CITY OF LAKE WORTH
1900 2nd 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, SEPTEMBER 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. August 3, 2016 Regular Meeting Minutes
5. Cases:
   A. Swearing in of Staff and Applicants:
   B. Proof of Publication:
      1. 2712 Park Street
      2. 10th Ave North & Boutwell Rd.
   C. Withdrawals/Postponements:
   D. Consent:
   E. Public Hearings:
      1. Board Disclosure
      2. Cases:
   F. Unfinished Business:

G. New Business:

1. PZB 16-00500017: Consideration of a Conditional Land Use application at 2712 Park Street for a small owner-operated minor automobile repair shop within an existing industrial warehouse building located within the Artisanal Industrial (AI) district (PCN# 38-43-44-16-22-000-0100). The applicant requests a continuance for the case until a date certain of October 5, 2016.

2. PZB #15-01400003- Consideration a Major Site Plan, Conditional Use Permit and Sustainable Bonus to allow for the construction of a Mixed-Use project to include a five (5) story +/- 100 guest room hotel, and associated retail/restaurant common area with an adjacent six (6) story +/- 158 unit apartment building. The project will be located on a +/-7.31 acre parcel generally located at the southwest corner of the 10th Avenue N and Boutwell Road intersection in the Mixed Use West, (MU-W) zoning district.

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)

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.

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

WEDNESDAY, AUGUST 03, 2016 6:00 PM

1. Roll Call and Recording of Absences: The meeting was called to order at 6:01 PM
Present were: Chairman Greg Rice; Vice-Chair Anthony Marotta; Cindee Brown; Tara McAlanon; Mark Humm, Ricardo Martin.
Also present were: Curt Thompson, Senior Community Planner; Maxime Ducoste, Assistant Director for Planning & Preservation; Brian Shutt, Board Attorney; Sherie Coale, Board Secretary.

2. **Pledge of Allegiance**

3. Additions/Deletions/Reordering and Approval of the Agenda:
Continuance of Agenda item G.4., PZB Project# 16-00500017, (at the request of the applicant) to a date certain of September 7, 2016.
Motion: C. Brown moved to continue the item, M. Humm 2nd.
Vote: Ayes all, unanimous.
4. Approval of Minutes:
Motion: A. Marotta moved to accept the July 2016 PZB minutes as presented, M. Humm 2nd
Vote: Ayes all, unanimous.

   A. July 6, 2016 Regular Meeting Minutes

5. Cases:

   A. Swearing in of Staff and Applicants:
   Staff and applicants were sworn in.
   B. Proof of Publication:
   Provided in meeting packet.
   Motion: M. Humm moved to accept proof of publication, C. Brown 2nd.
   Vote: Ayes all, unanimous.
   C. Withdrawals/Postponements:
   As above in Agenda Item 3.
   D. Consent:
   None
   E. Public Hearings:

      1. Board Disclosure- No disclosures

2. Cases:

F. Unfinished Business: None

G. New Business:

1. **PZB Project# 15-01400010 and 16-00500010:** A request for consideration of a Minor Site Plan and Conditional Land Use to allow for a +/- 6,501 square foot multi-use commercial retail project with drive through facilities on a+/- 39,825 square foot (+/- .91 acre) site in the Downtown (DT) zoning district.
Staff: C Thompson provides a staff analysis of various elements of the site including traffic circulation patterns for refuse, fire and general population. M. Ducoste states the site plans meet the requirements of the code. The previous continuance granted was due to courtesy noticing not occurring in a timely fashion. Staff states the landscape buffering is heavy, and approval is recommended.

Board: G. Rice asks about 4-striped parking spaces on the southern side of the property and whether they are shared with CVS.
Applicant: Jeff Iravani, agent for Stateside Partners, confirms the spaces are also existing on the new site plan and belong to the subject property. The spaces are included in the parking count.
M. Ducoste states if the CVS has taken those spaces into their count, they have built spaces on property not belonging to them.
Applicant: Stateside has allocated more than the minimum required parking spaces to the project.
Board: G. Rice asks about egress/ ingress and if there will be a median cut on Dixie Hwy. for northbound traffic, signage and about the dumpster capacities.
Staff: The traffic must exit to the south, directional signage is allowed; a typical dumpster area would measure 10x12feet. As business evolves, multiple pickups can be scheduled, Public Services was comfortable with proposal.
Public Comment: Michael Brennan, attorney for owner of CVS, suspects the south parking spots were included in the parking ratio of Eckerds in 1998. Declaration recorded against both properties. Declaration recorded at BK 10377 pg 1707. Appreciates the spaces remaining, CVS would object to the removal. Believes the properties were under a common ownership at some time in the past. Looks forward to working with the applicant.
Applicant: Jeff Iravani, is in agreement with staff approval and CRA is in support of the project. There will be closures of several curb cuts at Dixie Hwy. and H Street and one entrance/exit from Dixie Hwy. There will be a lengthy queue area for the drive through. Additional landscaping with live oaks, have been added on Dixie Hwy, off the property, as well as a sidewalk added to the west joining the CVS sidewalk Onsite there is a covered walkway between the 2 buildings. Applicant shows the elevations and requests approval by the Board.
Board: A. Marotta concerns were alleviated over circulation after viewing the traffic patterns.
T. McAlanon questions whether the proposed will fit architecturally, recognizing there is no particular criteria that must be met, however Publix has a particular look. M. Ducoste responds to the style and architectural concern. Lake Worth strives to include

compatible construction with flair but sameness is not the norm. Scale and massing are similar but style and architecture different; a reason the City has its own unique style, you know when you have reached somewhere unique and different.
Motion: R. Martin moves to approve **PZB 15-001400010**, a minor site plan subject to staff recommended Conditions of Approval in Attachment B, A. Marotta 2nd .
Vote: Ayes all, unanimous.
Motion: R. Martin moves to approve **PZB 16-00500010** a Conditional Use subject to staff recommended Conditions of Approval in Attachment B, A. Marotta 2nd
Vote: Ayes all, unanimous.

2. PZB Project# 16-02900003: A request for a Conditional Use Permit to allow for a listing of industrial uses (that are either permitted as a conditional use or permitted by right) within the Industrial Park of Commerce (IPOC) Zoning District, on a +/- 4 acre site, in a series of existing buildings totaling +/- 60,600 square feet.
Staff: Presents case requesting the permitted uses the structure was built for, uses approved under prior code were less restrictive and applicant is asking for a "blanket approval". It is compatible and consistent with the Comprehensive Plan. Applicant meets all standards in the LDR's subject to the conditions of approval. Recommending approval, this is similar to a request previously reviewed by the Board for the Industrial Ave project.
Applicant: Ms. Christina Morrison, PA states the uses are the ones for which the building was constructed. Would like to turn the clock back to 2008 as the code changed in 2013. Light Industrial uses are the primary uses and would like to continue with the momentum in marketing. Original owner sold the units, Ordinance 2004-36 annexed the subject parcel into the City of Lake Worth.
Public Comment: None
Motion: M. Humm moves to approve **PZB 16-02900003** subject to staff recommended Conditions of Approval in Attachment D, A. Marotta 2nd.
Vote: Ayes all, unanimous.

3. PZB Project# 16-02100018: A request for a Conditional Use Permit to allow for a listing of industrial uses (that are either permitted as a conditional use or permitted by right) within the Industrial Park of Commerce (IPOC) Zoning District, on a +/- 42,980 square foot site, in an existing +/- 15,540 square foot building.
Staff: C. Thompson presents staff findings and analysis.
Applicant: Anna Cottrell- This parcel has a longer development history than the previous project. It was developed under Palm Beach County code. This request originally began as a change for two (2) businesses, but at the recommendation of staff, it was expanded to include the entire building. Currently for businesses like Andy and Joe, a mom and pop business. For any of the small businesses a 3-month wait period is a long time to proceed through the review and business license process. The reduction in wait time is beneficial to both the applicant and the City. Conditions of Approval are acceptable.
Public Comment: None
Motion: A. Marotta moves to approve **PZB 16-02100018** subject to staff recommended Conditions of Approval in Attachment C, C. Brown 2nd.
Vote: Ayes all, unanimous.

4. 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.
   Continued to September meeting at the request of the applicant.

5. PZB/HRPB Project Number 16-03100001 a City-initiated request to consider proposed changes to Chapter 23, Land Development Regulations of the Lake Worth Code of Ordinances.
   This project is in response to violations of Conditions of Approval. Assistant Director, M. Ducoste reviews Ordinance 2016-xxx which provides for Code Compliance to take violators through the process. Section 2.F. is added to the LDR's. If you don't follow the conditions of approval, then you will be subject to code enforcement action.
   G. Rice agrees and hopes the public now realizes they have an avenue or solution.
   Public Comment: None
   Motion: C. Brown moves to recommend to City Commission for approval, A. Marotta 2nd.
   Vote: Ayes, all unanimous.

6. **Planning Issues:**
   M. Ducoste speaks about the Park of Commerce and is pleased with the resolution.
   One staff member in HRPB has resigned and was instrumental in helping alleviate backlog of reviews in Historic Resources; GIS Tech position candidates have been narrowed to two (2).
   Submittals have slowed a bit but still much interest, including Holiday Inn at Boutwell and 10th Ave N. Right of way issues with PBC are nearly resolved. G. Rice asks about HRPB 3rd meeting, it will not happen in the month of August.
7. Public Comments (3 minute limit):
   None
8. Departmental Reports:
   None
9. **Board Member Comments:** G. Rice thanks Maxime for alerting him to the Planning Workshop presented at Palm Springs, it was beneficial, wished the opportunity had been there years ago. A. Marotta concurred. M. Ducoste states we are gathering some LDR issues and when there has been an accumulation of issues, we will proceed with an LDR joint workshop.

10. **Adjournment:** 7:34 pm

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

THE
LAKE WORTH HERALD

Published Once a Week

Lake Worth, Palm Beach County, Florida

STATE OF FLORIDA
COUNTY OF PALM BEACH:

BEFORE the undersigned authority personally appeared MARK J EASTON, who on oath says that he is PRESIDENT of *The Lake Worth Herald*, a weekly newspaper published at Lake Worth in Palm Beach County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of

Notice of public meeting and hearing of the Lake Worth Florida Planning & Zoning Board to consider PZB Project No. 15-01400003 and 15-005000090 will be held at 6:00 p.m. on September 7, 2016, in the City Hall Commission Chambers, 7 North Dixie Highway, Lake Worth, FL.

was published in said newspaper in the issue of

August 25, 2016

Affiant further says that the said The Lake Worth Herald is a newspaper published at Lake Worth, in said Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, each week and has been entered as second class mail matter at the post office in Lake Worth, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

MARK J EASTON

SWORN TO AND SUBSCRIBED before me this 25th day of August, 2016, by Mark J Easton, who is known to me.

Notary Public, State of Florida at Large

DEBRA J SNODGRASS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF045522
Expires 9/18/2017

Legal Notice No. 30647

PLEASE TAKE NOTICE that 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 September 7, 2016 to consider a request by Mr. Hardial Sibia, Applicant and Owner, represented by Mr. Fred Griffin, of Fred Griffin Builder LLC, for the following:

PZB Project #15-01400003 & #15-00500009: Requests for a Major Site Plan, Conditional Use Permit and Sustainable Bonus to allow for the construction of a Mixed-Use project to include a five (5) story +/- 100 guest room hotel, and associated retail/restaurant common area with an adjacent six (6) story +/- 158 unit apartment building. The project will be located on a +/-7.31 acre parcel generally located at the southwest corner of the 10th Avenue N and Boutwell Road intersection in the Mixed Use West, (MU-W) zoning district.

This application is pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 and 23.2-33 of the LDRs. The PCNs are as follows; 38-43-44-20-01-034-0010 and 38-43-44-20-01-034-0040.

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
August 25, 2016

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

September 1, 2016

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

RE: 2712 Park Street, Application for Conditional Use

Dear Mr. Thompson,

I hope that this does not cause any inconvenience to you, but I have to ask for a second postponement of the hearing on this case until the October meeting.

Your help in this would be appreciated. Thank you.

My cell is 329-2706 if you need to call me.

Very truly yours,

Betty C. Resch

CC: Lisa Joy

Lake Worth, Florida. The Art of Florida Living.sm

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: August 30, 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 15-01400003 and 15-00500009:** Request by Mr. Fred Griffin, on behalf of Mr. Hardial Sibia, Owner, for consideration of a Major Site Plan and Conditional Land Use and a Sustainable Bonus request, to allow for the construction of a mixed-use project to include a five (5) story +/- 100 guest hotel, and associated retail/restaurant common area with an adjacent six (6) story +/- 158 unit apartment building. The project will be located on a +/- 7.31 acre parcel generally located at the southwest corner of the 10th Avenue N and Boutwell Road intersection (2224 10th Avenue North and 3300 Boutwell Road in the Mixed Use West (MU-W) zoning district. This application is pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 and 23.2-33 of the LDRs.

Meeting Date: September 7, 2016

SYNOPSIS:

Applicant	Mr. Fred Griffin representing Mr. Hardial Sibia, the Applicant
General Location	The southwest corner of the 10th Avenue N and Boutwell Road intersection (2224 10th Avenue North and 3300 Boutwell Road)
Zoning	Mixed Use West (MU - W)
Existing Land Use	Vacant
Future Land Use Designation	Mixed Use West (MU - W)
Applicable Municipal Code Sections	23.2-29, 23.2-30, 23.2-31, 23.2-32 and 23.2-33

	Required		**Proposed/Existing**
Lot Area	13,000 square feet		+/- 318,423 square feet
Lot Width	100 feet		+/- 230.53 feet
Building Height	Comprehensive Plan: Maximum 30' (not to exceed two stories) plus 35 feet (max 6 stories) with Sustainable Bonus Incentive Program	Zoning Code: Maximum 30' (not to exceed two stories) plus 35 feet (max 6 stories) with Sustainable Bonus Incentive Program	58 feet, 8 inches for the Hotel and 65 feet for the apartment building.
Setbacks	**Required**		**Provided**
Front (10 Avenue N)	20 ft. minimum not to exceed 32 ft.		+/- 63 feet for the Hotel Apartment Building - Over 500 feet
Side (Boutwell Road)	10 feet in general; For lots up to one hundred (100) feet: Ten (10) percent of lot width with a minimum of three (3) feet. For lots wider than one hundred (100) feet: Twenty (20) feet or ten (10) percent of lot width, whichever is less		+/- 47 feet - Hotel +/- 60 feet - Apartment Building
Side (Interior - West)	10 feet in general; For lots up to one hundred (100) feet: Ten (10) percent of lot width with a minimum of three (3) feet. For lots wider than one hundred (100) feet: Twenty (20) feet or ten (10) percent of lot width, whichever is less		+/- 67 Feet Hotel +/- 200 feet – Apartment Building
Rear (south property line)	10 feet in general;		+/- 340 feet Hotel +/- 50 feet – Apartment Building

Bonus Height and Stories	65 feet & six stories	58 feet, 8 inches for hotel and 5 stories. 65 feet for the Apartment Building and 6 stories
Living Area	600 square feet - 1 BR 750 square feet - 2 BR	2 bedroom, Unit A- 1225 square feet One bedroom, Unit B – 874 square feet One bedroom, Unit C – 1020 square feet
Accessory Structure Limitations	Not Applicable	Not Applicable
Impermeable Surface Total	65% maximum	65%
Maximum Building Coverage	50%	17.3%
Floor Area Ratio	.90 - lots 7,500 square feet and greater. Total – 1.4 (.90 plus .5 for sustainable bonus)	.90
Parking	Hotel - 1 space per sleeping room; 2 additional spaces for office; Apartment Building - 1 space per bedroom with a max. of 2 spaces per unit; additional 0.5 guest space per efficiency and 1-bedroom unit	412 spaces required. With the mixed use reduction, the required number of parking spaces is 309. The applicant is providing 360 spaces.
Board Action Required	Approve, Approve With Conditions, Deny the Request, Continue the request for additional information;	
Staff Recommendation	Staff recommends approval of the requested Conditional Land Use and Major Site Plan, with conditions, to allow for to allow for	
	Name and Title	**Initials**
Project Planner	Curt Thompson, Senior Community Planner	CT

Approved by	Maxime Ducoste, Assistant Director for Planning and Preservation	MD

Project/Property Description and Analysis:

The property is located on the Southwest corner of the 10th Avenue North and Boutwell Road intersection, and consists of a total of +/- 318, 339 square feet (7.31 acres). The property contains +/- 230 feet of linear frontage along 10th Avenue North, and +/- 429 feet of linear frontage along Boutwell Road. The property is a vacant parcel. Allowed height is limited to 30 feet and two stories, and can be increased with a sustainable bonus to a total of 6 floors and 65'-0" in height. The applicant's proposal consists of a 5 story, 100 room hotel and a 6 story, 158 unit apartment complex. The proposed hotel shall also have +/- 4,900 square feet of restaurant/retail space. The applicants has chosen to take advantage of the bonus incentive program, in designing a 5 story (63 feet in height) hotel building and a 6 story (65 feet in height) apartment complex.

The site plan was reviewed by the Site Plan Review Team (SPRT) at their regular meeting on May 9, 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 applicant's proposal consists of a 5 story, 100 room hotel and a 6 story, 158 unit apartment complex. The proposed hotel shall also have +/- 4,900 square feet of restaurant/retail space. The applicants has chosen to take advantage of the bonus incentive program, in designing a 5 story (63 feet in height) hotel building and a 6 story (65 feet in height) apartment complex. The project will be located on a +/- 7.31 acre parcel generally located at the southwest corner of the 10th Avenue N and Boutwell Road intersection (2224 10th Avenue North and 3300 Boutwell Road) in the Mixed Use West (MU-W) zoning district is consistent with the following Comprehensive Plan objectives and policies, which are outlined below:

- **Policy 1.1.3.5:** 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 West (MU-W) and a zoning designation of Mixed Use West (MU-W). The Mixed Use West (MU-W) zoning designation, which is the zoning of the project site, is intended to "to provide for the establishment and expansion of a broad range of office and commercial uses, including moderate intensity and higher intensity commercial, **hotel/motel and medium-density multiple-family residential development** along the city's western thoroughfares. The establishment of certain uses is subject to conditional use review to ensure they will not create excessive problems for through traffic, or have a negative impact on nearby residential areas or the commercial viability of their neighbors". The Mixed Use West Land Use designation is intended to provide for a mixture of residential, office, service and commercial retail uses within specific areas west of I-95. The distinguishing characteristic of the Mixed Use West land use area is that it allows higher-intensity uses as well as higher height limits along the City's western thoroughfares. The implementing zoning district is MU-W.

- **Policy 1.2.2.5:** Locational Strategy for the Mixed Use West Category

  The Mixed Use West land use category is intended for mapping in areas from the westernmost city limits eastward to I-95 and adjacent to the proposed Park of Commerce, where the existing land use pattern is characterized by a high proportion of land (either vacant or with marginally useful structures) that has a good potential for new retail, office, commercial and high-density multifamily development.

The applicant is proposing a new mixed use development with the potential of mixing commercial/retail, hotel and multifamily uses in the Mixed Use West land use category. Existing public services, including potable water, sewer, fire and police services, are adequate to serve the project. The mixed use nature shall be consistent with the 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 Mixed Use West Zoning District for the construction of a mixed-use project to include a five (5) story +/- 100 guest hotel, and

associated retail/restaurant common area with an adjacent six (6) story +/- 158 unit apartment building along with 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	Mixed Use West (MU-W)	Mixed Use West (MU-W)	Gas Station
South	Industrial (I)	Industrial Park of Commerce (IPOC)	Boutwell Business Center
East	Mixed Use West (MU-W)	Mixed Use West (MU-W)	Gas Station & Motel
West	Commercial	Commercial	Office Building

The majority of existing uses are commercial and retail 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 (Mixed Use West) 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 and residential 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 applicant presented the Palm Beach County Traffic Division a traffic statement prepared by the Wantman Group, dated June 17, 2016. The applicant proposes one right turn in/right turn out access driveway on 10th Avenue North and one full access and one right-in/right turn-out driveways along Boutwell Road. There will be a net daily trip count of 1,786, with a buildout projected by December 31, 2021. Based on their review, the Traffic Division has determined the proposed development is located in the Lake Worth Park of Commerce TCEA (Traffic Concurrency Exception Area) and meets the Traffic Performance Standards (TPS) of Palm Beach County.

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 Palm Beach County Traffic Division has determined the proposed conditional use is located in the Lake Worth Park of Commerce TCEA and meets the Traffic Performance Standards of Palm Bach County. Traffic accessing the site is anticipated to come from 10th Avenue North from the east and west and from the south along Boutwell Road.

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: As a part of their Sustainable Bonus**,** the applicant proposes to offer a 12 foot wide right-of-way (ROW) road dedication along their north property line, adjacent to 10th Avenue North, for a right turn deceleration lane. In addition, the applicant proposes to dedicate a 30 foot wide right-of-way easement dedication for the Boutwell Road improvement project and along their east property line to address traffic flows onto and away from the subject site.

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 in a manner that will not result in higher net public cost or earlier incursion of public cost than would result from a development permitted by right 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 mixed use (commercial/retail and multifamily) 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. This criterion has been met.

4. Enhancement of residential privacy.

Staff Response: The site plan shall provide reasonable, visual and acoustical privacy for all dwelling units located therein. Fences, walks, barriers and vegetation shall be arranged for the protection and enhancement of property and to enhance the privacy of the occupants. This criterion has been met.

5. Emergency access.

Staff Response: Structures and other site features shall be so arranged as to permit emergency vehicle access by some practical means to all sides of all buildings. Due to the fact that this subject site is bordered by 10th Avenue North to the North and Boutwell Road to the east, 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 10th Avenue North and Boutwell Road. The criterion has been met.

7. Pedestrian circulation.

Staff Response: Sidewalks shall be provided to 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 10th Avenue North along the north property line and from Boutwell Road along the east property line 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 patrons and residents to enter and exit the site from Boutwell Road from the east and 10th Avenue North to the north. 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 properties without creating a safety concern (CPTED). The on-site circulation includes a 360 space parking area (about 140 for the hotel and 220 for the apartment complex) and ADA parking for the use of residents and customers of the hotel/restaurant and the apartment complex. This criterion has been met.

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. Criterion has been met.

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 compatible with the surrounding buildings and has met all design criteria to increase visual appearance. The redeveloped site will have a positive effect on property values in the immediate area. The criterion has been met.

14. Transitional development.

Staff Response: The subject site plan shall be designed to provide for a harmonious transition between districts. Building exteriors shall complement other buildings in the vicinity in size, scale, mass, bulk, rhythm of openings and character. This criterion has been met.

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 the Mixed Use West zoning district and for the area as a whole. 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 commercial/retail uses in the MU-W 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 structures 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 has been 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 Mixed Use West district is 30 feet. However, the proposed site plan and architectural plans indicate 65' and 58'8" for the height of the proposed mixed use buildings. In order to be allowed to increase the height of the buildings, 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 (3 additional stories at 40,803 total square feet for the hotel and 3 additional stories for the apartment complex at 132,292 total square feet), the total value of required improvements shall be $865,475. Thus, the total value of the required improvements will be $865,475.
In addition, according to Section C of the Sustainable Bonus Application, the applicant is proposing the following community benefit:

Road Dedication: $323,570:
LED Site Lighting: 15 @ the Hotel & 26 @ the Apartments = 41x2500= $102,500
Walk Path & Landscaping @ the Lake: $83,000

Apartment Building:
Swimming Pool and accessory equipment: $80,000
Exercise Facilities for each floor (2nd through 6th): $35,000

Hotel:
Swimming Pool and accessory equipment: $80,000
Great Room: $108,000
Meeting Room: $33,000
Conference Room: $27,000

Total Value of Community Benefit: $872,070
Therefore, the applicant meets the requirements to qualify for the sustainable bonus.

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 land Use and a Sustainable Bonus request, to allow for the construction of a mixed-use project to include a five (5) story +/- 100 guest hotel, and associated retail/restaurant common area with an adjacent six (6) story +/- 158 unit apartment building. The project will be located on a +/- 7.31 acre parcel generally located at the southwest corner of the 10th Avenue N and Boutwell Road intersection (2224 10th Avenue North and 3300 Boutwell Road) in the Mixed Use West (MU-W) zoning district. This application is pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 and 23.2-33 of the LDRs. 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** a recommendation to allow a Major Site Plan, Conditional Land Use and a Sustainable Bonus request, to allow for the construction of a mixed-use project to include a five (5) story +/- 100 guest hotel, and associated retail/restaurant common area with an adjacent six (6) story +/- 158 unit apartment building. The project will be located on a +/- 7.31 acre parcel generally located at the southwest corner of the 10th Avenue N and Boutwell Road intersection (2224 10th Avenue North and 3300 Boutwell Road) in the Mixed Use West (MU-W) zoning district. The approval of this project is subject to the attached conditions of approval.

POTENTIAL MOTION:

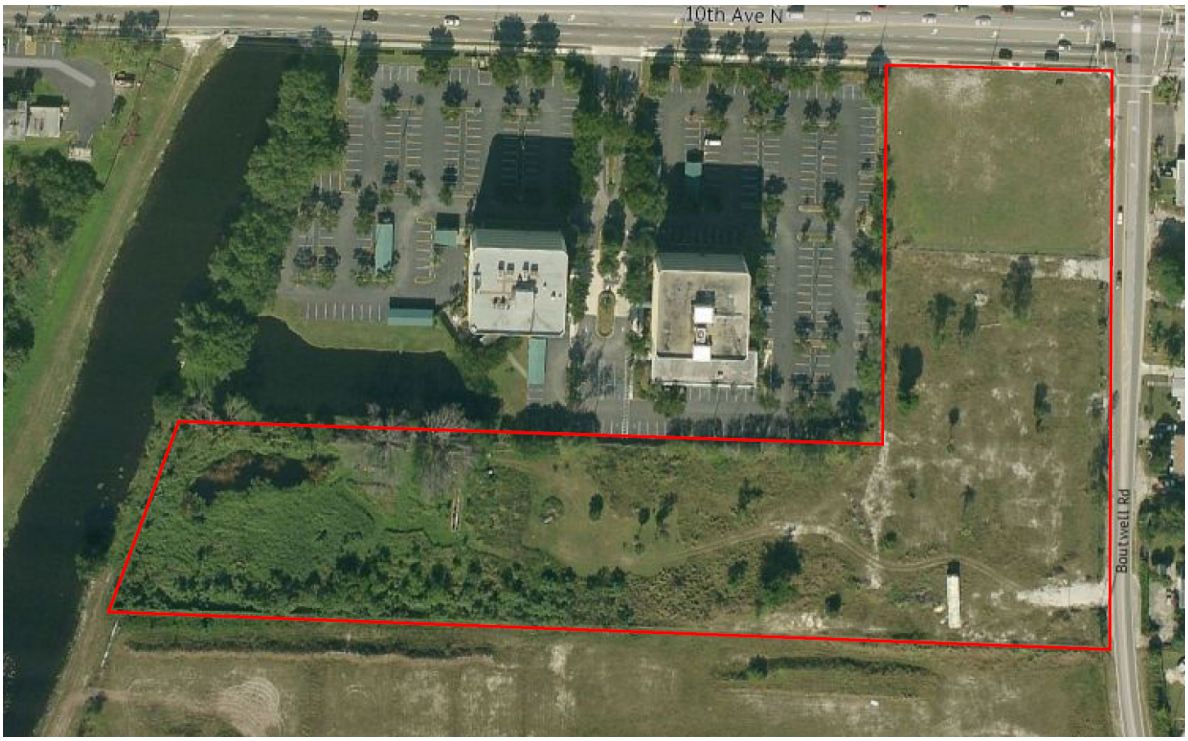
Should the Planning & Zoning Board concur with staff's recommendation the following motions are recommended:

"PZB PROJECT NUMBER 15-01400003: I MOVE TO APPROVE/DENY PZB PROJECT NUMBER 15-01400003: A **Major Site Plan** to allow for the construction of a mixed-use project to include a five (5) story +/- 100 guest hotel, and associated retail/restaurant common area with an adjacent six (6) story +/- 158 unit apartment building. The project will be located on a +/- 7.31 acre parcel generally located at the southwest corner of the 10th Avenue N and Boutwell Road intersection (2224 10th Avenue North and

3300 Boutwell Road) in the Mixed Use West (MU-W) zoning district. The approval of this project is subject to the attached conditions of approval.

"PZB PROJECT NUMBER 15-00500009: I MOVE TO APPROVE/DENY PZB PROJECT NUMBER 15-00500009: A **Conditional Land Use** to allow for the construction of a mixed-use project to include a five (5) story +/- 100 guest hotel, and associated retail/restaurant common area with an adjacent six (6) story +/- 158 unit apartment building. The project will be located on a +/- 7.31 acre parcel generally located at the southwest corner of the 10th Avenue N and Boutwell Road intersection (2224 10th Avenue North and 3300 Boutwell Road) in the Mixed Use West (MU-W) zoning district. 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
    - Architectural Plans
    - Landscape Plan

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. 15-01400003 & 15-00500009

Date of Preparation:	August 30, 2016
P&ZB Meeting Date:	September 7, 2016
Applicant:	Hardial Sibia
Location:	2224 10th Avenue North & 3300 Boutwell Road

CONDITIONS OF APPROVAL
PZB CASE No. 15-01400003
MAJOR SITE PLAN

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 conditional land use pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 and 23.2-33 of the Land development Regulations (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. In the Project Site Information tables, please correct the project name to reflect the "Venetian Complex" title at the time of submittal for a building permit.

2. This development has taken advantage of the parking incentive reduction for a mixed use development. In order to take advantage of this incentive, the hotel portion and the apartment portion must have a recorded cross access agreement prior to the issuance of a certificate of occupancy (CO).

3. All signage shall comply with the requirements of Section 23.5-1 Signs, and shall require approval of a building permit application before installation.

Electric Utilities

1. Prior to the issuance of a CO, provide a recorded **10 ft.** easement from the pad mount switchgear located on the west side of the entrance on 10th Avenue N. to the padmount transformer at the southwest corner of the hotel and to the transformer in the parking lot across the apartment complex.

2. At the time of building permit submittal, provide **4 ft**. clearance around the padmount transformers and **10 ft**. in front of them.

3. At the time of building permit submittal, relocate the **monument sign** that is on the south side of the padmount transformer on Boutwell Rd.

4. At the time of building permit submittal, provide a **preliminary** load calculation and voltage requirements for each building because the lead time for the 3-phase step down transformer is between sixteen to twenty weeks. Therefore, it is imperative that I have these information on time so I can order the transformer as soon as possible to avoid any delays in the project construction schedule.

5. Prior to the issuance of a CO, two bollards must be placed around each transformer.

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.

4. 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.

5. Prior to issuance of a certificate of occupancy, the applicant shall install a new 8-foot wide sidewalk along Boutwell Road from the north property line to the south property line in compliance with the Public Services Department's specifications and Policy and Procedure Manual.

6. Prior to issuance of a Certificate of Occupancy, (should the construction of off-site improvements not be feasible due to timing, future City planning, etc.) the applicant shall make a contribution to the City's Construction Fund for the associated costs of those improvements to the associated right of way.

7. Prior to the issuance of a building permit, the Applicant shall contact and meet with a representative from the Public Services Refuse and Recycling Division to confirm dumpster enclosure location, accessibility and demand on property and that it is compatible with the requirements of the Department of Public Services. Refuse Division contact number is 561-533-7344.

8. 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.

9. 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.

10. Prior to the issuance of a Certificate of Occupancy, the applicant shall fine grade and sod all disturbed areas with Bahia sod.

Water Utilities

- Prior to building permit application, the Preliminary Engineering Plans shall be amended as follows:

1. Please clarify the right-of-way dedication limits in the NE corner of the site at the intersection. Proposed water meter and backflow and DDCV shall not be in dedicated right-of-way.

2. The applicant should inquire with Palm Beach County Engineering regarding the proposed driveway connections into their right-of-way. Both will require permits. In particular, the connection to 10th Avenue North might be too close to the intersection, and also into the future right turn lane. County staff should be able to give guidance on these. The City will endeavor to assist in the application for driveway access with Palm Beach County.

3. Show the water and sewer tie-ins to existing 6" watermain and existing 4"forcemain in Boutwell Road, not future.

4. For hotel building, show service line and fire line connecting to the building.

5. The water meters will need to be relocated to behind the sidewalk.

- The Building Department Engineering Submittal shall include the following:

1. Complete water, sewer and drainage plans showing proposed pipe sizes, materials, conflict and structure sizes and elevations, as well as all pertinent site elevations.

2. Show limits of right of way restoration in engineering drawings.

3. Fireflow calculations based on a recent hydrant test

4. Drainage Calculations, and typical sections along each property line with grading showing the design storm runoff being maintained onsite.

5. Lift Station Calculations and engineering plans.

6. Any storm water permits from SFWMD and LWDD.

7. Erosion Control Plan with the BMPs and NPDES compliance practices.

8. All applicable City of Lake Worth notes and details

9. In addition to these comments being addressed prior to issuance of a building permit, the applicant's engineer or architect shall address the City's Code Article VII Stormwater Utility Section 23.6-3, regarding Floodplain Management in the form of a Drainage Statement. This land parcel appears to be partially within FEMA Flood Insurance Rate Map Zone A7, Community Panel 120192 0165 B (printed October 15, 1982). The applicant shall be required to provide a signed and sealed certification Drainage Statement that the standards of the subsection f) 2. (b) (below) are satisfied for this project if, in fact, the proposed structures are within the Flood Zone A7.

10. "f) 2. Specific standards. In all areas of special flood hazard where base flood elevation data has been provided as set forth in this section, the following provisions are required:" "(b) Nonresidential construction. New construction or substantial improvement of any commercial, industrial, or nonresidential structure shall have the lowest floor, including basement, elevated no lower than the level of the base flood elevation. Structures located in a zones may be flood-proofed in lieu of elevation, provided that all areas of the structure below the required elevation are watertight with walls substantially impermeable to the passage of water, using structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certification shall be provided to the official as set forth in subsection d of this section."

11. Prior to building permit issuance, reserved capacity fees for water and sewer must be paid in full in accordance with the current City Ordinance.

Landscape

1. Prior to the issuance of any building permit an amended landscape plan must be submitted showing the following:

2. The city's minimum sizes for trees must be on plans. Code section 23.6-1 (d) (4)

3. Provide table showing that the City's native species requirement is meet.

4. Code section 23.6-1 (c) (6); make adjustments to plant list as necessary.
5. Must provide genus and species for plant listed as Viburnum - "Native Viburnum"

6. Lagerstroemia Indicia "Crepe Myrtle" must meet the City's minimum size for trees. Code section 23.6-1 (d) (4)

Lake Worth Drainage District (LWDD)

Prior to the issuance of a Building Permit, the applicant shall meet with the staff of the LWDD, to obtain the necessary permit(s) from the LWDD.

Palm Beach County Sheriff

Provide a photometric plan at time of building permit.

CONDITIONS OF APPROVAL
PZB CASE No. 15-00500009
CONDITIONAL LAND USE

1. Any activities associated with the operation of this mixed use 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.

2. The subject site shall remain clear and clean of any trash or debris when retail businesses have closed for the day.

Approved by:

_____
Maxime Ducoste
Assistant Director for Planning and Preservation

EXPERIENCE. INTEGRITY. FAIRNESS.
GREGORY TENDRICH
FOR CIRCUIT COURT JUDGE
GROUP 4
NOTICE
City of Lake Worth
Planning, Zoning & Historic
Preservation Division
561-586-1687
DAVID SILVERS
FOR STATE HOUSE
08/25/2016

C NCEPT OPEN
NOTICE
PZB
City of Lake Worth
Planning, Zoning & Historic
Preservation Division
561-586-1687
08/25/2016

NOTICE
City of Lake Worth
Planning, Zoning & Historic
Preservation Division
561-586-1687
08/25/2016

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	15.00'	89°32'07"	23.44'	S43°21'46"E 21.13'
C2	1457.69'	05°53'17"	149.80'	S01°32'21"E 149.74'
C3	1462.69'	05°51'59"	149.76'	S01°31'42"E 149.69'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°35'43"W	5.00'

SITE SPECIFIC LEGND:
EOW = EDGE OF WATER
TOB = TOP OF BANK

DESCRIPTION:

PARCEL A: (Property described in Official Records Book 24723, Page 1745: PCN 38434420010340010)

(parcel a-1)
the north 227.5 feet of the east 265.4 feet of tract 34 of the model land company subdivision of section 20, township 44 south, range 43 east, according to the plat thereof recorded in plat book 5, page 79, in the office of the clerk of the circuit court in and for palm beach county, florida; less and not including the east 25 feet for road right of way, boutwell road, the north 100 feet of the west 110 feet of the east 135 feet, the west 100 feet of the east 125 feet of the south 112.5 feet and right of way for tenth avenue north: together with the east 5 feet of abandoned byro media lane in deed book 582, page 2, lying west of and adjacent to said property, palm beach county, florida.

(parcel a-2)
the north 100 feet of the east 135 feet of tract 34, model land company's subdivision section 20, township 44 south, range 43 east, less the east 25 feet thereof, according to the plat thereof recorded in plat book 5, page 79, in the office of the clerk of the circuit court in and for palm beach county, florida. less the south 10 feet of the north 25 feet of the west 110 feet of the east 135 feet of tract 34, model land company's subdivision of section 20, township 44 south, range 43 east, and less that part of said tract 34 which is included in the external area formed by a 15 foot radius arc tangent to a line 25 feet south of and parallel to the north line of said tract 34 and tangent to a line 25 feet west of and parallel to the east line of said tract 34, according to the plat thereof recorded in plat book 5, page 79, in the office of the clerk of the circuit court in and for palm beach county, florida.

(parcel a-3)
the west 100 feet of the east 125 feet of the south 112.5 feet of the north 227.5 feet of tract 34, model land company's subdivision of section 20, township 44 south, range 43 east, according to the plat thereof recorded in plat book 5, page 79, in the office of the clerk of the circuit court in and for palm beach county.

PARCEL B: (Property described in Official Records Book 25049, Page 43: PCN 38434420010340040)

Parcel B-1:
The South 327.5 feet of the East 265.4 feet of Tract 34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79, Less the East 25 feet thereof for road Right-of-Way purposed, as recorded in Deed Book 975, Page 42.

Parcel B-2:

The South 100 feet of the North 327.5 feet of the East 265.4 feet of Tract 34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79, Less the East 25 feet thereof for road Right-of-Way purposes, as recorded in Deed Book 973, Page 692.

Parcel B-3:

The North 75 feet of the South 200 feet of the West 55 feet of Tract 34, and The North 75 feet of the South 200 feet of Tract 35, and the South 200 feet of Tract 36, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79.

Parcel B-4:

The South 15 feet of the West 55 feet of Tract 34, and The South 15 feet of the East 195 feet of Tract 35, and the South 125 feet of the West 135.4 feet of Tract 35, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79.

Parcel B-5:

The South one Hundred Twenty-Five Feet (S 125') less the South fifteen feet (S 15') thereof, of the West fifty-five feet (W 55') of Tract 34, And the South One Hundred Twenty-Five Feet (125') less the South fifteen feet (S15') thereof, of the East One Hundred Ninety-Five feet (E 195') of Tract 35,Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79.

Together with all right, title and interest of Grantor in and to the following described easement:

Parcel B-6:

The East 10 feet of the West 65 feet of Tract 34 bounded on the North by the North line of the South 327.5 feet of Tract 34 and bounded on the South by the South line of Tract 34, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the Office of the Clerk of Circuit Court, in and for Palm Beach County, Florida, in Plat Book 5, Page 79.

SURVEY NOTES:

1.) Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
2.) Area of subject parcel:
PARCEL A: 49,648 square feet or 1.140 acres
PARCEL B: 244,686 square feet (including hiatus) or 5.617 acres.
TOTAL: 264,334 square feet or 6.757 acres.
3.) Elevations shown hereon are based on N.A.V.D. 88.
a) Originating benchmark = Nail in wood utility pole (ref. M-3731, elevation = 12.50' NAVD 88)
b) 0.0 = existing elevation (typical).
c) Base flood elevation for A-7 zone = 12' NGVD 29 or 10.5' NAVD 88 per FEMA Flood Insurance Rate Map 120192 1201920165 B 10/15/82
4.) No underground improvements located.
5.) Bearings and coordinates shown hereon are Grid. State Plane Coordinate System (NAD 83/Florida East Zone, 1990 adjustment; Transverse Mercator Projection). The basis of bearing line used is the line between county monuments "DET 7" and "I-95 10TH AVENUE OFFSET", bearing S49°10'18"E., 2032.10'.
6.) This firms "Certificate of Authorization" number is "LB 6838".

CERTIFIED TO: Boynton Holdings, LLC

PROPERTY ADDRESS:
Parcel A: 2224 10th Ave. North, Lake Worth, FL 33461
Parcel B: 3300 Boutwell Road, Lake Worth, FL 33461

FLOOD ZONE: A-7, B & C (FIRM 120192 1201920165 B 10/15/82)

BOUNDARY SURVEY

This survey is invalid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

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

REVISIONS:

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE
CONC.	= CONCRETE	L	= ARC LENGTH
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE

P.I.	= POINT OF INTERSECTION
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
R/W	= RIGHT OF WAY
	= CHAIN LINK FENCE
	= WOOD FENCE
	= METAL FENCE
	= CENTERLINE
	= EASEMENT
	= COVERED
	= OVERHEAD LINES
	= LOT TIE

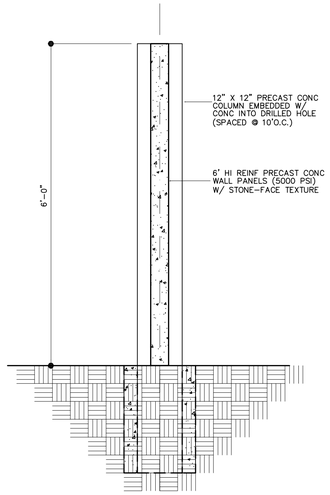
= ASPHALT PAVEMENT
= CONCRETE FLATWORK
= PAVER BRICK FLATWORK
= WOOD POWER POLE
= WATER METER
= FIRE HYDRANT
= CATCH BASIN
= SANITARY MANHOLE

SCALE:	1" = 40'
DRAWN BY:	PICARD
FIELD WK:	M.M. / B.M.
DATE:	01/12/2016

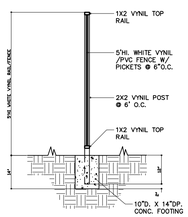
MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: millersurveying@aol.com

REF'S:	C65/76 C83/47 S69/53
PREV. JOB NO'S.	Y150299 Y150349
JOB NO.	Y160001
L - 1943 - A	

W:\Miller\MILLER-DRAWINGS\Y16\Y160001.dwg, 24X36, 1/18/2016 3:20:27 PM



6'HI. CONC. PRIVACY FENCE
WALL SECTION (A / SP)
SCALE: 3/4" = 1'-0"



5'HI POOL FENCE (B / SP)
SCALE: 3/4" = 1'-0"

INDEX OF DRAWINGS

SP	OVERALL SITE PLAN
H1	HOTEL SITE PLAN
H2	1ST FLR HOTEL ARCHITECTURAL PLAN
H3	2ND FLR HOTEL ARCHITECTURAL PLAN
H4	3RD-6TH FLR HOTEL ARCHITECTURAL PLAN
H5	FRONT & REAR HOTEL ELEVATIONS
H6	LEFT & RIGHT SIDE HOTEL ELEVATIONS
A1	APTMNT BLDG SITE PLAN
A2	APTMNT BLDG FLOOR PLANS
A3	APARTMENT ELEVATIONS
A4	APARTMENT BLDG PLANS - FULL
L1	HOTEL LANDSCAPING PLAN
L2	APARTMENT LANDSCAPING PLAN
C1	PAVING, GRADING, & DRAINAGE PLAN
C2	CANAL CROSS SECTIONS
C3	WATER & SEWER PLAN
C4	PAVEMENT MARKING & SIGNAGE PLAN
PH	PHOTOMETRIC SITE PLAN

PROJECT SITE INFORMATION:

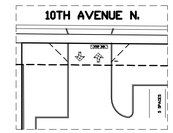
WYNDHAM GARDEN HOTEL / APARTMENT COMPLEX
CURRENT USE: VACANT LOT
USE DESIGNATION: MULTI-USE
ZONING DISTRICT: MIXED USE WEST
FUTURE LAND USE MAP CLASSIFICATION: 'MULTI-FAMILY'
UTILITIES PROVIDER: CITY OF LAKE WORTH

TOTAL SITE AREA:	(7.31 ACRES)	318,339 S.F.	
DEDICATED RIGHT-OF-WAY:	(6.8%)	21,616 S.F.	
LOT AREA:	(6.81 ACRES)	296,723 S.F.	100.0 %
BUILDING COVERAGE:		51,221 S.F.	17.3 %
PAVED (HARDSCAPE) AREA:		141,610 S.F.	47.7 %
GREEN (LANDSCAPE) AREA:		97,872 S.F.	33.0 %
POOL AREA		6,020 S.F.	2.0 %
TOTAL APT. BLDG. AREA:	(F.A.R.)	268,489 S.F.	

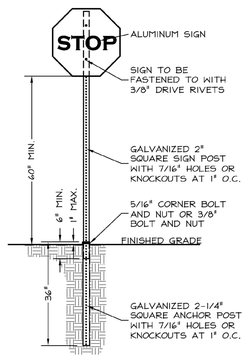
FLOOR AREA RATIO = 90%

REQ'D PERCENTAGE INT. GREEN AREA:	35% S.F.
REQ'D INTERIOR GREEN AREA:	103,853 S.F.
PROVIDED INTERIOR GREEN AREA:	103,892 S.F.

APARTMENTS:
TYPE OF OCCUPANCY: 'R2' (APARTMENT)
TYPE OF CONSTRUCTION: 'IB' SPRINKLED
NUMBER OF STORIES: (APT) 6 STORIES
APARTMENT UNITS: '158 UNITS'
HOTEL:
TYPE OF OCCUPANCY: 'R1' (HOTEL)
TYPE OF CONSTRUCTION: 'IB' SPRINKLED
NUMBER OF STORIES: (HOTEL) 5 STORIES
GUEST UNITS: '100 UNITS'
RETAIL/REST. CALCULATION: '4,900 S.F.'



ALTERNATE DRIVEWAY
SCALE: 1" = 40'-0"



HOTEL GUEST ROOM INFORMATION:

FIRST FLOOR (COMMON AREA):	0 ROOMS	10,050 S.F.	
RETAIL/RESTAURANT:	0 ROOMS	4,900 S.F.	
SECOND FLOOR GUEST RMS:	25 ROOMS	13,601 S.F.	
TOTAL GUEST ROOMS:	25 ROOMS	TOTAL S.F.:	28,551 S.F.

HOTEL GUEST ROOM INFORMATION:

THIRD FLOOR GUEST RMS:	25 ROOMS	13,601 S.F.	
FOURTH FLOOR GUEST RMS:	25 ROOMS	13,601 S.F.	
FIFTH FLOOR GUEST RMS:	25 ROOMS	13,601 S.F.	
TOTAL GUEST ROOMS:	75 ROOMS	TOTAL S.F.:	40,803 S.F.

PARKING CALCULATIONS:

100 HOTEL RMS. X 1 SPACES/RM. = 100 SPACES + 2 EMPLOYEE
RETAIL/REST. 4900 S.F. / 75 = 66 SPACES REQUIRED
1 BDRM = 70 APT X 1 SPACES = 70 SPACES REQUIRED
2 BDRM = 88 APT X 2 SPACES = 176 SPACES REQUIRED

TOTAL PROJECT PARKING = 412 SPACES REQUIRED
MIXED USE PARKING REDUCTION = .75

TOTAL REQUIRED PARKING = 309 SPACES
TOTAL PARKING PROVIDED = 360 SPACES

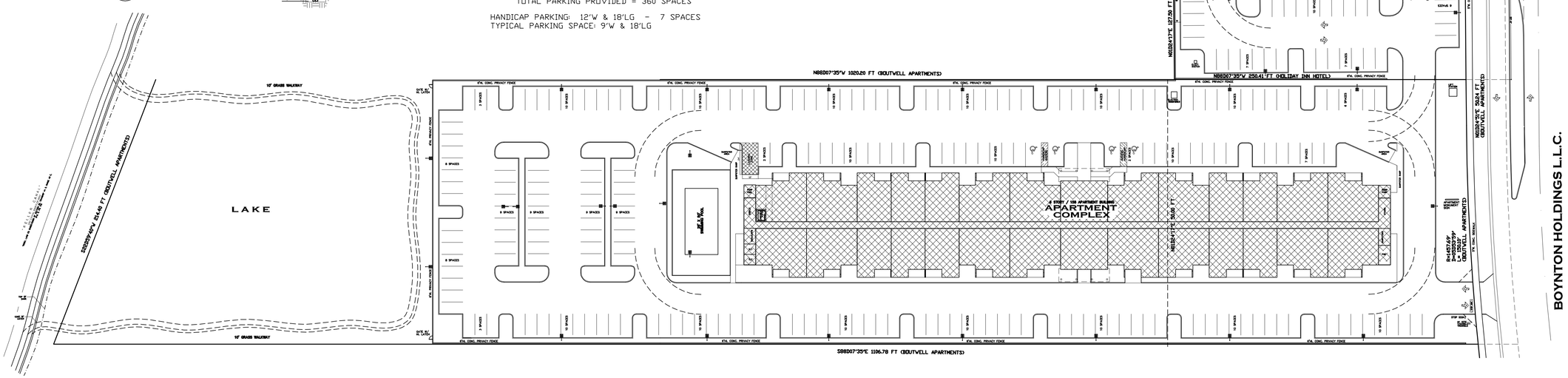
HANDICAP PARKING: 12'W & 18'LG - 7 SPACES
TYPICAL PARKING SPACE: 9'W & 18'LG

APARTMENT INFORMATION:

FIRST FLOOR:	24 APARTMENTS	25,539 S.F.	
FIRST FLOOR:	COMMON AREA	8,281 S.F.	
SECOND FLOOR:	26 APARTMENTS	27,989 S.F.	
SECOND FLOOR:	COMMON AREA	5,084 S.F.	
TOTAL APARTMENTS:	50 APARTMENTS	TOTAL:	66,843 S.F.

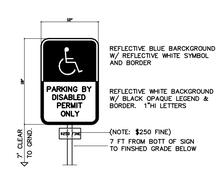
APARTMENT INFORMATION:

THIRD FLOOR:	27 APARTMENTS	29,009 S.F.	
THIRD FLOOR:	COMMON AREA	4,064 S.F.	
FOURTH FLOOR:	27 APARTMENTS	29,009 S.F.	
FOURTH FLOOR:	COMMON AREA	4,064 S.F.	
FIFTH FLOOR:	27 APARTMENTS	29,009 S.F.	
FIFTH FLOOR:	COMMON AREA	4,064 S.F.	
SIXTH FLOOR:	27 APARTMENTS	29,009 S.F.	
SIXTH FLOOR:	COMMON AREA	4,064 S.F.	
TOTAL APARTMENTS:	108 APARTMENTS	TOTAL:	132,292 S.F.

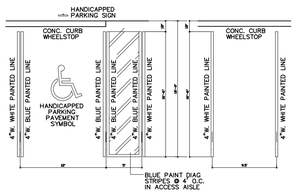


SITE PLAN
SCALE: 1" = 40'-0"
(DIMENSIONS AT 1/20" SCALE DRAWINGS)

NORTH



HNDCP PARKING SIGN
SCALE: 2" = 1'-0"



HNDCP PARKING TYP PARKING PARKING STALL PLANS
SCALE: 1/4" = 1'-0"

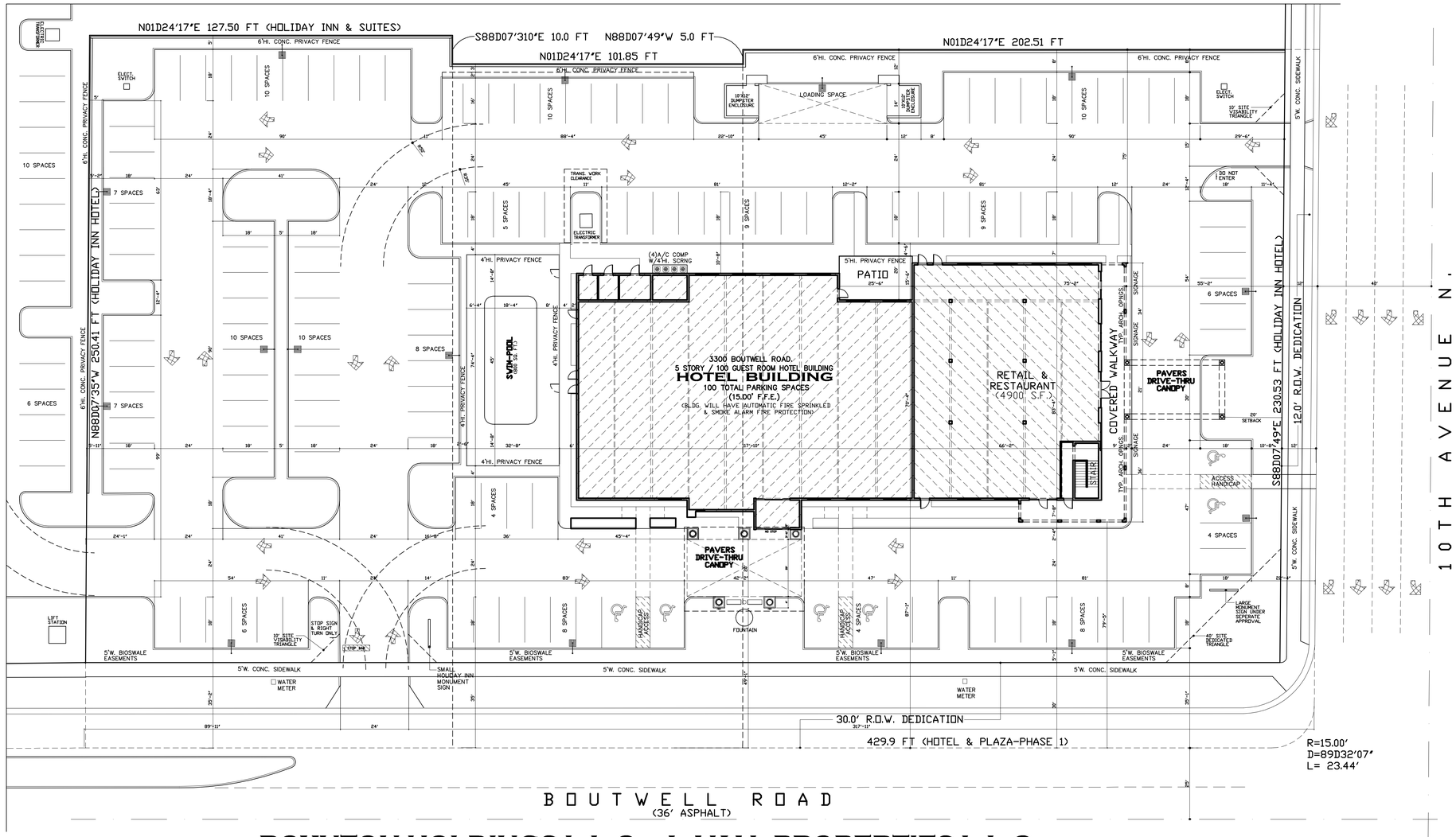
JAMES E. GILGENBACH
ARCHITECTURE & PLANNING
NEWPORT COMMERCE CENTER SUITE 107
DEERFIELD BEACH 1239 E. NEWPORT CENTER DR.
FLORIDA 33442 (954) 426 - 1652
ARCHITECT AR-7457

REVISIONS:

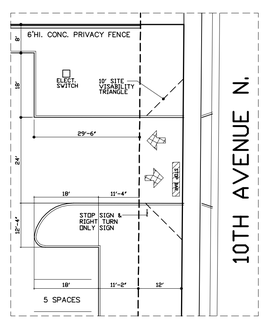
1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & ADVISE ARCHITECT OF ANY DISCREPANCIES. CONSTRUCTION SHALL NOT PROCEED UNTIL SAID DISCREPANCIES HAVE BEEN RESOLVED BY ARCHITECT.
3. NO MATERIALS OR SYSTEMS ARE TO BE FABRICATED UNTIL:
A. ALL DIMENSIONS HAVE BEEN VERIFIED BY THE CONTRACTOR.
B. SHOP DRAWINGS HAVE BEEN REVIEWED & ACCEPTED BY THE ARCHITECT.

NEW RETAIL/HOTEL/APARTMENT BUILDING
AKAL PROPERTY L.L.C.
BOUTWELL ROAD & 10TH AVENUE NORTH
LAKE WORTH, PALM BEACH COUNTY, FLORIDA

DATE: 02 AUG '16
PROJECT NO: 13 - A17
SHEET: SP of 1



BOYNTON HOLDINGS L.L.C. / AKAL PROPERTIES L.L.C.



ALTERNATE DRIVEWAY

S C A L E: 1" = 20'-0"

SITE PLAN

S C A L E: 1" = 20'-0"

NORTH

GUEST ROOM INFORMATION:

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RETAIL/RESTAURANT:	0 ROOMS		4,900 S.F.
SECOND FLOOR GUEST RMS:	25 ROOMS		13,601 S.F.
TOTAL GUEST ROOMS:	25 ROOMS	TOTAL S.F.:	28,551 S.F.

GUEST ROOM INFORMATION:

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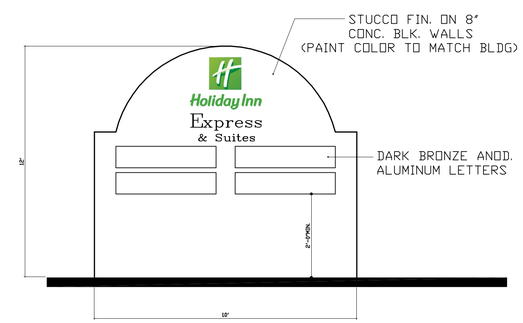

TYP. ENTRY SIGN ELEVATION

S C A L E: NOT TO SCALE

JAMES E. GILGENBACH
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B. SHOP DRAWINGS HAVE BEEN REVIEWED & ACCEPTED BY THE ARCHITECT.

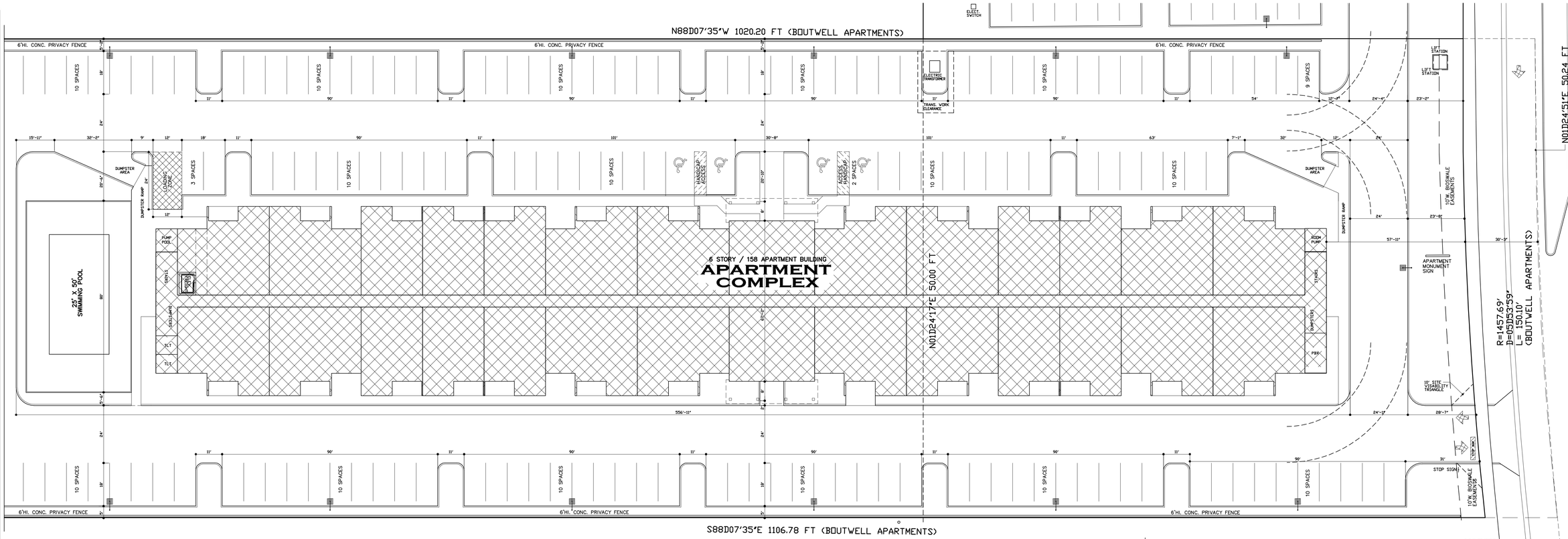
NEW RETAIL/HOTEL/APARTMENT BUILDING

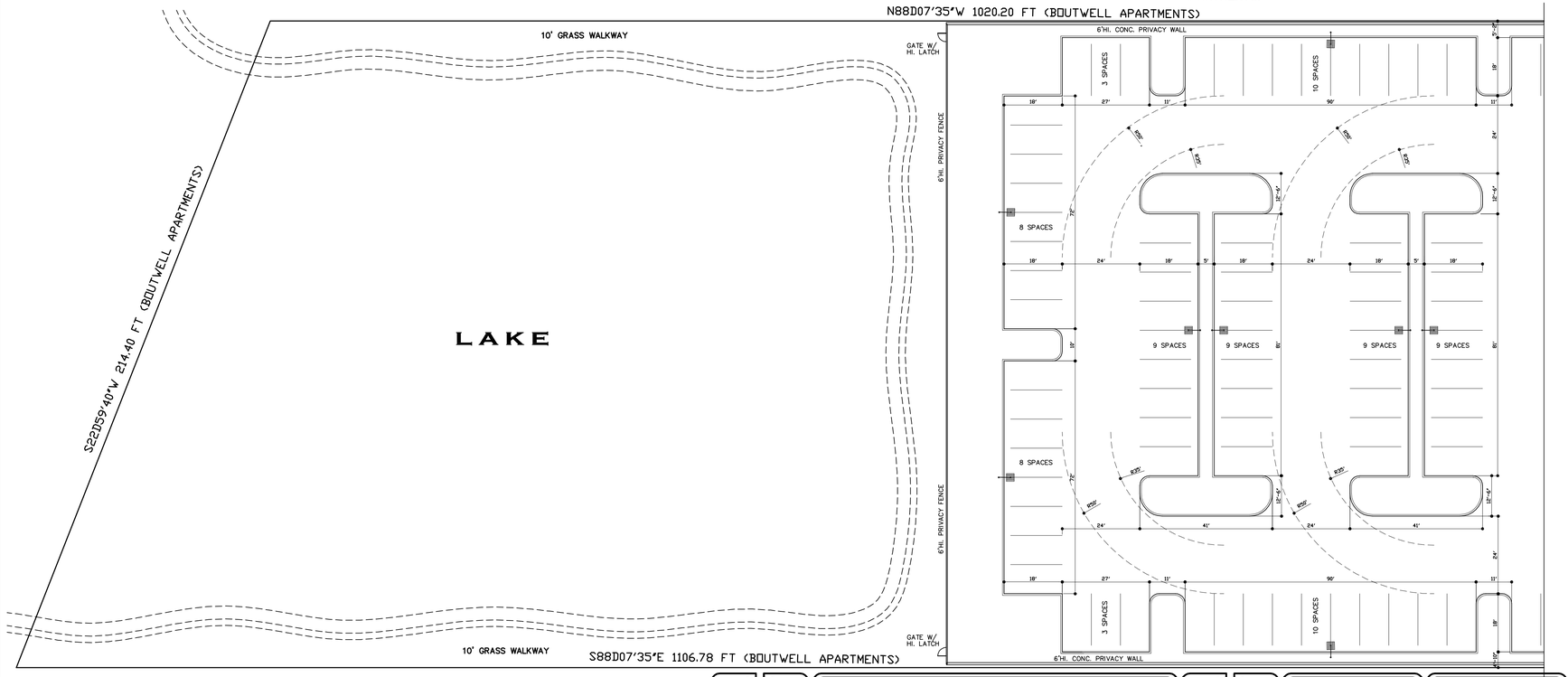
MIXED USE P.U.D.

BOUTWELL ROAD & 10TH AVENUE NORTH
LAKE WORTH, PALM BEACH COUNTY, FLORIDA

DATE: 02 AUG '16
PROJECT NO: 13 – A17
SHEET: H1 of 6

13A17-S-A1





SITE PLAN

SCALE: 1" = 20'-0"

NORTH

APARTMENT INFORMATION:

FIRST FLOOR:	24 APARTMENTS	25,539 S.F.
FIRST FLOOR:	COMMON AREA	8,281 S.F.
SECOND FLOOR:	26 APARTMENTS	27,989 S.F.
SECOND FLOOR:	COMMON AREA	5,084 S.F.
TOTAL APARTMENTS:	50 APARTMENTS	TOTAL: 66,843 S.F.

APARTMENT INFORMATION:

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THIRD FLOOR:	COMMON AREA	4,064 S.F.
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FOURTH FLOOR:	COMMON AREA	4,064 S.F.
FIFTH FLOOR:	27 APARTMENTS	29,009 S.F.
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SIXTH FLOOR:	27 APARTMENTS	29,009 S.F.
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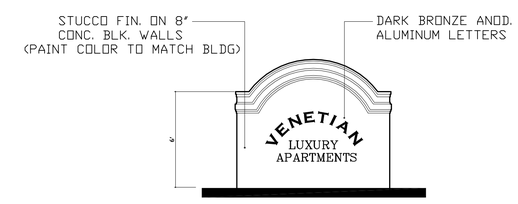
TOTAL APARTMENTS:	108 APARTMENTS	TOTAL: 132,292 S.F.



TYP. ENTRY SIGN ELEVATION

SCALE: 1" = 5'-0"

JAMES E. GILGENBACH
ARCHITECTURE & PLANNING
SUITE 107 NEWPORT COMMERCE CENTER
1239 E. NEWPORT CENTER DR. DEERFIELD BEACH
(954) 426 – 1652 FLORIDA 33442
ARCHITECT AR-7457

REVISIONS:

1. DRAWINGS ARE NOT TO BE SCALED, ARCHITECT DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & ELEVATIONS. DIMENSIONS & NOTES ARCHITECT TO BE NOTIFIED IMMEDIATELY IF CONDITIONS DIFFER FROM CONSTRUCTION DWG. NOT PROCEED WITH WORK UNTIL CLARIFICATION.
3. NO MATERIALS OR SYSTEMS ARE TO BE INSTALLED UNTIL ALL DETAIL SHOP DRAWINGS HAVE BEEN REVIEWED & ACCEPTED BY ARCHITECT.
4. ALL DIMENSIONS HAVE BEEN REVIEWED BY STRUCTURAL ENGINEER & SHOP DRAWINGS HAVE BEEN REVIEWED & ACCEPTED BY ENGINEER.

NEW APARTMENT BUILDING

BOYNTON HOLDINGS L.L.C.

BOUTWELL ROAD & 10TH AVENUE NORTH
LAKE WORTH, PALM BEACH COUNTY, FLORIDA

DATE: 26 JULY '16
PROJECT NO: 13 – A40
SHEET: A1 of 4

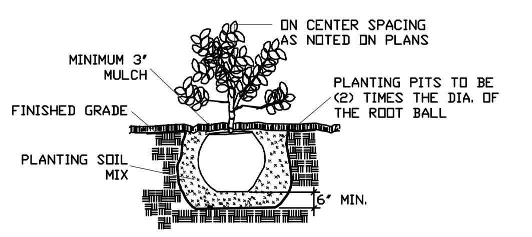
13F40-S

INDEX OF DRAWINGS

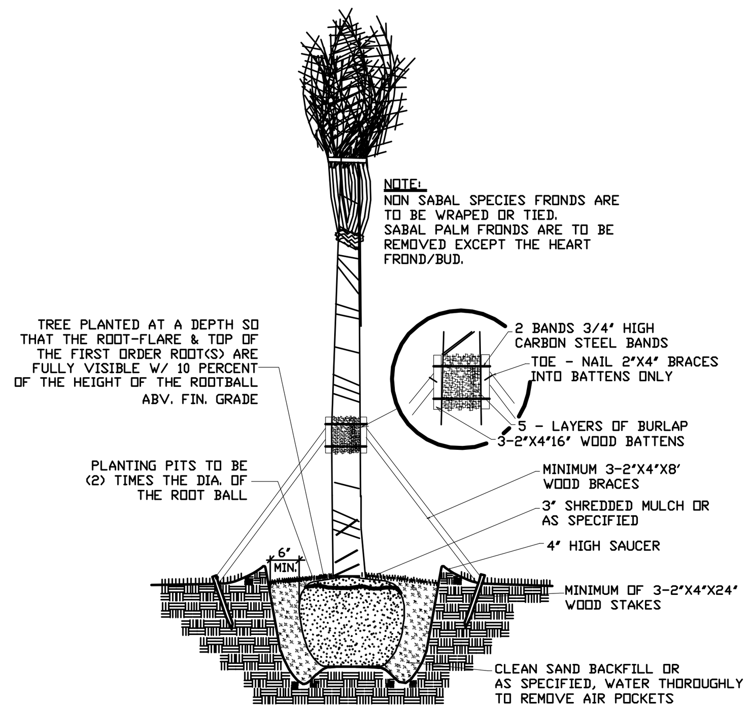
LA1 LANDSCAPE PLAN

LEGEND:

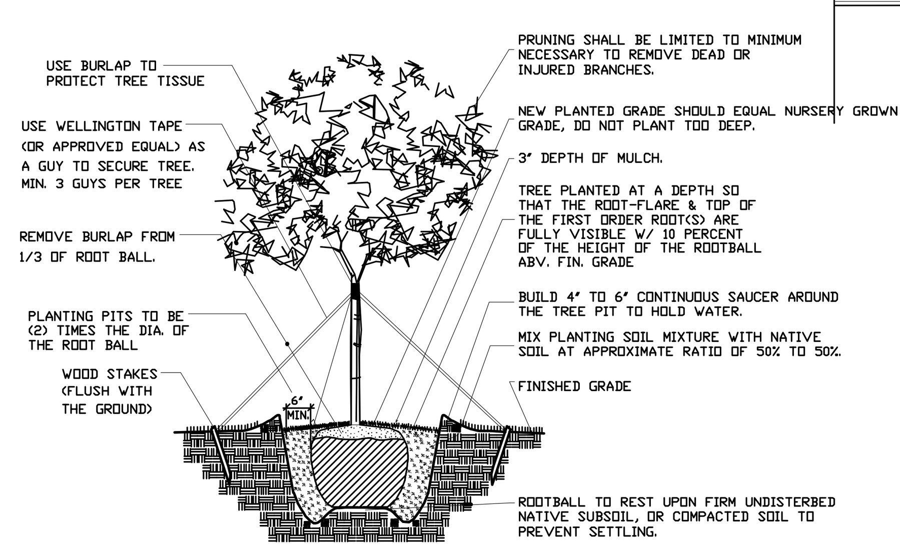
- = 6'HI PREC. CONC. WALL
- = SITE LIGHT
- Ø = EXIST. UTILITY POLE TO REMAIN
- = STOP SIGN
- = BENCH & TRASH



SHRUB PLANTING DETAIL
N.T.S.



PALM PLANTING DETAIL
N.T.S.



TREE PLANTING DETAIL
N.T.S.

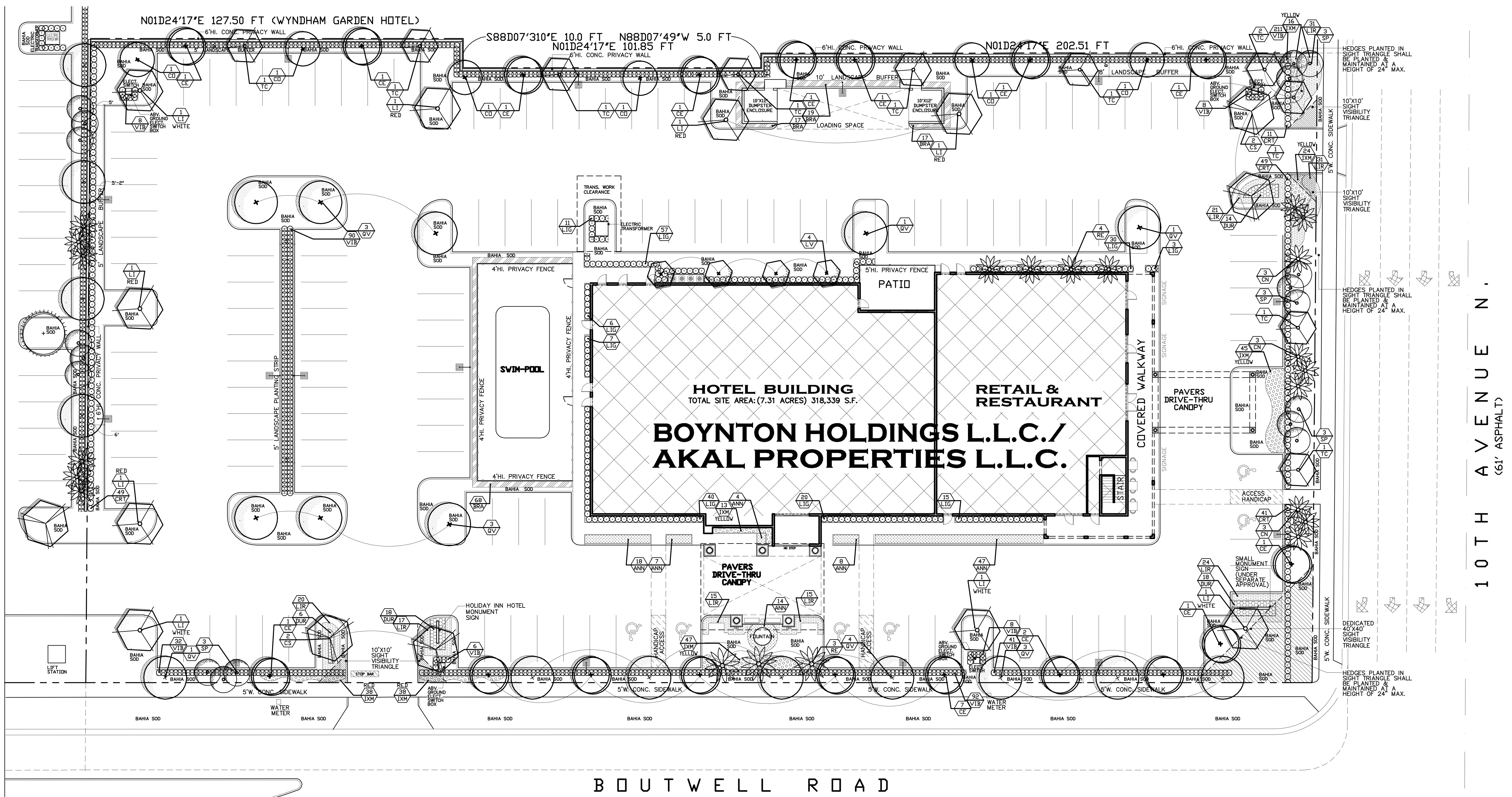
28,322 S.F. INTERIOR LANDSCAPE PROVIDED = 283 TREES REQ'D.
76 TREES PROVIDED FOR HOTEL BLDG & RETAIL RESTAURANT PORTION OF SITE
NO MORE THAN 71 PALM TREES SHALL BE PROVIDED

RATIO OF TREES TO NO. OF SPECIES	
REQUIRED NUMBER OF TREES	MINIMUM NUMBER OF SPECIES
1 -- 3	01
4 -- 6	02
7 -- 15	03
16 -- 45	04
46 -- 100	05
100 & OVER	06

28,322 S.F. INTERIOR LANDSCAPE PROVIDED = 283 TREES REQ'D.
76 TREES PROVIDED FOR HOTEL BLDG & RETAIL RESTAURANT PORTION OF SITE
NO MORE THAN 71 PALM TREES SHALL BE PROVIDED
(PALMS SHALL CONTRIBUTE NO MORE THAN 25% OF THE REQUIRED TREES)

RATIO OF TREES TO PALMS	
REQUIRED NUMBER OF TREES	REQUIRED NUMBER OF PALMS
283 TREES REQUIRED	71 PALM TREES REQ'D.
	25 PALM TREES PROVIDED

13A17-LA1



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NORTH

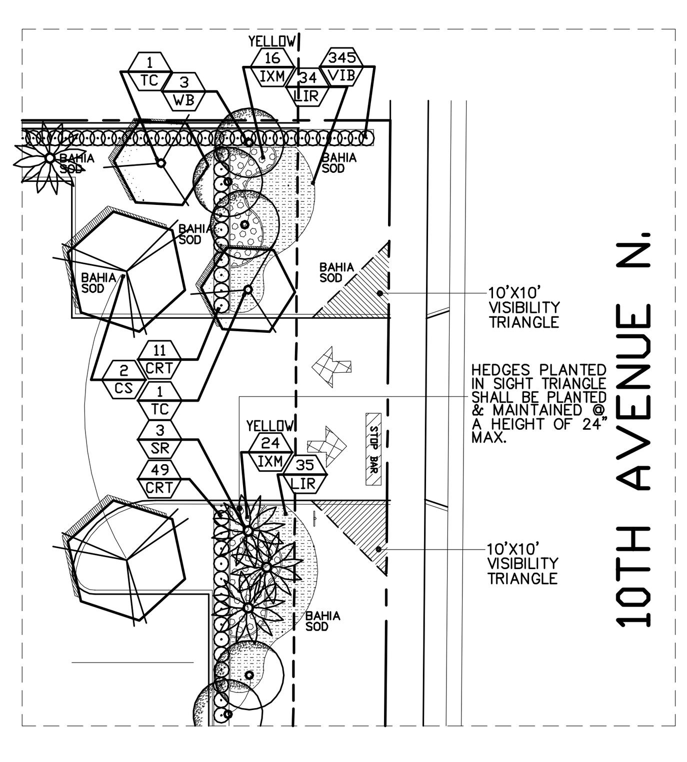
CITY OF LAKEWORTH'S MIN. SIZE FOR TREES & HEDGES

NOTE: IF MIN. LANDSCAPING REQUIREMENTS ARE NOT ALREADY MET, THEN NEWLY PLANTED TREE SPECIES SHALL BE AT LEAST TWELVE (12) FT. IN HEIGHT AT THE TIME OF PLANTING, WITH MIN. OF FOUR (4) FT. OF SINGLE STRAIGHT TRUNK WITH SIX-FOOT SPREAD OF CANOPY AND A MIN. TRUNK CALIPER OF THREE (3) INCHES MEASURED AT A POINT FOUR AND ONE-HALF FEET ABOVE GROUND LEVEL. A SMALL TREE IS LESS THAN TWENTY (20) FT. TALL AT MATURITY, A MEDIUM TREE IS TWENTY-THIRTY (20-30) FT. TALL AT MATURITY AND A LARGE TREE IS GREATER THAN THIRTY (30) FEET TALL AT MATURITY. PER SECTION 23.6-1 (d) (4).

NOTE: PALMS SHALL CONTRIBUTE NO MORE THAN 25% OF THE REQUIRED TREES. PALMS CONSIDERED SUSCEPTIBLE TO LETHAL YELLOWING SHALL NOT BE USED TO FULFILL THIS REQUIREMENT. PALMS THAT DO NOT HAVE A FIFTEEN-FOOT SPREAD OF CROWN WHEN MATURE WILL BE CLUSTERED IN THREES & THREE (3) COCONUT, SABAL OR ROYAL PALM TREES WILL EQUAL ONE SHADE TREE. PALM TREES MUST BE A MIN. OF TWELVE (12) FEET IN HEIGHT WITH SIX (6) FEET OF GREY WOOD AT TIME OF PLANTING. THE USE OF NATIVE PALMS IS ENCOURAGED. PER SECTION 23.6-1 (d) (5).

PLANT LIST:

Symbol	Item	Common Name	Specifications	Drought Tolerance	Native	Quantity
CE	Conocarpus erectus	Green Buttonwood	MIN. 3" CAL., MEASURED 6" OFF GRADE 10' - 12' HT. X 3' - 4' SPR., MIN. 8' C.T.	MEDIUM	YES	20
CO	Conocarpus e. 'Sericeus'	Silver Buttonwood	MIN. 3" CAL., MEASURED 6" OFF GRADE 10' - 12' HT. X 3' - 4' SPR., MIN. 8' C.T.	MEDIUM	YES	33
CN	Cocos nucifera 'Maypan'	Coconut Palm	10' - 12' O.A. HT., 6' - 8' C.T.	MEDIUM	YES	12
CS	Cordia sebestena	Giger Tree	MIN. 3" CAL., MEASURED 6" OFF GRADE 10' - 12' HT. X 3' - 4' SPR., MIN. 8' C.T.	LOW	YES	4
LI	Lagerstroemia indica	Crape Myrtle--Whites & Reds	MIN. 3" CAL., MEASURED 6" OFF GRADE 12' - 14' HT. X 6' - 7' SPR., MIN. 4' C.T.	LOW	NO	9
LV	Gualacum sanctum	Lignum Vitae	MIN. 3" CAL., MEASURED 6" OFF GRADE 10' - 12' HT. X 3' - 4' SPR., MIN. 4' C.T.	LOW	YES	4
QV	Quercus virginiana	Live Oak	MIN. 3" CAL., MEASURED 6" OFF GRADE 10' - 12' HT. X 3' - 4' SPR., MIN. 4' C.T.	LOW	YES	16
RE	Roystonea elata	Royal Palm	10' - 12' O.A. HT., 6' - 8' C.T.	MEDIUM	NO	7
SP	Sabel palmetto	Cabbage Palm	10' - 12' O.A. HT., 6' - 8' C.T.	MEDIUM	NO	12
TC	Tabebuia caraiba	Yellow Tabebuia	MIN. 3" CAL., MEASURED 6" OFF GRADE 12' - 14' HT. X 6' - 7' SPR., MIN. 4' C.T.	HIGH	NO	10
BRA	Brassia arboricola 'Variegata'	Variegated Dwarf Schefflera	3 GAL., MIN. 24" HT. X 24" SPR., TIP-TO-TIP, 24" O.C.	MEDIUM	NO	104
CRT	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum Hedge	3 GAL., MIN. 24" HT. X 24" SPR., TIP-TO-TIP, 24" O.C.	MEDIUM	YES	139
DUR	Duranta repens	Golden Dewdrop	3 GAL., MIN. 24" HT. X 24" SPR., TIP-TO-TIP, 24" O.C.	LOW	NO	52
IXM	Ixora 'Maui' - Yellow	Maui Ixora - Yellow	3 GAL., MIN. 24" HT. X 24" SPR., TIP-TO-TIP, 24" O.C.	MEDIUM	NO	221
LIG	Ligustrum lucidum--SHRUB	Japanese Privet	3 GAL., MIN. 24" HT. X 24" SPR., TIP-TO-TIP, 24" O.C.	MEDIUM	NO	138
LIR	Liriope 'Variegated Giant'	Variegated Giant Liriope	3 GAL., MIN. 24" HT. X 24" SPR., TIP-TO-TIP, 24" O.C.	MEDIUM	NO	169
VIB	Viburnnum	Native Viburnum	3 GAL., MIN. 24" HT. X 24" SPR., TIP-TO-TIP, 24" O.C.	MEDIUM	NO	496
ANNUALS	Perinnials	Perinnials	Annuals Only, MIN. 12" O.C.	--	--	94
SOD	Bahia	Bahia	Sod Only, Stagger Joints			



ALTERNATE DRIVEWAY

SCALE: 1" = 20'-0"

PLANTING NOTES:

1. All plant material furnished by the contractor shall be Florida #1 or better as set forth by the Florida Department of Agriculture, grades and standards for nursery plants, part I & II (current editions) at the time of final inspection.
2. All plant material must meet or exceed the minimum size requirements as specified on the plant list at the time of final inspection.
3. Quantities indicated on the plant list are for convenience. The contractor shall be responsible for doing his own takeoff. When discrepancies occur, the planting plan takes precedence over the plant list.
4. All substitutions must be approved by the Landscape Architect and the Town of Lantana prior to installation.
5. Trees and palms shall be planted so that heads will be clear of all structures at mature spread.
6. Planting soil shall be at least 20% muck or compost and 80% sand, delivered to the site in a clean, loose and friable condition, and having good drainage characteristics.
7. All plant material shall be watered in thoroughly at the time of planting.
8. Fertilizer for trees and shrubs shall be a general purpose 50% organic fertilizer 6-6-6 containing trace elements. Fertilizer for palms shall be a special palm type which includes manganese and magnesium sulfate.
9. All trees and palms to be staked and guyed as shown in planting details.
10. All planting beds and tree saucers shall be mulched with a standard size shredded type mulch, (baldcypress mulch is not to be used), to a minimum depth of 3" and watered down to prevent wind displacement. the use of other types of mulch is required over cypress mulch.
11. Sod shall be St. Augustine 'floratam', unless otherwise specified, and shall be free of weeds and in a healthy growing condition. Sod shall be laid on a smooth, finished grade with closely fitted, staggered joints.
12. Any excess soil, stones or debris resulting from landscape operations shall be removed promptly, keeping the site clean as work progresses.
13. Contractor shall be responsible for locating all underground utilities and shall be responsible for repairing any damage.
14. All landscaped areas shall receive 100% coverage and 50% overlap from an automatic, underground irrigation system. Where an irrigation system already exists, the contractor shall be responsible for coordinating all necessary adjustments with the irrigation, contractor or property maintenance personnel. A moisture sensing controller other than a rain switch is required.
15. The contractor shall provide a written guarantee to the owner for all plant materials and workmanship for a period of not less than 1 year (360) days from the time of final acceptance by the owner. At the end of the guarantee period, replace any plants, which have died, with healthy plants of the same species and size without additional cost to the owner providing plants have been properly mantained by the owner after final acceptance. Any plant materials damaged by storms, vandalism, freeze damage or other acts of God are not included in this replacement agreement.

PROJECT SITE INFORMATION:

WYNDHAM GARDEN HOTEL / APARTMENT COMPLEX
CURRENT USE: VACANT LOT
USE DESIGNATION: MULTI-USE
ZONING DISTRICT: MIXED USE WEST
FUTURE LAND USE MAP CLASSIFICATION: 'MULTI-FAMILY'
UTILITIES PROVIDER: CITY OF LAKE WORTH
TOTAL SITE AREA: (7.31 ACRES) 318,339 S.F.

DEDICATED RIGHT-OF-WAY: (6.8%)		21,616 S.F.
LOT AREA: (6.81 ACRES) 296,723 S.F.		100.0 %
BUILDING COVERAGE:	51,221 S.F.	17.3 %
PAVED (HARDSCAPE) AREA:	141,610 S.F.	47.7 %
GREEN (LANDSCAPE) AREA:	97,872 S.F.	33.0 %
POOL AREA	6,020 S.F.	2.0 %
TOTAL APT. BLDG. AREA: (F.A.R.) 268,489 S.F.		
FLOOR AREA RATIO = 90%		
REQ'D PERCENTAGE INT. GREEN AREA:		35% S.F.
REQ'D INTERIOR GREEN AREA:		103,853 S.F.
PROVIDED INTERIOR GREEN AREA:		103,892 S.F.

INTERIOR LANDSCAPE REQ'D = 20% OF 141,610 S.F. IMPERVIOUS
INTERIOR LANDSCAPE REQ'D = 28,322 S.F.
28,322 S.F. INTERIOR LANDSCAPE PROVIDED = 283 TREES REQ'D.
76 TREES PROVIDED HOTEL BLDG & RETAIL RESTAURANT PORTION OF SITE
NO MORE THAN TOTAL OF 25 PALM TREES SHALL BE PROVIDED

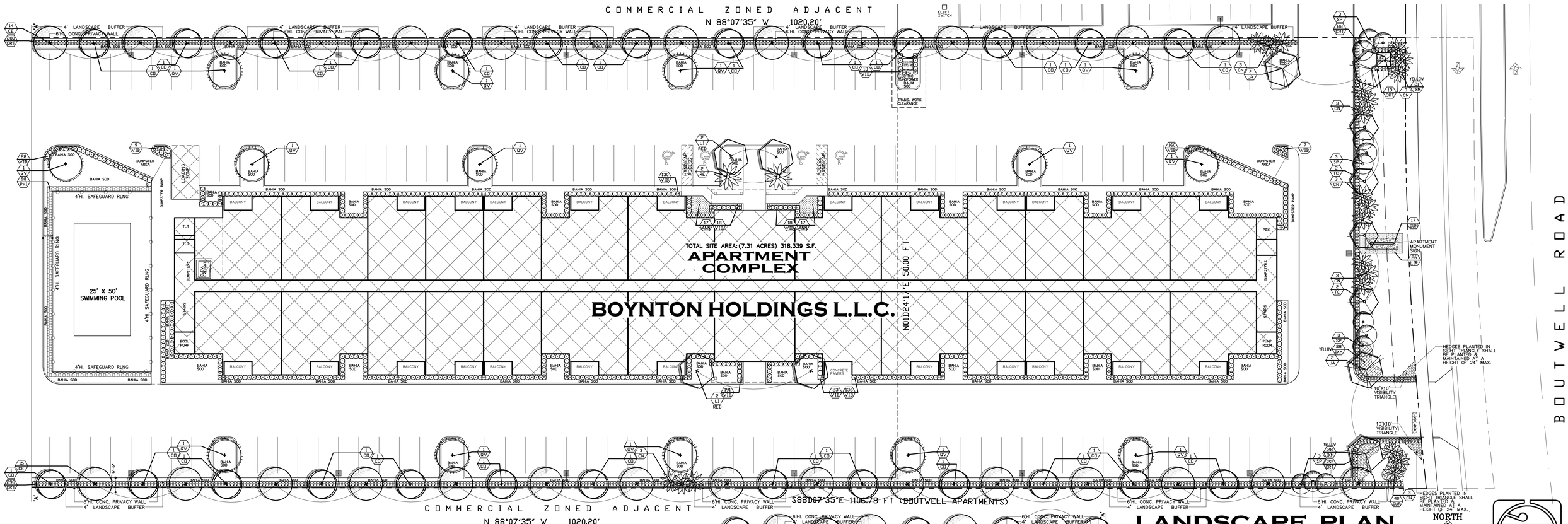
JAMES E. GILGENBACH
ARCHITECTURE & PLANNING
NEWPORT COMMERCE CENTER SUITE 107
DEERFIELD BEACH 1239 E. NEWPORT CENTER DR.
FLORIDA 33442 (954) 426 - 1652
ARCHITECT AR-7457

REVISIONS:

1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & ADVISE ARCHITECT OF ANY DISCREPANCIES. CONSTRUCTION SHALL NOT PROCEED UNTIL SAID DISCREPANCIES HAVE BEEN RESOLVED BY ARCHITECT.
3. NO MATERIALS OR SYSTEMS ARE TO BE FABRICATED UNTIL: A. ALL DIMENSIONS HAVE BEEN VERIFIED BY THE CONTRACTOR. B. SHOP DRAWINGS HAVE BEEN REVIEWED & ACCEPTED BY THE ARCHITECT.

NEW RETAIL/HOTEL/APARTMENT BUILDING
MIXED USE P.U.D.
BOUTWELL ROAD & 10TH AVENUE NORTH
LAKE WORTH, PALM BEACH COUNTY, FLORIDA

DATE: **02 AUG '16**
PROJECT NO: **13 - A17**
SHEET: **LA1** of 3



PROJECT SITE INFORMATION:

WYNDHAM GARDEN HOTEL / APARTMENT COMPLEX
CURRENT USE: VACANT LOT
USE DESIGNATION: MULTI-USE
ZONING DISTRICT: MIXED USE WEST
FUTURE LAND USE MAP CLASSIFICATION: 'MULTI-FAMILY'
UTILITIES PROVIDER: CITY OF LAKE WORTH

TOTAL SITE AREA: (7.31 ACRES) 318,339 S.F.		
DEDICATED RIGHT-OF-WAY: (6.82)	21,616 S.F.	
LOT AREA: (6.81 ACRES) 296,723 S.F.		100.0 %
BUILDING COVERAGE:	51,221 S.F.	17.3 %
PAVED (HARDSCAPE) AREA:	141,610 S.F.	47.7 %
GREEN (LANDSCAPE) AREA:	97,872 S.F.	33.0 %
POOL AREA	6,020 S.F.	2.0 %
TOTAL APT. BLDG. AREA: (F.A.R.) 268,489 S.F.		
FLOOR AREA RATIO = 90%		
REQ'D PERCENTAGE INT. GREEN AREA:		35% S.F.
REQ'D INTERIOR GREEN AREA:		103,853 S.F.
PROVIDED INTERIOR GREEN AREA:		103,892 S.F.

INTERIOR LANDSCAPE REQ'D = 20% OF 141,610 S.F. IMPERVIOUS
INTERIOR LANDSCAPE REQ'D = 28,322 S.F.
28,322 S.F. INTERIOR LANDSCAPE PROVIDED = 283 TREES REQ'D.
75 TREES PROVIDED FOR APARTMENT COMPLEX BUILDING
NO MORE THAN TOTAL OF 46 PALM TREES SHALL BE PROVIDED

28,322 S.F. INTERIOR LANDSCAPE PROVIDED = 283 TREES REQ'D.
75 TREES PROVIDED FOR APARTMENT COMPLEX BUILDING
NO MORE THAN 71 PALM TREES SHALL BE PROVIDED

RATIO OF TREES TO NO. OF SPECIES

REQUIRED NUMBER OF TREES	MINIMUM NUMBER OF SPECIES
1 -- 3	01
4 -- 6	02
7 -- 15	03
16 -- 45	04
46 -- 100	05
100 & OVER	06

28,322 S.F. INTERIOR LANDSCAPE PROVIDED = 283 TREES REQ'D.
75 TREES PROVIDED FOR APARTMENT COMPLEX BUILDING
164 PALMS PROVIDED FOR APARTMENT COMPLEX BUILDING
NO MORE THAN 71 PALM TREES SHALL BE PROVIDED
(PALMS SHALL CONTRIBUTE NO MORE THAN 25% OF THE REQUIRED TREES)

RATIO OF TREES TO PALMS

REQUIRED NUMBER OF TREES	REQUIRED NUMBER OF PALMS
283 TREES REQUIRED	71 PALM TREES REQ'D.
	46 PALM TREES PROVIDED

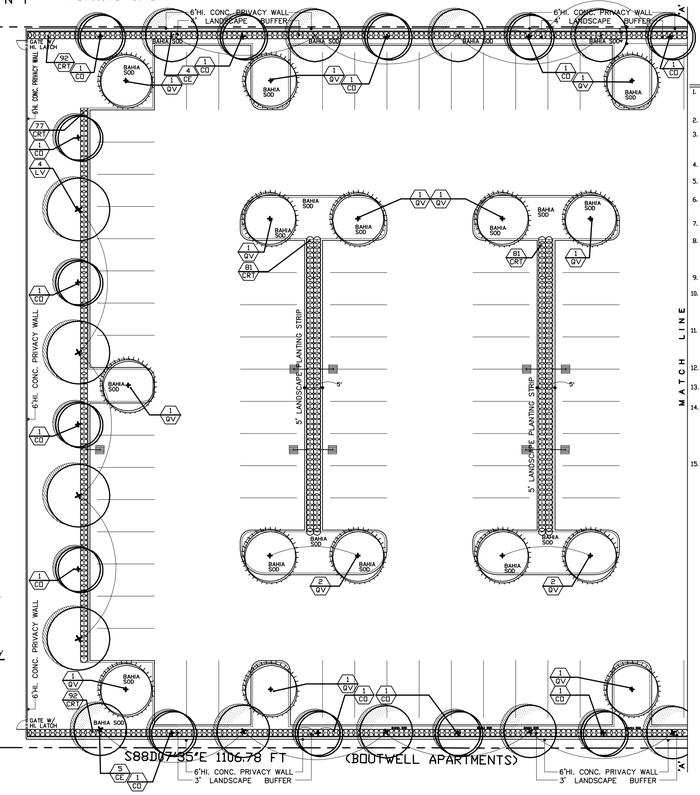
CITY OF LAKEWORTH'S MIN. SIZE FOR TREES & HEDGES

NOTE: IF MIN. LANDSCAPING REQUIREMENTS ARE NOT ALREADY MET, THEN NEWLY PLANTED TREE SPECIES SHALL BE AT LEAST TWELVE (12) FT. IN HEIGHT AT THE TIME OF PLANTING, WITH MIN. OF FOUR (4) FT. OF SINGLE STRAIGHT TRUNK WITH SIX-FOOT SPREAD OF CANOPY AND A MIN. TRUNK CALIPER OF THREE (3) INCHES MEASURED AT A POINT FOUR AND ONE-HALF FEET ABOVE GROUND LEVEL. A SMALL TREE IS LESS THAN TWENTY (20) FT. TALL AT MATURITY, A MEDIUM TREE IS TWENTY-THIRTY (20-30) FT. TALL AT MATURITY AND A LARGE TREE IS GREATER THAN THIRTY (30) FEET TALL AT MATURITY. PER SECTION 23.6-1 (d) (4).

NOTE: PALMS SHALL CONTRIBUTE NO MORE THAN 25% OF THE REQUIRED TREES. PALMS CONSIDERED SUSCEPTIBLE TO LETHAL YELLOWING SHALL NOT BE USED TO FULFILL THIS REQUIREMENT. PALMS THAT DO NOT HAVE A FIFTEEN-FOOT SPREAD OF CROWN WHEN MATURE WILL BE CLUSTERED IN THREES & THREE (3) COCONUT, SABAL OR ROYAL PALM TREES WILL EQUAL ONE SHADE TREE. PALM TREES MUST BE A MIN. OF TWELVE (12) FEET IN HEIGHT WITH SIX (6) FEET OF GREY WOOD AT TIME OF PLANTING. THE USE OF NATIVE PALMS IS ENCOURAGED. PER SECTION 23.6-1 (d) (5).

PLANT LIST:

Symbol	Item	Common Name	Specifications	Drought Tolerance	Native	Quantity
CE	Conocarpus erectus	Green Buttonwood	MIN. 3" CAL., MEASURED 6" OFF GRADE 10' - 12' HT. X 3' - 4' SPR., MIN. 8" C.T.	MEDIUM	YES	38
CO	Conocarpus e. 'Sericeus'	Silver Buttonwood	MIN. 3" CAL., MEASURED 6" OFF GRADE 10' - 12' HT. X 3' - 4' SPR., MIN. 8" C.T.	MEDIUM	YES	39
CN	Cocos nucifera 'Maypan'	Coconut Palm	10' - 12' O.A. HT., 6' - 8' C.T.	MEDIUM	YES	15
JA	Jacaranda acutifolia	Jacaranda	MIN. 3" CAL., MEASURED 6" OFF GRADE 10' - 12' HT. X 3' - 4' SPR., MIN. 8" C.T.	MEDIUM	NO	4
LI	Lagerstroemia indica	Crape Myrtle--Red	MIN. 3" CAL., MEASURED 6" OFF GRADE 12' - 14' HT. X 6' - 7' SPR., MIN. 4" C.T.	LOW	NO	4
LV	Guaiacum sanctum	Lignum Vitae	MIN. 3" CAL., MEASURED 6" OFF GRADE 10' - 12' HT. X 3' - 4' SPR., MIN. 4" C.T.	LOW	YES	4
TC	Tabebuia caraiba	Yellow Tabebuia	MIN. 3" CAL., MEASURED 6" OFF GRADE 10' - 12' HT. X 3' - 4' SPR., MIN. 4" C.T.	HIGH	YES	4
QV	Quercus virginiana	Live Oak	MIN. 3" CAL., MEASURED 6" OFF GRADE 10' - 12' HT. X 3' - 4' SPR., MIN. 4" C.T.	HIGH	YES	21
SP	Sabel palmetto	Cabbage Palm	10' - 12' O.A. HT., 6' - 8' C.T.	MEDIUM	YES	31
RE	Roystonea elata	Royal Palm	10' - 12' O.A. HT., 6' - 8' C.T.	MEDIUM	NO	2
CRT	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum Hedge	3 GAL., MIN. 24" HT. X 24" SPR., TIP-TO-TIP, 24" O.C.	MEDIUM	YES	1135
DUR	Duranta repens	Golden Dewdrop	3 GAL., MIN. 24" HT. X 24" SPR., TIP-TO-TIP, 24" O.C.	LOW	NO	57
IXM	Ixora 'Maui' - Yellow	Maui Ixora - Yellow	3 GAL., MIN. 24" HT. X 24" SPR., TIP-TO-TIP, 24" O.C.	MEDIUM	NO	77
LIR	Liriope 'Variegated Giant'	Variegated Giant Liriope	3 GAL., MIN. 24" HT. X 24" SPR., TIP-TO-TIP, 24" O.C.	MEDIUM	NO	26
PHI	Philodendron selloum	Split-leaf Philodendron	3 GAL., MIN. 24" HT. X 24" SPR., TIP-TO-TIP, 36" O.C.	LOW	NO	98
VIB	Viburnnum	Native Viburnum	3 GAL., MIN. 24" HT. X 24" SPR., TIP-TO-TIP, 24" O.C.	MEDIUM	NO	733
ANNUALS	Perinnials	Perinnials	Annuals Only, MIN. 12" O.C.	--	--	34
SOD	Bahia	Bahia	Sod Only, Stagger Joints			

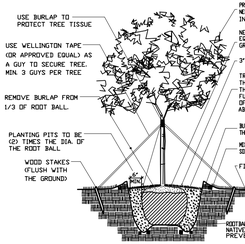


LANDSCAPE PLAN

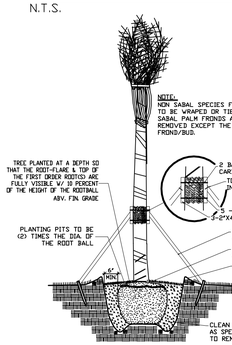
SCALE: 1" = 20'-0"

PLANTING NOTES:

1. All plant materials furnished by the contractor shall be Florida #1 or better as set forth by the Florida Department of Agriculture, grades and standards for nursery plants, part I & II (current edition).
2. All plant material must meet or exceed the minimum size requirements as specified on the plant list at the time of final inspection.
3. Quantities indicated on the plant list are for convenience. The contractor shall be responsible for doing his own takeoff. When discrepancies occur, the planting plan takes precedence over the plant list.
4. All substitutions must be approved by the Landscape Architect and the City of Lakeworth prior to installation.
5. Trees and palms shall be planted so that heads will be clear of all structures at mature spread.
6. Planting soil shall be at least 20% muck or compost and 80% sand, delivered to the site in a clean, loose and friable condition, and having good drainage characteristics.
7. All plant material shall be watered in thoroughly at the time of planting.
8. Fertilizer for trees and shrubs shall be a general purpose 50% organic fertilizer 6-6-6 containing trace elements. Fertilizer for palms shall be a special palm type which includes manganese and magnesium sulfate.
9. All trees and palms to be staked and guyed as shown in planting details.
10. All planting beds and tree saucers shall be mulched with a standard size shredded type mulch. (baldcypress mulch is not to be used), to a minimum depth of 3" and watered down to prevent wind displacement. the use of other types of mulch is required over cypress mulch.
11. Sod shall be St. Augustine 'floratam', unless otherwise specified, and shall be free of weeds and in a healthy growing condition. Sod shall be laid on a smooth, finished grade with closely fitted, staggered joints.
12. Any excess soil, stones or debris resulting from landscape operations shall be removed promptly, keeping the site clean as work progresses.
13. Contractor shall be responsible for locating all underground utilities and shall be responsible for repairing any damage.
14. All landscaped areas shall receive 100% coverage and 50% overlap from an automatic, underground irrigation system. Where an irrigation system already exists, the contractor shall be responsible for coordinating all necessary adjustments with the irrigation, contractor or property maintenance personnel. A moisture sensing controller other than a rain switch is required.
15. The contractor shall provide a written guarantee to the owner for all plant materials and workmanship for a period of not less than 1 year (365) days from the time of final acceptance by the owner. At the end of the guarantee period, replace any plants, which have died, with healthy plants of the same species and size without additional cost to the owner providing plants have been properly maintained by the owner after final acceptance. Any plant materials damaged by storms, vandalism, freeze damage or other acts of God are not included in this replacement agreement.



TREE PLANTING DETAIL
N.T.S.



PALM PLANTING DETAIL
N.T.S.

SHRUB PLANTING DETAIL
N.T.S.

NEW APARTMENT BUILDING

BOYNTON HOLDINGS L.L.C.

BOUTWELL ROAD & 10TH AVENUE NORTH
LAKE WORTH, PALM BEACH COUNTY, FLORIDA

JAMES E. GILGENBACH
ARCHITECTURE & PLANNING
SUITE 107
NEWPORT COMMERCE CENTER
DEERFIELD BEACH 1239 E. NEWPORT CENTER DR.
FLORIDA 33442 (954) 426 - 1652
ARCHITECT AR-7457

REVISIONS:

DATE: 10 JUN. '16
PROJECT NO: 13 - A17
SHEET: LA2 of 3

NOTE:
THE POLE SUPPLIER SHALL CERTIFY THAT POLE WITH FIXTURE AS SPECIFIED WILL MEET CURRENT WIND LOAD CRITERIA. PROVIDE SIGNED & SEALED CALCULATIONS BY A REGISTERED FLORIDA ENGINEER

POLE DETAIL

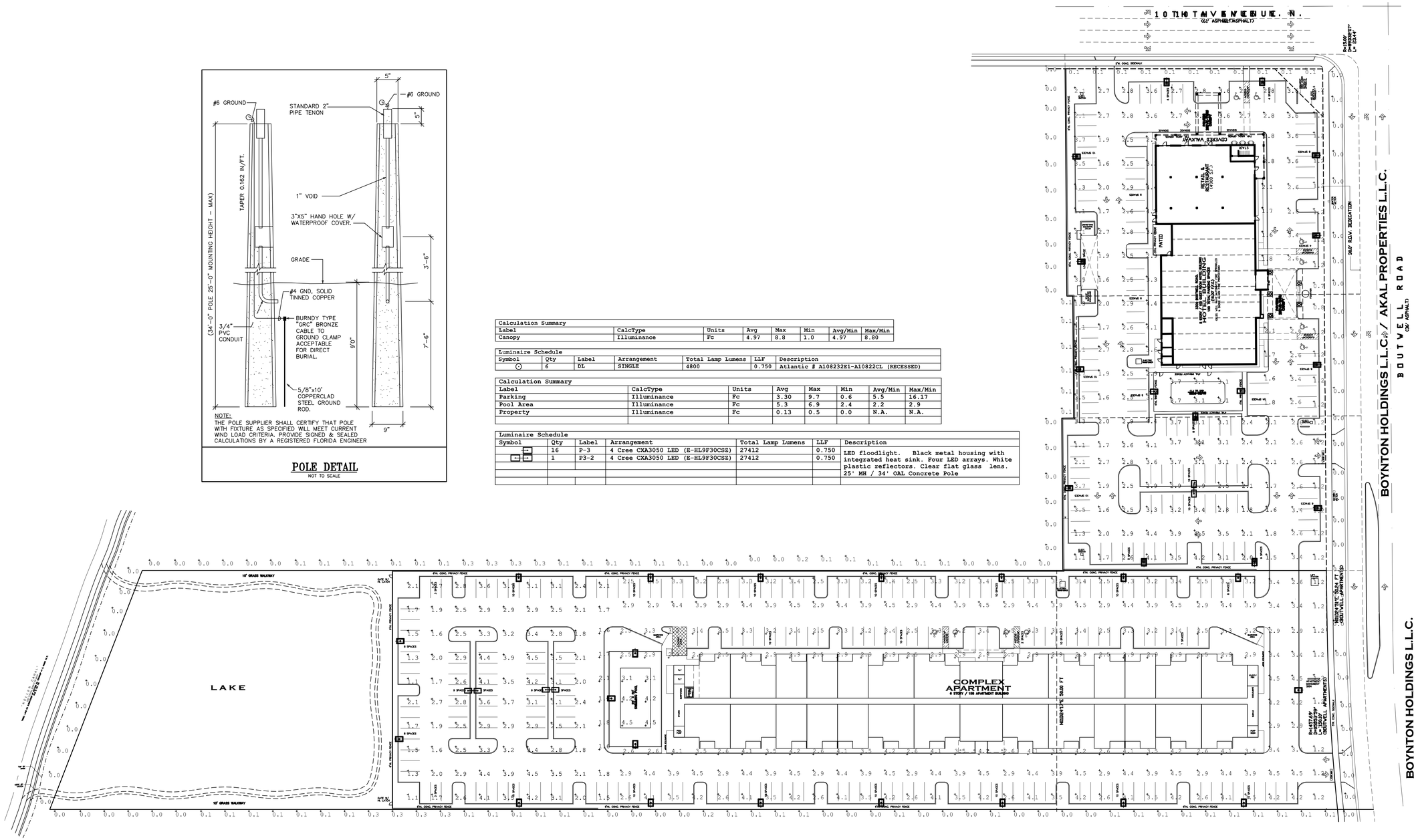
NOT TO SCALE

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Canopy	Illuminance	Fc	4.97	8.8	1.0	4.97	8.80

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊙	6	DL	SINGLE	4800	0.750	Atlantic # A108232E1-A10822CL (RECESSED)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	3.30	9.7	0.6	5.5	16.17
Pool Area	Illuminance	Fc	5.3	6.9	2.4	2.2	2.9
Property	Illuminance	Fc	0.13	0.5	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	16	P-3	4 Cree CXA3050 LED (E-HL9F30CSZ)	27412	0.750	LED floodlight. Black metal housing with integrated heat sink. Four LED arrays. White plastic reflectors. Clear flat glass lens. 25' MH / 34' OAL Concrete Pole
	1	P3-2	4 Cree CXA3050 LED (E-HL9F30CSZ)	27412	0.750	



PHOTOMETRIC SITE PLAN

SCALE: 1" = 40'-0"

NORTH

15' 5' 0 20' 40' 60' 80' 100'
20' 10'

SCALE: 1' - 40'

NOTES:

THE DESIGN, STYLE, AND ILLUMINATION LEVEL SHALL BE COMPATIBLE W/ THE BUILDING DESIGN (HEIGHT) & SHALL CONSIDER SAFETY, FUNCTION, AND AESTHETIC VALUE. A MINIMUM AVERAGE LIGHT LEVEL OF ONE (1) FOOT CANDLE SHALL BE PROVIDED, WITH NO MORE THAN 10% OF THE SPOT READINGS BELOW ONE (1) FOOT CANDLE & NONE BELOW 1/2 FOOT CANDLE. LIGHTING SHALL NOT BE OF AN INTENSITY THAT PRODUCES GLARE ON ADJACENT PROPERTY. FEATURE LIGHTING EMPHASIZING PLANTS, TREES, BARRIERS, ENTRANCES, AND EXITS IS ENCOURAGED.

NO SPOT READINGS TO EXCEED 5.9 FOOT-CANDLES.

JAMES E. GILGENBACH
ARCHITECTURE & PLANNING
NEWPORT COMMERCE CENTER SUITE 107
DEERFIELD BEACH 1239 E. NEWPORT CENTER DR.
FLORIDA 33442 (954) 426 - 1652

ARCHITECT
AR-7457

REVISIONS:

1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & ADVISE ARCHITECT OF ANY DISCREPANCIES. CONSTRUCTION SHALL NOT PROCEED UNTIL SAID DISCREPANCIES HAVE BEEN RESOLVED BY ARCHITECT.
3. NO MATERIALS OR SYSTEMS ARE TO BE FABRICATED UNTIL:
A. ALL DIMENSIONS HAVE BEEN VERIFIED BY THE CONTRACTOR
B. SHOP DRAWINGS HAVE BEEN REVIEWED & ACCEPTED BY THE ARCHITECT.

NEW RETAIL/HOTEL/APARTMENT BUILDING

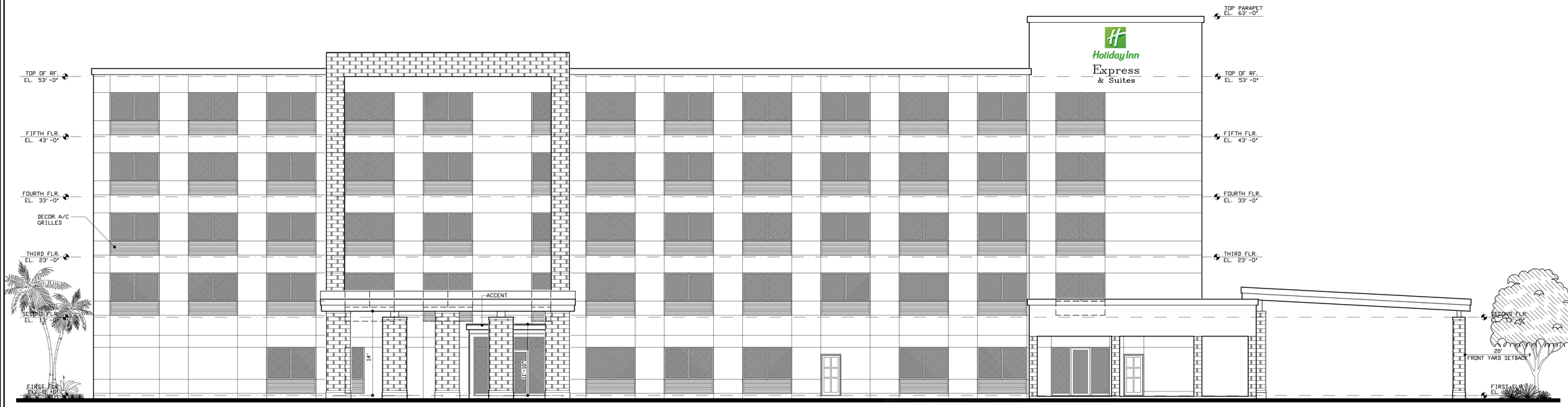
AKAL PROPERTY L.L.C.

BOUTWELL ROAD & 10TH AVENUE NORTH
LAKE WORTH, PALM BEACH COUNTY,
FLORIDA

DATE: 26 JULY '16
PROJECT NO: 13 - A17
SHEET: PH
of 1

Holiday Inn
Express
& Suites

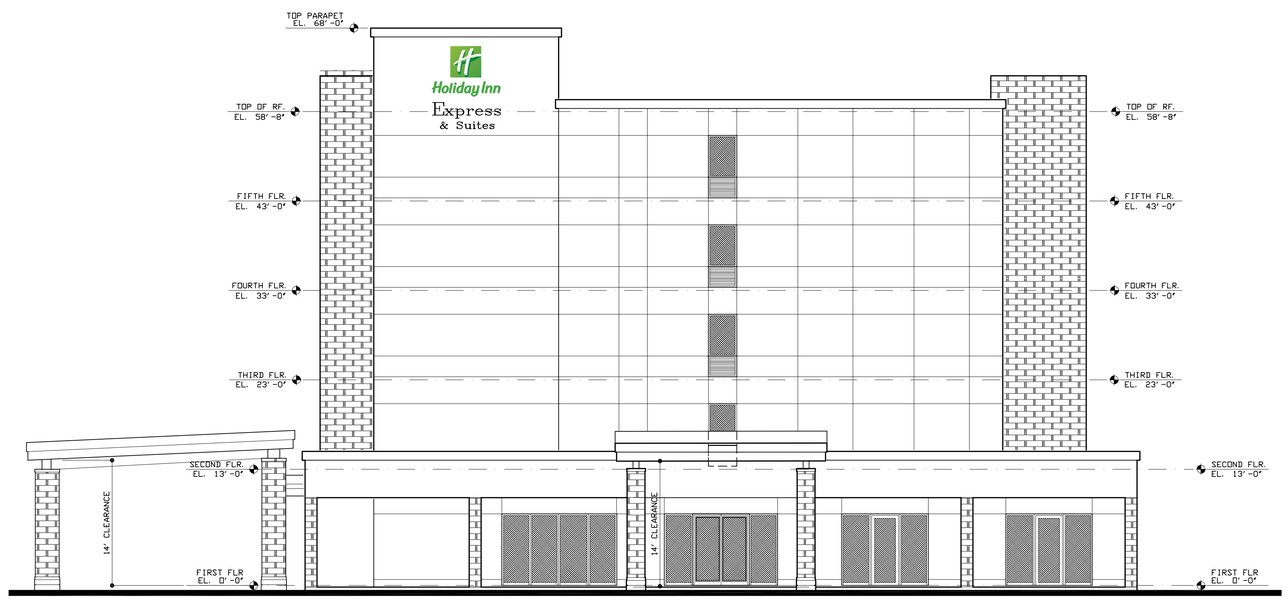
Holiday Inn
Express
& Suites



FRONT (EAST) ELEVATION

S C A L E: 1/8" = 1'-0"

(ALL EQUIP. MOUNTED ON BLDG. SHALL BE PAINTED TO MATCH COLOR OF BLDG.)



SIDE (NORTH) ELEVATION

S C A L E: 1/8" = 1'-0"

JAMES E. GILGENBACH
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SUITE 107
1239 E. NEWPORT CENTER DR DEERFIELD BEACH
(954) 426 – 1652
FLORIDA 33442

ARCHITECT
AR-7457

REVISIONS:

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B. SHOP DRAWINGS HAVE BEEN REVIEWED & ACCEPTED BY THE ARCHITECT.

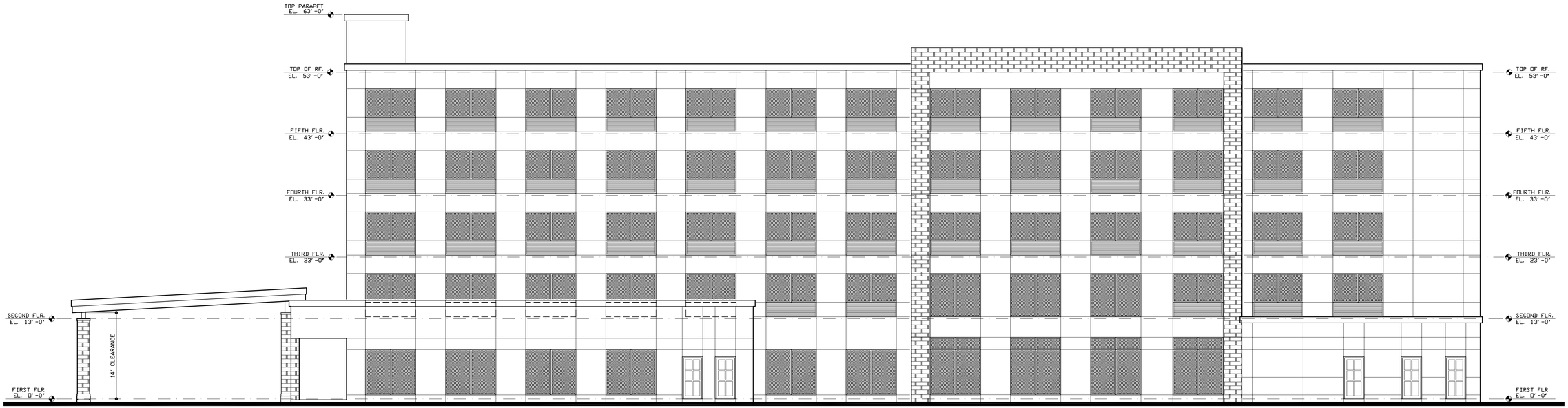
NEW 4 STORY HOTEL BUILDING

HOLIDAY INN EXPRESS & SUITES

BOUTWELL ROAD & 10TH AVENUE NORTH
LAKE WORTH, PALM BEACH COUNTY, FLORIDA

DATE: 26 JULY '16
PROJECT NO: 13 – A17
SHEET: H5
of 6

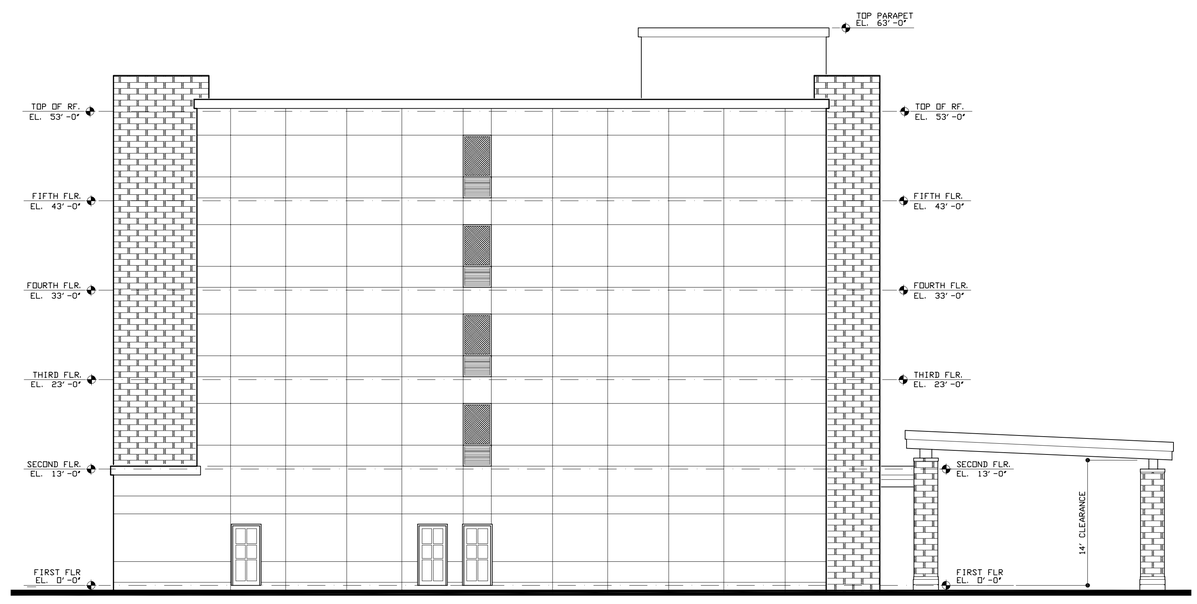
13A17-A5



REAR (WEST) ELEVATION

S C A L E: 1/8" = 1'-0"

(ALL EQUIP. MOUNTED ON BLDG. SHALL BE PAINTED TO MATCH COLOR OF BLDG.)



SIDE (SOUTH) ELEVATION

S C A L E: 1/8" = 1'-0"

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NEWPORT COMMERCE CENTER
DEERFIELD BEACH
FLORIDA 33442

ARCHITECT
AR-7457

REVISIONS:

1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS.
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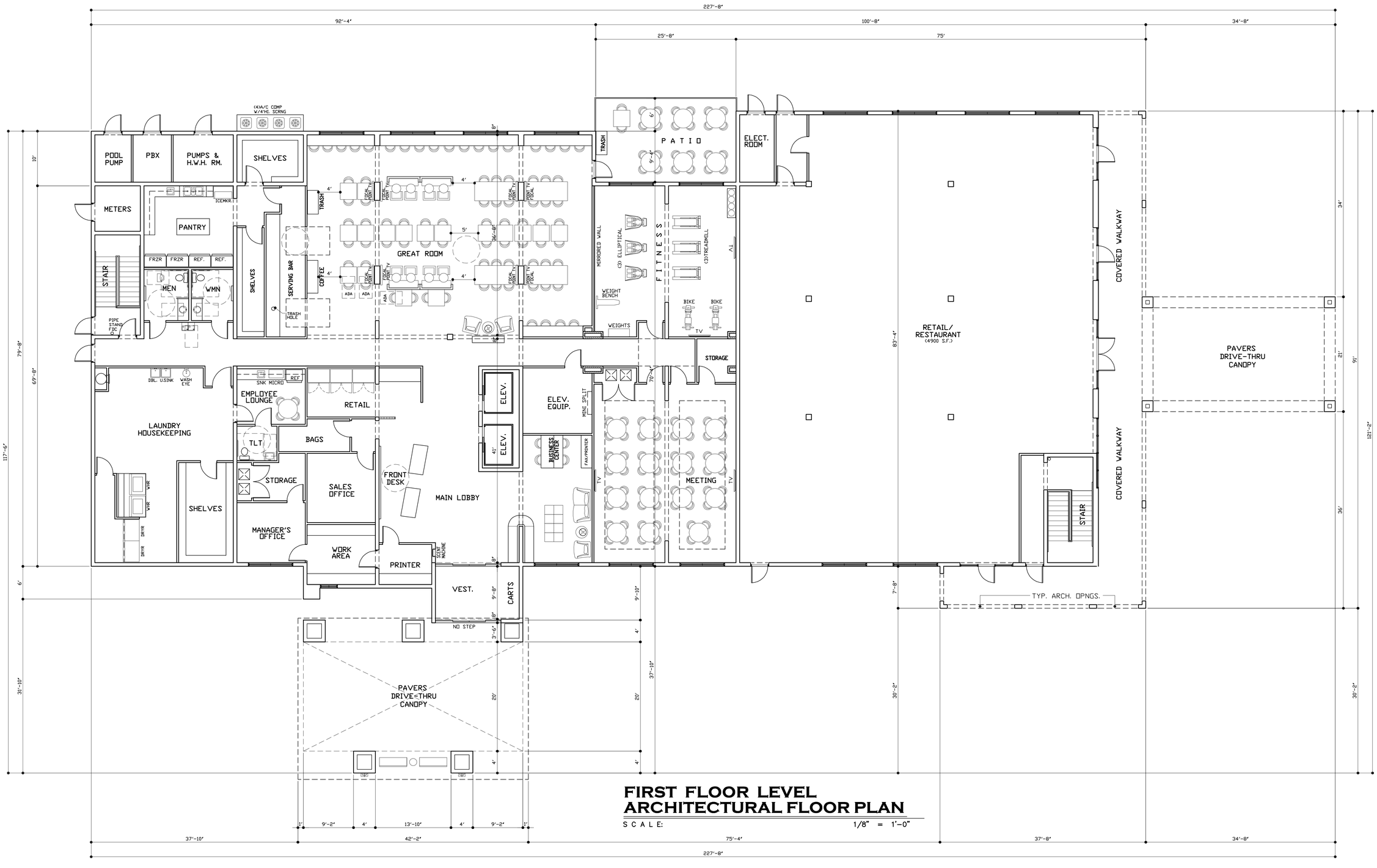
NEW 4 STORY HOTEL BUILDING

HOLIDAY INN EXPRESS & SUITES

BOUTWELL ROAD & 10TH AVENUE NORTH
LAKE WORTH, PALM BEACH COUNTY, FLORIDA

DATE: 26 JULY '16
PROJECT NO: 13 – A17
SHEET: H6 of 6

13A17-A6



FIRST FLOOR LEVEL ARCHITECTURAL FLOOR PLAN

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

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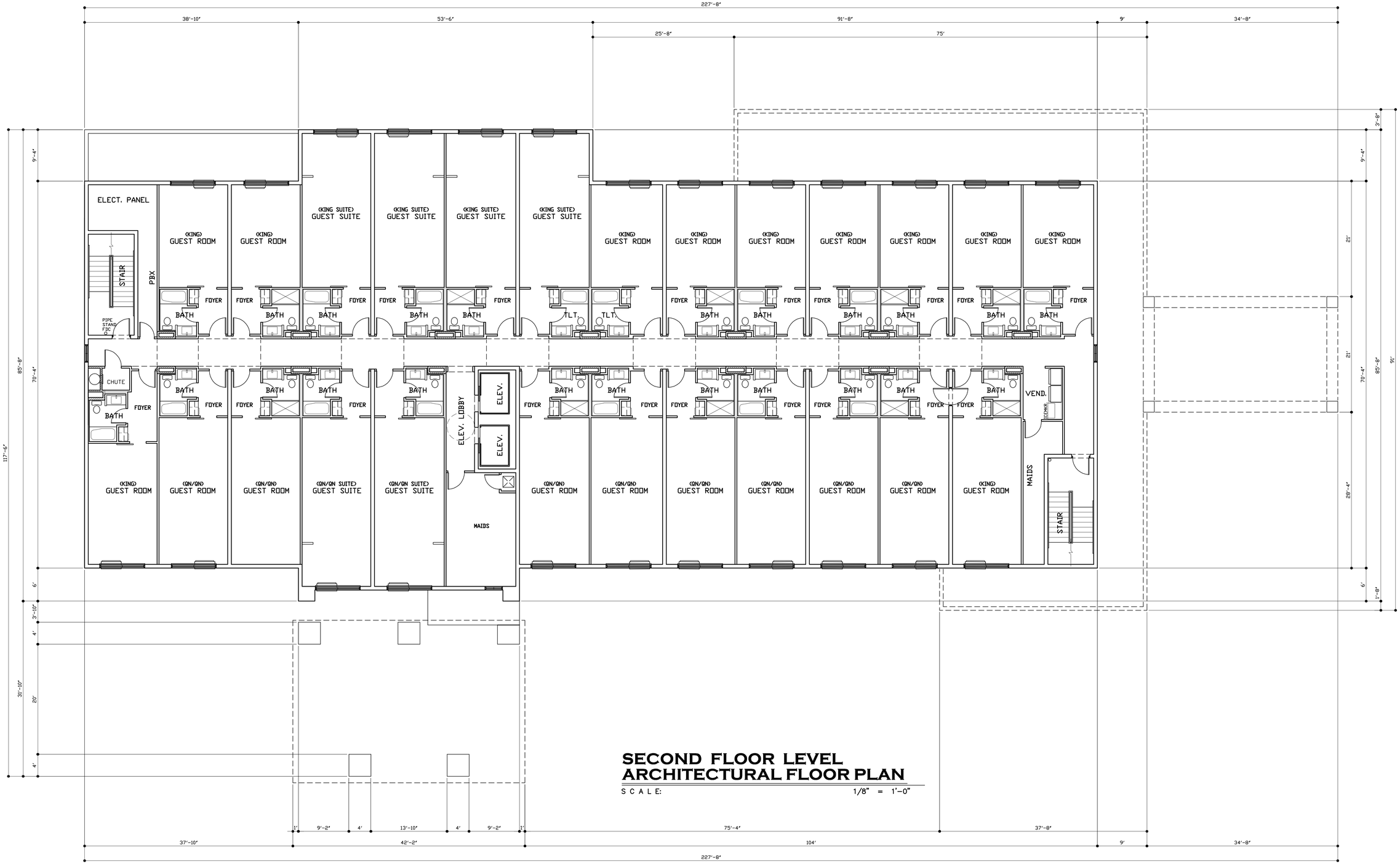
NEW 5 STORY HOTEL BUILDING

HOLIDAY INN EXPRESS & SUITES

BOUTWELL ROAD & 10TH AVENUE NORTH
LAKE WORTH, PALM BEACH COUNTY, FLORIDA

DATE: 26 JULY '16
PROJECT NO: 13 – A17
SHEET: H2 of 6

13A17-A2



SECOND FLOOR LEVEL ARCHITECTURAL FLOOR PLAN

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

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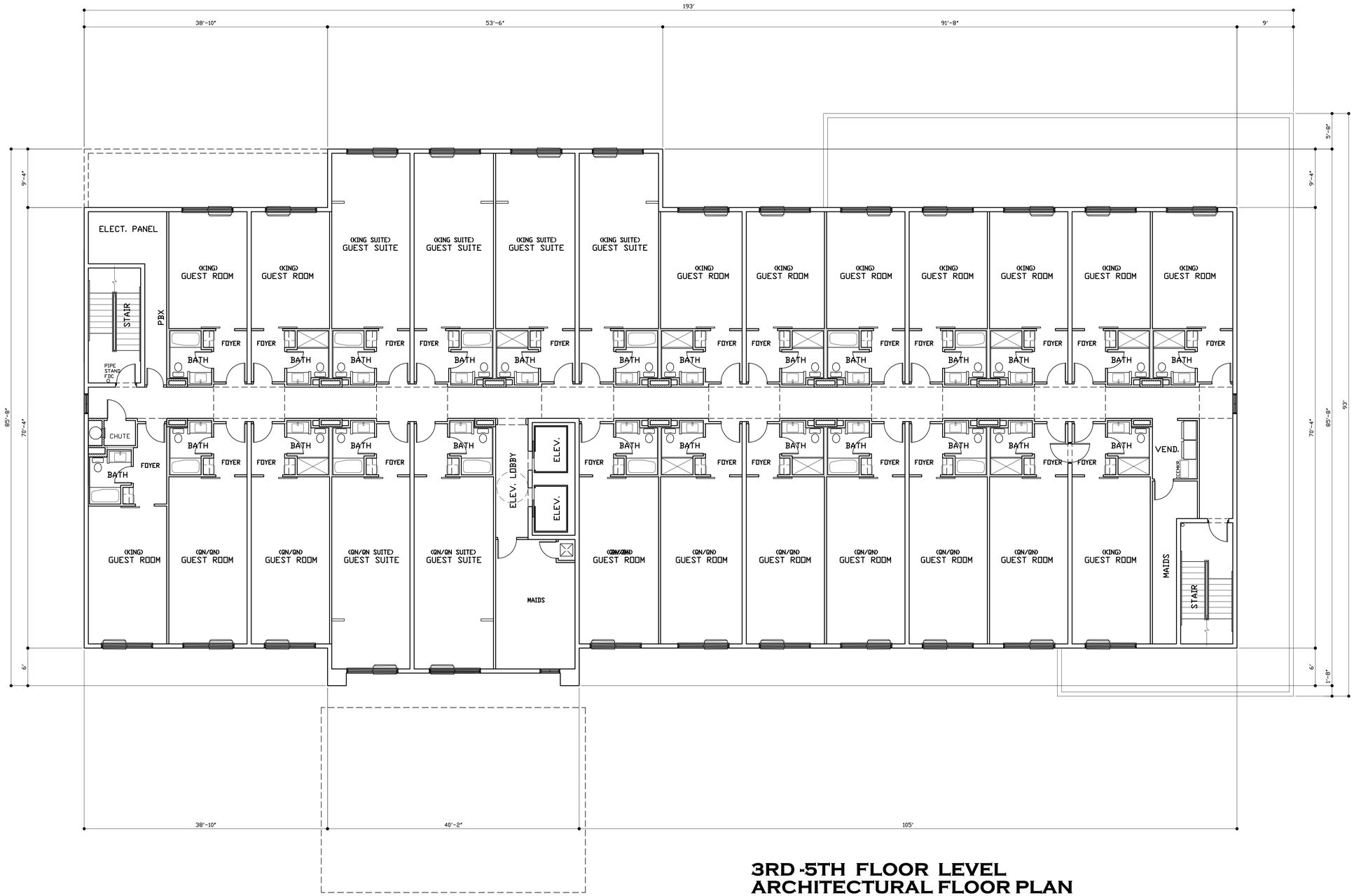
NEW 5 STORY HOTEL BUILDING

HOLIDAY INN EXPRESS & SUITES

BOUTWELL ROAD & 10TH AVENUE NORTH
LAKE WORTH, PALM BEACH COUNTY, FLORIDA

DATE: 28 JULY '16
PROJECT NO: 13 – A17
SHEET: of 6 H3

13A17-A3



3RD -5TH FLOOR LEVEL ARCHITECTURAL FLOOR PLAN

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

13A17-A4

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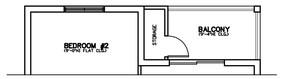
NEW 5 STORY HOTEL BUILDING

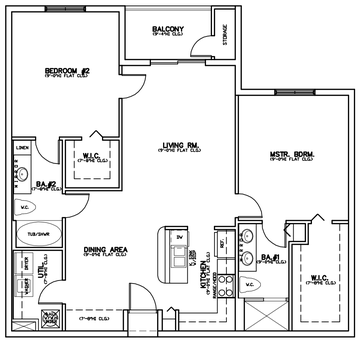
HOLIDAY INN EXPRESS & SUITES

BOUTWELL ROAD & 10TH AVENUE NORTH
LAKE WORTH, PALM BEACH COUNTY, FLORIDA

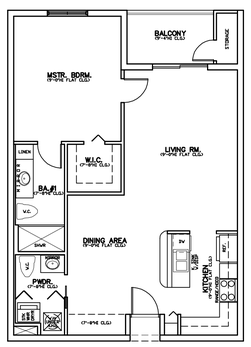
DATE: 26 JULY '16
PROJECT NO: 13 – A17
SHEET: H4 of 6



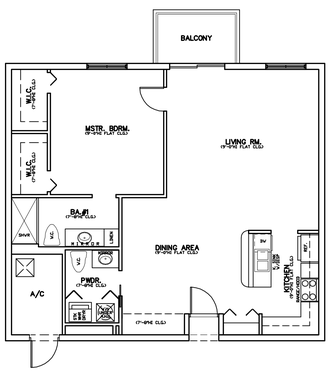
UNIT "A"
(1225 S.F.)
(EAST UNITS ONLY)



UNIT "A"
(1225 S.F.)



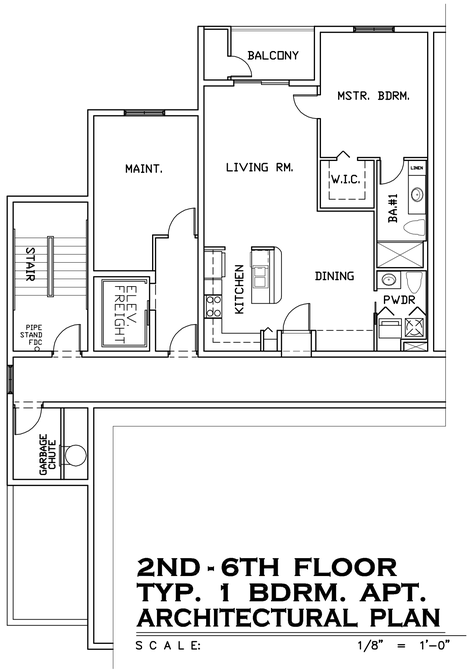
UNIT "B"
(874 S.F.)



UNIT "C"
(1020 S.F.)

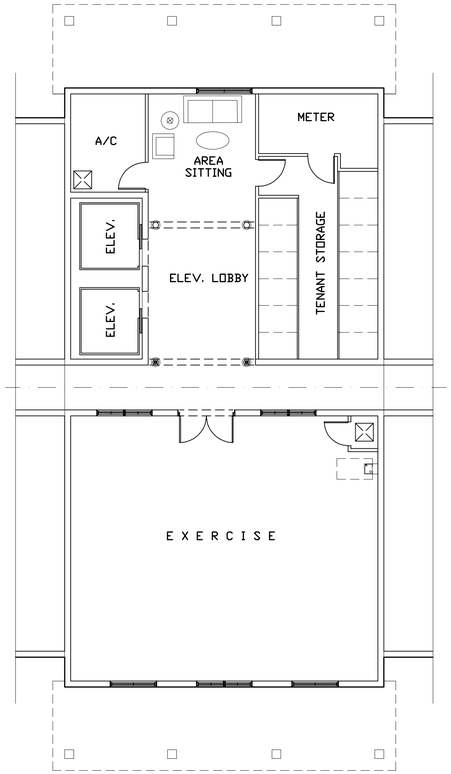
TYPICAL UNITS ARCHITECTURAL PLAN

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



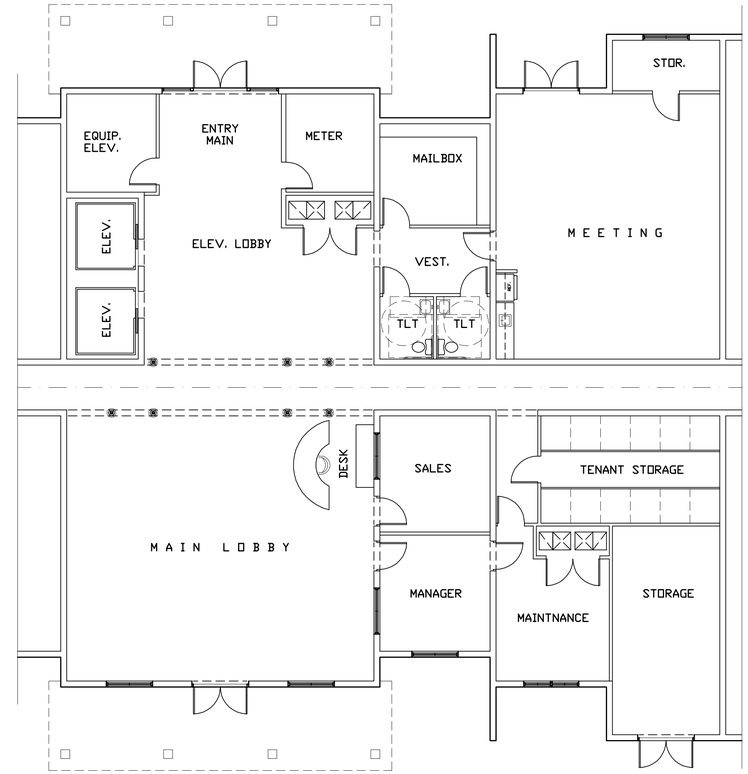
2ND - 6TH FLOOR TYP. 1 BDRM. APT. ARCHITECTURAL PLAN

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



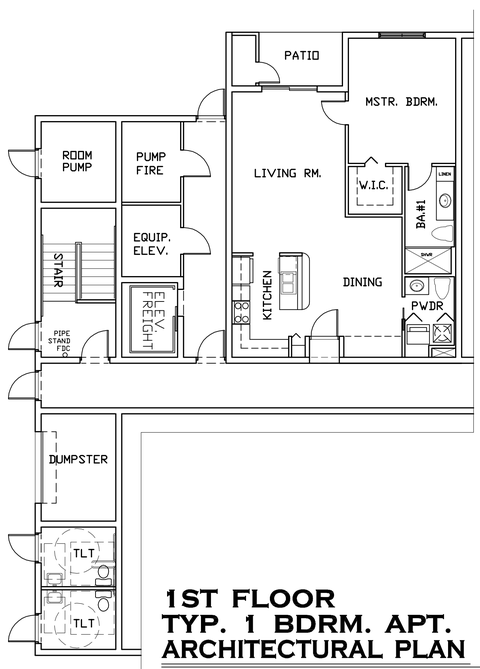
SECOND FLOOR APARTMENT BLDG. ARCHITECTURAL PLAN

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



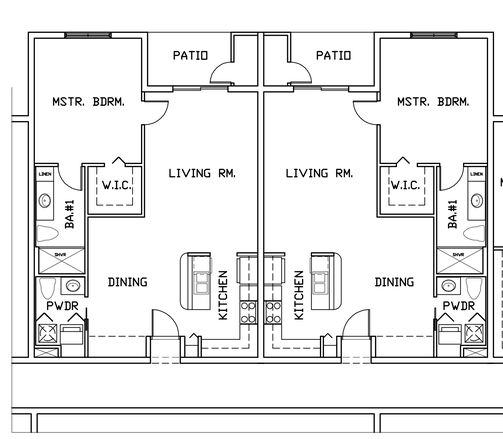
GROUND FLOOR APARTMENT BLDG. ARCHITECTURAL PLAN

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



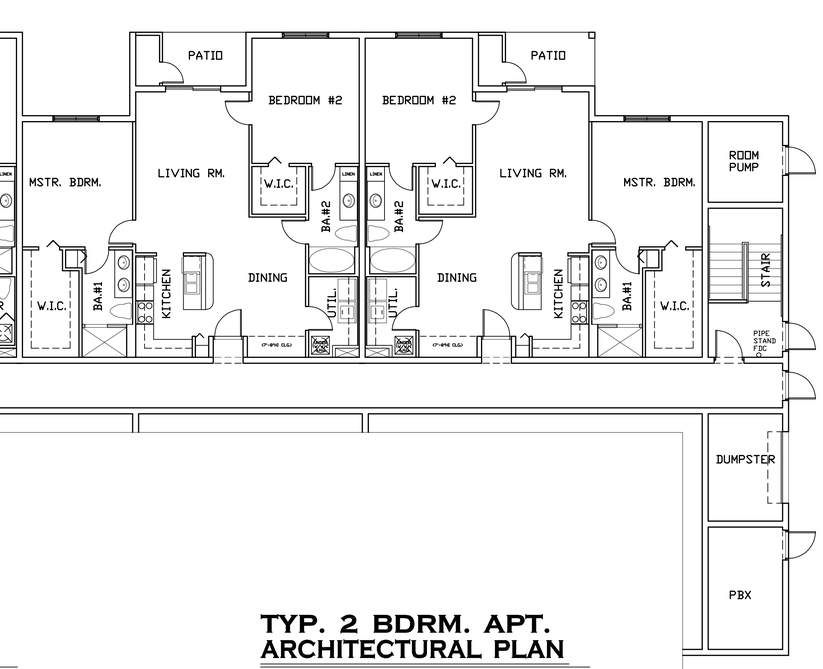
1ST FLOOR TYP. 1 BDRM. APT. ARCHITECTURAL PLAN

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



TYP. 1 BDRM. APT. ARCHITECTURAL PLAN

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



TYP. 2 BDRM. APT. ARCHITECTURAL PLAN

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

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NEW 6 STORY HOTEL BUILDING
BOYNTON HOLDINGS L.L.C.
BOUTWELL ROAD & 10TH AVENUE NORTH
LAKE WORTH, PALM BEACH COUNTY, FLORIDA

DATE: 26 JULY '16
PROJECT NO: 13 – A40
SHEET: A2 of 4

11A90-A1

VENETIAN

VENETIAN

SIDE (NORTH) ELEVATION

SCALE: 1/16" = 1'-0"

SIDE (SOUTH) ELEVATION

SCALE: 1/16" = 1'-0"

REAR (WEST) ELEVATION

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

FRONT (EAST) ELEVATION

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

(ALL EQUIP. MOUNTED ON BLDG. SHALL BE PAINTED TO MATCH COLOR OF BLDG.)

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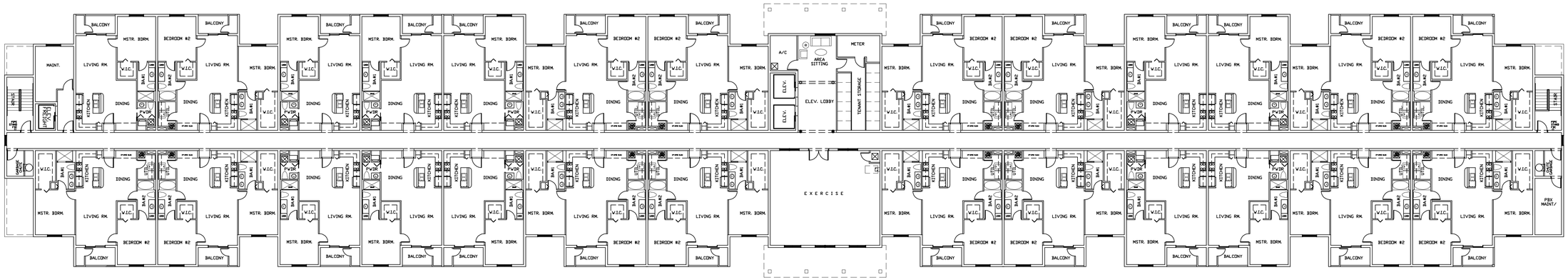
NEW 6 STORY HOTEL BUILDING

BOYNTON HOLDINGS L.L.C.

BOUTWELL ROAD & 10TH AVENUE NORTH
LAKE WORTH, PALM BEACH COUNTY, FLORIDA

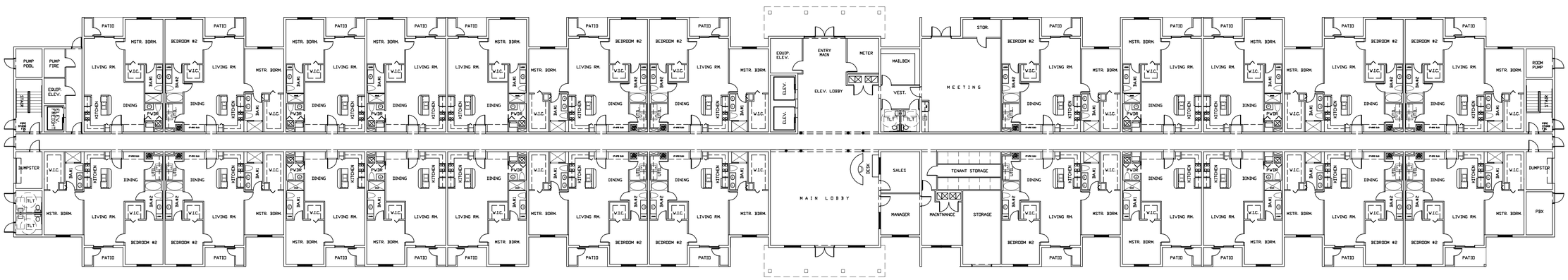
DATE: 26 JULY '16
PROJECT NO: 13 – A40
SHEET: A3 of 4

11A90-A1



SECOND FLOOR APARTMENT BLDG. ARCHITECTURAL PLAN

SCALE: 1/16" = 1'-0"



GROUND FLOOR APARTMENT BLDG. ARCHITECTURAL PLAN

SCALE: 1/16" = 1'-0"

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NEW 6 STORY HOTEL BUILDING

BOYNTON HOLDINGS L.L.C.

BOUTWELL ROAD & 10TH AVENUE NORTH
LAKE WORTH, PALM BEACH COUNTY, FLORIDA

DATE: 28 MAR '16
PROJECT NO: 13 – A40
SHEET: A4 of 4

11A90-A1