50	15,329.50
5.00	Gumbo limbo 12-14' x 6-7' 3"dbh		
9.00	Pigeon Plum 12-14' x 6' 3"dbh		
4.00	Silver Buttonwood 12' x 6' 3"dbh		
9.00	Relocated Sabal palms		
219.00	Seagrape #3 24"		
153.00	Myrsine #3 24"		
11.00	Muhly grass #3 24"		
270.00	Melaleuca mulch		
7500.00	sf Floratam sod		
1.00	ABOVE Code Requirements - Landscape Value	25,472.00	25,472.00
5.00	Pigeon Plum 12-14'x 6' 3" dbh		
4.00	Green Malayan Coconut 10-12'gw		
1.00	Sabal palm 12' ct slick		
6.00	Adonidia palm 6' gw double		
2.00	Adonida palm 6' gw triple		
3.00	White Geiger 8'x4'		
4.00	Orange Geiger 8'x4'		
4.00	Alexander palm 8'gw single		
4.00	Alexander palm 6'gw single		
1.00	Cat palm #7 30"		
10.00	Queen Emma Crinum #15 30"		
4.00	False Agave #7 30"		
4.00	Gardenia 'Miami Supreme' #15 4'		
2.00	Jatropha #15 4'		
1.00	Lady palm #7 3'		
4.00	Orange Bird of Paradise #7 30"		
16.00	Red Ginger #3 24"		
219.00	Perennial Peanut #1 12" spread		
		<b>Subtotal</b>	Continued
		<b>Sales Tax</b>	Continued
		<b>Total</b>	Continued

# ATTACHMENT E

Royal Landscaping  
 9858 Clint Moore Rd.  
 C-111 #246  
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**Project:**  
 Longboat Development  
 Lake Worth Townhomes

Page:  
 2

**Quote good thru:**  
 12/21/16

Quantity	Description	Unit Price	Extension
36.00	Angel Wing Begonia #3 18"		
30.00	Beautyberry #3 24"		
42.00	Small leaf Clusia #7 3'		
245.00	Green Island Ficus #3 12"		
127.00	Muhly grass #3 24"		
38.00	Macho fern #3 24"		
54.00	Blue Plumbago #3 18"		
48.00	White Plumbago #3 18"		
500.00	2cf bags melaleuca mulch		
7500.00	Floritam sod credit (no sod used)		
		<b>Subtotal</b>	40,801.50
		<b>Sales Tax</b>	
		<b>Total</b>	40,801.50

## ATTACHMENT B

# Mills, Short & Associates

CIVIL & STRUCTURAL ENGINEERING | SURVEYING | ENVIRONMENTAL

CERTIFICATION OF AUTHORIZATION 30698

October 25, 2016

Mr. Curt Thompson  
Community Planner  
City of Lake Worth  
1900 2<sup>nd</sup> Avenue North  
Lake Worth, Florida 33461

RE: 1019 & 1021 South Federal Highway – Long Boat Development II  
Residential Planned Development Justification Statement

Dear Mr. Thompson:

Please find this letter as our request to be considered by the City of Lake Worth for the proposed Residential Planned Development approval for the above referenced project. The site is located within the Mixed Use-Federal Highway zoning classification. The proposed project is to construct seven residential townhomes, which is permitted within the current zoning classification as a conditional use. Please find the following reasons to substantiate our request for approval.

1. The site is approximately 0.46 acres and is currently vacant. The properties adjacent to the site east and west are residential apartment buildings. The properties to the south are vacant and the properties adjacent to the north are single family residential.
2. We propose to construct three (3), three story buildings as detailed in the enclosed submittal. The buildings will consist of seven (7) townhome units, approximately 2,557 square feet in overall area. We intend on pursuing the Substantiality Bonus to achieve additional floor area and building height.
3. We believe the proposed project layout and architecture to be in harmony with the surrounding uses and will not result in more intensive development than intended in the current Future Land Use Comprehensive Plan.
4. The proposed development will generate less traffic demand on South Federal Highway than a commercial development located on site. The proposed project has one location for egress and ingress which will reduce through traffic on local streets. The site can be accessed through thoroughfare roadways and will not require extensions or enlargement to the current system.
5. We also believe that since the proposed project is a less intensive use than other permitted uses within the zoning classification, that the project will not produce significant air pollution emissions compared to other possible uses.

## ATTACHMENT B

Mr. Curt Thompson

Page 2

October 25, 2016

6. The site is currently serviced by public water and sewer located within the roadway along South Federal Highway. The proposed development will not require extensions or enlargements of the existing water and sewer system.
7. The proposed development will be designed in compliance to South Florida Water Management District Stormwater requirements. The proposed development will limit off-site discharge to pre-development conditions. The conceptual drainage plan consists of open swale retention and exfiltration trenches.
8. We also believe that the proposed development will not place a demand on the municipal police or fire protection service beyond the capacity of those services permitted by right.
9. The proposed use will not generate noise, light or glare which encroaches onto residential properties more than that which is allowed.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

MILLS, SHORT & ASSOCIATES, LLC.



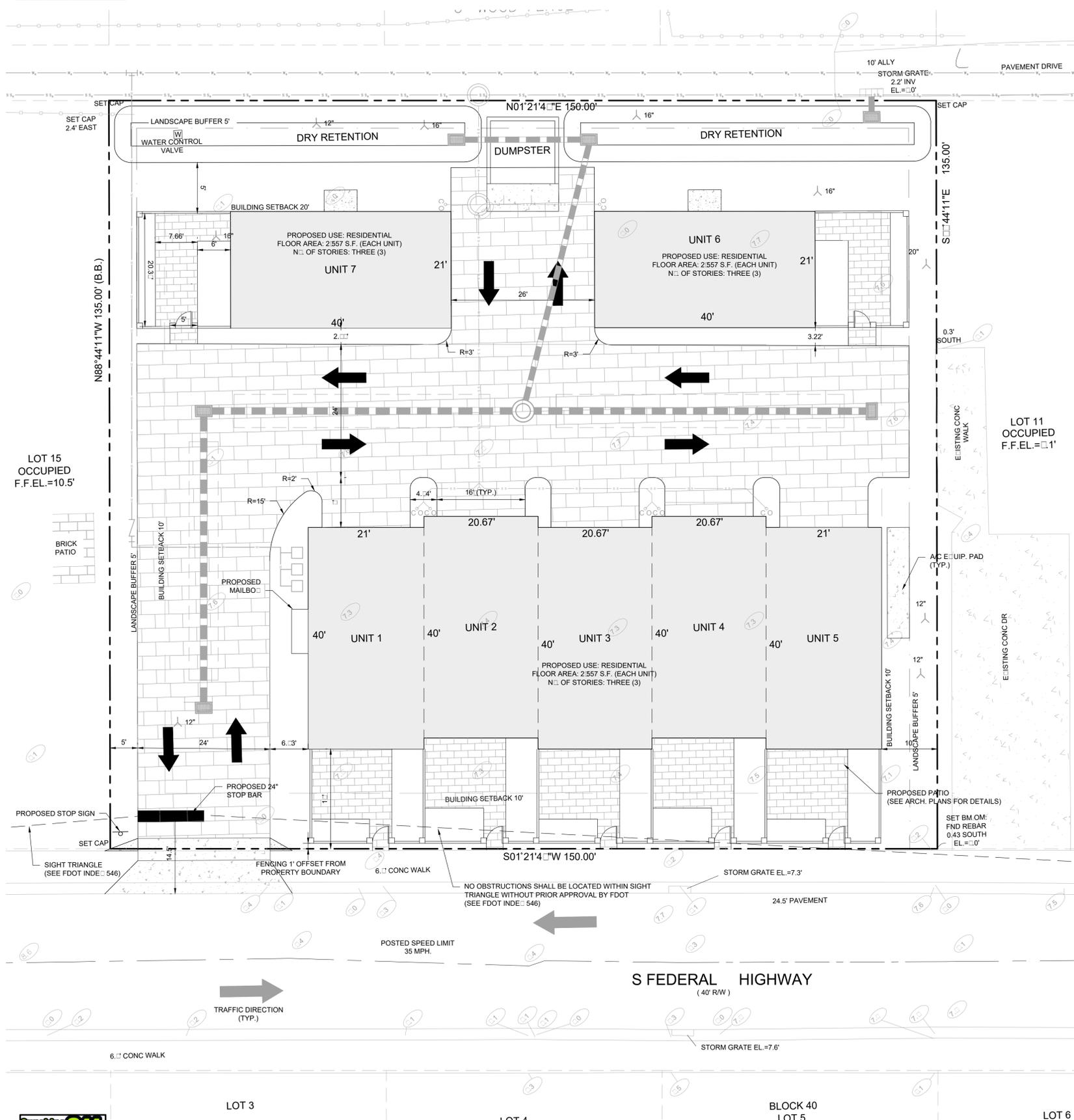
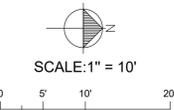
J. Wesley Mills, P.E.  
Principal



TIME: 11:28:31 AM

DATE: 11/21/2016

FILE: S:\CADD\16-3660 Lake Worth Town Home Project\1019\_1021 S. Federal\16-3660\_1019\_Site Plan.dwg



**PROJECT DATA:**

**OWNER/AGENT:**  
LONG BOAT DEVELOPMENT II  
730 HILLBRATH DRIVE  
LAKE WORTH, FLORIDA 33462

**ENGINEER:**  
MILLS SHORT & ASSOCIATES, LLC.  
100 EIGHTH STREET  
VERO BEACH, FLORIDA 32922  
772.226.7272

**SURVEYOR:**  
HIGHPOINT LAND SURVEYING AND MAPPING, LLC  
100 EIGHTH STREET  
VERO BEACH, FL 32922  
772.226.7272

**PARCEL ID:**  
3-43-44-27-01-03-0120  
3-43-44-27-01-03-0140

**SITE ADDRESS:**  
1019 & 1021 S. FEDERAL HIGHWAY  
LAKE WORTH, FL

**CURRENT ZONING:**  
MIXED USE - FEDERAL HIGHWAY (MU-FH)

**FLOOD ZONE:**  
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'C' PER  
F.I.R.M. PANEL NO. 1201-20130 B-DATED OCTOBER 15, 2012

**SITE DATA:**

SITE AREA	20,250 S.F. (0.46 AC.)
TOTAL PROPOSED DWELLING UNITS	7 UNITS
GROSS DENSITY	15.22 DU/AC
HOUSING TYPE	TOWNHOUSES
OWNERSHIP TYPE	FEE SIMPLE
TOTAL NUMBER OF BUILDINGS	3 BUILDINGS
NUMBER OF BEDROOMS	3 BEDROOMS
REQUIRED ROOF HEIGHT	35 MA.
PROPOSED ROOF HEIGHT	35 FEET
NUMBER OF STORIES	3 STORIES
TOTAL BUILDING SQUARE FOOTAGE	103,000 SQUARE FEET

**DEVELOPMENT REGULATIONS:**

	REQUIRED	PROVIDED
LOT AREA:	6,500 S.F.	20,250 S.F.
LOT WIDTH:	50 FT.	150 FT.
BUILDING HEIGHT:	35 FT.	35 FT.
SETBACK:		
FRONT:	10 FT.	1 FT.
REAR:	15 FT.	20 FT.
SIDE:	10 FT.	10 FT.
LIVING AREA:	1,000 S.F. 3-BEDROOM	2,010 S.F.
IMPERMEABLE SURFACE TOTAL:	550 (11,137.50 S.F.)	400 (21 S.F.)
MAXIMUM LOT COVERAGE:	45% (112 S.F.)	200 (5,400 S.F.)
FLOOR AREA RATIO:	1.10	0.00
IMPERMEABLE SURFACE TOTAL:		
BUILDING:	5,400 S.F.	
PAVER PATIO:	(1,505 S.F. @ 0.50) = 752 S.F.	
EQUIPMENT PADS:	10 S.F.	
DUMPSTER:	221 S.F.	
PAVER DRIVEWAY:	(6,096 S.F. @ 0.50) = 3,048 S.F.	
TOTAL IMPERMEABLE SURFACE =	12,020 S.F.	

**PARKING CALCULATION:**

TOTAL PARKING SPACES REQUIRED (2 SPACES/UNIT)	14 SPACES
TOTAL PARKING SPACES PROVIDED	14 SPACES

**PROJECT LEGEND:**

- = PROPOSED BUILDING ADDITION
- = PROP. CONCRETE PAVEMENT
- = PROP. BRICK PAVEMENT
- = PROP. CONCRETE WALK

- SURVEY NOTES:**
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.
  - NORTH ARROW SHOWN HEREON IS ORIENTATED AS SHOWN.
  - THIS SURVEY IS CERTIFIED ONLY TO THE BELOW NAMED INDIVIDUALS
  - ELEVATIONS (IF SHOWN) HEREON ARE BASED ON N.A.V.D. (1988) UNLESS OTHERWISE NOTED.
  - LEGAL DESCRIPTION SUPPLIED BY CLIENT.
  - 5'-0" FT. OF HOUSE (IF SHOWN) SUPPLIED BY CLIENT.
  - NO STRUCTURES OR UTILITIES THAT ARE BENEATH THE SURFACE HAVE BEEN LOCATED.
  - ALL SET CAPS LABELED PSM WEH 4416 ARE SUPPORTED WITH AN 18" LONG #5 REBAR
  - ALL FOUND CAPS ARE A 5/8" ROD WITH A CAP AS LABELED ON SURVEY.
  - BEARING BASE ON SOUTH LINE OF LOT 14
  - ORIGINAL IRC BM: FEC 6TH NAVD EL. = 17.31

**ADA ACCESSIBILITY NOTES:**

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS INCLUDING RUNNING SLOPE AND CROSS SLOPE.
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 10% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.

**FDOT R/W NOTES:**

- ALL CONCRETE SIDEWALKS WITHIN FDOT RIGHT-OF-WAY SHALL BE 6" THICK AND REINFORCED WITH FIBERMESH. NO WIREMESH REINFORCING SHALL BE USED WITHIN FDOT RIGHT-OF-WAY.

**LEGAL DESCRIPTION:**

ALL OF LOTS 12, 13 & 14, BLOCK 3  
ADDITION 1 TO TOWN OF LAKE WORTH  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 02, PAGE 27 OF THE PUBLIC RECORDS OF PALM BEACH CO., FLORIDA. SAID LANDS LYING IN PALM BEACH CO., FLORIDA, CONTAINING 0.47 ACRES MORE OR LESS

SEAL

ISSUE	DATE	COMMENTS

Long Boat Development II - Residential Development  
1019 & 1021 S Federal Highway  
City of Lake Worth, Florida

THIS SHEET SITE PLAN  
DRAWN BY  
CHECKED BY  
APPROVED BY

PROJ. NO. 16-3660.1  
DATE 06.16.16  
SHEET NO.

C-1  
SHEET 1 OF 12

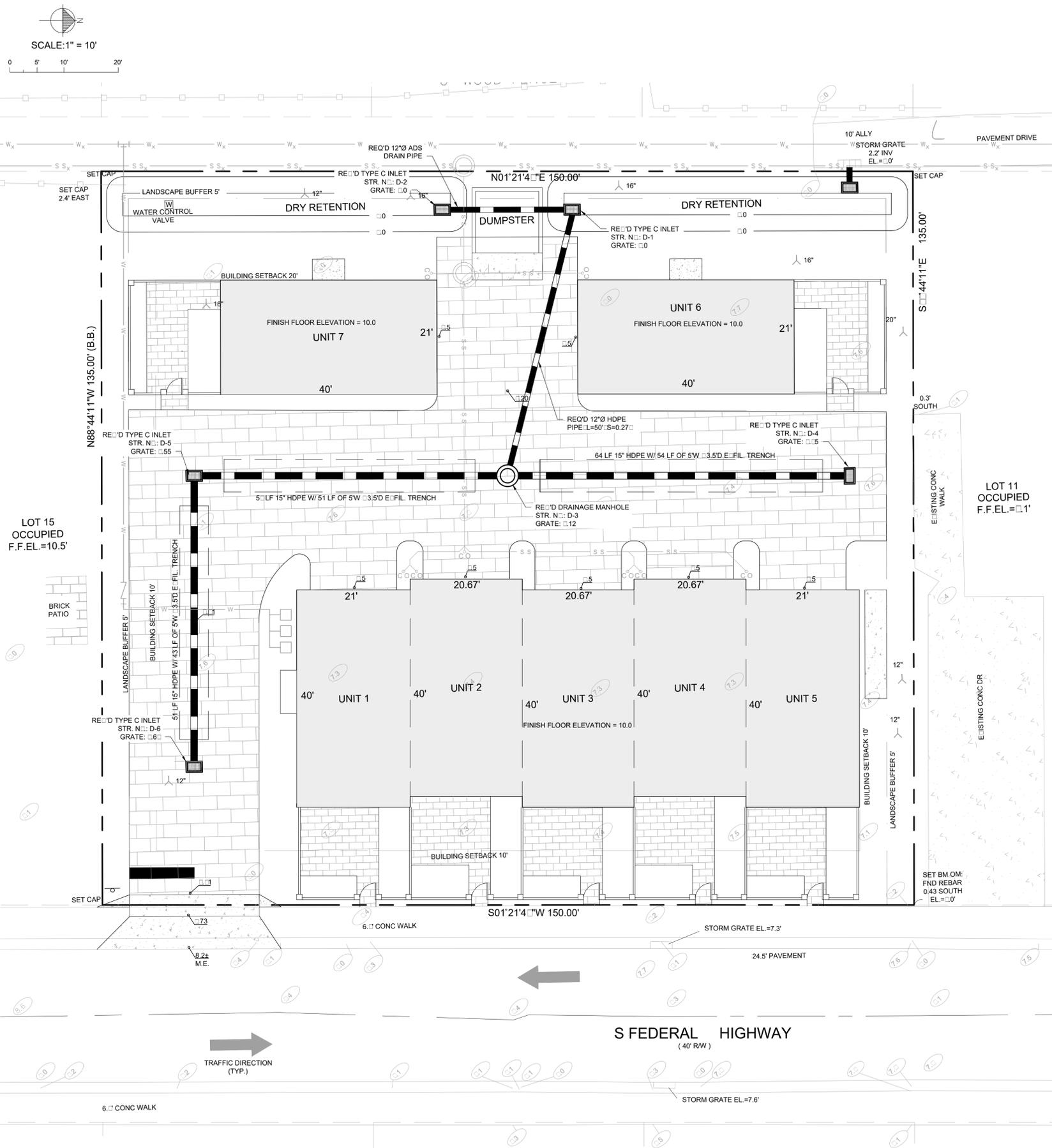
**Mills, Short & Associates**  
800 Eighth Street  
Vero Beach, Florida 32962  
PHONE: 772.226.7282  
WEBSITE: www.MillsShortAssociates.com  
CA # 30698



TIME: 11:31:41 AM

DATE: 11/21/2016

FILE: S:\CADD\16-3660 Lake Worth Town Home Project\1019\_1021 S. Federal\16-3660\_1019\_Grading and Drainage Plan.dwg



PROJECT LEGEND:

- = PROPOSED BUILDING ADDITION
- = PROP. CONCRETE PAVEMENT
- = PROP. BRICK PAVEMENT
- = PROP. CONCRETE WALK

SITE PREPARATION NOTES:

1. IF REQUIRED, PERFORM REMEDIAL DEWATERING PRIOR TO ANY EARTHWORK OPERATIONS. IT IS RECOMMENDED PERFORMING EARTHWORK IN THE DRY.
2. PRIOR TO CONSTRUCTION, ANY EXISTING UNDERGROUND UTILITY LINES WITHIN THE CONSTRUCTION AREA SHOULD BE LOCATED. PROVISIONS SHOULD BE MADE TO RELOCATE INTERFERING UTILITIES. NOTE THAT UNDERGROUND PIPES NOT PROPERLY REMOVED OR PLUGGED MAY SERVE AS CONDUITS FOR SUBSURFACE EROSION WHICH MAY LEAD TO EXCESSIVE SETTLEMENT OF OVERLYING STRUCTURES.
3. STRIP THE PROPOSED CONSTRUCTION LIMITS OF ALL GRASS, ROOTS, CONSTRUCTION DEBRIS AND OTHER DELETERIOUS MATERIALS WITHIN AND 5 FEET BEYOND THE PERIMETER OF THE PROPOSED BUILDING AND PAVEMENT AREAS.
4. THE SITE SHOULD BE GRADED TO DIRECT SURFACE WATER RUNOFF AWAY FROM THE CONSTRUCTION AREAS. POSITIVE DRAINAGE MUST BE MAINTAINED THROUGHOUT THE DESIGN LIFE OF THE PROJECT.
5. AFTER CLEARING AND STRIPPING OF THE SITE IS COMPLETED, THE PREPARED SUBGRADE SOILS MAY THEN BE PROBED BY A QUALIFIED GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE TO LOCATE ANY SOFT SOILS, SURFICIAL DEPOSITS OF VEGETATION, EXCESSIVE ROOTS OR DEBRIS. IF IDENTIFIED, UNDERCUT THE VEGETATION, ORGANICS OR DELETERIOUS MATERIAL UNTIL CLEAN NATURAL SOILS ARE ENCOUNTERED AND BACKFILL THE RESULTING EXCAVATIONS ACCORDING TO THE FILL PLACEMENT PROCEDURES PROVIDED LATER IN THIS SECTION.
6. PRIOR TO CONSTRUCTION OF IMPROVEMENTS OR PLACEMENT OF FILL, THE SUBGRADE SHOULD BE COMPACTED USING A SMOOTH DRUM VIBRATORY ROLLER IN THE STATIC MODE, HAVING A MINIMUM WEIGHT ON THE ORDER OF 10 TONS AND A DRUM DIAMETER ON THE ORDER OF 3 TO 4 FEET MAKING A MINIMUM OF EIGHT OVERLAPPING PASSES WITH THE SECOND SET OF 4 PASSES PERPENDICULAR TO THE FIRST SET OF 4 PASSES. TYPICALLY, THE MATERIAL SHOULD EXHIBIT MOISTURE CONTENT WITHIN +/- 2 PERCENT OF THE MODIFIED PROCTOR OPTIMUM MOISTURE CONTENT (ASTM D-1557) DURING THE COMPACTION OPERATIONS. COMPACTION SHOULD CONTINUE UNTIL DENSITIES OF AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557) HAVE BEEN UNIFORMLY ACHIEVED WITHIN THE UPPER 12 INCHES OF THE COMPACTED NATURAL SOIL SURFACE.

CARE SHOULD BE EXERCISED TO AVOID DAMAGING ANY NEARBY STRUCTURES WHILE THE COMPACTION OPERATION IS UNDERWAY. COMPACTION SHOULD CEASE IF DEEMED DETRIMENTAL TO ADJACENT STRUCTURES AND THE GEOTECHNICAL ENGINEER SHOULD BE CONTACTED IMMEDIATELY. IT IS RECOMMENDED THAT HEAVY VIBRATORY EQUIPMENT IN THE VIBRATORY MODE REMAIN A MINIMUM OF 50 FEET FROM EXISTING STRUCTURES. WITHIN THIS ZONE, USE OF A TRACK-MOUNTED BULLDOZER OR A HEAVY VIBRATORY ROLLER OPERATING IN THE STATIC MODE OR A SMALLER VIBRATORY ROLLER IS RECOMMENDED.

7. LACE FILL MATERIAL, AS REQUIRED, THE FILL SHOULD CONSIST OF SAND WITH LESS THAN 10 PERCENT SOIL FINES. PLACE FILL IN UNIFORM 10 TO 12 INCH LOOSE LIFTS AND COMPACT EACH LIFT TO A MINIMUM DENSITY OF AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557). THE LAST 6 INCHES OF FILL BENEATH PAVEMENT AREAS SHOULD BE COMPACTED TO 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. STABILIZE THIS ZONE WITH SHELL OR LIMEROCK AS REQUIRED TO MEET THE SUBGRADE REQUIREMENTS ON THE PAVING, GRADING AND DRAINAGE DETAIL SHEET.
8. COMPLETE IN-SITU DENSITY TESTS ON THE SUBGRADE AND EACH LIFT OF FILL AT A FREQUENCY OF NOT LESS THAN ONE TEST PER 2,500 SQUARE FEET IN THE BUILDING AREA AND ONE TEST PER 10,000 SQUARE FEET IN PAVED AREA.
9. IN THE BUILDING AREA, TEST COMPACTION TO A DEPTH OF 1 FOOT AT THE BOTTOM OF ALL COLUMN FOOTINGS. ONE TEST SHALL BE CONDUCTED FOR EVERY 50 LINEAL FEET OF WALL FOOTING.
10. IF DIFFICULT COMPACTION CONDITIONS ARE ENCOUNTERED DURING THE SITE WORK OPERATIONS, THE COMPACTION EFFORTS SHOULD STOP AND THE GEOTECHNICAL ENGINEER SHOULD BE CONTACTED. THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE SHOULD OBSERVE PROOF-ROLLING OF THE EXPOSED SUBGRADE TO DETERMINE IF ADDITIONAL COMPACTION IS WARRANTED OR IF ANY MATERIAL NEEDS TO BE EXCAVATED AND REPLACED.

IF SITE PREPARATION WORK IS PERFORMED DURING THE RAINY SEASON (MAY THROUGH OCTOBER), SPECIAL CARE SHOULD BE TAKEN TO MAINTAIN POSITIVE DRAINAGE FROM THE BUILDING PAD AND PAVED AREAS TO DRAINS OR DITCHES AROUND THE SITE. UNEXPTECTED WET PERIODS CAN ALSO OCCUR IN FLORIDA DURING THE "DRY" SEASON. SUCH EVENTS CAN RAISE WATER TABLES TO LEVELS ABOVE SEASONAL HIGHS WITHOUT THE ASSOCIATED HIGH TEMPERATURES TO EVAPORATE PONDED WATER. THEREFORE, THE CONTRACTOR SHOULD PRACTICE WET WEATHER MEANS AND METHODS FOR EARTHWORK DURING THE "DRY" SEASON AS WELL. GROUNDWATER AND SURFACE WATER CONTROL, USE OF GRANULAR FILL MATERIAL AND AERATION ARE TYPICAL MEANS TO ACCOMPLISH WET WEATHER GRADING. ALL FILL MATERIALS THAT ARE EXCAVATED FROM BELOW THE WATER TABLE SHOULD BE STOCKPILED FOR SUFFICIENTLY LONG PERIOD TO ALLOW DRAINAGE.

**Mills, Short & Associates**  
 800 Eighth Street  
 Vero Beach, Florida 32962

PHONE: 772.226.7282  
 WEBSITE: www.MillsShortAssociates.com  
 CA #: 30698

SEAL

ISSUE	DATE	COMMENTS

Long Boat Development II - Residential Development  
 1019 & 1021 S Federal Highway  
 City of Lake Worth, Florida

PROJ. NO. 16-3660.1  
 DATE 06.16.16  
 SHEET NO.

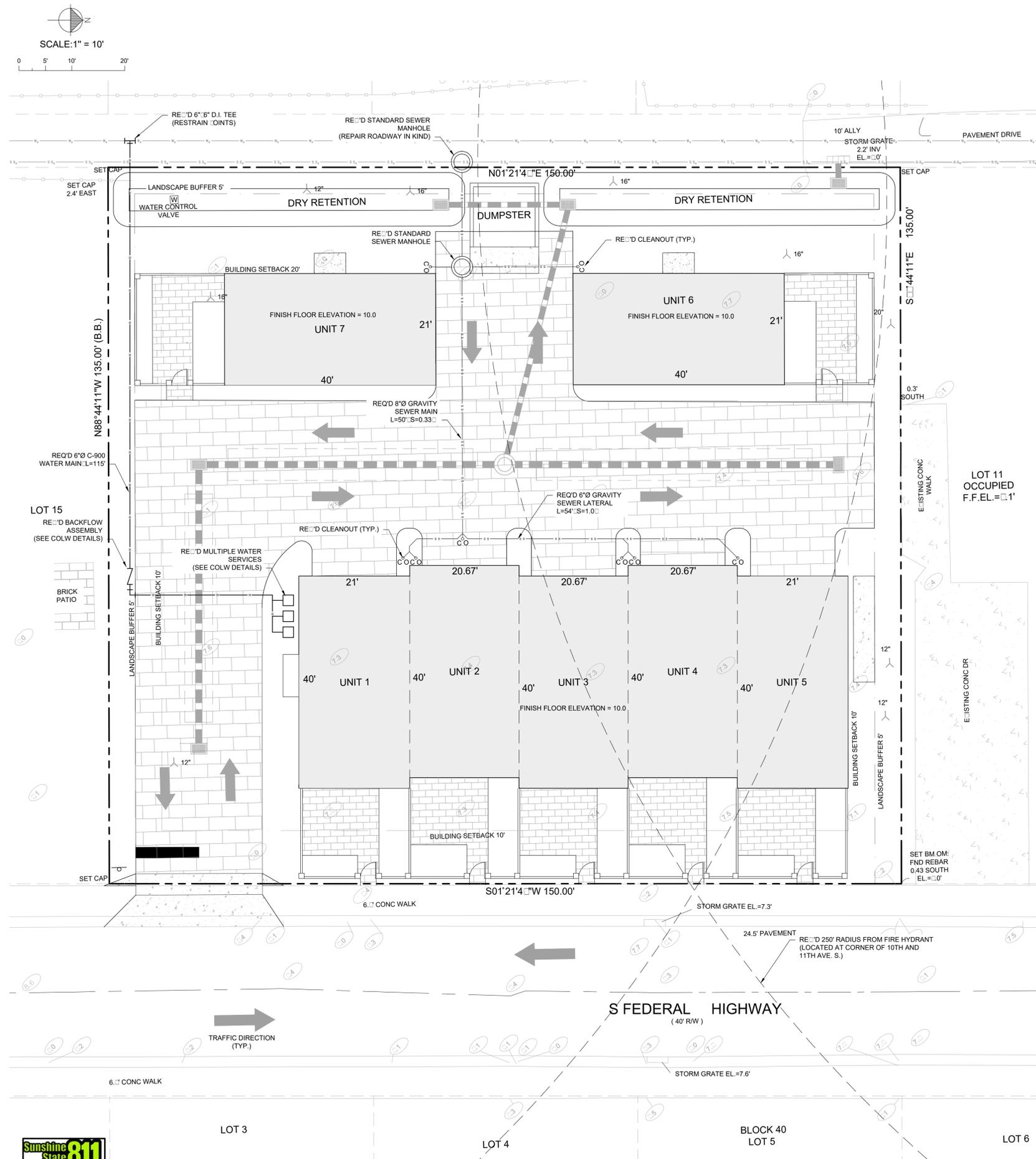
C-2  
 SHEET 3 OF 12



TIME: 11:32:18 AM

DATE: 11/21/2016

FILE: S:\CADD\16-3660 Lake Worth Town Home Project\1019\_1021 S. Federal\16-3660\_1019\_Utility Plan.dwg



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SEAL

ISSUE	DATE	COMMENTS

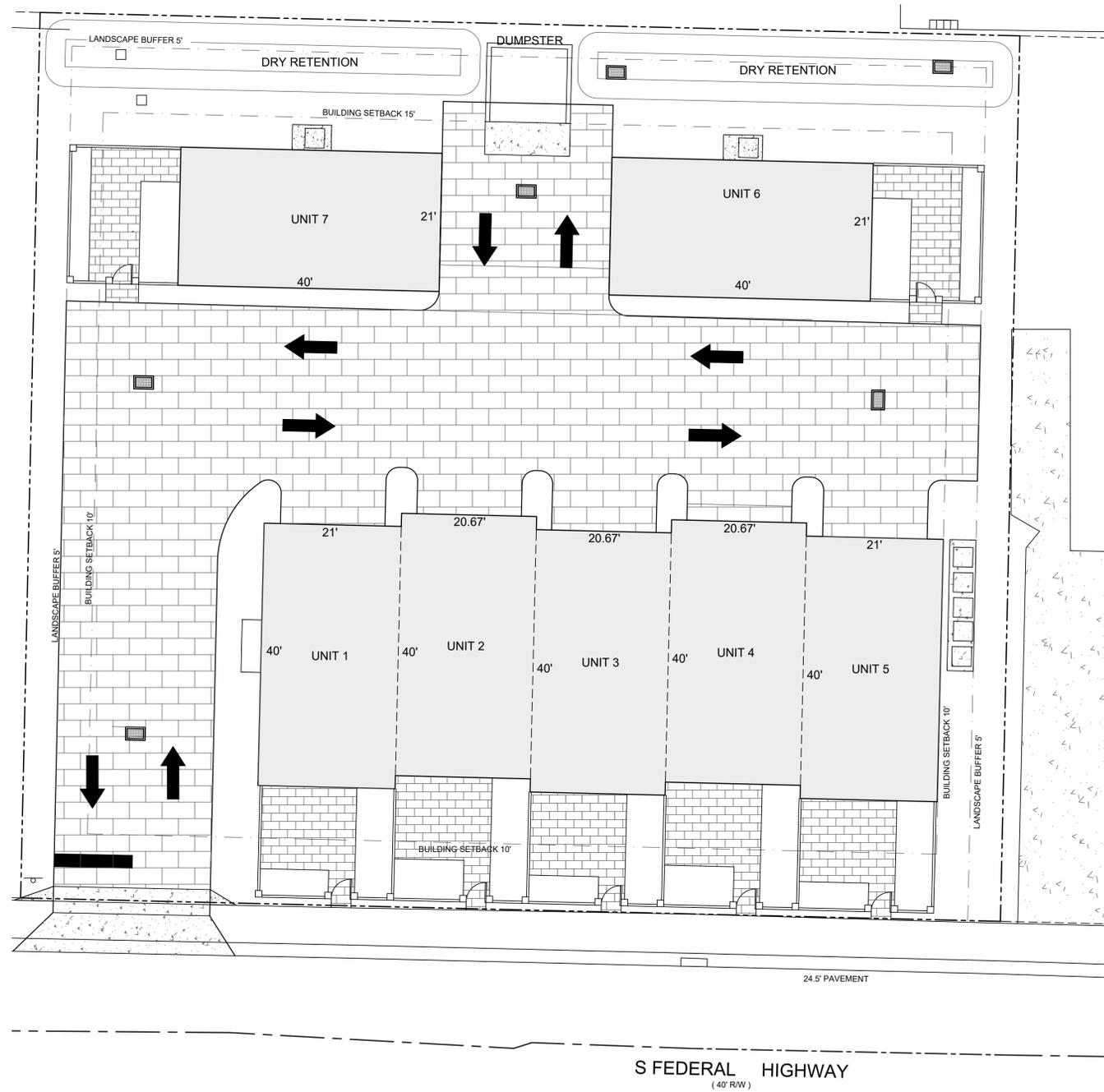
**Long Boat Development II - Residential Development**  
 1019 & 1021 S Federal Highway  
 City of Lake Worth, Florida

THIS SHEET: UTILITY PLAN  
 APPROVED BY: [Signature] JWM  
 CHECKED BY: [Signature] JWM  
 SCALE: 1"=10'  
 DRAWN BY: [Signature]

PROJ. NO. 16-3660.1  
 DATE 06.16.16  
 SHEET NO.

**C-3**  
 SHEET 4 OF 12

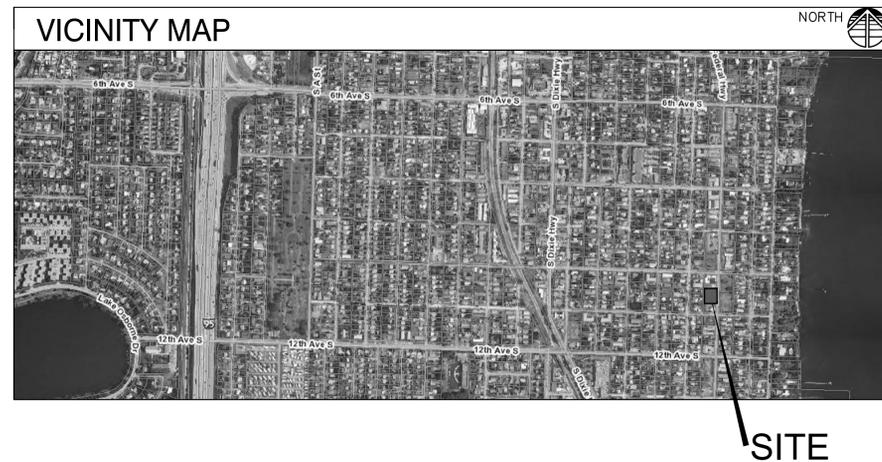
# RESIDENTIAL DEVELOPMENT FOR *LONG BOAT DEVELOPMENT II* LAKE WORTH, FLORIDA



AREA CALCULATIONS	
TYPICAL UNIT	
1ST FLOOR A/C	406 S.F.
COVERED ENTRY	87 S.F.
GARAGE	430 S.F.
<b>TOTAL 1st FLOOR AREA:</b>	<b>923 S.F.</b>
2ND FLOOR A/C	806 S.F.
COVER BALCONY	42 S.F.
OPEN BALCONY	28 S.F.
<b>TOTAL 2nd FLOOR AREA:</b>	<b>876 S.F.</b>
3RD FLOOR A/C	806 S.F.
OPEN BALCONY	30 S.F.
<b>TOTAL 3rd FLOOR AREA:</b>	<b>836 S.F.</b>
<b>TOTAL A/C FLOOR AREA:</b>	<b>2,018 S.F.</b>
<b>TOTAL AREA UNDER ROOF:</b>	<b>2577 S.F.</b>

DRAWING INDEX	
C-1	COVER SHEET
A-1	BUILDING 1ST FLOOR PLAN
A-2	BUILDING 2ND FLOOR PLAN
A-3	BUILDING 3RD FLOOR PLAN
A-4	BUILDING FRONT ELEVATIONS
A-5	BUILDING REAR ELEVATIONS
A-6	BUILDING SIDE ELEV. & SECTION
A-7	SINGLE UNIT BLDG. FLOOR PLANS
A-8	SINGLE UNIT BLDG. ELEVATIONS

- ### GENERAL SITE NOTES
- SITE PLAN IS FOR ARCHITECTURAL LAYOUT PURPOSES ONLY. REFER TO DRAWINGS BY "MILLS SHORT & ASSOCIATES" SURVEYORS DATED 06-16-2016 FOR PLACEMENT, SIZE OF EASEMENTS AND SITE LAYOUT.
  - LAYOUTS SHALL BE VERIFIED BY HORIZONTAL CONTROL DRAWINGS PRIOR TO CONSTRUCTION.
  - ALL SITE IMPROVEMENTS INCLUDING LANDSCAPING, SIDEWALKS AND DRIVEWAYS SHALL BE AS APPROVED BY THE CITY OF LAKE WORTH, FLORIDA



SITE PLAN

REVISION	
REVISION	
REVISION	
PROJECT NO.	16-9-23R
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RESIDENTIAL DEVELOPMENT  
 LONG BOAT DEVELOPMENT II L.L.P.  
 1019 S 1021 S FEDERAL HWY  
 LAKE WORTH, FLORIDA

STEVEN J. BRUH  
 ARCHITECT LEED AP  
 AR008678

**STEVEN BRUH ARCHITECT**  
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 steven.bruch@sbarchitect.com



DRAWN  
 SJB, KC  
 DATE  
 NOVEMBER 17, 2016  
 SCALE  
 AS SHOWN  
 SHEET

C-1

COVER SHEET

OF 9 SHEETS



UNIT 'A'      OPT. INTERIOR PLAN      UNIT 'B'      UNIT 'A'      OPT. INTERIOR PLAN      UNIT 'B'      UNIT 'A'

**BUILDING FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



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REVISION	
PROJECT NO.	16-9-23R
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LONG BOAT DEVELOPMENT II LLUP.  
1019 S 1021 S FEDERAL HWY  
LAKE WORTH, FLORIDA

STEVEN J. BRUH  
ARCHITECT LEED AP  
AR008678

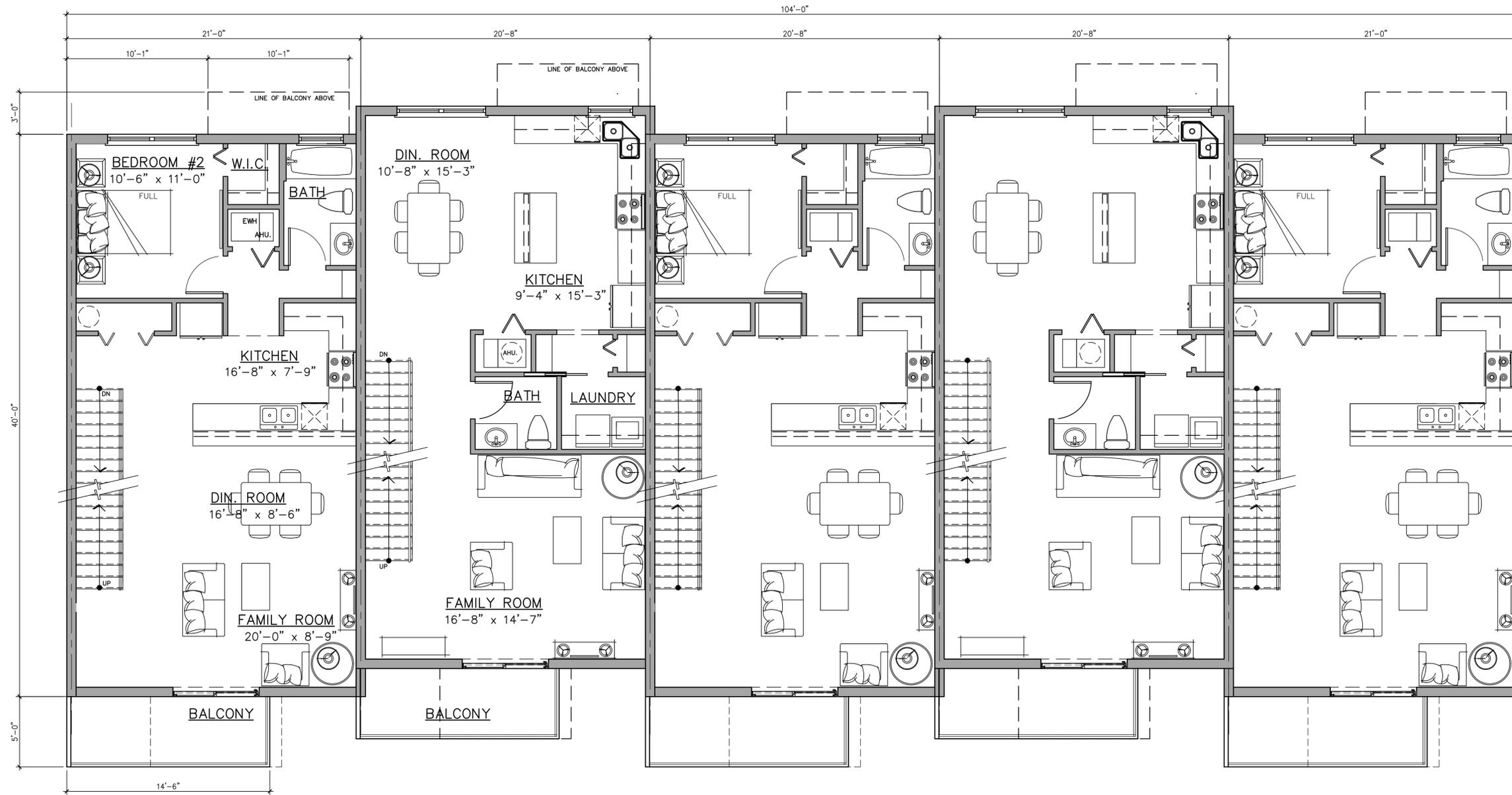
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SHEET

A-1  
1ST FLOOR PLAN  
OF 9 SHEETS



UNIT 'A'

OPT. INTERIOR PLAN  
UNIT 'B'

UNIT 'A'

OPT. INTERIOR PLAN  
UNIT 'B'

UNIT 'A'

**BUILDING 2nd FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

REVISION	
REVISION	
REVISION	
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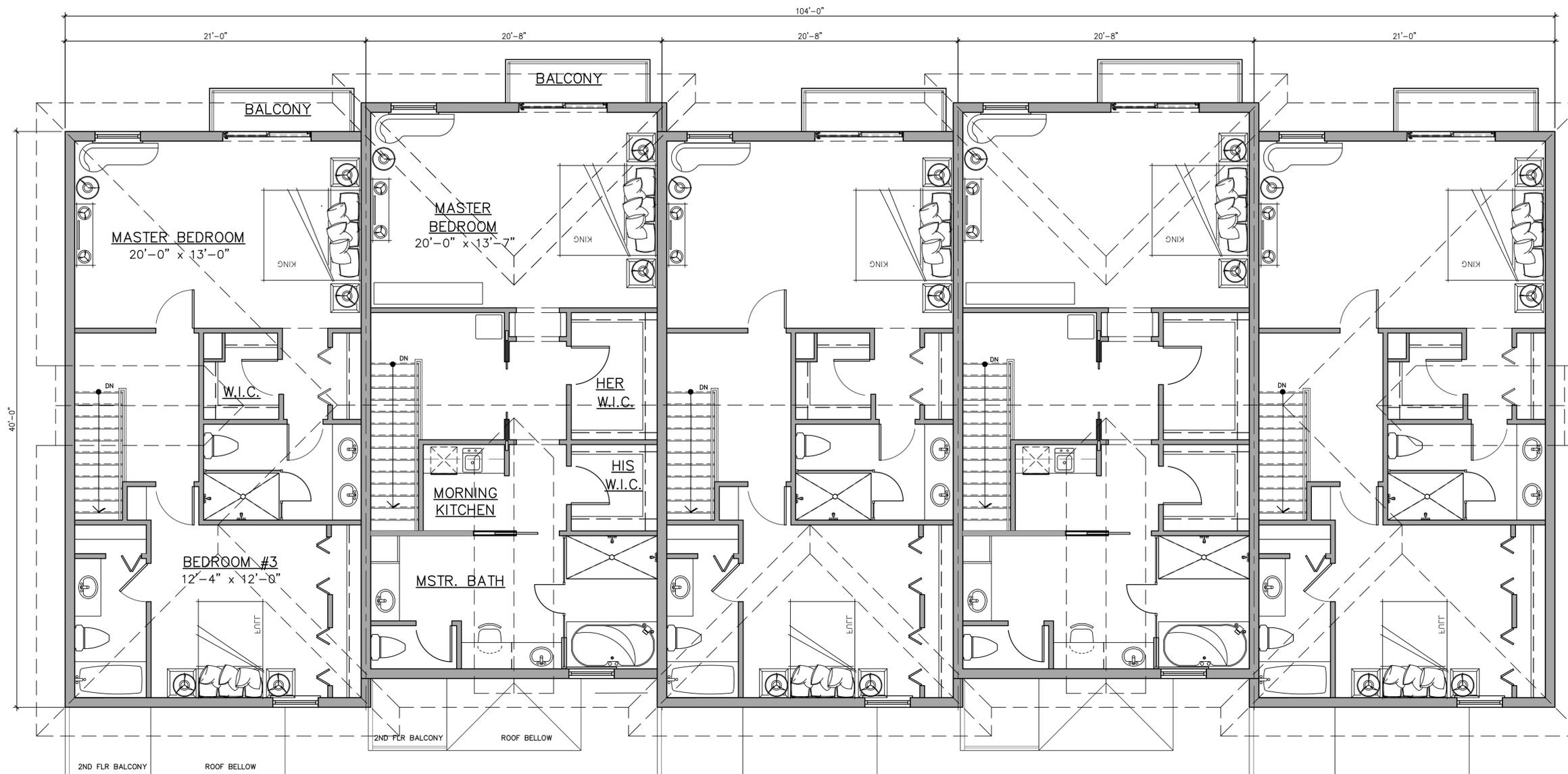
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SHEET

A-2  
2ND FLOOR PLAN  
OF 9 SHEETS



UNIT 'A'      OPT. INTERIOR PLAN      UNIT 'B'      OPT. INTERIOR PLAN      UNIT 'A'

**BUILDING 3rd FLOOR PLAN**

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

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SCALE  
 AS SHOWN

SHEET

A-3  
 3RD FLOOR PLAN  
 OF 9 SHEETS



FRONT ELEVATION

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

REVISION
REVISION
REVISION

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SCALE  
AS SHOWN  
SHEET

A-4  
ELEVATIONS  
OF 9 SHEETS

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NOVEMBER 17, 2016

SCALE  
AS SHOWN

SHEET

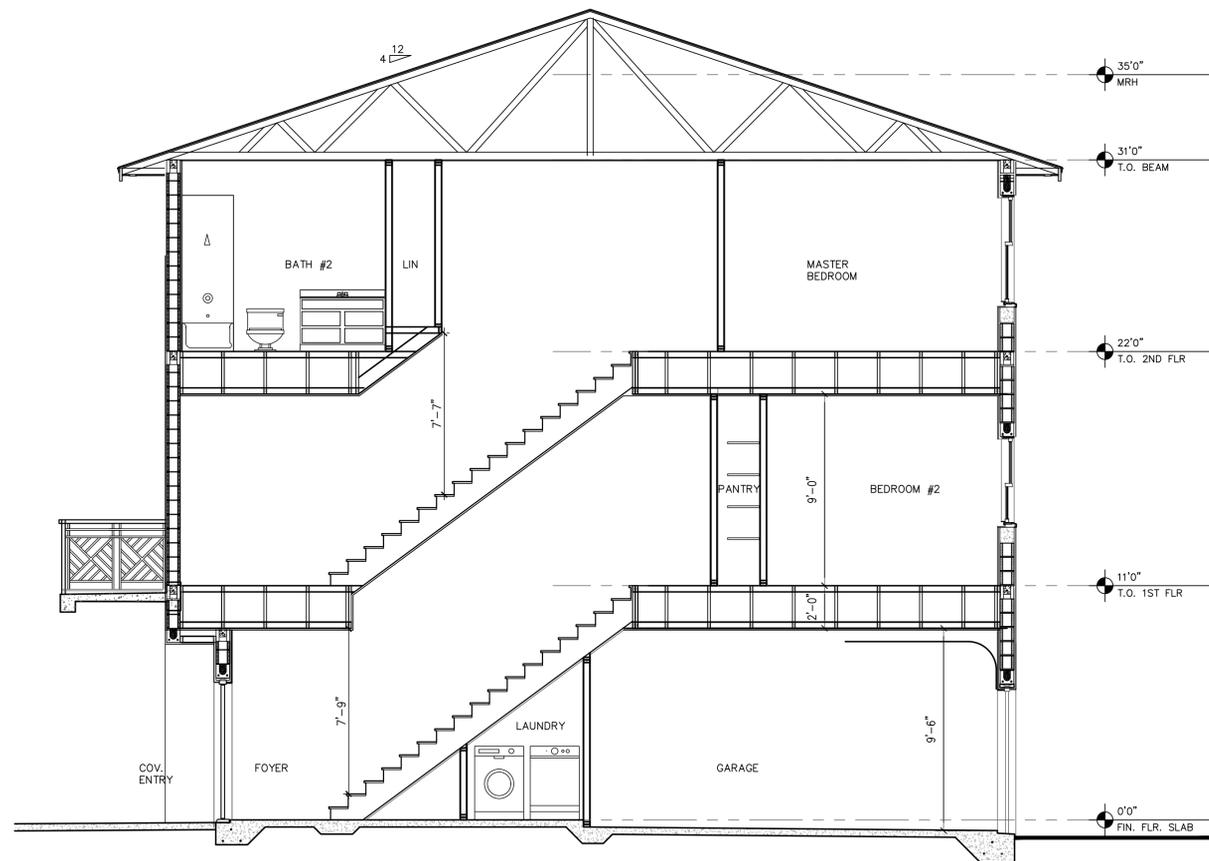
A-5  
ELEVATIONS

9 OF 9 SHEETS



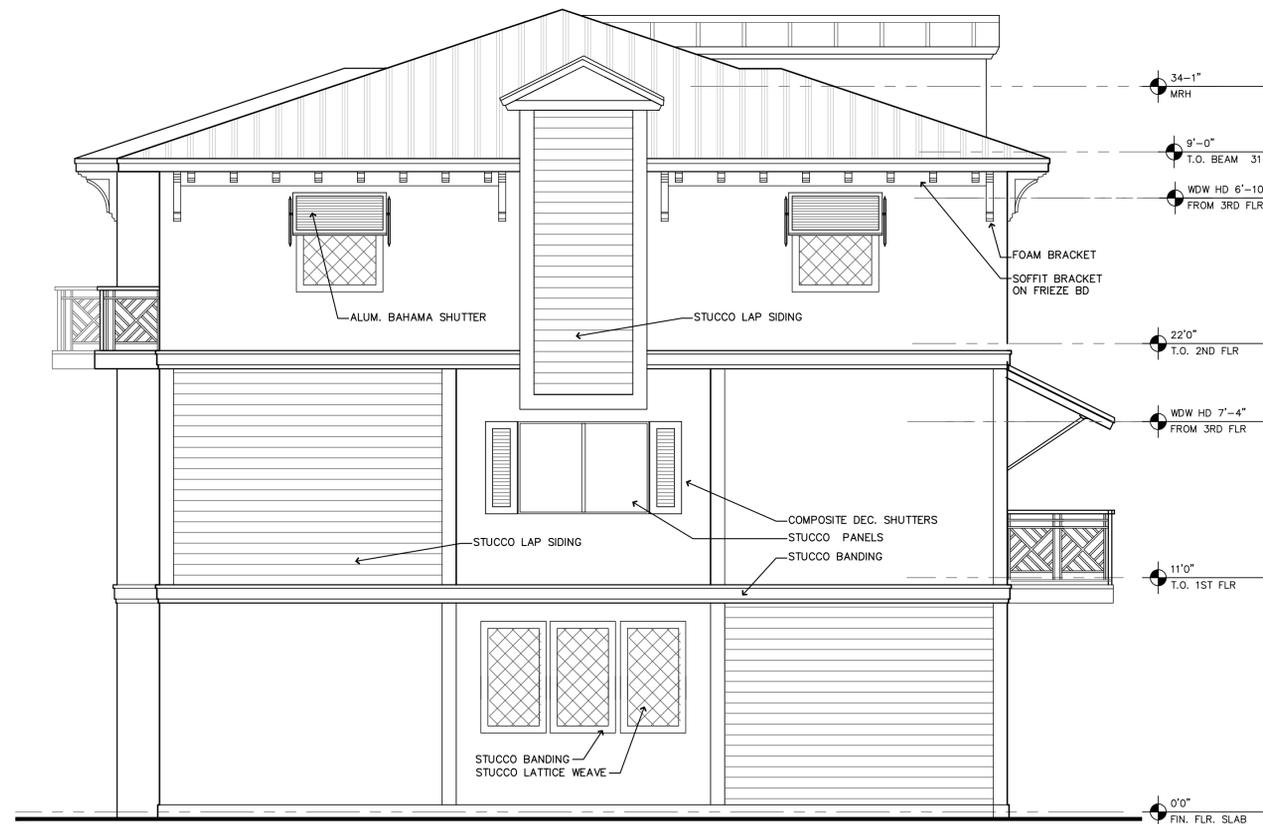
REAR ELEVATION

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



**BUILDING SECTION A**

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



**SIDE ELEVATION**

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

REVISION	
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REVISION	
PROJECT NO.	16-9-23R
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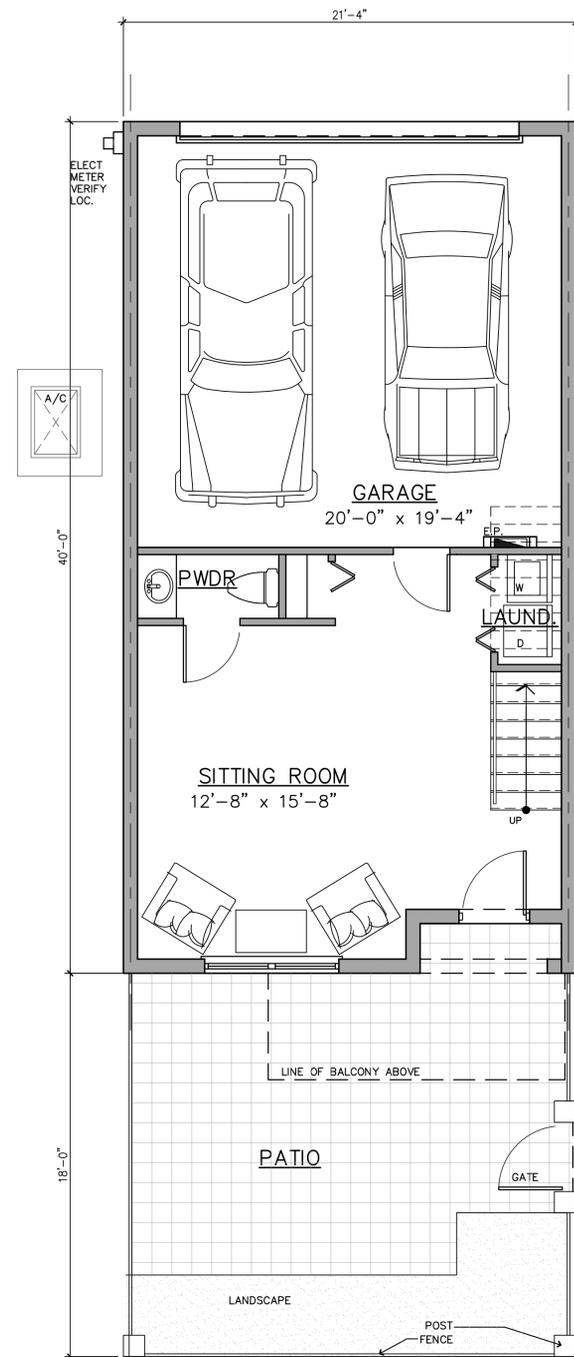
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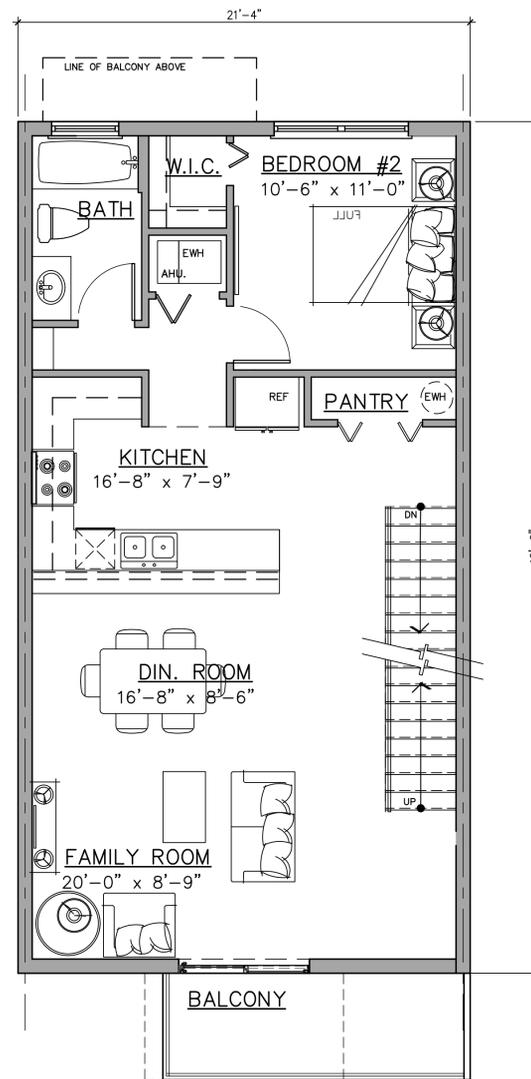


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SHEET

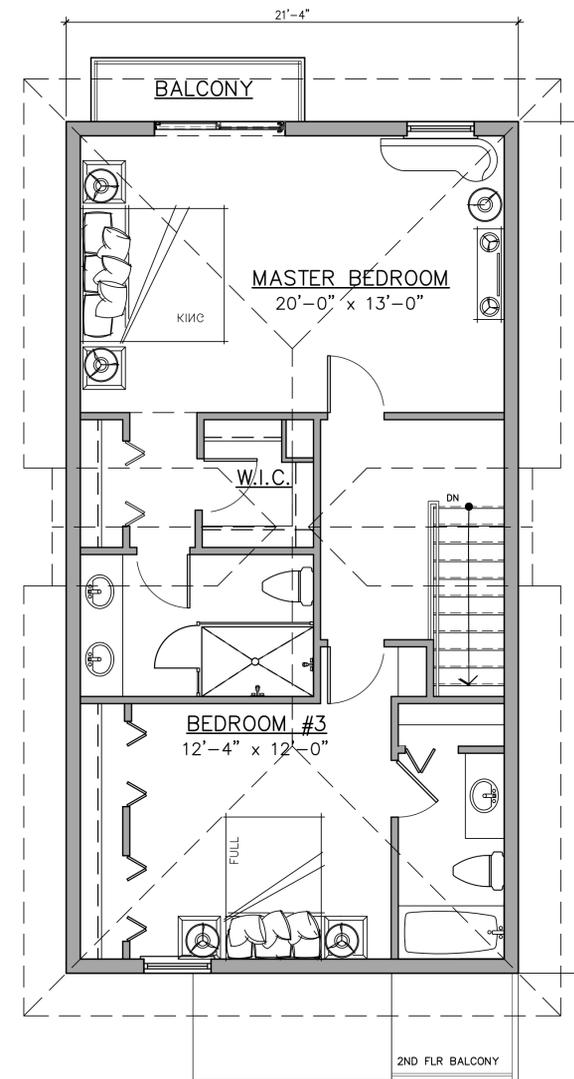
**A-6**  
ELEVATIONS  
OF 9 SHEETS



**1ST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**3RD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**SINGLE UNIT FLOOR PLAN**

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SHEET

A-7  
FLOOR PLAN  
OF 9 SHEETS

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REVISION		
REVISION		
PROJECT NO.	16-9-23R	CHECKED BY: SJB

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NOVEMBER 17, 2016  
SCALE  
AS SHOWN  
SHEET

A-8  
ELEVATIONS  
OF 9 SHEETS



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

**SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

# ATTACHMENT E

PROFORMANCE CONSTRUCTION  
 LONGBOAT DEVELOPMENT  
 LAKE WORTH TOWNHOMES  
 PLAN BY ROYAL LANDSCAPING, LAST REVISED 11/18/16

## MINIMUM CODE REQUIREMENTS – LANDSCAPE VALUE

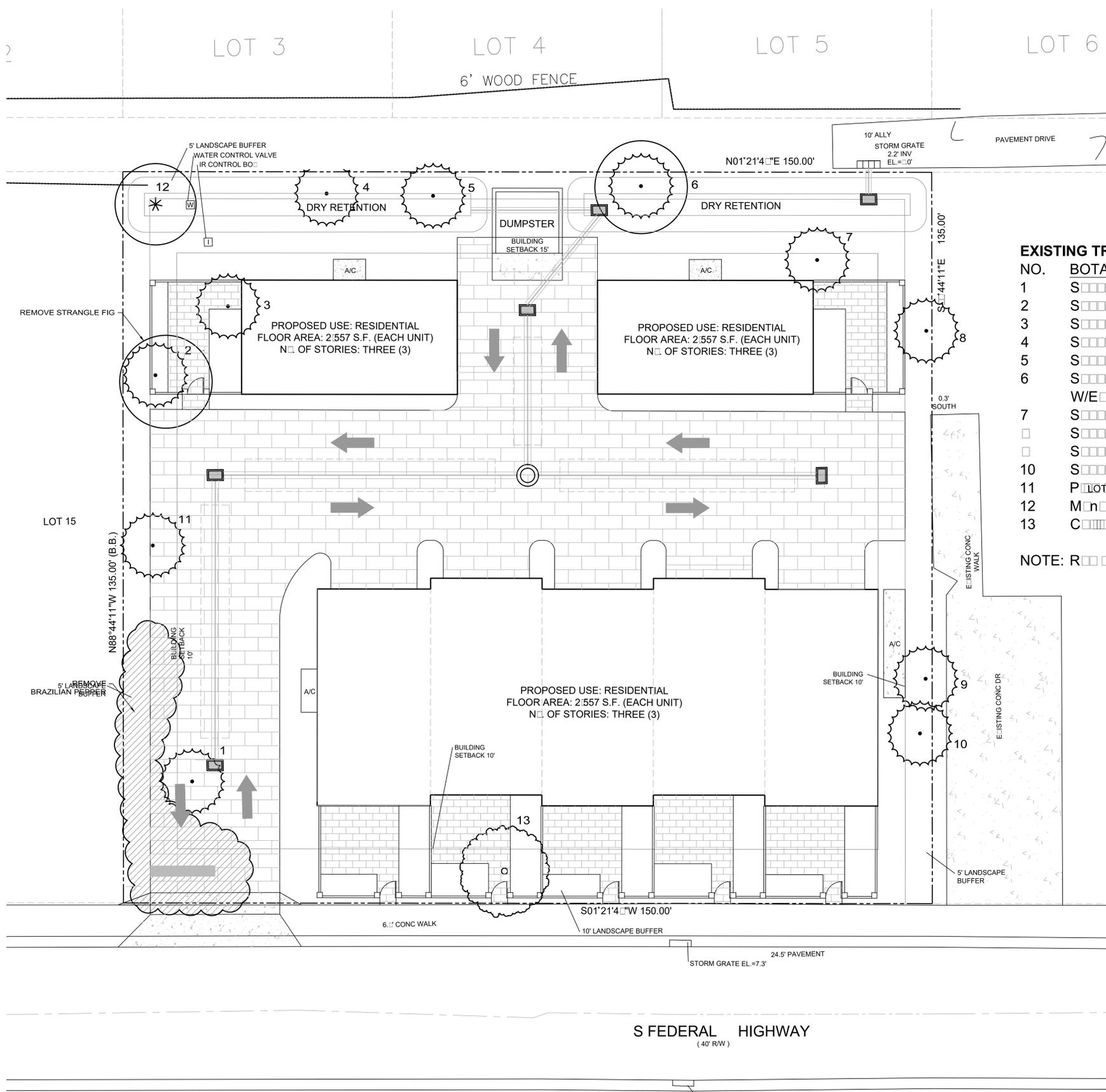
**\$15,329.50**

5	BURSERA SIMAROUBA / GUMBO LIMBO*	12'-14' OAH X 6'-7' SPREAD, 3" DBH MIN.	325	1625
9	COCCOLOBA DIVERSIFOLIA / PIGEON PLUM*	12'-14' OAH X 6' SPREAD, 3" DBH MIN.	425	3825
4	CONOCARPUS E. SERICEUS / SILVER BUTTWOOD*	12' OAH X 6' SPREAD, 3" DBH MIN.	450	1800
9	RELOCATED SABAL PALMS*	SEE TREE DISPOSITION	150	1350
219	COCCOLOBA UVIFERA / SEAGRAPE*	24" MIN X 24" #3, PLANT 2' OC	8.50	1861.50
153	RAPANEA PUNCTATA / MYRSINE*	24" MIN, PLANT 2' OC	9	1377
11	MUHLENBERGIA CAPILLARIS / MUHLY GRASS*	24" X 24" #3, PLANT 3' OC	8.50	93.50
270	MELALEUCA MULCH	2CF BAGS	4.25	1147.50
7500	FLORATAM SOD	SF, ALLOWANCE	.30	2250

## ABOVE CODE REQUIREMENTS – LANDSCAPE VALUE

**\$25,472.00**

5	COCCOLOBA DIVERSIFOLIA / PIGEON PLUM*	12'-14' OAH X 6' SPREAD, 3" DBH MIN.	425	2125
4	COCOS NUCIFERA / GREEN MALAYAN COCONUT	10'-12' GREY WOOD	1100	4400
1	SABAL PALMETTO / SABAL PALM*	12' CLEAR SLICK TRUNK	175	175
6	ADONIDIA MERRILLI / ADONIDIA PALM	6' GREY WOOD, DOUBLE STEM	350	2100
2	ADONIDIA MERRILLI / ADONIDIA PALM	6' GREY WOOD, TRIPLE STEM	450	900
3	CORDIA BOISSIERI / WHITE GEIGER*	8' OAH X 4' SPREAD, 4' CLEAR TRUNK	250	750
4	CORDIA SEBESTENA / ORANGE GEIGER*	8' OAH X 4' SPREAD, 4' CLEAR TRUNK	250	1000
4	PTYCHOSPERMA ELEGANS / ALEXANDER PALM	8' GREY WOOD, SINGLE STEM	395	1580
4	PTYCHOSPERMA ELEGANS / ALEXANDER PALM	6' GREY WOOD, DOUBLE STEM	425	1700
1	CHAMADOREA CATARACTUM / CAT PALM	30" X 30" #7 FULL	85	85
10	CRINUM 'QUEEN EMMA' / QUEEN EMMA LILY	30" X 30" #15, FULL	85	850
4	FURCRAEA FOETIDA / FALSE AGAVE	30" X 30" #7, FULL	85	340
4	GARDENIA AUGUSTA / MIAMI SUPREME GARDENIA	4' X 4' #15, FULL	125	500
2	JATROPHA HASTATA / JATROPHA	4' X 4' #15, FULL	125	250
1	RHAPIS EXCELSA / LADY PALM	3' OA #7, FULL	100	100
4	STRELITZIA REGINAE / ORANGE BIRD OF PARADISE	30" #7, FULL	65	260
16	ALPINIA PURPURATA / RED GINGER	24" X 24" #3, PLANT 3' OC	14.50	232
219	ARACHIS GLABRATA / PERENNIAL PEANUT**	12" SPREAD #1, PLANT 2' OC	4.50	985.50
36	BEGONIA ODORATA / ANGEL WING BEGONIA	18" X 18" #3, PLANT 2' OC	14.50	522
30	CALLICARPA AMERICANA / BEAUTYBERRY*	24' #3, PLANT RANDOM IN MUH	9	270
42	CLUSIA GUTTIFERA / SMALL LEAF CLUSIA	3' X 3' #7, PLANT 3' OC	45	1890
245	FICUS MACROCARPA / GREEN ISLAND FICUS	12" X 12", PLANT 20" OC	9	2205
127	MUHLENBERGIA CAPILLARIS / MUHLY GRASS*	24" X 24" #3, PLANT 3' OC	8.50	1079.50
38	NEPHROLEPSIS FALCATA / MACHO FERN	24" X 24" #3, PLANT 3' OC	10	380
54	PLUMBAGO AURICULATA / BLUE PLUMBAGO	18" X 18" #3, PLANT 2' OC	9	486
48	PLUMBAGO AURICULATA / WHITE PLUMBAGO	18" X 18" #3, PLANT 2' OC	9	432
500	MELALEUCA MULCH	2CF BAGS	4.25	2125
7500	FLORATAM SOD CREDIT (NO SOD USED)	SF, CREDIT	-.30	(2250)



**EXISTING TREE INVENTORY**

NO.	BOTANICAL/COMMON NAME	SIZE	CONDITION	ACTION
1	S...	12'CT	00	R...
2	S...	12'CT	00	R...
3	S...	16'CT	00 (rtd)	R...
4	S...	14'CT	00 (n OHL)	R...
5	S...	15'CT	00	R...
6	S... W/E ...	16'CT	70	REMOVE
7	S...	12'CT	00	R...
8	S...	16'CT	00	R...
9	S...	16'CT	00 (rtd)	R...
10	P...	24'OA	50	REMOVE
11	M...	32'CT	40 (n OHL)	REMOVE
12	C...	10'OA	30	REMOVE

NOTE: R... (Br...n P...) r...

**IF YOU DIG FLORIDA... CALL US FIRST!**  
 1-800-432-4770  
 SUNSHINE STATE ONECALLING OF FLORIDA, INC.  
 IT'S THE LAW

NOTE: INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

**GERALD WENTA**  
 RLA #6666724  
 772-216-3587

**ROYAL LANDSCAPING**  
 9858 Clint Moore Rd.  
 Suite C-111, #246  
 Boca Raton, FL 33496  
 royallandscaping@gmail.com



SCALE 1" = 10'-0"

DESIGNED BY	GW
DRAWN BY	GW
CHECKED BY	GW
CAD DWG.	
DATE	16.09.30
REVISIONS	
	16.11.18

**LONGBOAT DEVELOPMENT II**  
 1019 & 1021 SOUTH FEDERAL HIGHWAY  
 LAKE WORTH, FL

**TREE REMOVAL AND RELOCATION PLAN**

