



**CITY OF BOYNTON BEACH  
PLANNING AND DEVELOPMENT BOARD  
MEETING AGENDA**

**DATE: Tuesday, January 23, 2018**

**TIME: 6:30 PM**

**PLACE: City Hall Chambers**

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- 1. Pledge of Allegiance**
- 2. Roll Call**
- 3. Agenda Approval**
- 4. Approval of Minutes**
  - A. Approve minutes from 11-28-17 Planning and Development Meeting.
- 5. Communications and Announcements: Report from Staff**
- 6. Old Business**
- 7. New Business**
  - A. Approve the Boynton Beach Town Square Master Plan for a mix of civic, residential and commercial uses, pending reclassification of the 15.04 acre property from Public and Private Governmental/Institutional (PPGI) and High Density Residential (HDR) to Mixed Use Medium (MXM) and rezoning from Public Usage (PU), Recreation (REC), and Multifamily (R-3) to Mixed Use 3 (MU-3) zoning district. City-initiated.
  - B. Approve Boynton Beach Gateway Police Station Community Design Appeal (CDPA 17-010) of Chapter 4, Article III, Section 3.G., "Overhead doors facing rights-of-way", located at the SE corner of Gateway Boulevard and High Ridge Road in the PID (Planned Industrial Development) zoning district. Applicant: City of Boynton Beach
  - C. Approve Boynton Beach Gateway Police Station Major Site Plan Modification (MSPM 17-010) to construct a two-story, 53,800 square foot police station and associated site improvements immediately north of Fire Station #5, at the SE corner of Gateway Boulevard and High Ridge Road in the PID (Planned Industrial Development) zoning district. Applicant: City of Boynton Beach
  - D. Approve MLK South Rezoning (REZN 18-003) from MU-L2 (Mixed Use–Low Intensity 2 District) to MU-2 (Mixed Use 2 District) to complete implementation of the CRA Community Redevelopment Plan's recommendation for the subject 2.97 acre area. Applicant: City-initiated.
  - E. Approve Neelam (fka Schnars) Business Center Rezoning (REZN 18-004) from MU-L (Mixed Use Low District) to MU-1 (Mixed Use 1 District) to complete implementation of the CRA Community Redevelopment Plan's recommendation for the subject 0.52 acre property. Applicant: City-initiated.
- 8. Other**
  - A. Election of Chair and Vice Chair
- 9. Comments by members**

10. Adjournment

The Board may only conduct public business after a quorum has been established. If no quorum is established within twenty minutes of the noticed start time of the meeting the City Clerk or her designee will so note the failure to establish a quorum and the meeting shall be concluded. Board members may not participate further even when purportedly acting in an informal capacity.

NOTICE

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PLANNING AND DEVELOPMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. (F. S. 286.0105) THE CITY SHALL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES WHERE NECESSARY TO AFFORD AN INDIVIDUAL WITH A DISABILITY AN EQUAL OPPORTUNITY TO PARTICIPATE IN AND ENJOY THE BENEFITS OF A SERVICE, PROGRAM, OR ACTIVITY CONDUCTED BY THE CITY. PLEASE CONTACT THE CITY CLERK'S OFFICE, (561) 742-6060 AT LEAST TWENTY (24) HOURS PRIOR TO THE PROGRAM OR ACTIVITY IN ORDER FOR THE CITY TO REASONABLY ACCOMMODATE YOUR REQUEST.





## CITY OF BOYNTON BEACH AGENDA ITEM REQUEST FORM

**PLANNING AND DEVELOPMENT MEETING DATE:** 1/23/2018

**REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD:** Approve minutes from 11-28-17 Planning and Development Meeting.

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**EXPLANATION OF REQUEST:**

**HOW WILL THIS AFFECT CITY PROGRAMS OR SERVICES?**

**FISCAL IMPACT:**

**ALTERNATIVES:**

**STRATEGIC PLAN:**

**STRATEGIC PLAN APPLICATION:**

**CLIMATE ACTION:**

**CLIMATE ACTION DISCUSSION:**

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**Is this a grant?**

**Grant Amount:**

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**ATTACHMENTS:**

Type	Description
<input type="checkbox"/> Minutes	Minutes 11-28-17



MINUTES  
PLANNING AND DEVELOPMENT BOARD  
COMMISSION CHAMBERS, CITY HALL  
100 E. BOYNTON BEACH BOULEVARD, BOYNTON BEACH, FLORIDA  
TUESDAY, NOVEMBER 28, 2017, 6:30 P.M.

**PRESENT:**

David Katz, Chair  
Kevin Fischer, Vice Chair  
Susan Oyer  
Stephen Palermo  
Trevor Rosecrans  
Ryan Wheeler  
Floyd Zonenstein  
David Sholl, Alternate

**STAFF:**

Mike Rumpf, Planning & Zoning Director  
Ed Breese, Principal Planner  
Hannah Matras, Senior Planner  
Farah Nerette, Assistant City Attorney  
Lisa Edmondson, Prototype, Inc.

**ABSENT:**

Nicholas Skarecki, Alternate

Chair Katz called the meeting to order at 6:30 p.m.

**1. Pledge of Allegiance**

**2. Roll Call**

Roll was called, and it was determined a quorum was present.

**3. Agenda Approval**

**Motion** made by Mr. Zonenstein, seconded by Mr. Fischer, to approve the agenda. In a voice vote, the motion passed unanimously (7-0).

**4. Approval of Minutes from Planning and Development Board Meeting Minutes**

**A. Approval of the October 24, 2017, minutes**

**Motion** made by Mr. Wheeler, seconded by Mr. Fischer, to approve the minutes of the October 24, 2017, meeting. In a voice vote, the motion passed unanimously (7-0).

## **5. Communications and Announcements: Report from Staff**

Mr. Rumpf reported that the following items brought before the City Commission on November 7, 2017:

- Abandonment of unimproved alleyway behind 711 North Federal Hwy approved on second reading.
- Text amendment to LDR amendments, zoning regulations, provisions for medical marijuana dispensaries approved on second reading.

At the November 21, 2017, meeting, the following were approved:

- Exeter/Sterling Records Phase III Project, major site plan modification.
- Aldi Grocery Store Land Use Amendment and Rezoning items, ordinances approved on first reading.
- Site plan and corresponding items were tabled to final review at the meeting with the ordinances.

Mr. Rumpf further noted that the December meeting will be canceled.

## **6. Old Business - None**

## **7. New Business**

Assistant City Attorney Nerette swore in those wishing to testify on the following items.

- A. Approve Eden Ridge Rezoning (REZN 18-001)** from R-1-AA Single-Family Residential District to R-1-A Single-Family Residential District. Applicant: Aldo Kosuch of Eden Ridge, LLC.

Brandley Miller, Miller Land Planning, representing applicant, gave a PowerPoint presentation of the property in the southern part of the City, at the east side of Seacrest, with Gulfstream Blvd. as the southern boundary. A brief history of the zoning was given along with reasoning to rezone the eight parcels in question to R-1-A, which is more consistent with the area, and Staff concurs. Application does not include a site plan; this is a rezoning only, to go to the City Commission for two readings by Ordinance. From there this will go directly to platting and permitting process.

Ms. Oyer had a disclosure having spoken with the south side property owner the day before, but this item was not discussed except to state that she would not discuss the matter.

Chair Katz opened the public hearing.

- **Michael Fitzpatrick**, 175 SW 2<sup>nd</sup> Street, wondered about the reason for changing from R-1-AA to R-1-A, other than for smaller lot sizes to squeeze in one more unit, and if this is what is best for the City. Also discussed adjacent properties and felt this “spot zoning” sets a bad precedent with no real justification for downgrading the zoning. Chair Katz and Mr. Fitzpatrick had a discussion about the history of the zoning of this former scrub area and the development possibilities versus nature preserves.

Mr. Fischer had questions about environmental studies to see what is on-site, and if the bottom left “chunk” not shown on the map could be considered for purchase by the City or County to extend the scrub area. Mr. Miller said there was an environmental study for gopher tortoise as well as plant species; there will need to be a relocation permit from Fish & Wildlife Commission taken out for the gopher tortoise, but the plant material was nothing that is protected. Mr. Rumpf was unable to speak for the County, but is familiar with the property purchased by City/County partnership through some grant dollars.

- **Mary Law**, 3481 S. Seacrest Blvd., owner of property adjacent to the south of this item, spoke about quality of life disappearing, citing the gopher tortoises, foxes, raccoons, that live on this property. Approximately 30 gopher tortoises will have to be relocated, stating the difference between one house caring for the wildlife versus a small subdivision of eight houses. The developer should take responsibility to care for the animals and plants that feed them. Also mentioned was traffic safety and needed signage; the missing environmental study from the Board packet; fire engine access; storm drainage.

Hearing no further comments, Chair Katz closed the public hearing.

Mr. Wheeler wondered what actions are allowed on the site until Fish & Wildlife makes decisions re: relocating animals. Mr. Miller believes the permit must be issued before any groundwork can take place.

Ms. Oyer wondered if the tortoises and indigo snakes will actually be relocated or if they will just be killed. Mr. Miller does believe a protected species such as the gopher tortoise will be relocated, and no other species were on the environmental study. Mr. Miller answered additional questions on incorporating the scrub as part of the development, like at Lake Eden Estates; the size of lots and types of houses to be more consistent with general area; school districting and traffic studies (not required for this number of lots).

Mr. Palermo inquired as to the lot sizes, to which Mr. Miller replied the acreage for this project is 2.43. The County land is just over 53 acres. The aerial photo is based on the property appraiser’s aerial view within the last year; and there is only one single-family home with some outbuildings on the property at this time.

Mr. Rosecrans wondered about migration of the gopher tortoises from one property to another. Mr. Miller said there will be a fence and the permit may require additional protections. Also, if this parcel were not developed as proposed, it could still be developed under the R-1-AA zoning district, which would be one less lot that could result in larger houses (mega-mansions), which are not consistent with the area.

Chair Katz summarized by stating that the property is 2.4 acres, deducting 25% for roads, public dedications, and drainage gives about 1.8 buildable acres; traffic won’t be affected by eight homes; protecting scrub has already been decided with current zoning (R-1-AA). City cannot legally deny development; however, it is not the City’s job to increase value of land or aid the developer by allowing one or two more homes to be built on the site.

**Motion** made by Mr. Wheeler to approve Eden Ridge Rezoning (REZN 18-001) from R-1-AA Single-Family Residential District to R-1-A Single-Family Residential District. Hearing no second, the motion died, item goes with no recommendation from Planning & Development Board to the City Commission.

**B. Approve Ocean Breeze East Rezoning (REZN 18-002)** from MU-L2 (Mixed Use–Low Intensity 2 District) to MU-2 (Mixed Use 2 District) to support the conveyance of CRA-owned land for a mixed-use development on 4.39 acres in the Heart of Boynton District. Applicant: City-initiated.

Ms. Matras presented the background on the City-initiated rezoning item, which represents a house-cleaning task following major changes of the City's land use and zoning structure as part of the CRA Plan. This request is the first of six City-initiated rezoning actions for classified properties which presently carry the old, phased-out, mixed use zoning designations, and must be replaced with new or modified designations per CRA recommendations. Zoning of the subject property is being expedited as a developer interested in the property is applying for the low-income housing tax credit program and must meet an end of month deadline.

**Motion** made by Ms. Oyer, seconded by Mr. Palermo, to approve Ocean Breeze East Rezoning (REZN 18-002) from MU-L2 (Mixed Use–Low Intensity 2 District) to MU-2 (Mixed Use 2 District) to support the conveyance of CRA-owned land for a mixed-use development on 4.39 acres in the Heart of Boynton District. In a voice vote, the motion passed unanimously (7-0).

**C. Approve Soleil Early Learning Academy Conditional Use and Major Site Plan Modification (COUS 18-001 / MSPM 18-001)** for the conversion of a one-story, 2,659 square foot counseling center office building to a day care facility and related site improvements, located at 201 SW 23<sup>rd</sup> Avenue / Golf Road in the C-1 (Office Professional) zoning district. Applicant Cristine Thibodeau.

Cristine Thibodeau gave a history and the demands of running a successful home day care facility. Francis DiGiovanni, Designer, presented a history of the property as a day care center, that it complies with Building Code, Boynton Beach Amendments, and Planning Code per Staff's approval.

Ms. Oyer wondered if any of the plants were poisonous. Ms. Thibodeau stated the plant in question will be moved to the front of the building, if necessary, but does not believe it is poisonous.

Mr. Rosecrans noted that the current chain link fence will be replaced with a vinyl one, and wondered if it is compliant with Health Department regulations. Mr. DiGiovanni stated it is a six-foot fence, and the gate will be locked.

Chair Katz opened the public hearing.

- **Gina Brynildsen**, 178 Lake Monterey Circle, spoke in favor of quality childcare as provided by Ms. Thibodeau over past two years.

- **Meagan White**, 1013 SW 25<sup>th</sup> Place, spoke in favor as a current client of applicant.

Hearing no further comments, Chair Katz closed the public hearing.

**Motion** made by Ms. Oyer, seconded by Mr. Wheeler, to approve Soleil Early Learning Academy Conditional Use and Major Site Plan Modification (COUS 18-001 / MSPM 18-001) for the conversion of a one-story, 2,659 square foot counseling center office building to a day care facility and related site improvements, located at 201 SW 23<sup>rd</sup> Avenue / Golf Road in the C-1 (Office Professional) zoning district. In a voice vote, the motion passed unanimously (7-0).

**D. Approve High Ridge Country Club Major Site Plan Modification (MSPM 17-009)** to construct a new one-story, 54,500 square foot clubhouse building, gatehouse, and related site improvements, located at 2400 Hypoluxo Road in the Recreation (REC) zoning district. Applicant: Donaldson Hearing, Cotleur & Hearing.

Mr. Wheeler disclosed that his firm did a survey for this project, but is not under any current or future contract for the project.

Nicole Plunkett gave a presentation for the project, which is to be a major site plan modification to include replacement of existing clubhouse, and adding a new gate entry feature. An aerial of existing site and adjacent properties, along with proposed site plan, was shown. This is a members' club, limited to 265 members, there are no residential units, nobody lives in High Ridge Country Club. It is an 18-hole gold course along with several other amenities on site besides the club house, and are looking to upgrade the site to be consistent with the rest of the community. Details of landscaping and mitigation/relocation of existing canopy trees, etc., were discussed.

Chair Katz truncated the presentation as the country club membership has already approved the replacement of the clubhouse, and then opened the public hearing.

- **Karen Thompson**, 7120 Thompson Road, lives across canal from golf course. Previously could not see the property from backyard, but the property was recently reclaimed by drainage district who cleared it, so now there is a direct view of the current maintenance area. While not against the renovation, wonders if landscaping for the fenced area and storage is planned.

Chair Katz asked about a condition of approval to buffer the area with mature landscaping. Ryan Artim, General Manager of High Ridge, stated that hurricane damage caused damage of 300 trees, with one tree taking out power line directly across from resident's house. Five trees were removed and replanted, along with some hibiscus hedges; however, some time is needed to grow back in. Chair Katz stated that a condition for approval will be to mitigate homeowner landscape issue within a year.

Ms. Oyer stated it was impressive that the applicant was doing the right thing for the neighbors without before forced to. Also asked about electric car chargers for the future. Larry Zabik, Project

Manager said yes, the electrical conduit is already being run to parking lot and will add to it as membership needs occur.

**Motion** made by Mr. Wheeler, seconded by Mr. Zonenstein, to approve High Ridge Country Club Major Site Plan Modification (MSPM 17-009) to construct a new one-story, 54,500 square foot clubhouse building, gatehouse, and related site improvements, located at 2400 Hypoluxo Road in the Recreation (REC) zoning district, with condition to mitigate homeowner landscape issue within a year. In a voice vote, the motion passed unanimously (7-0).

**E. Approve Front Porch Setbacks (CDRV 17-008) – Amending the LAND DEVELOPMENT REGULATIONS, Chapter 3. Zoning, Article 5. Supplemental Regulations, Section 3.A, to increase the magnitude of encroachment of front porches into the building setbacks.**

Mr. Rumpf gave an overview of current regulations for front porches. Examples shown (which prompted this amendment) were of homes in Leisureville. Staff wants to resolve inconsistencies in applying standards, thereby creating a more livable home with a covered front porch. Discussion and history of existing ordinances ensued.

Chair Katz opened the public hearing.

- Michael Fitzpatrick, 175 SW 2<sup>nd</sup> Street, understands that this is to be applied to the whole City. (Mr. Rumpf confirmed that it is City-wide.) Explained history of such implementation, usually ends up looking tacky, and may be okay for Leisureville, but not for the rest of the City.

Hearing no further comments, Chari Katz closed the public hearing.

Ms. Oyer wondered if this is for front porches only, or will it apply to wrap-around porches. Mr. Rumpf said it would not apply to wrap-around porches as there is typically less set-back on the side. Staff will look into this when finalizing exact final language, and could not be retrofitted.

Mr. Palermo wondered if this was a request from a builder. Mr. Rumpf said the problem had been communicated to Staff over the recent past by the community of Palm Beach Leisureville, which prompted examination of the Code, and Staff identified a City-wide benefit. The same standards and building codes will apply.

Ms. Oyer asked about screenings and other materials as suggested by Mr. Fitzpatrick. Mr. Rumpf stated that the terms indicate “open,” not enclosed either by screen or solid wall, which would create an inhabitable space. Discussion followed concerning materials (which look okay on the back of the house, but not the front), building codes, wind-loads, etc.

Mr. Wheeler wondered if perhaps it could be in the Code that this would only be within a PUD R-1-AA zoning designation. Mr. Rumpf stated Staff does not have a strong justification for that, citing that zoning regulations do not address architectural character of single-family homes.

Discussion followed regarding application City-wide versus just one area (Leisureville), and Staff does not recall this being an issue throughout the City.

Chair Katz ascertained that there aren't many homes that will require this in Leisureville, as there are HOA rules to consider as well as building codes, personally feels this should be City-wide, and would like to see more front porches in the City.

**Motion** made by Mr. Fischer, seconded by Mr. Zonenstein, to approve Front Porch Setbacks (CDRV 17-008) – Amending the LAND DEVELOPMENT REGULATIONS, Chapter 3. Zoning, Article 5. Supplemental Regulations, Section 3.A, to increase the magnitude of encroachment of front porches into the building setbacks. In a voice vote, the motion passed unanimously (7-0).

**8. Other - None**

**9. Comments by Members**

Mr. Wheeler, while unable to attend the Planning Seminar, thanked the City for funding it, as well as setting up the tour of the historic high schools.

**10. Adjournment**

Upon motion duly made and seconded, the meeting was adjourned at 8:02 pm.

[Minutes transcribed by M. Moore, Prototype, Inc.]





## CITY OF BOYNTON BEACH AGENDA ITEM REQUEST FORM

**PLANNING AND DEVELOPMENT MEETING DATE: 1/23/2018**

**REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD:**

Approve the Boynton Beach Town Square Master Plan for a mix of civic, residential and commercial uses, pending reclassification of the 15.04 acre property from Public and Private Governmental/Institutional (PPGI) and High Density Residential (HDR) to Mixed Use Medium (MXM) and rezoning from Public Usage (PU), Recreation (REC), and Multifamily (R-3) to Mixed Use 3 (MU-3) zoning district. City-initiated.

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**EXPLANATION OF REQUEST:**

This application represents the master plan that corresponds to the pending Town Square Future Land Use Map Amendment and Rezoning (LUAR 17-005). This "parent" LUAR application was approved on First Reading on August 15, 2017 for transmittal and review through the state's expedited review system and is now ready for final approval. The subject master plan is being processed to coincide with final adoption of the ordinances amending the City's Future Land Use Map and Official Zoning Map on February 20, 2018.

A conceptual Town Square Master Plan was presented to the public at a series of workshops held last year and subsequently modified to its current version filed for approval.

The master plan proposes a total of 705 units, a density of 47 units per acre, within three separate buildings. Building "A" would contain 225 units located along Boynton Beach Boulevard, building "B", 280 units placed on the southernmost block along SE 2<sup>nd</sup> Avenue, and building "C", 200 units that would wrap the corner of Ocean Avenue and NE 1st Street.

Other proposed uses include a 120-room hotel at the corner of Boynton Beach Boulevard and Seacrest Boulevard, a new 110,000 square foot city hall and public library on Seacrest Boulevard from Ocean Avenue to SE 1st Avenue, a central public amphitheater and open space, a playground, plaza, and associated parking garages. The residential buildings ("A" and "C"), and the hotel will contain a total of 83,887 square feet of first-floor commercial space to activate the main streets. The plan also allocates 28,536 square feet for a civic center and multipurpose space to be housed in the renovated Historic High School, and incorporates into the plan the existing 8,288 square foot Children's Schoolhouse Museum and plaza.

The Town Square project is supported both by the 2016 CRA Community Redevelopment Plan and the City's Strategic Plan, and staff recommends that the master plan ultimately be approved and forwarded to the City Commission for final approval in conjunction with adoption of the corresponding ordinances for Future Land Use Map amendment and Rezoning.

**HOW WILL THIS AFFECT CITY PROGRAMS OR SERVICES?**

**FISCAL IMPACT:** Project funding is planned and accommodated through joint efforts with the CRA and private sector as part of the P3 program.

**ALTERNATIVES:** None recommended.

**STRATEGIC PLAN:** Energetic Downtown: Focal Point for Boynton Beach

**STRATEGIC PLAN APPLICATION:** The Town Square redevelopment project has been recommended by the CRA Redevelopment Plan, the City's economic development planning efforts, and the City's Strategic Plan.

**CLIMATE ACTION:** No

**CLIMATE ACTION DISCUSSION:**

Not a specific component of the City's Climate Action Plan except that the mix of uses promoted by the project, and the planned central energy plant represent energy saving and sustainable design concepts.

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**Is this a grant?**

**Grant Amount:**

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**ATTACHMENTS:**


Type	Description
<input type="checkbox"/> Staff Report	Town Square Master Plan Staff Report
<input type="checkbox"/> Exhibit	Exhibit A: Location Map
<input type="checkbox"/> Exhibit	Exhibit B1: Town Square Current FLU
<input type="checkbox"/> Exhibit	Exhibit B2: Town Square Current Zoning
<input type="checkbox"/> Exhibit	Exhibit C1: Town Square Proposed FLU
<input type="checkbox"/> Exhibit	Exhibit C2: Town Square Proposed Zoning
<input type="checkbox"/> Drawings	Exhibit D: Proposed Master Plan
<input type="checkbox"/> Drawings	Town Square Survey
<input type="checkbox"/> Conditions of Approval	Exhibit E: Conditions of Approval
<input type="checkbox"/> Development Order	Development Order

**DEVELOPMENT DEPARTMENT  
PLANNING AND ZONING DIVISION  
MEMORANDUM NO. PZ 18-008**

**STAFF REPORT**

TO: Chair and Members  
Planning and Development Board

THRU: Michael Rumpf   
Planning and Zoning Director

FROM: Amanda Bassiely, Senior Planner 

DATE: January 16, 2018

PROJECT: Boynton Beach Town Square  
Master Plan (LUAR 17-005)

REQUEST: Approve the Boynton Beach Town Square Master Plan for a mix of civic, residential and commercial uses, pending reclassification of the 15.04 acre property from Public and Private Governmental/Institutional (PPGI) and High Density Residential (HDR) to Mixed Use Medium (MXM) and rezoning from Public Usage (PU), Recreation (REC), and Multifamily (R-3) to Mixed Use 3 (MU-3) zoning district. City-initiated.

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**PROJECT DESCRIPTION**

Property Owner: City of Boynton Beach (7 parcels)

Applicant: City of Boynton Beach

Location: Civic Campus bounded by Seacrest Boulevard on the west, NE 1<sup>st</sup> Street on the east, Boynton Beach Boulevard on the north and SE 2<sup>nd</sup> Avenue on the south (**Exhibit "A"**)

Existing Land Use/  
Zoning: Public and Private Governmental/Institutional (PPGI) and High Density Residential (HDR) / PU Public Usage; REC Recreation and R-3 Multifamily (no residential allowed in PPGI and REC; maximum density of 11 du/acre in R-3); see **Exhibit "B1"** and **Exhibit "B2"**

Proposed Land Use/

Zoning: Mixed Use Medium (MXM) / MU-3 Mixed Use 3 zoning district with a maximum density 50 du/acre plus 25% density bonus for Downtown TOD District (see **Exhibit “C1”** and **Exhibit “C2”**)

Acreage: +/- 15.04 acres

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Adjacent Uses:

North: Right-of-way for Boynton Beach Boulevard and farther north, developed commercial properties classified Local Retail Commercial (LRC) and zoned C-3 (Community Commercial District);

South: Right-of-way for SE 2nd Avenue, and farther south, 11 developed single-family homes, classified Low Density Residential (LDR) and Medium Density Residential (MEDR) and zoned R-1-A, (Single-Family Residential District) and R-2, (Single- and Two-Family Residential District);

East: Right-of-way for NE/SE 1<sup>st</sup> Street; on the Northeast side, a developed commercial property classified Local Retail Commercial (LRC) and zoned C-3 (Community Commercial); further south, a parking lot and Green Acres condominium, both classified High Density Residential (HDR) and zoned R-3, Multi-Family; further south, a vacant parcel and Ocean East Apartments, both classified Local Retail Commercial (LRC) and zoned R-3, Multi-Family; the Vivienne condominium on the south side has the same zoning but is classified High Density Residential (HDR); in the southeastern section, two developed single-family homes and a duplex classified Low Density Residential (LDR) and zoned R-1-A, (Single-Family Residential District).

West: Right-of-way for Seacrest Boulevard; on the Northwest side, the USPS facility and an office building, both classified Local Retail Commercial (LRC) and zoned C-2 (Neighborhood Commercial District); farther south, First United Methodist Church, classified High Density Residential (HDR) and zoned R-3, Multi-Family (on the part of properties fronting Seacrest Boulevard); south of W. Ocean Avenue, developed single-family homes and small residential rental properties, classified High Density Residential (HDR) and zoned R-3, Multi-Family.

## **BACKGROUND**

### **The Site**

The subject area covers four blocks, bounded by Seacrest Boulevard on the west, NE 1<sup>st</sup> Street on the east, Boynton Beach Boulevard on the north and SE 2<sup>nd</sup> Avenue on the south. It includes seven (7) parcels owned by the City of Boynton Beach, for a total of 15.04 acres, the right-of-way for NE 1<sup>st</sup> Avenue of 0.7 acre, part of the right-of-way for SE 1<sup>st</sup> Avenue of approximately 0.09 acres (currently with no future land use classification or zoning designation). The City-owned parcels contain the civic campus with the following uses:

- City Hall Complex, including parking garage
- Old High School
- 1913 Schoolhouse Museum
- Amphitheatre
- Art Center
- Civic Center
- Kid's Kingdom Playground
- Library
- Madsen Senior Center including shuffleboard courts

As a redevelopment site, the property has several pertinent locational characteristics:

- It is situated within the Community Redevelopment Area, giving a potential project access to a number of development incentives, and facilitating a partnership with the Community Redevelopment Agency. (see "The P3 Project" section below);
- It is enclosed within the Downtown Transit-Oriented Development (DTOD) district, which covers a ½ mile radius around the intersection of Boynton Beach Boulevard and NE 4<sup>th</sup> Street, the site of the future station for the planned Tri-Rail Coastal Link commuter train system on the FEC Rail, which will provide passenger service between Miami and West Palm Beach. The DTOD district regulations support increased intensity of development through a 25% density bonus and a height bonus (both require participation in the Workforce Housing Program).
- It is also enclosed within both the Coastal Residential Exception area, which exempts all residential development east of I-95 from the Palm Beach County traffic concurrency, and the Transportation Concurrency Exception Area (TCEA), which, while setting limits on the amount of development that will be allowed, carries additional traffic concurrency exemption for commercial and other non-residential development.
- The site is split between two CRA districts, the Cultural District and the Boynton Beach Boulevard District, which—together with four others—have been identified and

designated as distinctive planning areas by the CRA Community Redevelopment Plan adopted in October of 2016. (See Exhibit “D”)

### The P3 Project

This application represents the master plan that corresponds to the pending Town Square Future Land Use Map Amendment and Rezoning (LUAR 17-005). This “parent” LUAR application was approved on First Reading on August 15, 2017 for transmittal and review through the state’s expedited review system and is now ready for final approval. The subject master plan is being processed to coincide with final adoption of the ordinances amending the City’s Future Land Use Map and Official Zoning Map on February 20, 2018.

The LUAR and corresponding master plan has been initiated by City staff in preparation for the redevelopment of the civic campus, now referred to as Town Square, into a mixed use project. The project is the product of the partnership between the City, the CRA and the private development team, based on the Public-Private Partnership (P3) development model enabled by Chapter 255.065, Florida Statutes. A P3 is achieved through an agreement between public and private entities that allow for greater private-sector participation in the financing and delivery of public building and infrastructure projects. (In February of 2015, the City adopted Resolution 15-020, which established procedures for processing of P3s.)

A conceptual Town Square Master Plan was presented to the public at a series of workshops held last year and subsequently modified to its current version filed for approval. As described in the LUAR staff report, the LUAR was initiated without an accompanying master plan pursuant to provisions inserted into the Land Development Regulations (LDRs) in 2015 that allow the City to proactively initiate and process future land use reclassifications and rezonings of selected sites without a master plan if recommended by a significant planning document(s). Such “proactive” actions assures that these properties will have the recommended future land use classification and a corresponding zoning designation “on the ground,” ready for incoming projects.

The subject request meets this criterion, as the Town Square project is supported both by the 2016 CRA Community Redevelopment Plan and the City’s Strategic Plan.

### Criteria for Future Land Use (FLU) Map Amendments and Rezonings: Review Summary

The staff report for the “parent” LUAR application addresses the criteria for review of FLU Map amendments and rezonings listed in the Land Development Regulations, Chapter 2, Article II, Section 2.B.3 and Section 2.D.3. The staff’s analysis concludes that:

- There is a need for the FLU map amendment and rezoning to enable redevelopment of the Civic Campus into a mixed use project (criterion “a”), and

- The subject FLU map amendment and rezoning:
  - are consistent with Comprehensive Plan policies and implements the CRA Redevelopment Plan (criterion “b”);
  - will result in more desirable and sustainable growth for the community and generate significant economic development benefits (criterion “c,” “g”);
  - will be compatible, in character and scale, with future development in adjacent areas per recommendations of the CRA Plan (criterion “c,” cont., and “f”); and
  - meet the definition of “sustainability,” supporting the integration of a mix of land uses (criterion “d”).
- The water, sewer and solid waste services and infrastructure is or will be available for the project (criterion “e”); specifically:
  - Long-term capacity availability for potable water and sewer for the subject request has been confirmed by the Utilities Department; and
  - The Palm Beach County Solid Waste Authority determined that sufficient disposal capacity will be available at the existing landfill through approximately the year 2046.
- Drainage will be reviewed in detail as part of the site plans, land development, and building permit review processes (criterion “e,” cont.).
- The Traffic Statement required for developments located within the TCEA has been submitted and indicated an increase of 5,437 of daily trips, 205 of AM peak hour trips and 466 of PM peak hour trips. The properties under the Coastal Residential exception and TCEA designations are exempted from the concurrency requirements of the Palm Beach County Traffic Performance Standards Ordinance (criterion “e,” cont.). Furthermore, the monitoring of the maximum allowable residential uses and square footage of commercial, industrial and other non-residential uses as well as applicable use ratios under the TCEA Planned 2025 Land Use Table indicate that the current (cumulative) numbers remain significantly off the allowable thresholds. However:
  - Upon completion of its review of the Traffic Statement, Palm Beach County may issue recommendations for improvements aimed to mitigate traffic impacts on the area.
- The School Capacity Availability Determination application has been submitted to the School District of Palm Beach County (criterion “e,” cont.)

## **MASTER PLAN COMPONENTS**

### **Intensity & Density**

The project proposes a mixed use future land use classification to allow for addition of residential and commercial uses not permitted under the current Public and Private Governmental/Institutional classification. The choice of the Mixed Use Medium (MXM) category with a maximum density of 50 du/acre (with an additional Downtown TOD District's 25% density bonus) fulfills the recommendation of the CRA Community Redevelopment Plan warranted by the project's proximity to the core of the downtown and to the future station of the planned Coastal Link commuter train service. The proposed zoning district of MU-3 also has a minimum density of 30 du/acre.

The master plan proposes a total of 705 units, a density of 47 units per acre, within three separate buildings. Building "A" would contain 225 units located along Boynton Beach Boulevard, building "B", 280 units placed on the southernmost block along SE 2<sup>nd</sup> Avenue, and building "C", 200 units that would wrap the corner of Ocean Avenue and NE 1st Street.

Other proposed uses include a 120-room hotel at the corner of Boynton Beach Boulevard and Seacrest Boulevard, a new 110,000 square foot city hall and public library on Seacrest Boulevard between Ocean Avenue and SE 1st Avenue, a central public amphitheater and open space, a playground, plaza, and associated parking garages. The residential buildings ("A" and "C"), and the hotel will contain a total of 83,887 square feet of first-floor commercial space to activate the main streets. The plan also allocates 28,536 square feet for a civic center and multipurpose space to be housed in the renovated Historic High School, and incorporates into the plan the existing 8,288 square foot Children's Schoolhouse Museum and plaza.

The proposed zoning district of MU-3 has a maximum Floor Area Ratio (FAR) of 3 and a minimum FAR of 1.75. Since several of the proposed buildings do not currently have total square footage calculated, the FAR will be required and reviewed at time of site plan submittal for compliance with the LDR.

### **Vehicular Access**

The master plan conforms to a grid block configuration and allows for vehicular flow through the project; however, access is limited to public streets and garage entries. In order to complete a vehicular grid system, SE 1<sup>st</sup> Avenue is proposed to connect to Seacrest Boulevard. To achieve a 'main street' concept and slow traffic, a traffic circle and angled on-street parking is proposed on Ocean Avenue. There are also two small surface parking lots; one located off of NE 1<sup>st</sup> Avenue and the other off of SE 1<sup>st</sup> Avenue to serve the commission chambers and the Historic High School.



### Building Massing & Height

The entire project would include five new buildings, two integrated garages, and two existing buildings. Although the exact building footprints are not defined, the placement and adjacencies are reflected on the current master plan proposal. All new buildings would be placed and oriented along the streets to maximize the pedestrian experience.

The master plan proposes work force housing units and would earn the associated height incentive/bonus of 24 feet. Two of the proposed buildings would be designed using the additional 24 feet. Residential/ commercial building “A”, located on Boynton Beach Boulevard, is proposed at 99 feet in height. Residential/commercial building “B”, located at the corner of Ocean Avenue and NE 1<sup>st</sup> Street is proposed at 80 feet in height. Buildings that front Boynton Beach Boulevard would be required to conform to the regulations in the Community Redevelopment Plan and the planned Boynton Beach Boulevard District Overlay which limit the frontage of the building to 45 feet in height and the remaining mass to be stepped back a minimum of ten feet. Buildings that front Ocean Avenue would be required to conform to the regulations in the Community Redevelopment Plan and the planned Cultural District Overlay which limit the frontage of the building to 35 feet in height and the remaining mass to be stepped back a minimum of 30 feet. All other buildings are proposed at or below the MU-3 height maximum of 75 feet. A full review against all applicable development standards will be conducted at the time of site plan submittal.

### Landscape & Open space

The intended focal point of the master plan is the proposed +/- 40,000 square foot public amphitheater and open space. This space is centrally located within the master plan and is placed as an extension of the new city hall and library building. This area is envisioned to become the gathering space for the City. The plan also propose a +/- 19,000 square foot open space at the corner of Ocean Avenue and Seacrest Boulevard, and a +/- 7,000 square foot playground on the north side of the Children’s Schoolhouse Museum. The existing 5,500 square foot plaza located on the south side of the Children’s Schoolhouse Museum will remain. The final design of all open spaces will be reviewed at time of site plan submittal

Sidewalks and street-trees are proposed along all right-of-ways and active areas are proposed along all main streets. The plan also identifies an extensive pedestrian circulation system throughout the site.

### **MASTER PLAN PHASING**

The proposed master plan delineates three separate phases. Each phase will be required to go through site plan approval and will be subject to the Land Development Regulations of the proposed Zoning District.

The first phase of the master plan would include all of the public components, such as, the city hall and library, the amphitheater / public open space, the southern garage, playground, central energy plant, Historic High School and open plaza on Seacrest Boulevard. This phase also includes the right-of-way improvements to NE 1st Avenue, Ocean Avenue, Seacrest Boulevard, and SE 1st Avenue.

The second phase would include the southernmost residential building consisting of 280 dwelling-units as well as the adjacent right-of-way improvements to SE 2<sup>nd</sup> Avenue, Seacrest Boulevard, and NE 1<sup>st</sup> Street.

The third, and last phase of the master plan would consist of the northernmost residential building consisting of 225 dwelling-units with an attached garage, the eastern residential building consisting of 200 dwelling-units, a hotel, and adjacent right-of-way improvements to Boynton Beach Boulevard, Seacrest Boulevard, and NE 1<sup>st</sup> Street.

### **CONCLUSION/RECOMMENDATION**

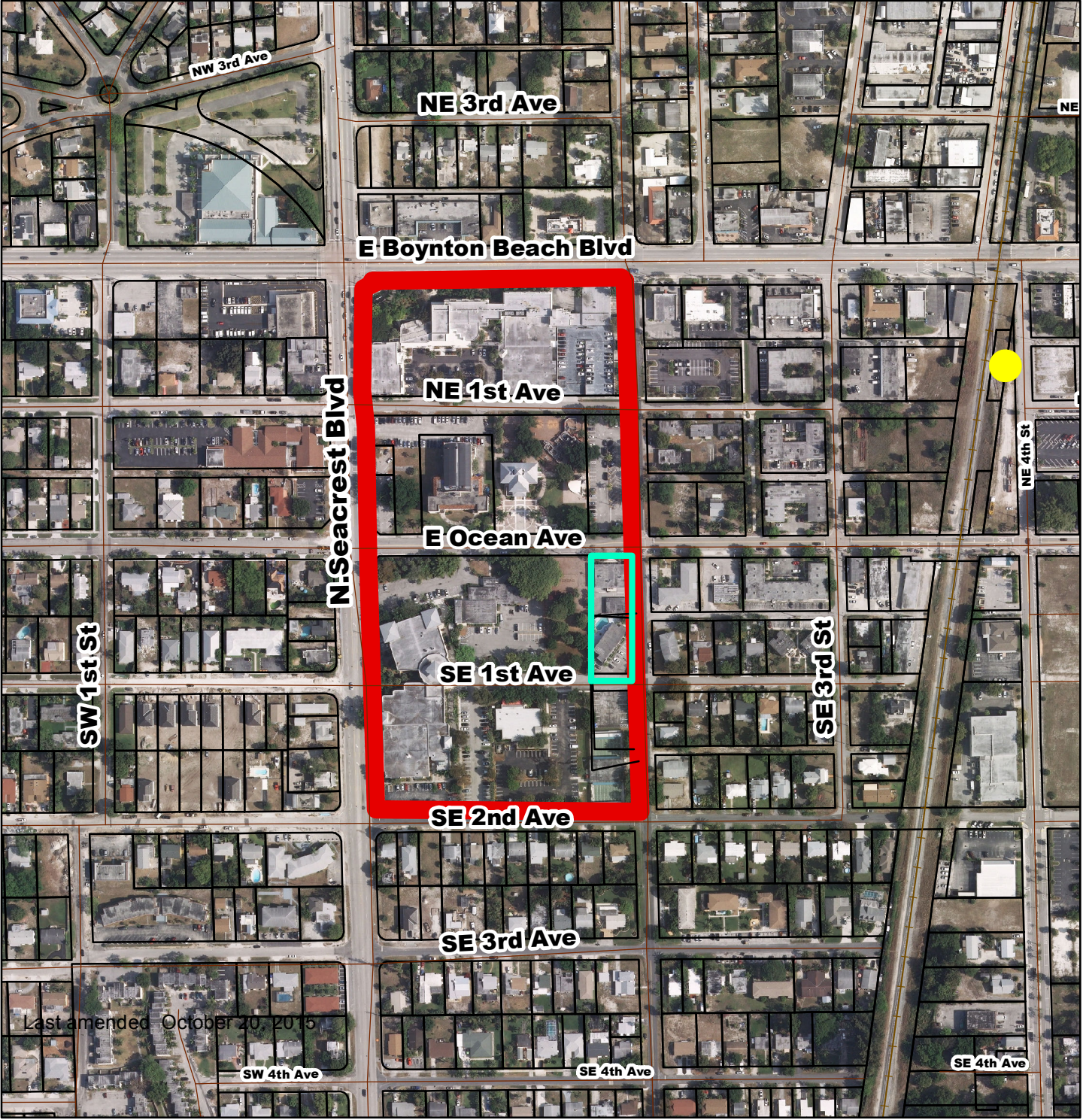
As indicated herein, staff has reviewed the proposed requests and determined that they implement the recommendations of the CRA Community Redevelopment Plan, the City's Strategic Plan and the Economic Development Strategic Plan. Staff recommends approval of the proposed Master Plan and in conjunction with the corresponding ordinances for the Future Land Use Map Amendments and Rezoning.

### **ATTACHMENTS**



# CITY OF BOYNTON BEACH TOWN SQUARE LOCATION MAP

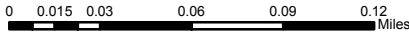
EXHIBIT A



## Legend

- Town Square
- Future Coastal Link station
- Park Lane Condominium  
(Not included in Master Plan)

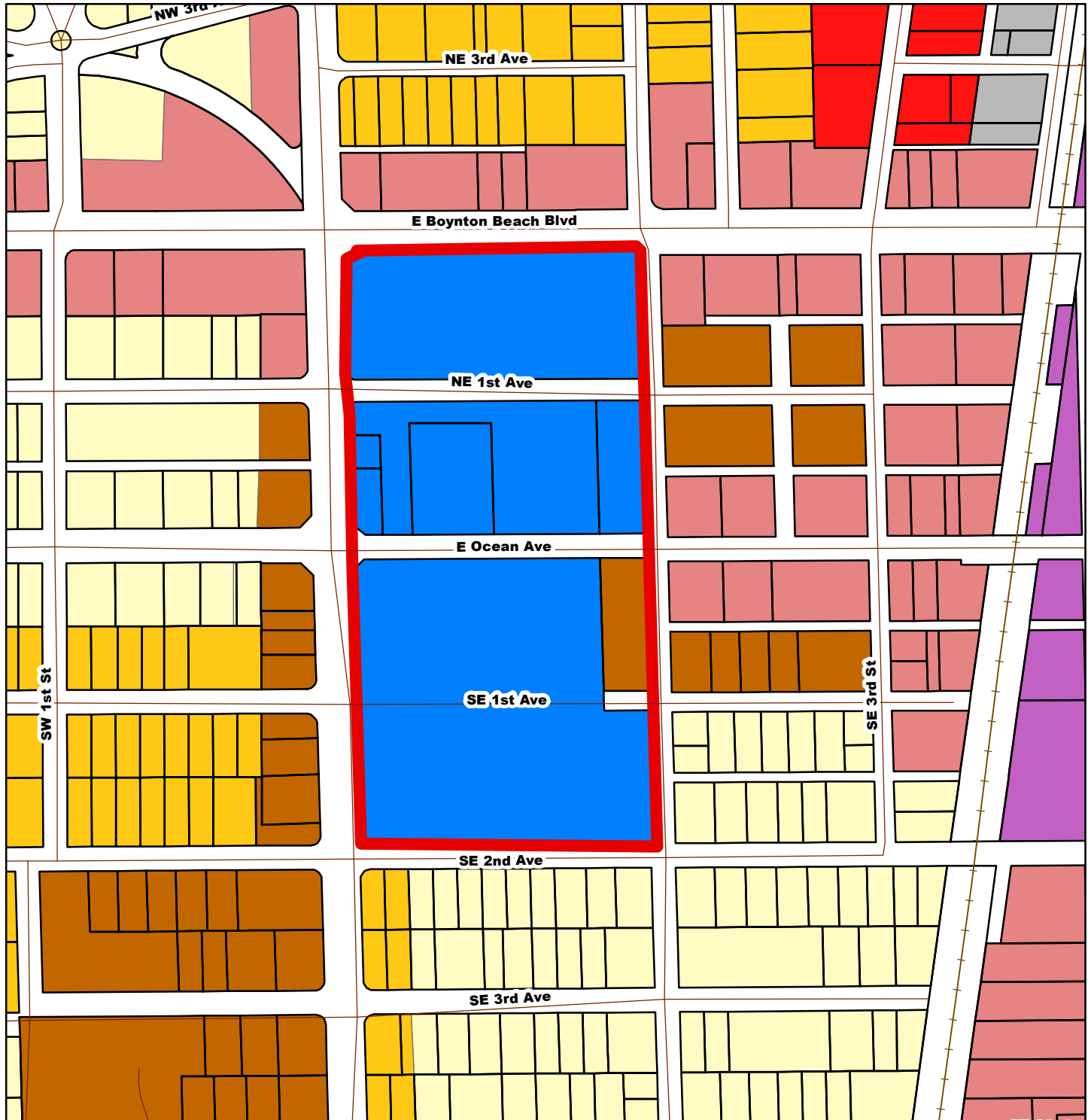
**Total Town Square area: 16.5 acres**



Source: Palm Beach County GIS Digital Data 2006-2015  
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## CURRENT FLU CLASSIFICATIONS FOR TOWN SQUARE AND ADJACENT AREAS



### Legend

#### Future Land Use Classifications

- LOW DENSITY RESIDENTIAL (LDR) Max. 5 D.U./Acre
- MEDIUM DENSITY RESIDENTIAL (MEDR) Max. 10 D.U./Acre
- HIGH DENSITY RESIDENTIAL (HDR) Max. 11 D.U./Acre
- LOCAL RETAIL COMMERCIAL (LRC)
- GENERAL COMMERCIAL (GC)
- INDUSTRIAL (I)
- PUBLIC & PRIVATE GOVERNMENTAL/INSTITUTIONAL (PPGI)

Town Square

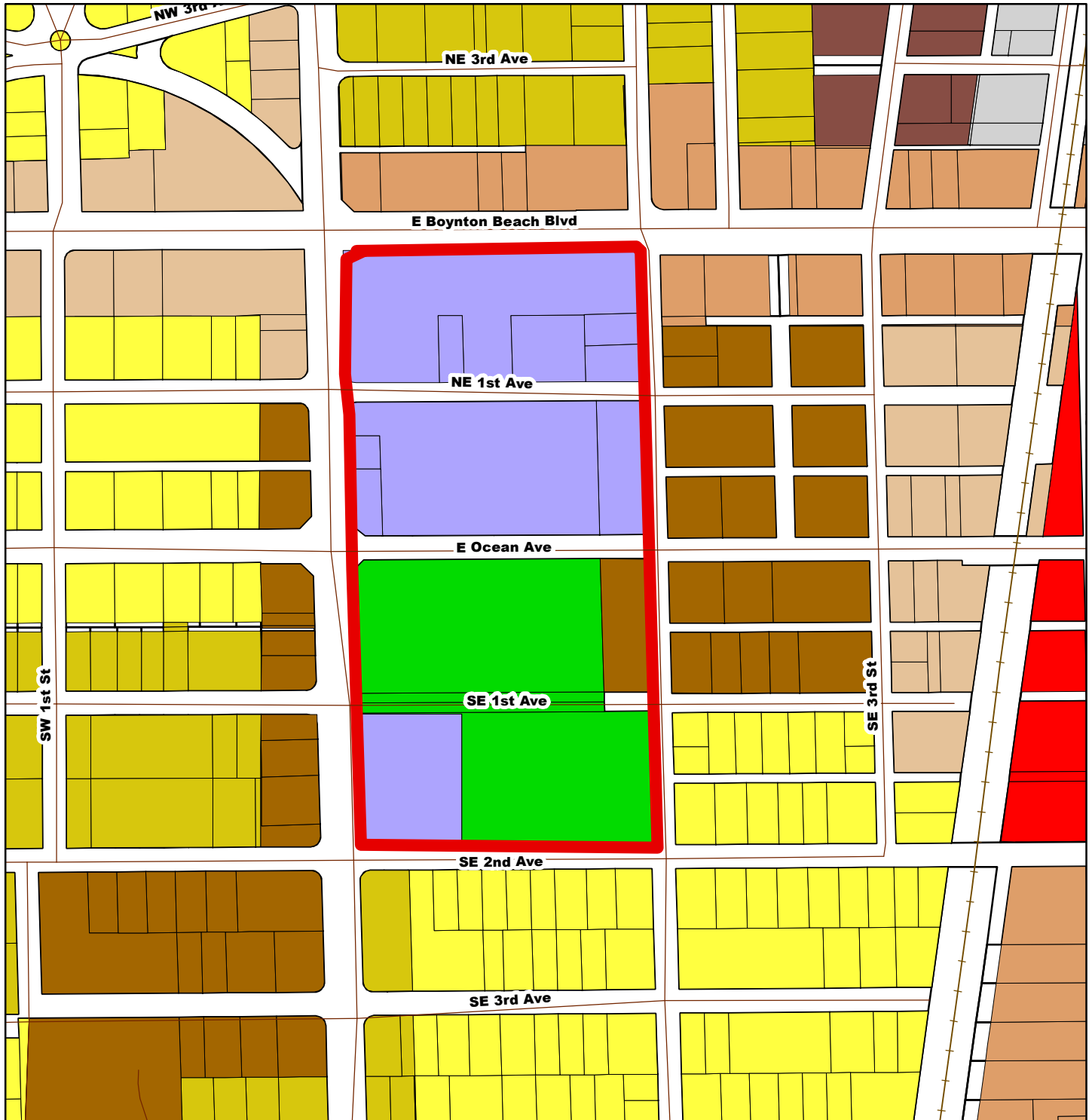
Last amended October 20, 2015



0 0.0125 0.025 0.05 0.075 0.1 Miles

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## CURRENT ZONING DESIGNATIONS FOR TOWN SQUARE AND ADJACENT AREAS



### Legend

#### Zoning designations

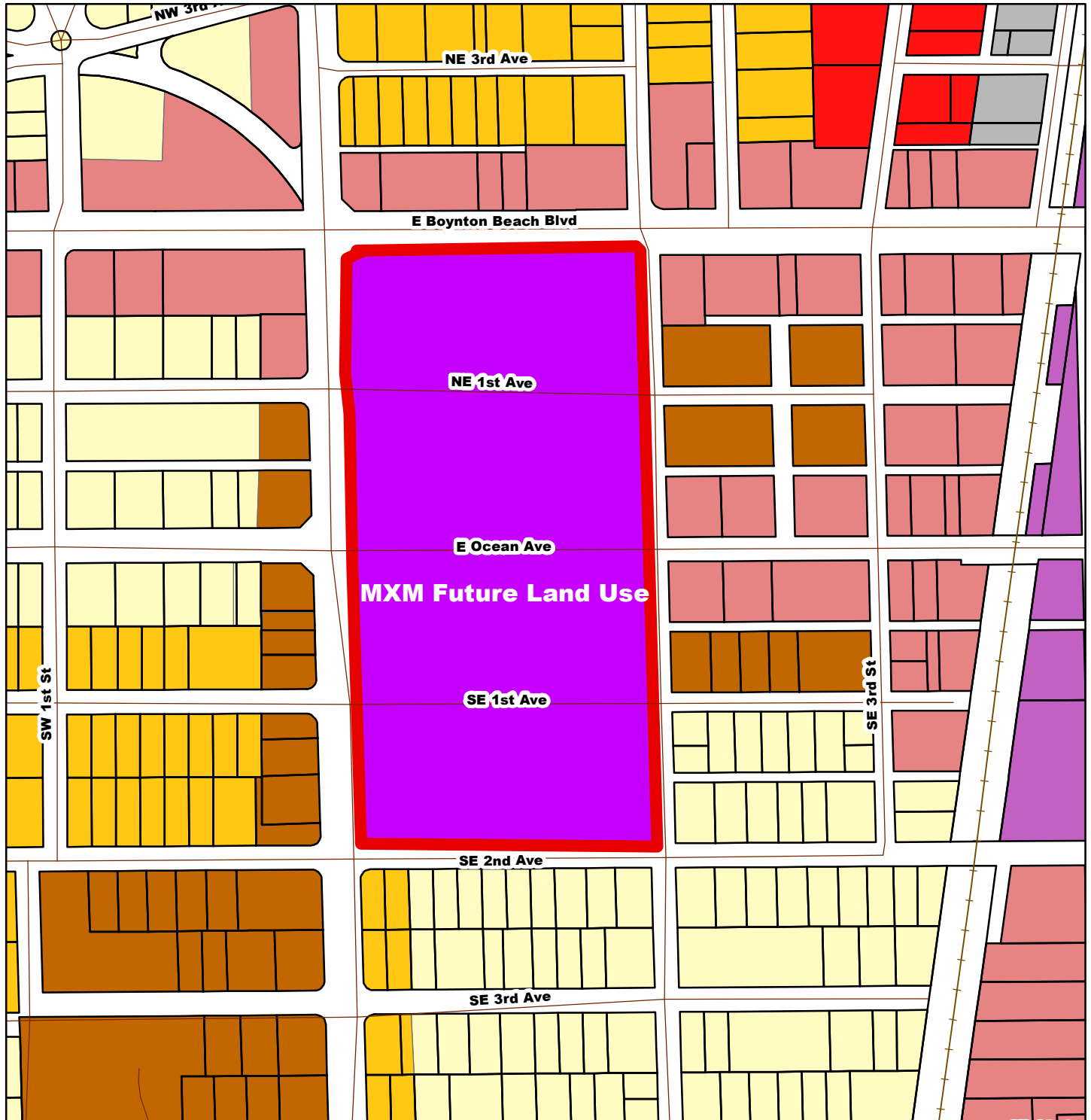
	R1A Single Family		C4 General Commercial
	R2 Duplex		CBD Central Business District
	R3 Multi Family		M1 Light Industrial
	C2 Neighborhood Commercial		PU Public Usage
	C3 Community Commercial		REC Recreation



0 0.0125 0.025 0.05 0.075 0.1 Miles

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## PROPOSED FLU CLASSIFICATION FOR TOWN SQUARE\*

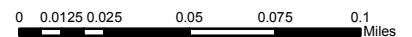


### Legend

- LOW DENSITY RESIDENTIAL (LDR) Max. 5 D.U./Acre
- MEDIUM DENSITY RESIDENTIAL (MEDR) Max. 10 D.U./Acre
- HIGH DENSITY RESIDENTIAL (HDR) Max. 11 D.U./Acre
- LOCAL RETAIL COMMERCIAL (LRC)
- GENERAL COMMERCIAL (GC)
- INDUSTRIAL (I)
- Mixed Use (MX), Max. Density 40 du/acre
- MIXED USE Medium (MXM), Max. Density 50 D.U./Acre

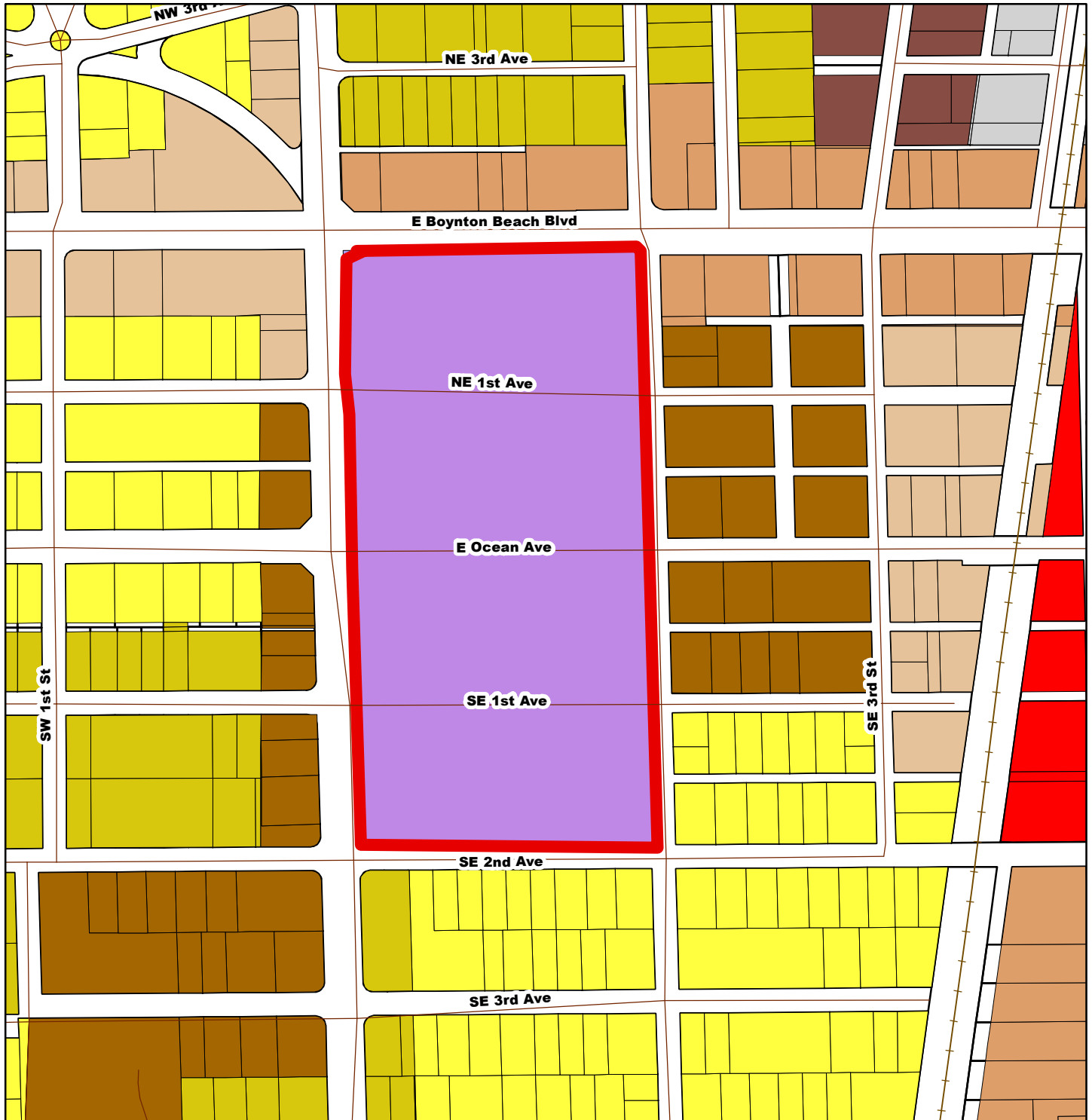
Town Square

\* NOTE: Areas adjacent to Town Square shown with the current FLU classifications



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## PROPOSED ZONING DESIGNATION FOR TOWN SQUARE



### Legend

#### Zoning designations

- |                            |                               |
|----------------------------|-------------------------------|
| R1A Single Family          | C4 General Commercial         |
| R2 Duplex                  | CBD Central Business District |
| R3 Multi Family            | M1 Light Industrial           |
| C2 Neighborhood Commercial | MU-3 Mixed Use 3              |
| C3 Community Commercial    | Town Square                   |



0 0.0125 0.025 0.05 0.075 0.1 Miles

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- NOTES:
- 1. HEIGHT BONUS PROPOSED PER CITY WORKFORCE HOUSING PROGRAM.
  - 2. ON-STREET PARKING WILL BE PROVIDED ON ALL STREETS WHENEVER POSSIBLE.
  - 3. A TOTAL OF 100 PARKING SPACES WILL BE PROVIDED ABOVE REQUIRED PARKING FOR PUBLIC USE.

LEGEND:

PROJECT BOUNDARY

PEDESTRIAN CIRCULATION

PHASE LINE

VEHICULAR ACCESS TO PARKING GARAGE

PUBLIC OPEN SPACE

RESIDENTIAL

EXISTING BUILDING

PARKING GARAGE

CITY HALL / LIBRARY

CENTRAL ENERGY PLANT

HOTEL

PROJECT DATA	
AREA	
Site Area	15.04 Acres (+/- 655,481 SF)
ZONING	
Existing:	PU (Public Use) REC (Recreation)
Proposed:	MU-3 (Mixed Use-3)
FUTURE LAND USE	
Existing:	Public & Private Govt/Instit (PPGI)
Proposed:	Mixed Use Medium (MXM)
DENSITY	
Maximum Density:	50 Units /Acre x 15.04 Acres = 752 Units
Proposed Density:	705 Units /15.04 Acres = 47 Units/Acre
USES	
Residential:	705 Units
Hotel:	120 Rooms
Commercial:	83,887 SF
Civic Center / Multi-purpose (Historic High School)	28,536 SF
City Hall / Library	110,000 SF
Children's Museum	8,288 SF

Exhibit "D"

NOT INCLUDED  
ZONING: C3  
FUTURE LAND USE: LRC

E. Boynton Beach Blvd.

160031.00 01.15.18 BOYNTON BEACH TOWN SQUARE // Master Plan

Page 26 of 91

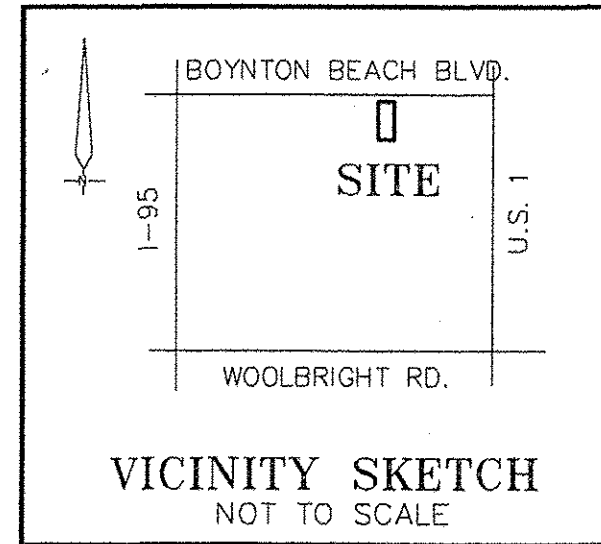
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SCALE: 1" = 50'

E2L3

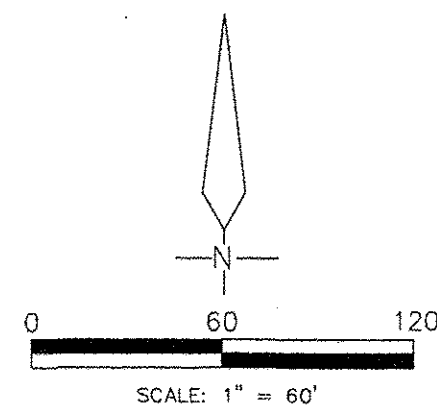
REAL ESTATE SOLUTIONS, LLC

Baker Barrios





VICINITY SKETCH  
NOT TO SCALE



48 HOURS BEFORE DIGGING  
CALL  
1-800-732-4770  
SUNSHINE STATE ONE CALL OF FLORIDA  
UTILITIES NOTIFICATION CENTER

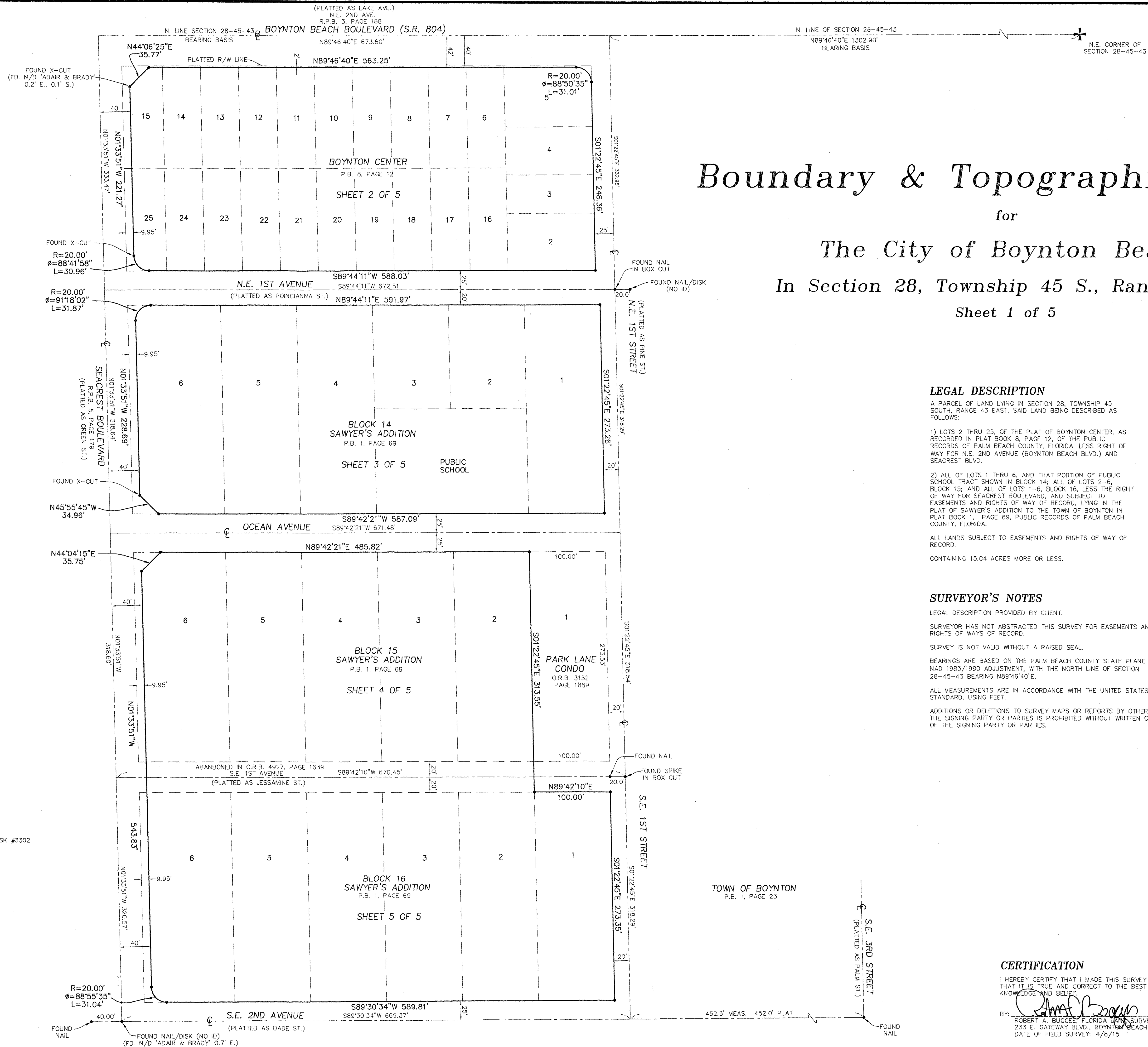


Know what's below.  
Call before you dig.

#### LEGEND

- = SET 1/2" IRON ROD/CAP #3302 OR NAIL/DISK #3302 UNLESS NOTED OTHERWISE
- P.B. = PLAT BOOK
- O.R.B. = OFFICIAL RECORD BOOK
- R.P.B. = ROAD PLAT BOOK
- N/D = NAIL/DISK

DWG # 1201114-1



# Boundary & Topographic Survey

for

## The City of Boynton Beach

### In Section 28, Township 45 S., Range 43 E.

Sheet 1 of 5

#### LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, SAID LAND BEING DESCRIBED AS FOLLOWS:

1) LOTS 2 THRU 25, OF THE PLAT OF BOYNTON CENTER, AS RECORDED IN PLAT BOOK 8, PAGE 12, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS RIGHT OF WAY FOR N.E. 2ND AVENUE (BOYNTON BEACH BLVD.) AND SEACREST BLVD.

2) ALL OF LOTS 1 THRU 6, AND THAT PORTION OF PUBLIC SCHOOL TRACT SHOWN IN BLOCK 14; ALL OF LOTS 2-6, BLOCK 15; AND ALL OF LOTS 1-6, BLOCK 16, LESS THE RIGHT OF WAY FOR SEACREST BOULEVARD, AND SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD, LYING IN THE PLAT OF SAWYER'S ADDITION TO THE TOWN OF BOYNTON IN PLAT BOOK 1, PAGE 69, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL LANDS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

CONTAINING 15.04 ACRES MORE OR LESS.

#### SURVEYOR'S NOTES

LEGAL DESCRIPTION PROVIDED BY CLIENT.

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

SURVEY IS NOT VALID WITHOUT A RAISED SEAL.

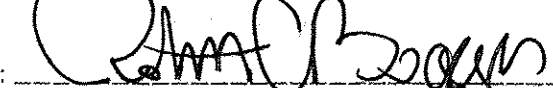
BEARINGS ARE BASED ON THE PALM BEACH COUNTY STATE PLANE GRID, NAD 1983/1990 ADJUSTMENT, WITH THE NORTH LINE OF SECTION 28-45-43 BEARING N89°46'40"E.

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

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

#### CERTIFICATION

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

BY:   
ROBERT A. BUGGEE, FLORIDA LAND SURVEYOR #3302  
233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA  
DATE OF FIELD SURVEY: 4/8/15

PREPARED BY:

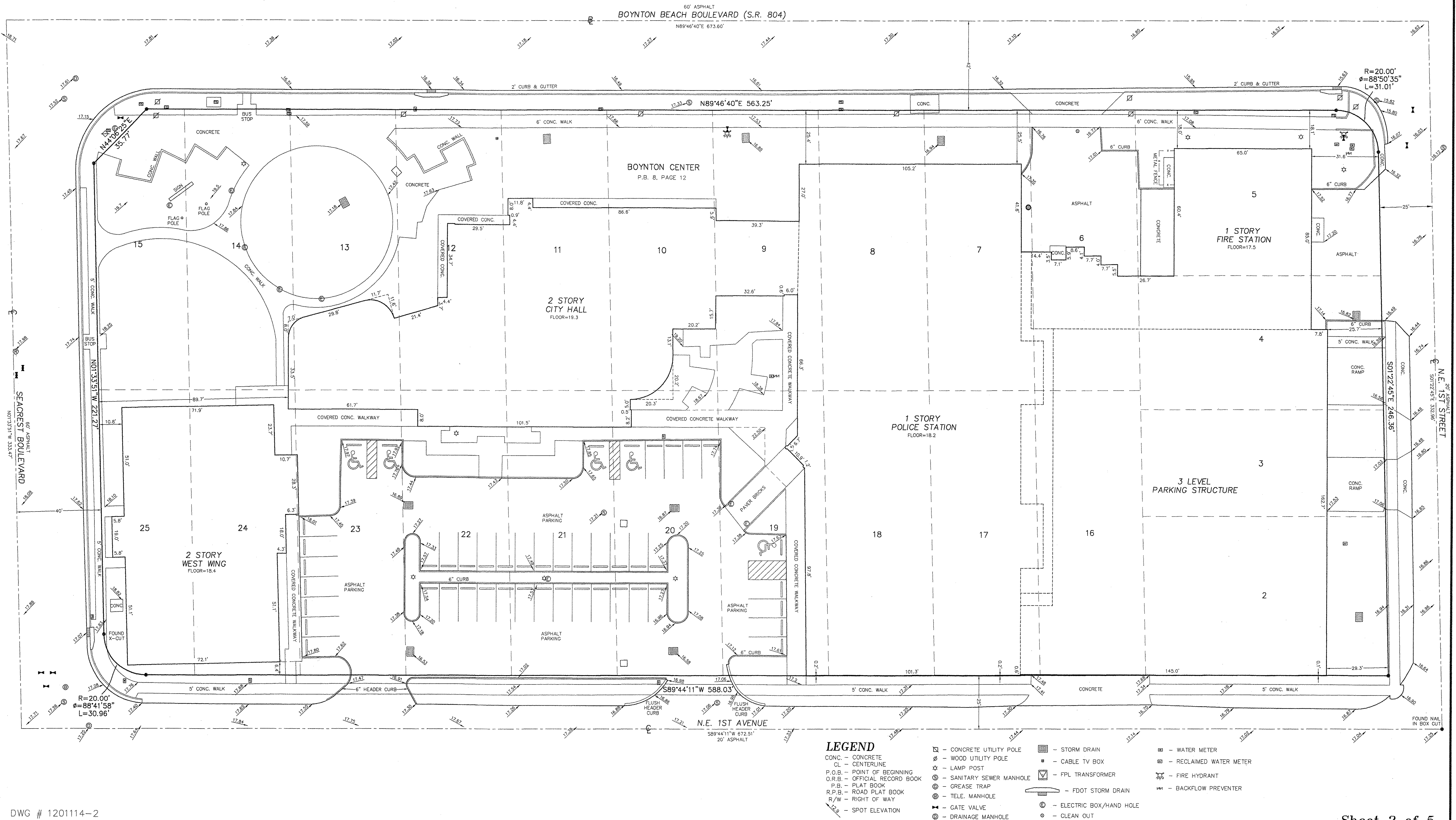
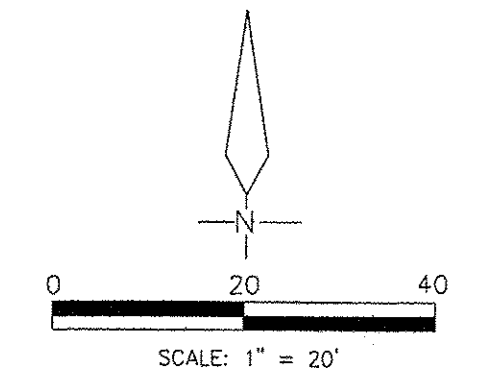
**Bob Buggee, Inc.**  
the "SURVEYOR"

P.O. BOX 243887  
BOYNTON BEACH, FLORIDA, 33424  
SURVEY & MAPPING BUSINESS #7890  
561-732-7877

PREPARED BY:  
**Bob Buggee, Inc.**  
 the "SURVEYOR"  
 P.O. BOX 243887  
 BOYNTON BEACH, FLORIDA, 33424  
 SURVEY & MAPPING BUSINESS #7890  
 561-732-7877

# Boundary & Topographic Survey

for  
**The City of Boynton Beach**



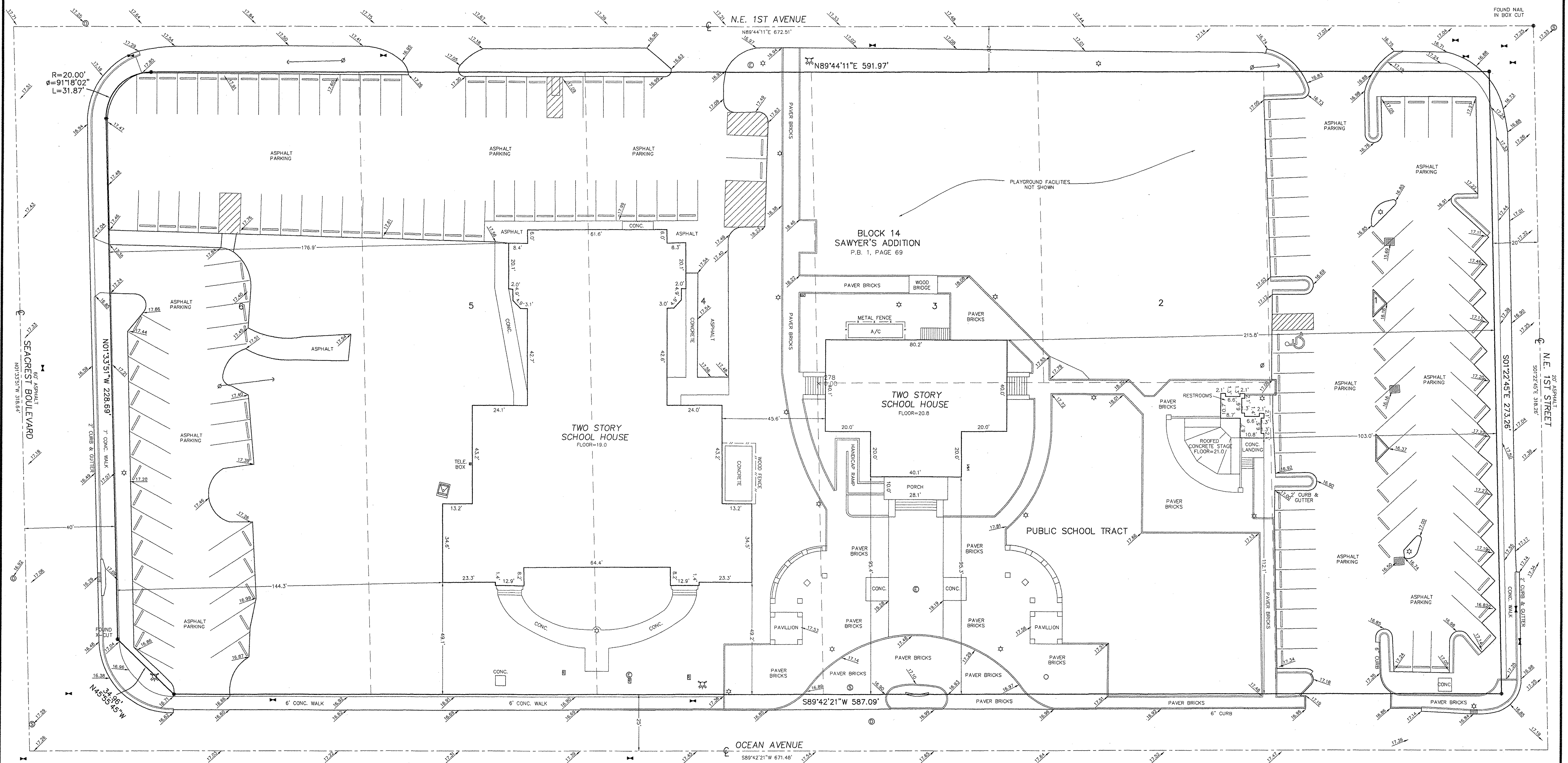
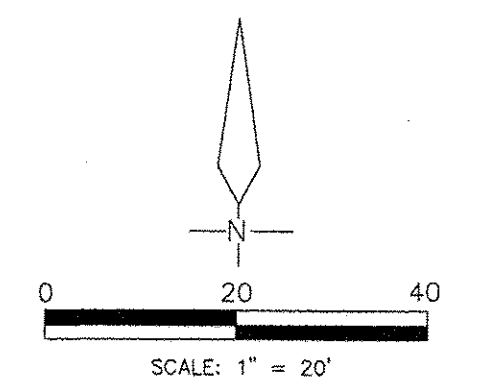


PREPARED BY:  
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SURVEY & MAPPING BUSINESS #7890  
561-732-7877

# Boundary & Topographic Survey

for

## The City of Boynton Beach



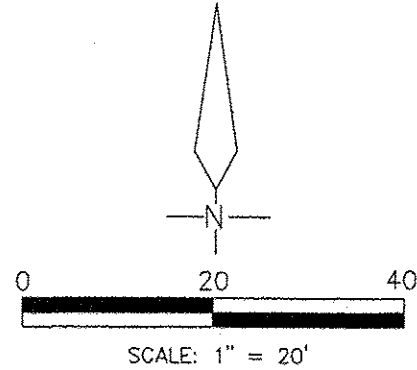
### LEGEND

- |                               |                        |                        |                       |
|-------------------------------|------------------------|------------------------|-----------------------|
| CONC. - CONCRETE              | CONC. UTILITY POLE     | STORM DRAIN            | WATER METER           |
| CL - CENTERLINE               | WOOD UTILITY POLE      | CABLE TV BOX           | RECLAIMED WATER METER |
| P.O.B. - POINT OF BEGINNING   | LAMP POST              | FPL TRANSFORMER        | FIRE HYDRANT          |
| O.R.B. - OFFICIAL RECORD BOOK | SANITARY SEWER MANHOLE | FDOT STORM DRAIN       | BACKFLOW PREVENTER    |
| P.B. - PLAT BOOK              | GREASE TRAP            | ELECTRIC BOX/HAND HOLE |                       |
| R.P.B. - ROAD PLAT BOOK       | TELE. MANHOLE          | CLEAN OUT              |                       |
| R/W - RIGHT OF WAY            | GATE VALVE             |                        |                       |
| SPOT ELEVATION                | DRAINAGE MANHOLE       |                        |                       |

PREPARED BY:  
**Bob Buggee, Inc.**  
the "SURVEYOR"  
P.O. BOX 243887  
BOYNTON BEACH, FLORIDA, 33424  
SURVEY & MAPPING BUSINESS #7890  
561-732-7877

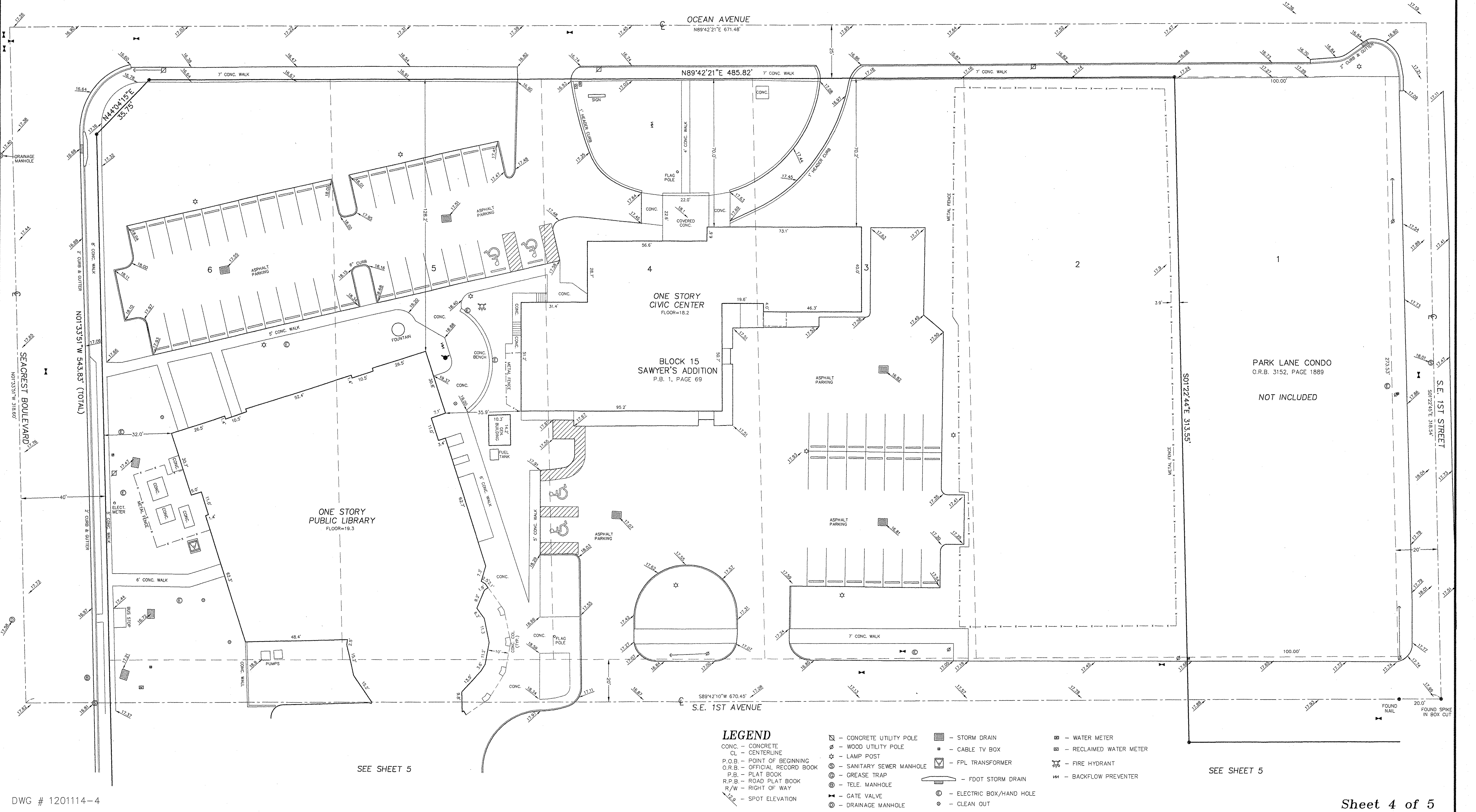
# Boundary & Topographic Survey

for  
The City of Boynton Beach



SEE SHEET 3

SEE SHEET 3



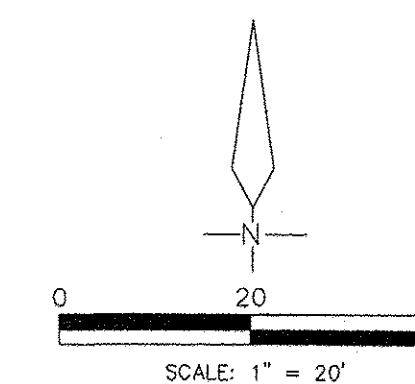


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the "SURVEYOR"  
P.O. BOX 243887  
BOYNTON BEACH, FLORIDA, 33424  
SURVEY & MAPPING BUSINESS #7890  
561-732-7877

# Boundary & Topographic Survey

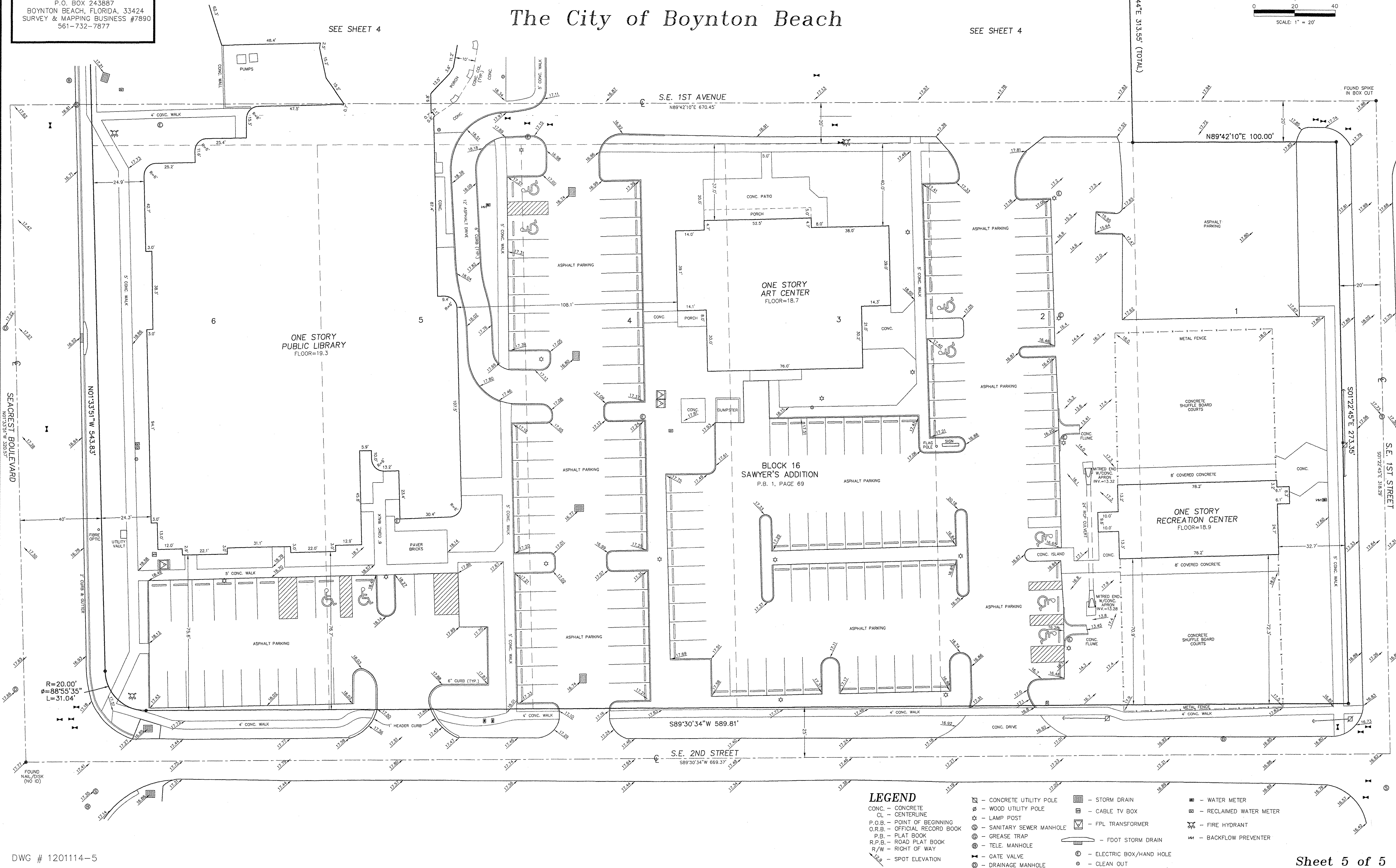
for

## The City of Boynton Beach



SEE SHEET 4

SEE SHEET 4



## EXHIBIT "E"

### Conditions of Approval

Project Name: Town Square Master Plan

File number: LUAR 17-005

Reference: Review of plans identified as a Master Plan with a January 15, 2018 Planning and Zoning Department date stamp marking.

DEPARTMENTS	INCLUDE	REJECT
<b>Planning &amp; Zoning</b>		
Comments:		
1. Provide square footages for all proposed buildings on master plan to show compliance with the required minimum and maximum Floor Area Ratio standards of the MU-3 zoning district.		
2. Absent a traffic study or specific traffic analysis, staff recommends restricting the intersection of N.E. 1 <sup>st</sup> Street and Seacrest Boulevard to right in/right out traffic movements.		
<b>PLANNING &amp; DEVELOPMENT BOARD CONDITIONS</b>		
Comments: To be determined.		
<b>CITY COMMISSION CONDITIONS</b>		
Comments: To be determined.		

S:\Planning\SHARED\WP\PROJECTS\TOWN SQUARE\Town Square MPMD 17-XXX\StaffReport\ExhibitE\_COA.doc

**DEVELOPMENT ORDER OF THE CITY COMMISSION OF THE  
CITY OF BOYNTON BEACH, FLORIDA**

PROJECT NAME: Town Square Master Plan (LUAR 17-005)

APPLICANT: City of Boynton Beach

APPLICANT'S ADDRESS: 100 E. Boynton Beach Blvd., Boynton Beach, FL 33425

DATE OF HEARING RATIFICATION BEFORE CITY COMMISSION: February 20, 2018

APPROVAL SOUGHT: Approve the Boynton Beach Town Square Master Plan for a mix of civic, residential and commercial uses, pending reclassification of the 15.04 acre property from Public and Private Governmental/Institutional (PPGI) and High Density Residential (HDR) to Mixed Use Medium (MXM) and rezoning from Public Usage (PU), Recreation (REC), and Multifamily (R-3) to Mixed Use 3 (MU-3) zoning district. City-initiated.

LOCATION OF PROPERTY: Civic Campus bounded by Seacrest Boulevard on the west, NE 1<sup>st</sup> Street on the east, Boynton Beach Boulevard on the north and SE 2<sup>nd</sup> Avenue on the south

DRAWING(S): SEE EXHIBIT "B" ATTACHED HERETO.

  X   THIS MATTER was presented to the City Commission of the City of Boynton Beach, Florida on the date of hearing stated above. The City Commission having considered the approval sought by the applicant and heard testimony from the applicant, members of city administrative staff and the public finds as follows:

1. Application for the approval sought was made by the Applicant in a manner consistent with the requirements of the City's Land Development Regulations.
2. The Applicant  
      X   HAS  
    \_\_\_ HAS NOT  
  
established by substantial competent evidence a basis for the approval requested.
3. The conditions for development requested by the Applicant, administrative staff, or suggested by the public and supported by substantial competent evidence are as set forth on Exhibit "C" with notation "Included."
4. The Applicant's request is hereby  
      X   GRANTED subject to the conditions referenced in paragraph 3 above.  
    \_\_\_ DENIED
5. This Order shall take effect immediately upon issuance by the City Clerk.
6. All further development on the property shall be made in accordance with the terms and conditions of this order.
7. Other: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATED: \_\_\_\_\_  
City Clerk



## CITY OF BOYNTON BEACH AGENDA ITEM REQUEST FORM

**PLANNING AND DEVELOPMENT MEETING DATE:** 1/23/2018

**REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD:** Approve Boynton Beach Gateway Police Station Community Design Appeal (CDPA 17-010) of Chapter 4, Article III, Section 3.G., "Overhead doors facing rights-of-way", located at the SE corner of Gateway Boulevard and High Ridge Road in the PID (Planned Industrial Development) zoning district. Applicant: City of Boynton Beach

---

**EXPLANATION OF REQUEST:**

This application for Community Design Appeal (CDPA 17-010) is a companion to Major Site Plan Modification application (MSPM 17-010) requesting to construct a two-story, 53,800 square foot police station and associated site improvements immediately north of Fire Station #5, at the SE corner of Gateway Boulevard and High Ridge Road. The request is relative to the location of the overhead bay doors on the west façade of the building, the sally port and the vehicle storage building. The community design standards prohibit overhead bay doors on facades facing selected highly visible roadways, which are considered entrances into the City and/or carry a considerable amount of daily traffic. The rationale is that buildings located on these roadways should be held to a higher level of architectural standards. High Ridge Road is one of those select roadways and the proposed station's bay doors would face High Ridge Road.

Based upon previous approvals in the vicinity, distance of the doors from the right-of-way, and mitigation through the use of paint, landscaping and perimeter wall, staff recommends approval.

**HOW WILL THIS AFFECT CITY PROGRAMS OR SERVICES?** New station supports the relocation of the Police Department and therefore the Town Square Redevelopment Project, and provides the long awaited facility to support current and future service and program needs for optimal law enforcement within the City.

**FISCAL IMPACT:** Project funding is to be programmed through the joint public/private (P3) initiative.

**ALTERNATIVES:** None recommended.

**STRATEGIC PLAN:** High Performing City Organization

**STRATEGIC PLAN APPLICATION:**

Project would further a Strategic Initiative objective to support the City's Goal to be a "High Performing City Organization".

**CLIMATE ACTION:**

**CLIMATE ACTION DISCUSSION:** N/A

---



**Is this a grant?**

**Grant Amount:**

---

**ATTACHMENTS:**

Type	Description
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Location Map	Location Map
<input type="checkbox"/> Drawings	Site Plan
<input type="checkbox"/> Drawings	Building Elevations
<input type="checkbox"/> Drawings	Landscape Plans
<input type="checkbox"/> Letter	Applicant Justifications
<input type="checkbox"/> Conditions of Approval	Conditions of Approval
<input type="checkbox"/> Development Order	Development Order

**DEVELOPMENT DEPARTMENT  
PLANNING AND ZONING DIVISION  
MEMORANDUM NO. PZ 18-007**

**STAFF REPORT**

TO: Chair and Members  
Planning and Development Board

THRU: Michael W. Rumpf, Director of Planning & Zoning

FROM: Ed Breese, Principal Planner

DATE: January 12, 2018

PROJECT NAME/NO: Boynton Beach Gateway Police Station / CDPA 17-010

REQUEST: Approve Boynton Beach Gateway Police Station Community Design Appeal from Chapter 4, Article III, Section 3.G., "Overhead doors facing rights-of-way". Applicant: City of Boynton Beach

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**Property Owner:** City of Boynton Beach

**Agent:** Mark Rickards, Kimley-Horn and Associates, Inc.

**Location:** SE corner of Gateway Boulevard and High Ridge Road (see Exhibit "A" - Site Location Map)

**Site Details:** The applicant has submitted a companion development application for Major Site Plan Modification for construction of a two-story, 53,800 square foot police station and associated site improvements on a 4.92 acre parcel, located at the SE corner of Gateway Boulevard and High Ridge Road in the PID (Planned Industrial Development) zoning district. The site is the northern one-half of a City-owned parcel that contains Fire Station #5 on the southerly portion.

**NATURE OF REQUEST**

As noted above, Mark Rickards of Kimley-Horn and Associates, Inc. is requesting approval of a Community Design Appeal from Chapter 4, Article III, Section 3.G., "Overhead doors facing rights-of-way", which is relative to the proposed location of the overhead bay doors on the west façade of the building, the sally port and the vehicle storage building. The community design standards prohibit overhead bay doors on facades facing selected highly visible roadways, which are considered entrances into the City and/or carry a considerable amount of daily traffic. The rationale is that buildings located on these roadways should be held to a higher level of architectural standards. High Ridge Road is one of those select roadways and the doors are on the façades facing High Ridge Road.

**BACKGROUND AND ANALYSIS**

The applicant has submitted a Justification Statement (Exhibit "C") date-stamped

January 16, 2018 addressing each of the following review criteria for such applications:

- a) *Whether the proposed request will demonstrate consistency with the Comprehensive Plan;*
- b) *Whether the proposed request will not significantly detract from the livability or appearance of the city and will be consistent with the established or desired character of the area, or with the redevelopment plan, where applicable;*
- c) *On balance, whether the proposed request will be consistent with the purpose of the standard for which a deviation is requested. Granting the request will equally or better meet the purpose of the standard to be appealed;*
- d) *Whether the proposed request is intended to save or preserve existing trees or desired flora;*
- e) *Whether the proposed request will have adverse environmental impacts that cannot be prevented by the imposition of conditions;*
- f) *Whether the proposed request will have an adverse impact on property values of abutting or adjacent land;*
- g) *Whether the proposed request will seriously reduce the quality or quantity of light and air available to adjacent properties;*
- h) *Whether the proposed request is necessary to further the objectives of the City to assist with economic development and business promotion; and*
- i) *Whether the proposed request meets the purpose and intent of these regulations but conflicts with another site development standard or requirement, including sustainable development and green initiatives.*

As noted above, the community design standards prohibit overhead bay doors on facades facing selected highly visible rights-of-way. Previous Community Design Plan Appeals (CDPA) involving overhead garage bay doors have been approved for projects along High Ridge Road. In 2002, the City Commission approved a CDPA for the Premiere Interstate parcel just south of the CarMax property. The reasoning behind the approval stems from the fact that the overhead bay doors facing High Ridge Road would be preferable to orienting them on the back of the buildings facing the Interstate, since the sheer number of vehicles (volume of traffic) traveling on I-95 far exceeds those that travel on High Ridge Road. A second approval was granted in 2003 involving High Ridge Commerce Center II, a project north of Gateway Boulevard on the west side of High Ridge Road, immediately north of Canterbury Townhomes. For this project, there were unique site characteristics and constraints, due to the long and narrow configuration of the parcel, combined with the fact that 25% of the site was set aside for preservation of the A-rated Scrub habitat on the western portion of the property. Since the building was designed for smaller tenant spaces requiring overhead bay doors on both sides of the building and the narrowness of the parcel precluded the buildings from being oriented in another direction, inevitably the doors had to face High Ridge Road.

More recently, the Fire Station on the south portion of this property received Commission approval in 2007 for a CDPA that allowed the apparatus bay doors to face High Ridge Road. The justification for approval of the appeal was several fold, including the fact that every second counts in responding to an emergency, and having immediate access to the main thoroughfare (High Ridge Road) would

substantially improve response times, as opposed to driving through a long parking lot before entering the highway. Additionally, the architects proposed painting the overhead doors one of the matching accent colors of the building, in order that the doors blend with the building as much as possible, without creating one long wall of a single color. Also, standard operating procedure is for the bay doors to be closed, thus obscuring any storage, daily operations, or the things people generally find objectionable about open garage bays. Lastly, the Architects' design of a lush, colorful landscape theme along the front of the fire rescue station, in combination with the Quantum Park streetscape on High Ridge Road, helped soften any impact from the orientation of the bay doors.

Lastly, due to the termination of the road at the High School further south of the site, and the types of businesses south of the subject site, this segment of High Ridge Road has relatively low volumes of traffic in contrast with the other roadways contemplated under the Community Design regulations for overhead bay doors.

The architect states in the responses to the review criteria that the inclusion of overhead bay doors is necessary for the functionality of the proposed Police Station in order to protect material evidence and chain of custody. He further notes the overhead bay doors are to be painted to match the adjacent building walls to help the doors blend with the surrounding walls, and that there are several layers of screening provided between the street and the doors more than 200 feet away. The landscaping along the right-of-way is a minimum 25 feet in width and includes a six (6) foot tall masonry wall. Between the 25-foot wide landscape buffer and the doors are other landscape islands in the parking lot that would further screen the doors from view.

In conclusion, staff has determined that the project meets the intent of the review criteria for Community Design Appeals in relation to the distance from the right-of-way and screening of the overhead bay doors. In addition, the approval appears consistent with previous City actions involving overhead bay doors along this portion of High Ridge Road. Lastly, the proposed design of the project is not inconsistent with the Comprehensive Plan, will not significantly detract from the livability or appearance of the City, and finally, the project should not have any adverse impact on property values of abutting or adjacent land.

### **RECOMMENDATION**

Staff has reviewed this request for Community Design Appeal approval, and based on the analysis contained herein, recommends approval, contingent upon City Commission approval of the concurrent request for Major Site Plan Modification, and satisfying all comments indicated in Exhibit "D" – Conditions of Approval. Any additional conditions recommended by the Board or City Commission shall be documented accordingly in the Conditions of Approval.



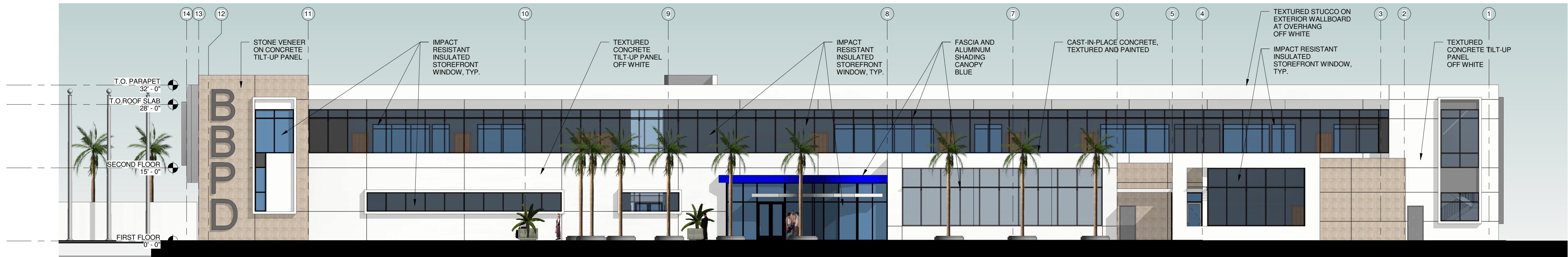
# LOCATION MAP



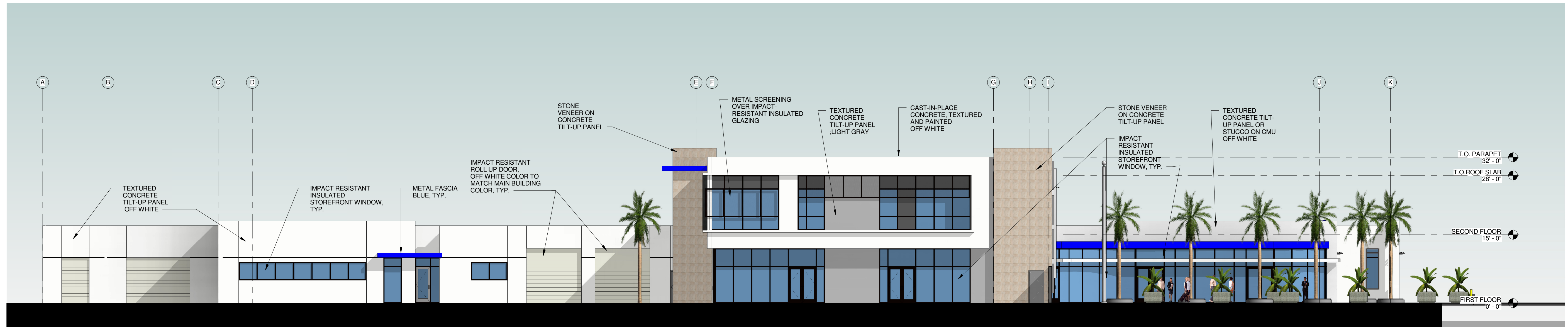






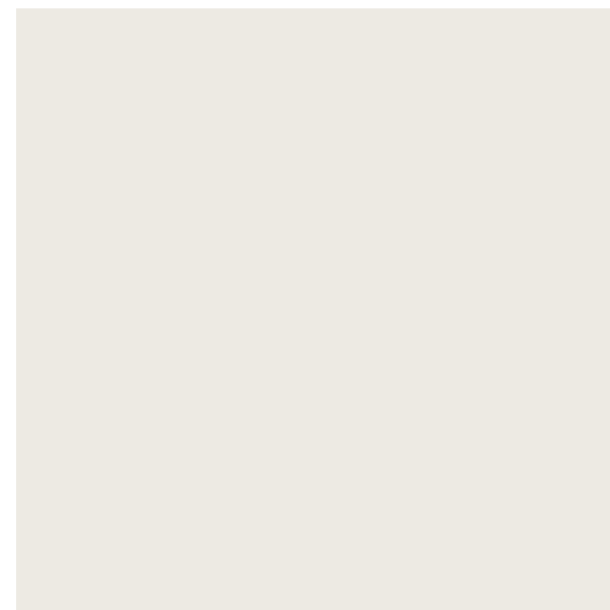


1 SOUTH ELEVATION - DART COLOR  
3/32" = 1'-0"



2 WEST ELEVATION - DART COLOR  
3/32" = 1'-0"

Note:  
These drawings are representational and only for information.  
Final color and material selections to be reviewed and  
approved by the City of Boynton Beach



OFF WHITE  
SW-7004 - SNOWBOUND



GRAY  
SW-7658 - GRAY CLOUDS



STONE VENEER  
KEYSTONE CORAL

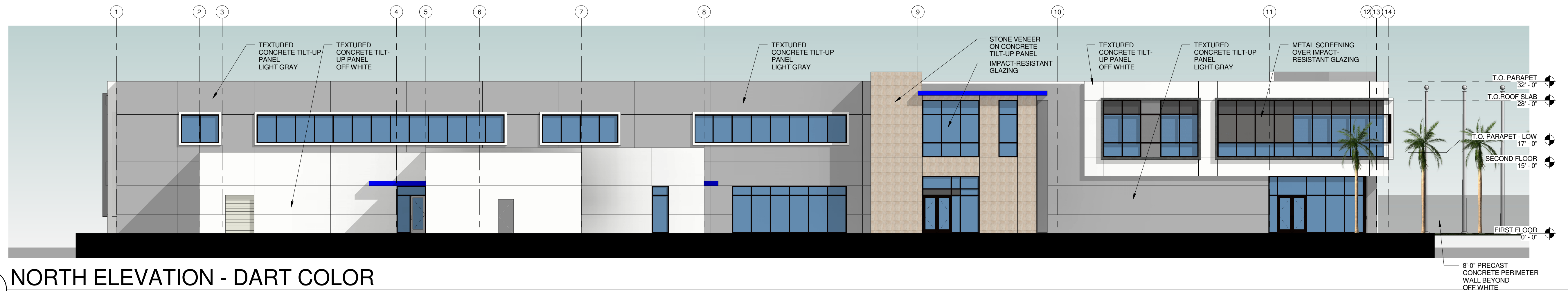


GLAZING (STOREFRONT)  
VIRACON VUE 1-50

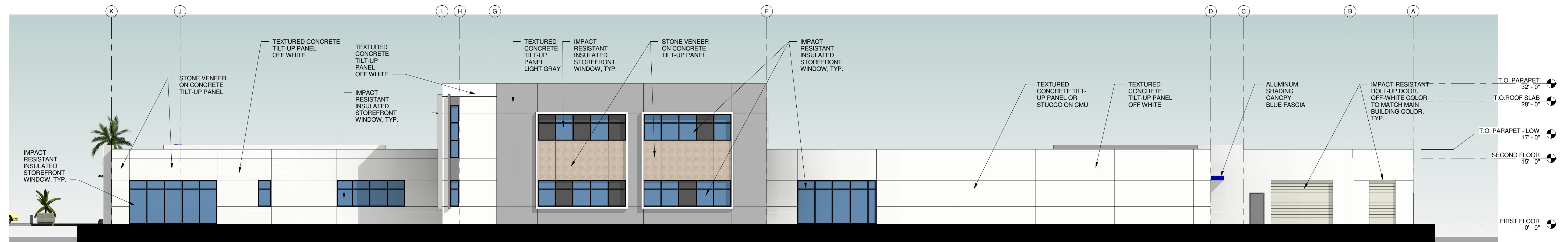
#### GENERAL ELEVATION NOTES

1	EXTERIOR WALLS AND OPENINGS TO COMPLY WITH FBC 2017 TABES 602 (FIRE RESISTANT RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE) AND 705.8 ( MAXIMUM AREA OF EXTERIOR WALL OPENINGS)
2	ALL EQUIPMENT ATTACHED TO BUILDING TO BE PAINTED TO MATCH ADJACENT SURFACE/FINISH.
3	ALL ABOVE GROUND EQUIPMENT TO BE VISUALLY SCREENED. THIS INCLUDES BUT IS NOT LIMITED TO EXTERIOR UTILITY BOXES, METER AND TRANSFORMERS.
4	BACK-FLOW PREVENTER TO BE PAINTED TO MATCH BUILDING COLOR.
5	OVERHEAD COILING DOORS TO BE FINISHED TO MATCH ADJACENT WALLS.



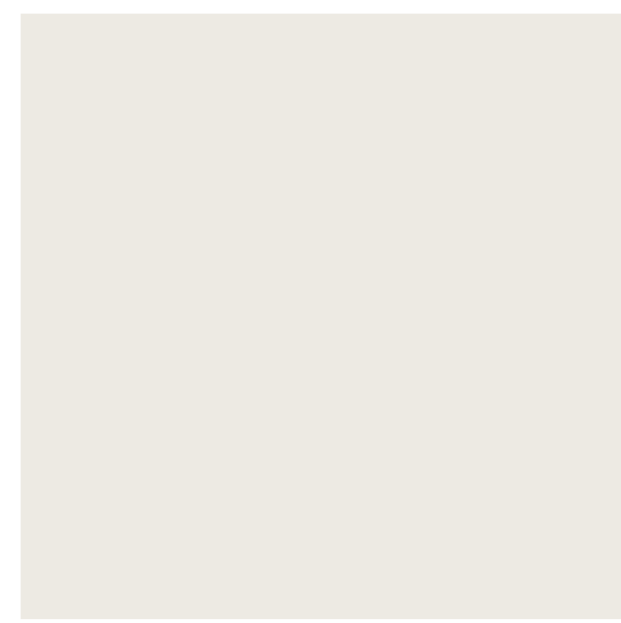


1 NORTH ELEVATION - DART COLOR  
3/32" = 1'-0"



2 EAST ELEVATION - DART COLOR  
3/32" = 1'-0"

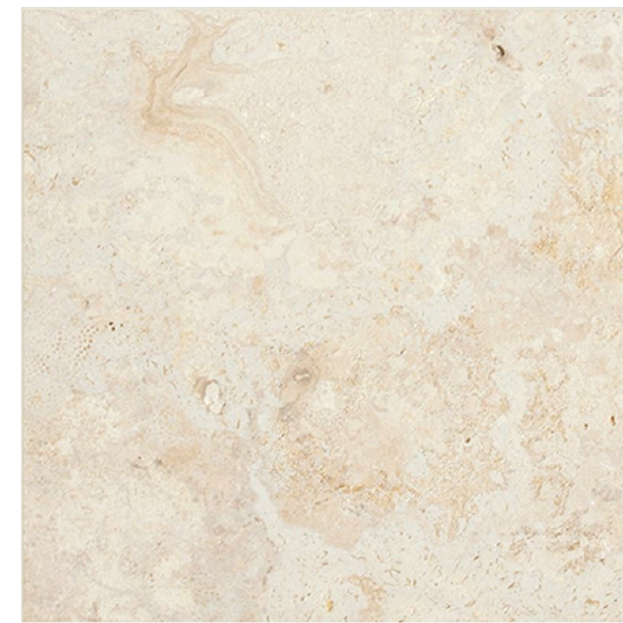
Note:  
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Final color and material selections to be reviewed and  
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OFF WHITE  
SW-7004 - SNOWBOUND



GRAY  
SW-7658 - GRAY CLOUDS



STONE VENEER  
KEYSTONE CORAL



GLAZING (STOREFRONT)  
VIRACON VUE 1-50

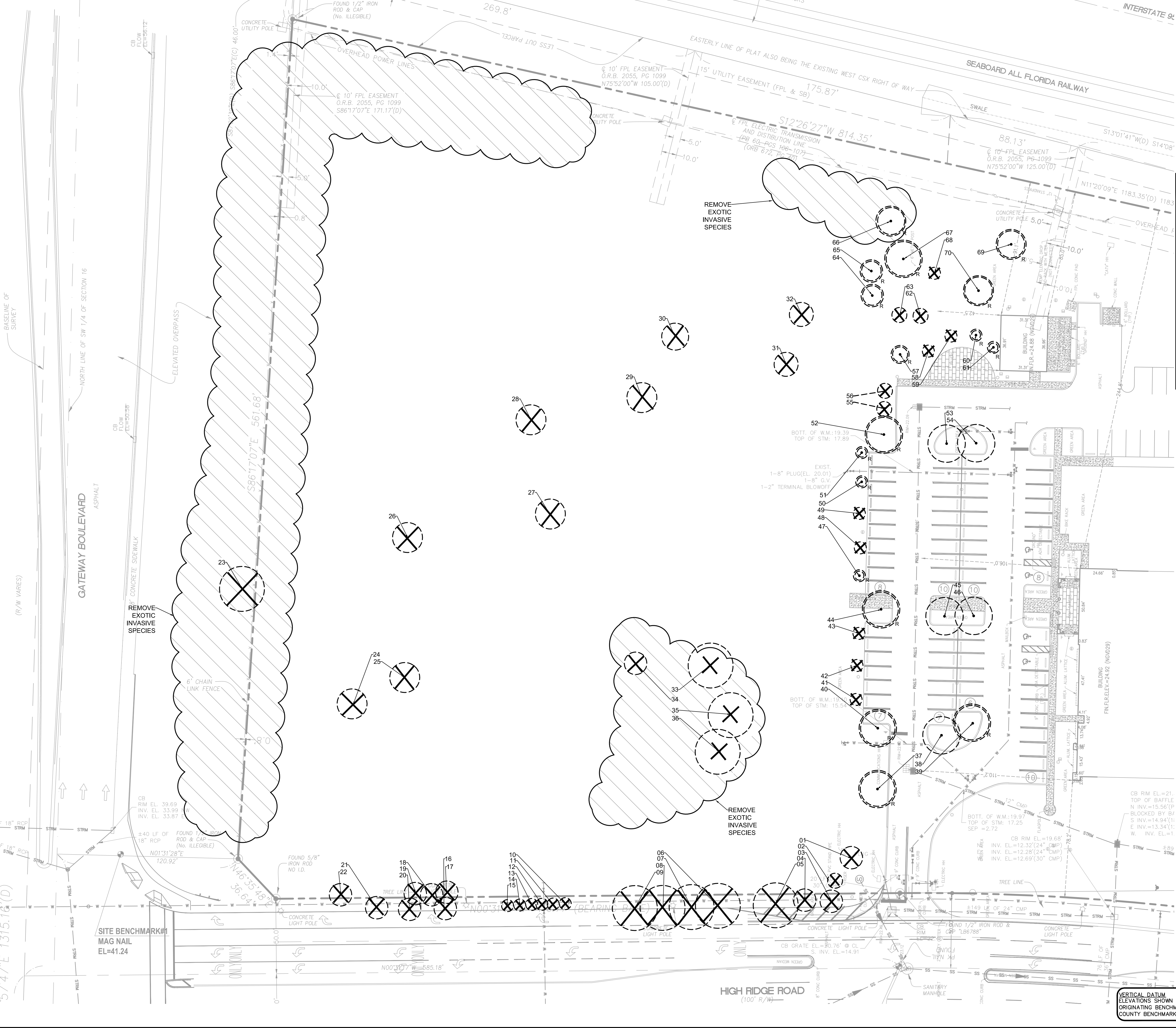
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Plotted By: Feccia, Stephen Sheet: Seaboard Police Dept. - L1.00 TREE DISPOSITION PLAN December 21, 2017 02:24:28pm K:\WPB\URC\043909001 - BB Police Department\CAD\Plansheets\L1.00 TREE DISPOSITION PLAN.dwg

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Plotted By:Facilio, Stephen    Sheet: Sht:BOYNTON BEACH POLICE DEPT.    Layout: L1.01 TREE DISPOSITION PLAN    December 21, 2017    02:24:31pm    K:\WPB\_URCS\043909001 - BE Police Department\CAD\Plansheets\L1.00 TREE DISPOSITION PLAN.dwg  
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BOYNTON BEACH POLICE DEPARTMENT TREE DISPOSITION TABLE						
No.	BOTANICAL NAME	COMMON NAME	DBH (IN.)	SPREAD (FT.)	HEIGHT (FT.)	DISPOSITION
1	Sabal palmetto	Sabal Palm		15	18	REMOVE/MITIGATE
2	Tamarindus indica	Tamarind	4	10	20	REMOVE/MITIGATE
3	Manilkara zapota	Sapodilla	Category I Invasive Exotic			REMOVE
4	Manilkara zapota	Sapodilla	Category I Invasive Exotic			REMOVE
5	Bucida buceras	Black Olive	18	30	30	REMOVE/MITIGATE
6	Bucida buceras	Black Olive	18	30	30	REMOVE/MITIGATE
7	Bucida buceras	Black Olive	17	30	30	REMOVE/MITIGATE
8	Bucida buceras	Black Olive	17	30	30	REMOVE/MITIGATE
9	Bucida buceras	Black Olive	17	30	30	REMOVE/MITIGATE
10	Lagerstroemia indica	Crape Myrtle	Dead			REMOVE/MITIGATE
11	Lagerstroemia indica	Crape Myrtle	Dead			REMOVE/MITIGATE
12	Lagerstroemia indica	Crape Myrtle	Dead			REMOVE/MITIGATE
13	Lagerstroemia indica	Crape Myrtle	Dead			REMOVE/MITIGATE
14	Lagerstroemia indica	Crape Myrtle	Dead			REMOVE/MITIGATE
15	Lagerstroemia indica	Crape Myrtle	Dead			REMOVE/MITIGATE
16	Bucida buceras	Black Olive	15	15	20	REMOVE/MITIGATE
17	Bucida buceras	Black Olive	12	15	20	REMOVE/MITIGATE
18	Bucida buceras	Black Olive	12	15	20	REMOVE/MITIGATE
19	Bucida buceras	Black Olive	10	15	20	REMOVE/MITIGATE
20	Bucida buceras	Black Olive	15	15	20	REMOVE/MITIGATE
21	Bucida buceras	Black Olive	15	15	20	REMOVE/MITIGATE
22	Bucida buceras	Black Olive	15	15	20	REMOVE/MITIGATE
23	Coccoloba uvifera	Seagrape		30	20	REMOVE/MITIGATE
24	Acacia auriculiformis	Earleaf Acacia	Category I Invasive Exotic			REMOVE
25	Acacia auriculiformis	Earleaf Acacia	Category I Invasive Exotic			REMOVE
26	Acacia auriculiformis	Earleaf Acacia	Category I Invasive Exotic			REMOVE
27	Acacia auriculiformis	Earleaf Acacia	Category I Invasive Exotic			REMOVE
28	Acacia auriculiformis	Earleaf Acacia	Category I Invasive Exotic			REMOVE
29	Acacia auriculiformis	Earleaf Acacia	Category I Invasive Exotic			REMOVE
30	Acacia auriculiformis	Australian Pine	Category I Invasive Exotic			REMOVE
31	Acacia auriculiformis	Earleaf Acacia	Category I Invasive Exotic			REMOVE
32	Acacia auriculiformis	Earleaf Acacia	Category I Invasive Exotic			REMOVE
33	Delonix regia	Royal Poinciana	16	30	25	REMOVE/MITIGATE
34	Cupaniopsis anacardioides	Carrotwood	Category I Invasive Exotic			REMOVE
35	Delonix regia	Royal Poinciana	15	30	25	REMOVE/MITIGATE
36	Delonix regia	Royal Poinciana	10	30	25	REMOVE/MITIGATE
37	Quercus virginiana	Southern Live Oak	8	16	25	RELOCATE
38	Quercus virginiana	Southern Live Oak	8	18	25	REMAIN
39	Quercus virginiana	Southern Live Oak	8	18	25	RELOCATE
40	Quercus virginiana	Southern Live Oak	8	16	25	RELOCATE
41	Cordia sebestena	Orange Geiger	5	8	14	DEAD
42	Cordia sebestena	Orange Geiger	5	8	12	DEAD
43	Cordia sebestena	Orange Geiger	5	8	12	DEAD
44	Quercus virginiana	Southern Live Oak	8	16	25	RELOCATE
45	Quercus virginiana	Southern Live Oak	8	18	25	REMAIN
46	Quercus virginiana	Southern Live Oak	8	16	25	REMAIN
47	Cordia sebestena	Orange Geiger	5	8	16	RELOCATE
48	Cordia sebestena	Orange Geiger	4	8	15	DEAD
49	Cordia sebestena	Orange Geiger	4	8	15	DEAD
50	Cordia sebestena	Orange Geiger	5	8	12	RELOCATE
51	Cordia sebestena	Orange Geiger	4	8	14	RELOCATE
52	Quercus virginiana	Southern Live Oak	5	15	25	RELOCATE
53	Quercus virginiana	Southern Live Oak	6	15	25	REMAIN/PROTECT
54	Quercus virginiana	Southern Live Oak	8	15	25	REMAIN/PROTECT
55	Sabal palmetto	Sabal Palm		10	15	REMOVE/MITIGATE
56	Sabal palmetto	Sabal Palm		10	15	REMOVE/MITIGATE
57	Bursera simaruba	Gumbo Limbo	8	12	15	RELOCATE
58	Cordia sebestena	Orange Geiger	6	8	15	DEAD
59	Cordia sebestena	Orange Geiger	5	8	15	DEAD
60	Cordia sebestena	Orange Geiger	5	8	15	RELOCATE
61	Cordia sebestena	Orange Geiger	6	8	15	RELOCATE
62	Sabal palmetto	Sabal Palm		10	22	REMOVE/MITIGATE
63	Sabal palmetto	Sabal Palm		10	22	REMOVE/MITIGATE
64	Bursera simaruba	Gumbo Limbo	8	12	15	RELOCATE
65	Bursera simaruba	Gumbo Limbo	6	12	15	RELOCATE
66	Phoenix dactylifera 'Medjool'	Medjool Date Palm		15	30	RELOCATE
67	Quercus virginiana	Southern Live Oak	12	18	25	RELOCATE
68	Bursera simaruba	Gumbo Limbo	Dead			DEAD
69	Phoenix dactylifera 'Medjool'	Medjool Date Palm		15	30	RELOCATE
70	Bursera simaruba	Gumbo Limbo	8	20	15	RELOCATE

TREE DISPOSITION SUMMARY	
TREES TO BE REMOVED	23
TREES TO BE RELOCATED	(6) LIVE OAKS (4) GUMBO LIMBO (5) ORANGE GEIGER 12 TREES
PALMS TO BE REMOVED	5
PALMS TO BE RELOCATED	(2) MEDJOOl DATE PALMS
DBH TO BE REMOVED	226 INCHES

TREE MITIGATION SUMMARY		
DBH TO BE REPLACED	REQUIRED	PROVIDED
	226 INCHES	(4) GUMBO LIMBO @ 4" CAL = 16" (13) PIGEON PLUM @ 4" CAL = 52" (9) GREEN BUTTOnWOOD @ 4" CAL = 36" (4) SILVER BUTTOnWOOD @ 2.5" CAL = 10" (6) ORANGE GEIGER @ 2.5" CAL = 15" (6) JATROPHA @ 2.5" CAL = 15" (10) LIVE OAK @ 4" CAL = 40" (7) PINK TABEBUIA @ 4" CAL = 28" (5) YELLOW ELDER @ 3" CAL = 15" 227 INCHES REPLACED ON SITE

SEE LANDSCAPE PLANS FOR REPLACEMENT TREE LOCATIONS

TREE AND/OR PALM RELOCATION GENERAL NOTES

1. TREES AND/OR PALMS SHALL BE RELOCATED ONCE FROM THEIR PRESENT LOCATION TO A DESIGNATED LOCATION PER THE DIRECTION OF CITY OF BOYNTON BEACH TO DETERMINE THE EXACT LOCATION FOR EACH RELOCATED TREE AND/OR PALM. RELOCATION ACTIVITIES WILL INCLUDE PLANTING ON SLOPES AND/OR LEVEL GRADE.
2. AN ISA - CERTIFIED ARBORIST OR A CERTIFIED LANDSCAPE CONTRACTOR CERTIFIED BY THE FLORIDA NURSERYMEN AND GROWERS ASSOCIATION SHALL PERFORM AND MONITOR ALL TREE AND/OR PALM ROOT PRUNING AND RELOCATION ACTIVITIES.
3. LANDSCAPE SPECIFICATIONS PROVIDED IN THIS CONSTRUCTION SET SHALL APPLY TO ALL RELOCATED TREES AND/OR PALMS.
4. CONTRACTOR SHALL STAKE AND GUY ALL TREES AND/OR PALMS AT THE TIME OF RELOCATION AS PER DETAILS PROVIDED IN THIS CONSTRUCTION SET. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF STAKING AND GUYING DURING THE WARRANTY PERIOD. ALL TREES AND/OR PALMS SHALL BE BRACED AT LEAST ONE (1) YEAR OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
5. SOIL BACKFILL FOR THE INSTALLATION OF TREES, PALMS, SHRUBS, AND GROUND COVERS SHALL BE UNIFORM MIX OF 25% WELL-ROTTED COMPOST, 25% TOPSOIL, AND 50% CLEAN, WEED-FREE LOOSENED NATIVE SOIL BACKFILL.
6. CONTRACTOR SHALL SUBMIT MANUFACTURERS CERTIFIED ANALYSIS FOR SOIL AMENDMENTS TO THE OWNER'S REPRESENTATIVE.
7. CONTRACTOR SHALL PAY TO HAVE THE BACKFILL LAB TESTED IF REQUESTED BY THE OWNER'S REPRESENTATIVE. NON-SOLUBLE WETTING AGENT SHALL BE ADDED TO THE BACKFILL PER THE MANUFACTURER'S SPECIFICATIONS.

VERTICAL DATUM  
ELEVATIONS SHOWN HEREON ARE BASED ON THE  
ORIGINATING BENCHMARK "GINA", A PALM BEACH  
COUNTY BENCHMARK. ELEVATION IS 20.13' (NGVD '29).

THE PRESENCE OF GROUNDWATER SHOULD BE  
ANTICIPATED. CONTRACTOR'S BID SHALL  
INCLUDE CONSIDERATION FOR ADDRESSING THIS  
ISSUE AND OBTAINING ALL NECESSARY PERMITS.

CALL 2 WORKING DAYS  
BEFORE YOU DIG

IT'S THE LAW!  
DIAL 811

Know what's below.  
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

BOYNTON BEACH  
POLICE DEPT  
PREPARED FOR  
HJ HIGH

BOYNTON BEACH

SHEET NUMBER  
L1.01

TREE DISPOSITION  
PLAN

KHA PROJECT  
043909001

DATE  
DEC. 2017

SCALE AS SHOWN

DESIGNED BY SF

DRAWN BY KA

CHECKED BY JH

LICENSED PROFESSIONAL

STEPHEN M. FEOLA, PLA

FL LICENSE NUMBER  
LA 6667289

DATE: 12/21/2017

REVISION 1 – DART RESUBMITTAL

REVISION 2 – DART RESUBMITTAL

11/3/2017 JRB

12/21/2017 NMN

NO.

REVISIONS

DATE

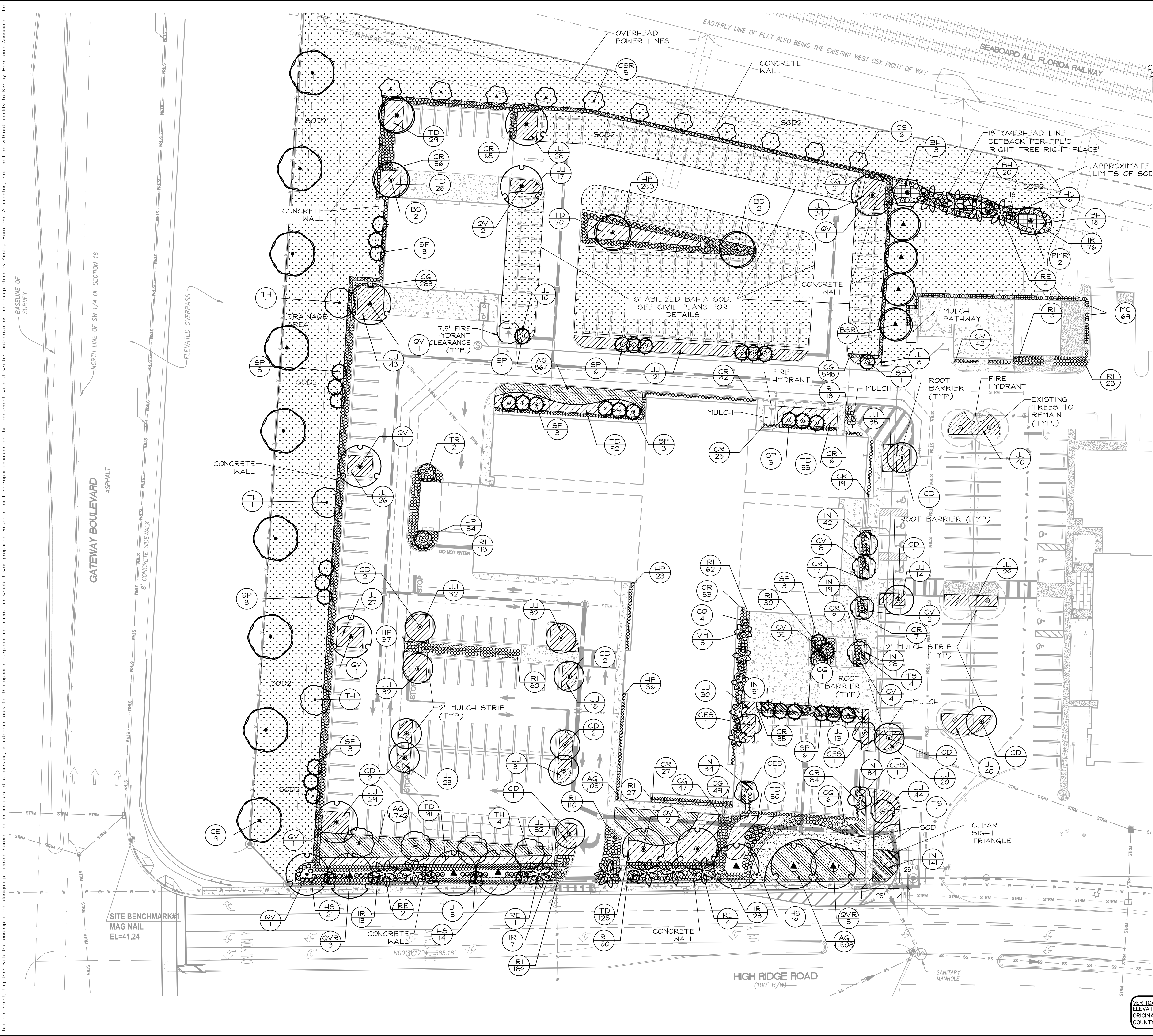
BY

Kimley»Horn

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1615 S CONGRESS AVE., SUITE 201, DELRAY BEACH, FL 33445  
PH: 561.246.1615 FAX: 561.246.1616  
WWW.KIMLEY-HORN.COM



Plotted By: Feccia, Stephen Sheet Set: BOYNTON BEACH POLICE DEPT. Layout: L2.00 LANDSCAPE PLAN December 21, 2017 02:36:27pm K:\WEB\URC\043909001 - BB Police Department\CAD\Plansheets\L2.00 LANDSCAPE PLAN.dwg  
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PLANT SCHEDULE

TREES	COMMON NAME
BS	Gumbo Limbo
BSR	Gumbo Limbo
CD	Pigeon Plum
CE	Green Buttonwood
CES	Silver Buttonwood
CS	Orange Geiger Tree
CSR	Orange Geiger Tree
JJ	Jatropha
QV	Southern Live Oak
QVR	Southern Live Oak
TH	Pink Tabebuia
TS	Yellow Elder
PALM TREES	COMMON NAME
PHR	Date Palm
RE	Florida Royal Palm
SP	Sabal Palm
TR	Florida Thatch Palm
VM	Montgomery Palm
SHRUBS	COMMON NAME
CG	Small-Leaf Clusia
CQ	'Queen Emma' Crinum
CR	Red Tip Cocoplum
CV	Petra Crotan
HP	Dwarf Firebush
HS	Seminole Pink Hibiscus
IR	Red Ixora
MC	Wax Myrtle
RI	Indian Hawthorn
SHRUB AREAS	COMMON NAME
BH	Heleen Johnson Bougainvillea
JJ	Wax Jasmine
TD	Dwarf Fakahatchee Grass
GROUND COVERS	COMMON NAME
AG	Perennial Peanut
IN	Dwarf Yaupon
SOD	Floratan St. Augustine Sod
SOD2	Argentine Bahia Grass

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

CALL 2 WORKING DAYS BEFORE YOU DIG

IT'S THE LAW! Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

BOYNTON BEACH POLICE DEPT  
PREPARED FOR  
HJ HIGH

BOYNTON BEACH

LANDSCAPE PLAN

FL

Kimley»Horn

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1615 S CONGRESS AVE, SUITE 201, DELRAY BEACH, FL 33445  
PHONE: 561-333-7475  
WWW.KIMLEY-HORN.COM CA 0000696

REVISION 1 - DART RESUBMITTAL  
REVISION 2 - DART RESUBMITTAL

11/3/2017 JRE  
12/21/2017 NMN

SHEET NUMBER  
L2.00

DATE  
12/21/2017



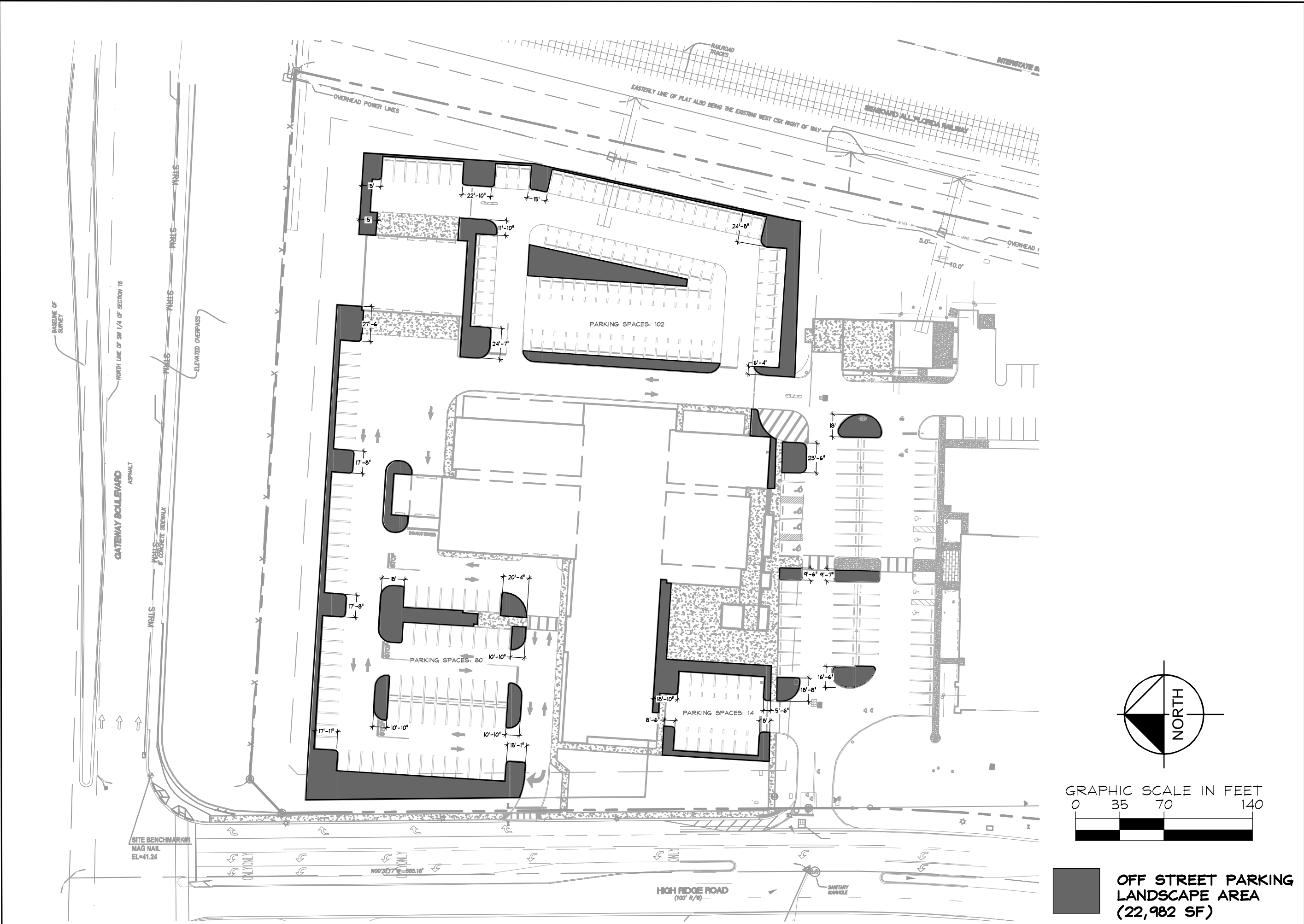
Plotted By: Feeds, Stephen    Sheet: Sat: BOYNTON BEACH POLICE DEPT.    Layout: L2.01 LANDSCAPE PLAN    December 21, 2017    03:11:47pm    K:\WPB\JRG\04309001 -- BB Police Department\CAD\Drawings\L2.01 LANDSCAPE PLAN.dwg  
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY	NATIVE	DROUGHT TOLERANT
BS	Bursera simaruba	Gumbo Limbo	B # B	4" Cal.	16' HT x 6' SPR	4	X	X
BSR	Bursera simaruba	Gumbo Limbo	Relocated			4	X	X
CD	Coccoloba diversifolia	Pigeon Plum	B # B	4" Cal.	16' HT x 5' SPR	13	X	X
CE	Conocarpus erectus	Green Buttonwood	B # B	4" Cal.	16' HT x 5' SPR	9	X	X
CES	Conocarpus erectus 'Sericeus'	Silver Buttonwood	B # B	3" Cal.	14' HT x 5' SPR	4	X	X
CS	Cordia sebestena	Orange Geiger Tree	B # B	2.5" Cal.	8' HT x 4' SPR	6		X
CSR	Cordia sebestena	Orange Geiger Tree	Relocated			5		X
Jl	Jatropha integerrima Single Trunk. Prune to 4' CT.	Jatropha	Cont.	2.5" Cal.	8' OA	6		
QV	Quercus virginiana	Southern Live Oak	B # B	4" Cal.	16' HT x 6' SPR	10	X	X
QVR	Quercus virginiana	Southern Live Oak	Relocated			6	X	X
TH	Tabebuia heterophylla	Pink Tabebuia	B # B	4" Cal.	14' HT x 5' SPR	7		X
TS	Tecoma stans	Yellow Elder	Cont.	3" Cal.	12' HT x 5' SPR	5		X
PALM TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY	NATIVE	DROUGHT TOLERANT
PMR	Phoenix dactylifera 'Medjool'	Date Palm	Relocated			2		
RE	Roystonea elata	Florida Royal Palm	F.G.		8' GW	11	X	X
SP	Sabal palmetto Slick Trunk, Stagger Heights in Groupings	Sabal Palm	F.G.		18' - 22' CT	38	X	X
TR	Thrinax radiata Triple	Florida Thatch Palm	F.G.		8' HT	2	X	X
VM	Veitchia montgomeryana Double Trunk. Orient trunks parallel to building.	Montgomery Palm	F.G.		20' HT	5		X
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	QTY	NATIVE	DROUGHT TOLERANT
CG	Clusia guttifera	Small-Leaf Clusia	Cont.	24" O.C.	24"x24"	998	X	X
CQ	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	Cont.	As Shown	36" HT	11		
CR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Cont.	24" O.C.	24"x24"	539	X	X
CV	Codiaeum variegatum 'Petra'	Petra Croton	Cont.	As Shown	24" HT	49		X
HP	Hamelia patens 'Compacta'	Dwarf Firebush	Cont.	24" O.C.	24"x24"	383	X	X
HS	Hibiscus rosa-sinensis 'Seminole Pink'	Seminole Pink Hibiscus	Cont.	36" O.C.	24"x24"	73		
IR	Ixora coccinea	Red Ixora	Cont.	36" O.C.	24"x24"	119		X
MC	Morella cerifera	Wax Myrtle	Cont.	30" O.C.	36" HT	69	X	X
RI	Rhaphiolepis indica	Indian Hawthorn	Cont.	24" O.C.	15"x15"	821		X
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	QTY	NATIVE	DROUGHT TOLERANT
BH	Bougainvillea x 'Helen Johnson'	Helen Johnson Bougainvillea	Cont.	36" O.C.	15"x15"	51		
JJ	Jasminum volubile	Wax Jasmine	Cont.	36" O.C.	24"x24"	808		
TD	Tripsacum dactyloides	Dwarf Fakahatchee Grass	Cont.	36" O.C.	30" HT	538	X	X
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	QTY	NATIVE	DROUGHT TOLERANT
AG	Arachis glabrata	Perennial Peanut	1 gal	12" O.C.	8" SPR	5,165	X	X
IN	Ilex vomitoria 'Nana'	Dwarf Yaupon	3 gal	18" O.C.	10"x10"	499	X	X
SOD	Stenotaphrum secundatum 'Floratum'	Floratum St. Augustine Sod	sod			±1,160 sf		
SOD2	Paspalum notatum 'Argentine'	Argentine Bahia Grass	sod			±68,993 sf		X

PLANTING NOTES:

- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
- PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
- PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
- ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
- CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
- ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL MECHANICAL EQUIPMENT TO BE SCREENED



OFF STREET PARKING LANDSCAPE AREA EXHIBIT

CODE COMPLIANCE PER ARTICLE II OF THE BOYNTON BEACH CODE OF ORDINANCES		
	REQUIRED	PROVIDED
SEC. 4-A-3-a-2 MINIMUM NUMBER OF DIFFERENT TREE SPECIES PER TABLE 4-2 101+ TREES = 6 SPECIES (14) TREES PROVIDED	6	14
SEC. 4-A-12-a REQUIRED LANDSCAPING IN OFF STREET PARKING AREAS. 25 SF OF PARKING LOT LANDSCAPE ISLANDS SHALL BE PROVIDED PER EACH PARKING SPACE (196 SPACES PROVIDED X 25 SF = 4,900 SF)	4,900 SF	22,982 SF
SEC. 4-A-12-c LARGE ISLANDS - A MINIMUM OF 75% OF PARKING ISLANDS SHALL BE CONSIDERED 'LARGE ISLANDS' WITH NO DIMENSION LESS THAN 15' (TOTAL PARKING ISLANDS = 15 X 75% = 12)	12	12
SEC. 4-B-2-a-1 A LANDSCAPE STRIP SHALL CONSIST OF A CONTINUOUS HEDGE, INSTALLED AT A MINIMUM OF 24 INCHES HEIGHT ABOVE GRADE AND 1 TREE EVERY 25 FEET.  WEST: HIGH RIDGE ROAD 398 LF / 25 = 16 TREES	WEST: 16 TREES	WEST: 16 TREES
SEC. 6-B-3-c FOUNDATION LANDSCAPING SHALL ON APPLY TO ALL FRONT AND SIDE ELEVATIONS OF BUILDINGS, AND CONSIST OF SHRUBS INSTALLED IN A CONTINUOUS ROW OR WITHIN (10) TEN FOOT WIDE CLUSTERS PLACED (15) FIFTEEN FEET APART	CONTINUOUS HEDGE	CONTINUOUS HEDGE
SEC. 6-B-3-d TREES SHALL BE PLANTED NO LESS THAN ONE HALF THE BUILDING HEIGHT WHEN BUILDINGS ARE (45) FORTY-FIVE FEET OR LESS 29' HIGH BUILDING X 0.5 = 15 LF EAST: 255 LF / 20 = 13 TREES SOUTH: 255 LF / 20 = 13 TREES WEST: 72 LF / 20 = 4 TREES	EAST - 13 SOUTH - 13 WEST - 4	EAST - 13 SOUTH - 13 WEST - 4
TOTAL TREES = 79 TREES PALMS = 58 PALMS SHRUBS = 4,459 SHRUBS	NATIVE 61 TREES (77%) 56 PALMS (97%) 2,527 SHRUBS (57%)	DROUGHT TOLERANT 79 TREES (92%) 56 PALMS (97%) 3,516 SHRUBS (79%)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

CALL 2 WORKING DAYS BEFORE YOU DIG

IT'S THE LAW!  
DIAL 811



SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM  
ELEVATIONS SHOWN HEREON ARE BASED ON THE ORIGINATING BENCHMARK "IGNA", A PALM BEACH COUNTY BENCHMARK. ELEVATION IS 20.13' (NGVD 29)

BOYNTON BEACH  
POLICE DEPT  
PREPARED FOR  
HJ HIGH

FL

LANDSCAPE PLAN

BOYNTON BEACH

REVISION 1 – DART RESUBMITTAL  
REVISION 2 – DART RESUBMITTAL

11/3/2017 JRB  
12/21/2017 NWN

No.

REVISIONS

DATE

BY

L2.01

SHEET NUMBER

Kimley»Horn

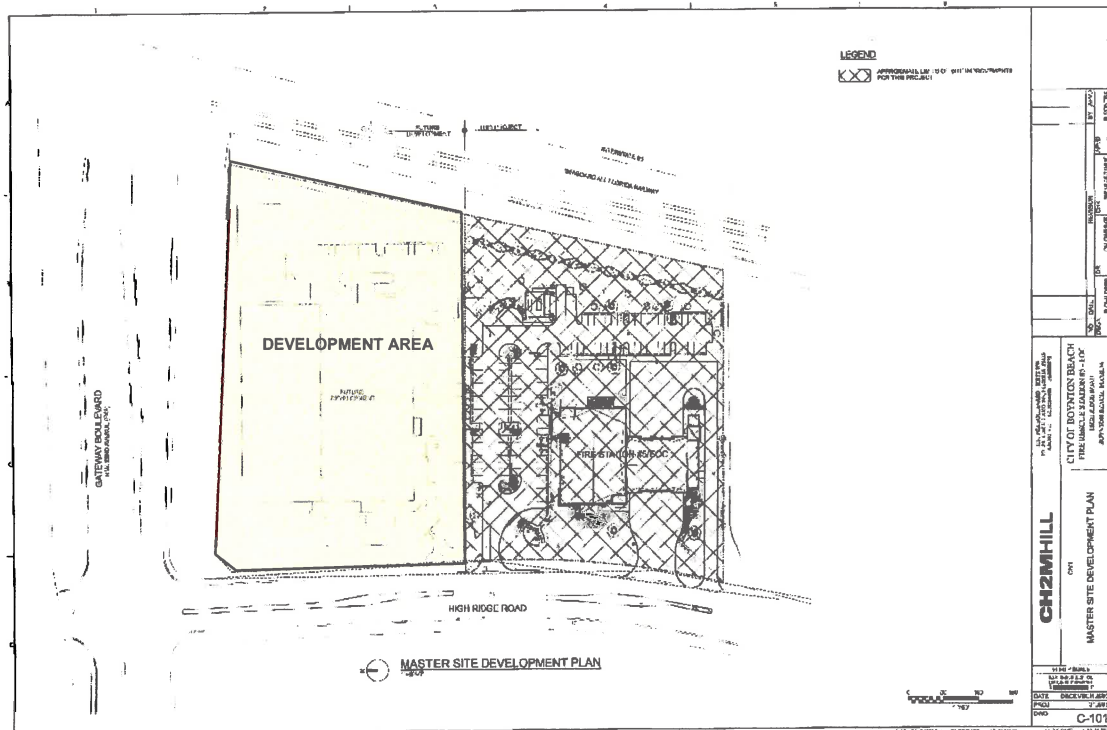
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1615 S CONGRESS AVE. SUITE 201, DELRAY BEACH, FL 33445  
PHONE: 561-330-2345 FAX: 561-863-8175  
WWW.KIMLEY-HORN.COM CA 00000696



Amanda Bassiely  
Senior Planner – Urban Designer  
City of Boynton Beach Planning & Zoning Division  
100 East Boynton Beach Boulevard  
Boynton Beach Florida 33435

Dear Amanda;

Proposed is a modification to the approved site plan for Fire Station #5 (NWSP 07-002), specifically the area previously labeled as 'future development' shown below for reference. The attached site plan shows the existing fire station together with a proposed 53,800 square foot police station with modifications to shared public parking as well as secured parking and a right-out exit only driveway onto High Ridge Road.



Overhead bay doors for a vehicle storage building will trigger a Community Design Appeal as they may be partially visible from Gateway Boulevard and High Ridge Road <Chapter 4, Article 3, Section 2 (Design Principles) Paragraph G (Overhead Bay Doors)>.

### Major Modification to Site Plan – Review Criteria

Pursuant to Chapter 2 Article 2, a modification to a previously approved site plan can be considered minor or major based on the given criteria, since the proposal increases the square footage by more than 10% this is considered a Major Modification, subject to the site development standards in Chapter 4, and the following review criteria:

- 1) Requirements of the respective zoning district regulations have been met (Chapter 3 Article III). The zoning district is PID (Planned Industrial District) governed by the Quantum Park DRI and Chapter 3 Article III Section 6.B, with specific notes below for reference:

- *PID districts should be located with respect to major roadways and other transportation facilities so as to provide direct access without creating traffic impacts to residential areas.* The proposed development has direct access to High Ridge Road (utilizing the existing curb cut as well as an egress only drive) which does not create additional impacts to residential streets.
- *Extensions of city maintained waterlines, sewer lines, pumping stations, streets etc. shall be constructed at no expense to the city in accordance with city ordinances and specifications.* The proposed development is an expansion of the existing fire station, and does not create off-site infrastructure requirements, although by definition the GMP process will result in a City contract for construction.
- *The site shall be suitable for development in the manner proposed without hazards to persons or property from probability of flooding, erosion or other dangers.* The project will be part of the master stormwater permit with SFWMD, and will be designed and permitted to avoid any danger of flooding or erosion.
- The proposed use is permitted by the Use Matrix in Chapter 3 (Use Matrix Table 3-28)
- The overall Quantum Park DRI is greater than 25 acres.

- Project meets required setbacks, does not exceed maximum lot coverage or maximum FAR, and does not exceed the maximum height of 45'.
- 2) Site development standards have been met (Chapter 4)
- This project meets or exceeds property development standards contained in Chapter 4, including the following points for clarification:
- Project site will apply for a NPDES permit prior to construction with stormwater pollution prevention plans.
  - Landscape Plans have been completed in accordance with Chapter 4 article II.
  - Parking calculations have been provided for the overall development. Additional coordination is needed between the police and fire agencies in regard to public access parking, and shared use of the eastern parking lot.
  - The project has requested review by the Quantum Park Architectural Committee for comment and approval on the building elevations, and approval for use of the master drainage permit storage volumes and discharge.

Pursuant to Article II Section 4 (Relief Application) Paragraph B, a Community Design Appeal must demonstrate compliance with the following standards:

- a) *Consistency with the Comprehensive Plan:* the use and orientation is consistent with the Comprehensive Plan, the Future Land Use Element recognizes that in industrial districts, office uses are appropriate, and the proposed police services most closely resemble office use in character, bay doors are necessary to house some of the larger vehicles and are located in the NE corner of the site which minimizes aesthetic impacts to Gateway (which is elevated adjacent to the NE corner, and High Ridge Road (which will also be screened by a security wall.
- b) *Whether the proposed request will significantly detract from the livability or appearance of the city, and will be consistent with the established or desired character of the area:* The proposed request is consistent with the character of businesses along High Ridge Road, and the inclusion of overhead doors are necessary for the functionality of the proposed police facility, which includes the intake and storage of vehicles to be used as evidence, as well as specific purpose vehicles for use in police services. The visual impact of these overhead doors is partially mitigated by a security wall surrounding the northern vehicular area of the project.

- c) *Consistency with the purpose of the standard:* In general the inclusion of bay doors along designated roadways should be avoided for aesthetic reasons, the geographic screening already in place at Gateway (elevated for the I-95 overpass adjacent to the vehicle storage building and proposed for High Ridge Road (security wall) minimize any aesthetic concern.
- d) *Intention to preserve existing trees or flora:* N/A
- e) *Whether the proposed request will have adverse environmental impacts that cannot be prevented by the imposition of conditions:* The proposed request does not trigger additional environmental impacts which would be outside of the normal realm of resolution through the imposition of conditions. The overhead doors are not typical to a retail development, but are a natural and logical result of police operations, and are necessary to both protect material evidence and chain of custody, preserve and protect valuable departmental vehicular resources, and to avoid the de-facto reservation of parking areas for these same purposes.
- f) *Whether the proposed request will have an adverse impact on property values of abutting or adjacent land:* The development of the vacant property adjacent to the existing fire station, as an infill project and the logical extension of the previously approved fire station project will add to the developed framework of non-residential properties along this portion of High Ridge Road, and the development of infill properties serves to reduce supply and raise demand for property which has a general effect of raising property values.
- g) *Whether the proposed request will seriously reduce the quality or quantity of light and air available to adjacent properties:* The depressed elevation of the property, relative to the overpass for I-95 and elevation of High Ridge Road means that the proposed overhead doors are at a lower relative elevation to the surrounding rights of way and pedestrian sidewalks, and as a result has no impact to the available quality or quantity of light and air to adjacent properties.
- h) *Whether the proposed request is necessary to further the objectives of the city to assist with economic development and business promotion.* The continued provision of high quality responsive police and fire rescue services is a vital component to the economic and business development of the City.
- i) *Whether the proposed request meets the purpose and intent of these regulations but conflicts with other site development standards or requirements including sustainable development and green initiatives.* The inclusion of overhead doors does not create other conflicts within the land development regulations, nor does it have any negative impacts to potential sustainability or green initiative programs.



The conditions of approval attached to the current site plan being transmitted to the Planning and Development Board are acceptable, and may be reduced prior to transmittal to City Commission as a result of the coming week's discussions and plan revisions.

Thank you for the review and consideration of this application. Please feel free to reach out with questions or concerns I can be reached via email at [mark.rickards@kimley-horn.com](mailto:mark.rickards@kimley-horn.com) or by phone at (561) 404-7244.

Best Regards;

Mark Rickards, AICP

*Attachments*

# EXHIBIT "D"

## CONDITIONS OF APPROVAL

Project Name: Boynton Beach Gateway Police Station  
 File number: CDPA 17-010  
 Reference: 2<sup>nd</sup> review plans identified as a New Site Plan with a January 9, 2018 Planning and Zoning Department date stamp marking.

DEPARTMENTS	INCLUDE	REJECT
<b>ENGINEERING / PUBLIC WORKS / FORESTRY / UTILITIES</b>		
Comments: None.		
<b>FIRE</b>		
Comments: None.		
<b>POLICE</b>		
Comments: None.		
<b>BUILDING DIVISION</b>		
Comments: None.		
<b>PARKS AND RECREATION</b>		
Comments: None.		
<b>PLANNING AND ZONING</b>		
Comments:		
1. Approval is subject to approval of the concurrent application for Major Site Plan Modification.		
<b>COMMUNITY REDEVELOPMENT AGENCY</b>		
Comments: N/A.		
<b>PLANNING &amp; DEVELOPMENT BOARD CONDITIONS</b>		
Comments: To be determined.		

DEPARTMENTS	INCLUDE	REJECT
CITY COMMISSION CONDITIONS		
Comments: To be determined.		

S:\Planning\SHARED\WP\PROJECTS\Boynton Beach Gateway Police Station\CDPA 17-010\COA.doc

**DEVELOPMENT ORDER OF THE CITY COMMISSION OF THE  
CITY OF BOYNTON BEACH, FLORIDA**

PROJECT NAME: Boynton Beach Gateway Police Station (CDPA 17-010)

APPLICANT: Colin Groff, Assistant City Manager

APPLICANT'S ADDRESS: 100 E. Boynton Beach Boulevard, Boynton Beach, FL 33435

DATE OF HEARING RATIFICATION BEFORE CITY COMMISSION: February 20, 2018

APPROVAL SOUGHT: Community Design Appeal approval for Boynton Beach Gateway Police Station from Chapter 4, Article III, Section 3.G., "Overhead doors facing rights-of-way", located immediately north of Fire Station #5, at the SE corner of Gateway Boulevard and High Ridge Road.

LOCATION OF PROPERTY: SE corner of Gateway Boulevard and High Ridge Road

DRAWING(S): SEE EXHIBIT "B" ATTACHED HERETO.

\_\_\_\_\_ THIS MATTER was presented to the City Commission of the City of Boynton Beach, Florida on the date of hearing stated above. The City Commission having considered the approval sought by the applicant and heard testimony from the applicant, members of city administrative staff and the public finds as follows:

1. Application for the approval sought was made by the Applicant in a manner consistent with the requirements of the City's Land Development Regulations.
2. The Applicant  
    \_\_\_ HAS  
    \_\_\_ HAS NOT  
  
    established by substantial competent evidence a basis for the approval requested.
3. The conditions for development requested by the Applicant, administrative staff, or suggested by the public and supported by substantial competent evidence are as set forth on Exhibit "C" with notation "Included."
4. The Applicant's request is hereby  
    \_\_\_ GRANTED subject to the conditions referenced in paragraph 3 above.  
    \_\_\_ DENIED
5. This Order shall take effect immediately upon issuance by the City Clerk.
6. All further development on the property shall be made in accordance with the terms and conditions of this order.
7. Other: \_\_\_\_\_  
    \_\_\_\_\_  
    \_\_\_\_\_

DATED: \_\_\_\_\_

\_\_\_\_\_  
City Clerk



## CITY OF BOYNTON BEACH AGENDA ITEM REQUEST FORM

**PLANNING AND DEVELOPMENT MEETING DATE:** 1/23/2018

**REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD:** Approve Boynton Beach Gateway Police Station Major Site Plan Modification (MSPM 17-010) to construct a two-story, 53,800 square foot police station and associated site improvements immediately north of Fire Station #5, at the SE corner of Gateway Boulevard and High Ridge Road in the PID (Planned Industrial Development) zoning district.  
Applicant: City of Boynton Beach

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**EXPLANATION OF REQUEST:**

The City proposes to construct a two-story, 53,800 square foot police station and associated site improvements immediately north of Fire Station #5 at the SE corner of Gateway Boulevard and High Ridge Road. The original approval of Fire Station #5 for the south half of the property in 2007 contemplated future development by the City as Phase II.

Staff recommends approval of the request subject to the attached Conditions of Approval, as well as approval of the corresponding Community Design Appeal (CDPA 17-010).

**HOW WILL THIS AFFECT CITY PROGRAMS OR SERVICES?**

New station supports the relocation of the Police Department and therefore the Town Square Redevelopment Project, and provides the long awaited facility to support current and future service and program needs for optimal law enforcement within the City.

**FISCAL IMPACT:** Non-budgeted Project funding is to be programmed through the joint public/private (P3) initiative.

**ALTERNATIVES:** None recommended.

**STRATEGIC PLAN:** High Performing City Organization

**STRATEGIC PLAN APPLICATION:**

Project would further a Strategic Initiative objective to support the City's Goal to be a "High Performing City Organization".

**CLIMATE ACTION:**

**CLIMATE ACTION DISCUSSION:** N/A

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**Is this a grant?**

**Grant Amount:**

---

**ATTACHMENTS:**

Type	Description
▣ Staff Report	Staff Report
▣ Location Map	Location Map
▣ Drawings	Site Plan
▣ Drawings	Civil Plans
▣ Drawings	Landscape Plans
▣ Drawings	Photometric Plan
▣ Drawings	Building Elevations
▣ Conditions of Approval	Conditions of Approval
▣ Development Order	Development Order

**DEVELOPMENT DEPARTMENT  
PLANNING AND ZONING DIVISION  
MEMORANDUM NO. PZ 18-006  
STAFF REPORT**

TO: Chair and Members  
Planning and Development Board

THRU: Michael W. Rumpf  
Director of Planning and Zoning

FROM: Ed Breese  
Principal Planner

DATE: January 11, 2018

PROJECT NAME: Boynton Beach Gateway Police Station (MSPM 17-010)

REQUEST: Major Site Plan Modification approval for a two-story, 53,800 square foot police station and associated site improvements on a 4.92-acre parcel, located at the SE corner of Gateway Boulevard and High Ridge Road in the PID (Planned Industrial Development) zoning district. Applicant: City of Boynton Beach

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**PROJECT DESCRIPTION**

**Property Owner:** City of Boynton Beach

**Applicant:** City of Boynton Beach

**Agent:** Mark Rickards, Kimley-Horn and Associates, Inc.

**Location:** SE corner of Gateway Boulevard and High Ridge Road (see Exhibit "A" - Site Location Map)

**Existing Land Use:** DRI (Development of Regional Impact)

**Proposed Land Use:** No change to land use proposed

**Existing Zoning:** PID (Planned Industrial Development)

**Proposed Zoning:** No change to zoning proposed

**Proposed Use:** A two-story, 53,800 square foot police station and associated site improvements

**Acreage:** 4.92 acres



**Adjacent Uses:**

- North: Right-of-way for Gateway Boulevard and farther north is a developed office building (Children's Services Council) zoned PID (Planned Industrial Development);
- South: City Fire Station #5 (on the southerly portion of the site) zoned PID (Planned Industrial Development);
- East: Right-of-way for the SCL Railway and Interstate 95; and
- West: Right-of-way for High Ridge Road and farther west is a developed mixed use project (Quantum Town Center) zoned PID (Planned Industrial Development).

**PROPERTY OWNER NOTIFICATION**

Owners of properties within 400 feet of the subject request were mailed a notice of this request and its respective hearing dates. The applicant certifies that they posted signage and mailed notices in accordance with Ordinance No. 04-007.

**BACKGROUND**

- Proposal:** Mr. Mark Rickards, agent, is requesting approval to allow the construction of a two-story, 53,800 square foot police station and associated site improvements immediately north of Fire Station #5. The original approval of Fire Station #5 on the south half of the property in 2007 contemplated future development by the City as Phase II. The agent has also submitted an application for Community Design Appeal to address the overhead doors proposed to face High Ridge Road.

**ANALYSIS**

**Concurrency:**

- Traffic:** A traffic study was sent to the Palm Beach County Traffic Division for their review and information and, at the time of this report, the County has not completed their review. The traffic study was performed by Kimley-Horn and Associates and indicates that the project would generate a total of 56 AM Peak Hour trips and 58 PM Peak Hour trips, with a total of 3,708 daily trips. The study indicates that the easternmost northbound lane of the intersection of High Ridge Road and Gateway Boulevard should be converted to an

“exclusive right turn lane only”, and with the suggested improvement, concludes that the project will meet the requirements of Palm Beach County Traffic Concurrency.

**School:** School Concurrency is not required for this type of project.

**Utilities:** The City’s water capacity, as increased through the purchase of up to five (5) million gallons of potable water per day from Palm Beach County Utilities, would meet the projected potable water for this project. Sufficient sanitary sewer and wastewater treatment capacity is also currently available to serve the project. As the future buildout of the site was contemplated during the design and construction of Fire Station #5 immediately to the south, much of the infrastructure was sized and placed in anticipation. Any extensions and routing of facilities is being coordinated with Utility staff.

**Police/Fire:** The Police and Fire Departments have reviewed the site plan and all review comments have been acknowledged by the applicant and will be addressed at the time of permitting. Further plan review by Police and Fire will occur during the building permit process.

**Drainage:** Conceptual drainage information was provided for the City’s review. The Engineering Division has found the conceptual information to be adequate and is recommending that the review of specific drainage solutions be deferred until time of permit review.

**Access:** One (1) point of full ingress/egress is proposed for the project, located at the existing entrance/exit for Fire Station #5. This driveway was originally designed as a shared ingress/egress point in anticipation of the future buildout of the site. A second point for egress only is proposed as a “right-out only” driveway from the secured parking lot on the west side of the proposed Police Station, approximately 200 feet north of the shared access driveway.

A sidewalk will be constructed along High Ridge Road for the length of the 4.92 acre site, and a walkway will be installed leading from the public sidewalk to the building entrance.

**Parking:** The off-street parking requirements for the proposed police station have been calculated utilizing standard office use calculations, plus use of parking rates for storage uses (indoor vehicle storage and evidence storage). The standard office calculation of one (1) parking per 300 square feet equates to 167 parking spaces required (53,800 – 3,867 evidence storage = 49,993 square feet). The 3,867 square feet of evidence storage calculated at one (1) parking space per 1000 square feet adds four (4) parking spaces to the total required. Lastly, the vehicle storage structure, proposed at 4,400 square feet, is calculated at one (1) parking space per 1000 square feet, adding another five (5) parking spaces, for a total of 176 parking spaces required.

The site plan depicts the provision of 177 parking spaces for the Police Station. Parking for the existing Fire Station, located between the two (2) buildings is to be slightly altered as part of this site plan amendment. The Fire Station parking requirements are 109 spaces, and 116 are provided. The total required parking for the public safety complex (Police & Fire combined) is 285 spaces and 293 spaces are being provided. The proposed grassed parking area depicted on the east side of the Police Station will be reviewed at time of permit submittal for compliance with the grassed parking provisions of the Land Development Regulations (see Exhibit "C" – Conditions of Approval).

**Landscaping:**

The Plant List (Sheet L2.01) indicates that the project would contain a total of 79 canopy and 58 palm trees, 4,459 accent, shrub, and groundcover plants. All plant materials to be used in the landscape design are required to be Florida number one grade and must be identified as having "low" or "medium" watering needs in the South Florida Water Management's "Waterwise" publication. The proposed tree species would include the following: Oak, Gumbo Limbo, Green & Silver Buttonwood, Yellow Elder, Pigeon Plum, Orange Geiger and Pink Tabebuia trees. Palm species would include Medjool Date, Royal, Montgomery, Thatch, and Sabal. Typical shrubs utilized in the plant scheme include Red Tip Cocoplum, Small Leaf Clusia, Croton, Dwarf Firebush, Red Ixora, Wax Myrtle and Indian Hawthorne.

The Tree Disposition Plan (Sheet L1.01) indicates that 23 trees and 5 palms are proposed to be removed and mitigated as part of the landscape design. The total caliper inches being removed from the site is 226 inches, and 227 caliper inches are being planted as part of the mitigation. All proposed mitigation plant materials are proposed to be canopy trees (Oak, Gumbo Limbo, Green & Silver Buttonwood, Yellow Elder, Pigeon Plum, Orange Geiger and Pink Tabebuia). Additionally, where possible, the applicant proposes to relocate on site any quality/healthy trees and palms capable of survival (6 Live Oak, 4 Gumbo Limbo and 5 Orange Geiger, plus 2 Medjool Date Palms). Additionally, the required Quantum Park perimeter landscape buffer of 30 foot in width is maintain with this design.

**Building and Site:**

The proposed site area totals 4.92 acres, and is located at the base of the Interstate 95 overpass emankment between the railroad and High Ridge Road. As previously noted, the original approval of Fire Station #5 on the south half of the property in 2007 contemplated future development of this nothern portion of the site by the City as Phase II. The proposed site plan depicts the placement of a 53,800 square foot Police Station building immediately north of the existing parking field for Fire Station #5. An accessory three (3) bay vehicle storage building, 4,800 square feet in size, is proposed near the northeast corner of the site. This structure is intended to be a Butler type building (pre-fab structure). As no drawings of the structure were provided during site plan review, staff recommends that the structure be clad with materials and paint colors that correspond to the material, design and colors of the main structure.

The proposed Police Station is designed as a two-story, tilt wall structure with contemporary, clean line architecture. In addition to the standard police operations, the building will contain a training room that also acts as space for other community functions/activities. As noted above, a concurrent application requesting approval of a Community Design Appeal of Chapter 4, Article III, Section 3.G., "Overhead doors facing rights-of-way" has been submitted. This request is relative to the location of the overhead bay doors for the west façade of the building, the sallyport and the vehicle storage building facing High Ridge Road. The community design standards prohibit overhead bay doors on facades facing selected highly visible roadways, which are considered entrances into the City and/or carry a considerable amount of daily traffic. The rationale is that buildings located on these roadways should be held to a higher level of architectural standards. High Ridge Road is one of those select roadways and therefore, the project as designed is subject to the appeal process. As noted in the Community Design Appeal staff report, the overhead bay doors are to be painted to match the adjacent building walls to help the doors blend with the surrounding walls, and several layers of screening are provided between the street and the doors. The landscaping along the right-of-way is a minimum 25 feet in width and includes a six (6) foot tall masonry wall. Between the 25 foot wide landscape buffer and the doors are other landscape islands in the parking lot, that would provide further screening of the doors from view.

**Building Height:** The maximum building height allowed in the PID (Planned Industrial Development) zoning district is 45 feet. The proposed building elevations depict the typical roof deck height of the building at 28 feet, with typical parapet walls at approximately 32 feet.

**Setbacks:** The PID zoning district requires 30 foot building setbacks from the front, rear and side corner property lines and 20 feet for the interior side property line. The Police Station building, as situated on the site, has the following setbacks: front – 53 feet; rear – approximately 200 feet; side corner – 97 feet; and interior side – approximately 410 feet (property line south of Fire Station #5). The vehicle storage building has closer setbacks to the north (side corner) and east (rear): side corner – approximately 64 feet; and rear – approximately 105 feet. In each instance, the required setbacks are satisfied.

**Design:** As previously noted, the Police Station is designed as a two-story, tilt wall structure with contemporary, clean line architecture. The design features a textured concrete finish, parapet roof, building score lines, stone veneer (Keystone Coral) and trims, metal canopies, and impact resistant storefront glass. The Sherwin-Williams color palette is off-white and gray colors: body color - *Snowbound* (SW 7004) and trim/accent color – *Gray Clouds* (SW 7658). Certain locations on the building have the metal fascia and canopies painted blue.

- Lighting:** The photometric plan (Sheet E-001a) includes 18 freestanding pole light fixtures, all of which would be 25 feet in height. The poles would be constructed of cast aluminum. There are no spot readings in excess of the maximum 5.9 foot-candles allowed by code. The applicant will need to provide a new Photometric Plan at time of permitting, reflecting the revised parking layout and providing greater detail of the pole and light fixture design and colors (see Exhibit "C" – Conditions of Approval).
- Signage:** Site and building signage has not been finalized. Prior to requesting any sign permits for the site, the applicant will need to submit drawings for compliance with the City's Sign Code (see Exhibit "C" – Conditions of Approval).
- Public Art:** The project is subject to the Art in Public Places requirement. The Public Art component of the project will be one (1) percent of the estimated construction value. Coordination with the Public Arts Manager will be accomplished to determine the best way to incorporate art into the project.

### **RECOMMENDATION**

Staff has reviewed this request for a major site plan modification and recommends APPROVAL, subject to approval of the accompanying application for community design appeal and satisfying all comments indicated in Exhibit "C" – Conditions of Approval. Any additional conditions recommended by the Board or required by the City Commission shall be documented accordingly in the Conditions of Approval.

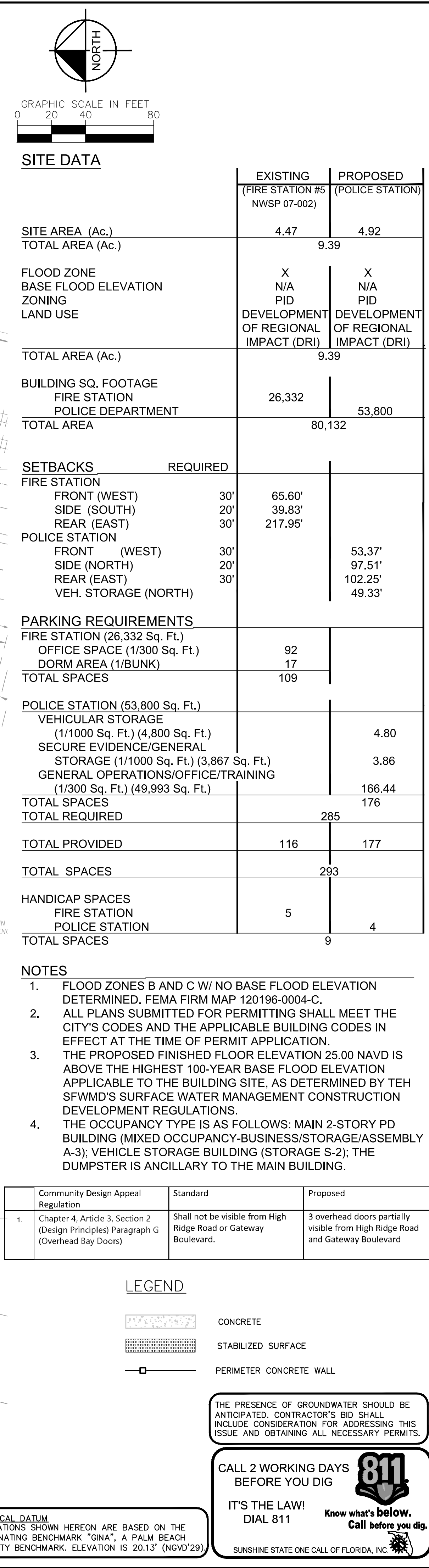
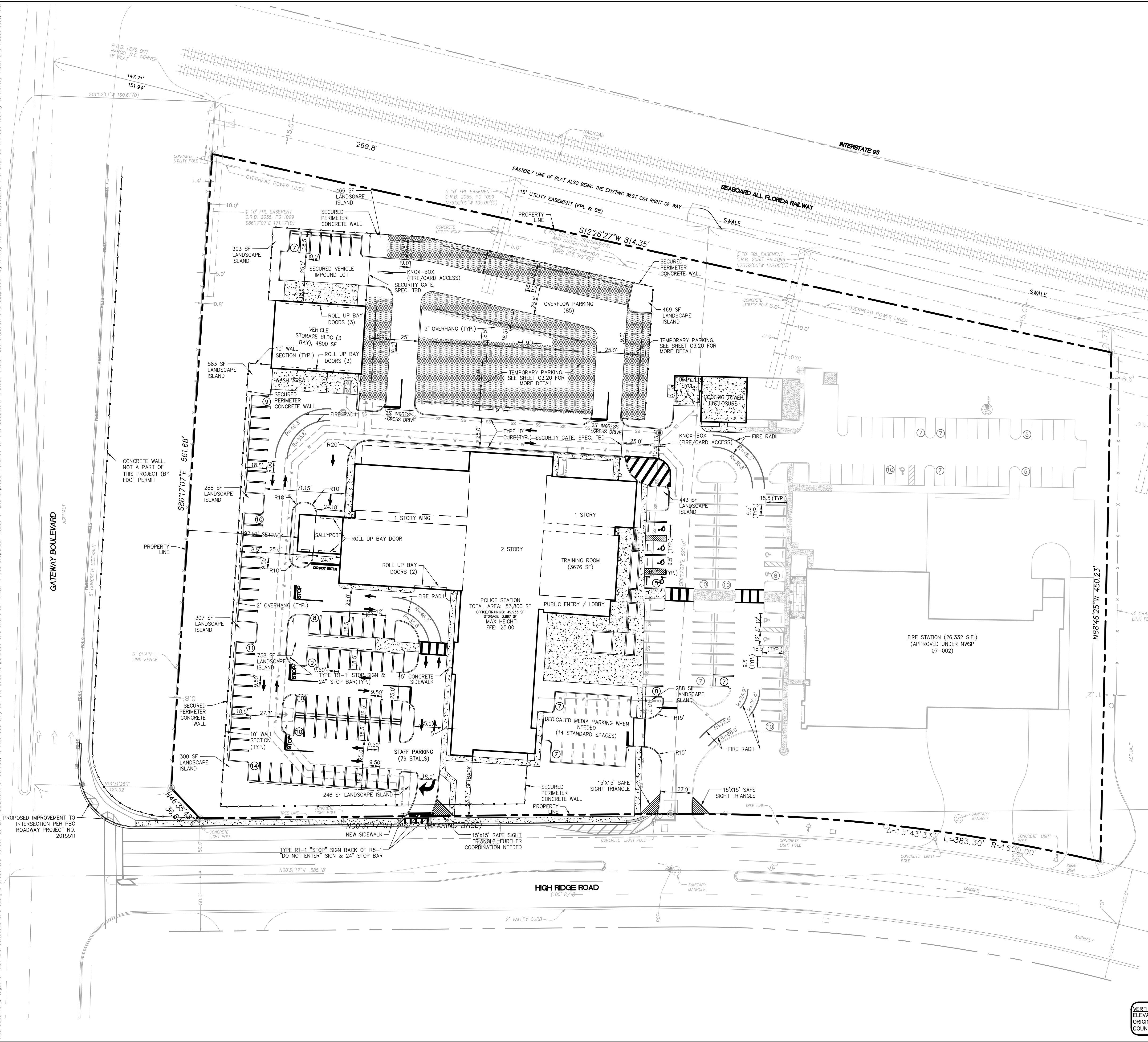
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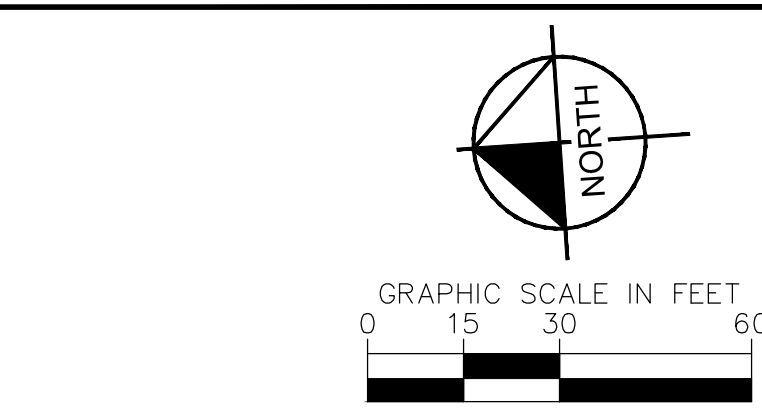
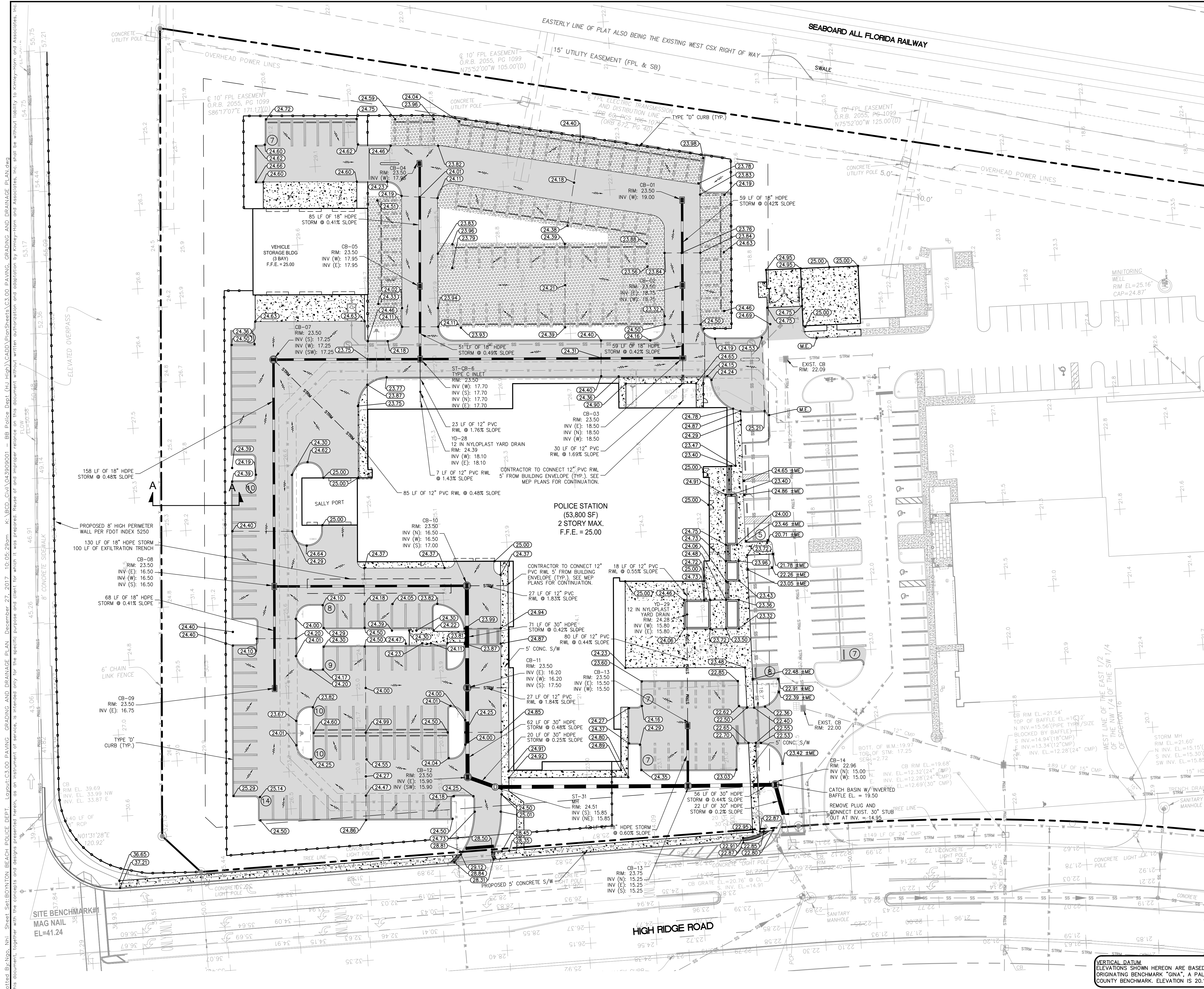
# LOCATION MAP











- LEGEND**
- PROPERTY LINE
  - CENTERLINE OF R/W
  - STORM PIPE
  - RAIN WATER LEADER
  - STORM AREA INLET
  - STORM MANHOLE
  - EXISTING STORM PIPE
  - EXISTING STORM AREA INLET
  - EXISTING STORM CURB INLET
  - EXISTING STORM MANHOLE
  - SANITARY FORCE MAIN PIPE
  - SANITARY PIPE
  - SANITARY MANHOLE
  - WATER PIPE
  - FIRE LINE PIPE
  - FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION
  - RECLAIMED WATER PIPE
  - IRRIGATION MAIN PIPE
  - FIBER OPTIC LINE
  - OVERHEAD LINE
  - TELEPHONE LINE
  - COMMUNICATIONS LINE
  - UNDERGROUND ELECTRIC LINE
  - FPL LINE
  - ELECTRICAL LINE
  - GAS LINE
  - EXISTING UTILITY EASEMENTS
  - PROPOSED UTILITY EASEMENTS
  - PROPOSED CONCRETE WALL
  - EXISTING CONTOUR ELEVATIONS
  - PROPOSED SPOT ELEVATION
  - MATCH EXISTING ELEVATION
  - EXISTING ELEVATION
  - FLOW ARROW
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED ASPHALT PAVEMENT

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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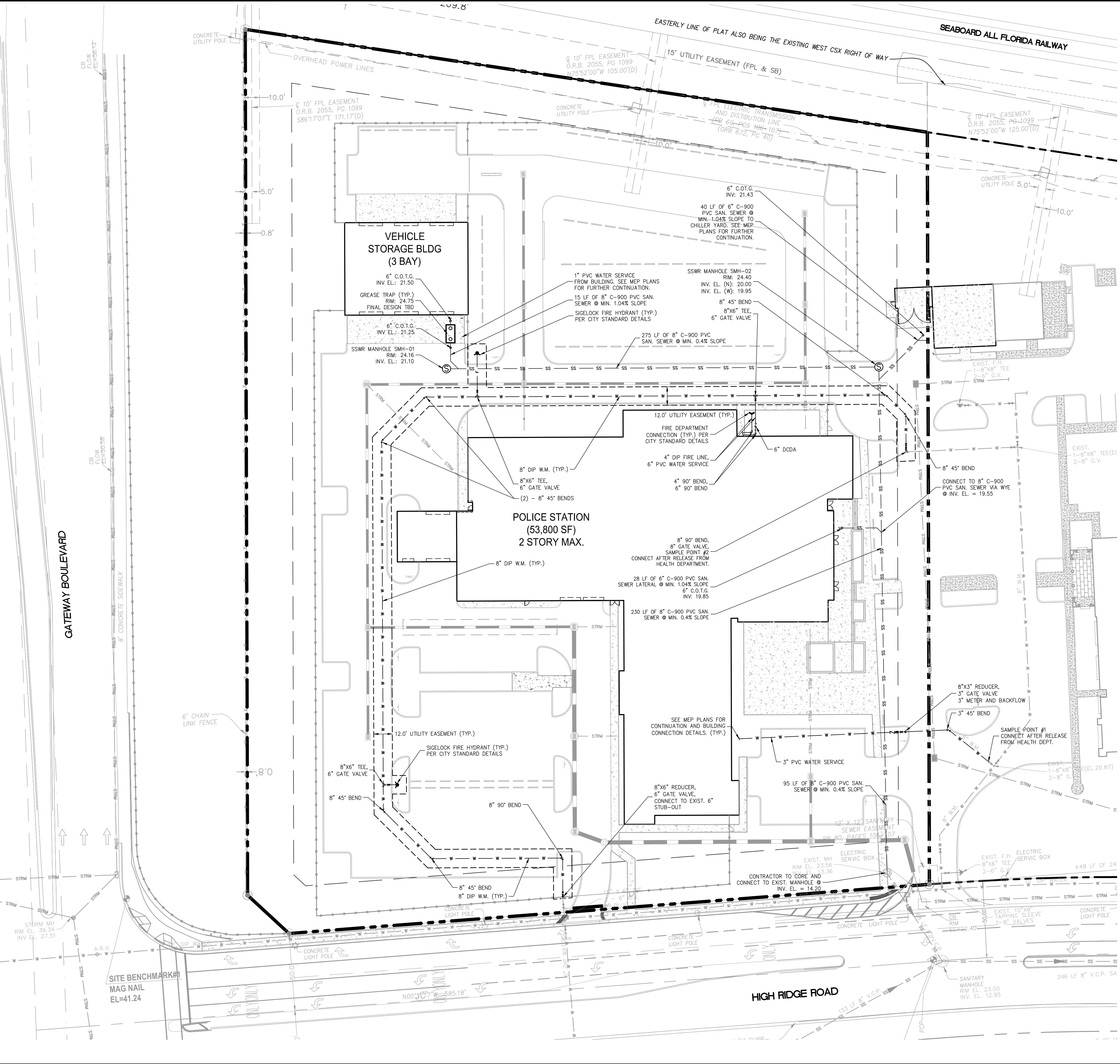
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

KHA PROJECT 043909001	DATE DEC. 2017	SCALE AS SHOWN	DESIGNED BY JDH	DRAWN BY GWB	CHECKED BY JDH	DATE 12/21/2017	FL	BOYNTON BEACH	PREPARED FOR POLICE DEPT HJ HIGH	PAVING, GRADING AND DRAINAGE PLAN	LICENCED PROFESSIONAL JOSHUA D. HORN, P.E.	F.L. LICENSE NUMBER 67505	1615 S CONGRESS AVE. SUITE 201, DELRAY BEACH, FL 33445 PHONE: 561-330-2345 FAX: 561-853-8175 WWW.KIMLEY-HORN.COM CA 00000696	<b>Kimley»Horn</b>	REVISION 1 - DART RESUBMITTAL	11/3/2017 JRB
															REVISION 2 - DART RESUBMITTAL	12/21/2017 NNN
BY																

Plotted By: Nhl, Sheet Set: BOYNTON BEACH POLICE DEPT., Layout: C3.00 PAVING, GRADING AND DRAINAGE PLAN, December 27, 2017 10:05:29am, K:\BEO-Civil\043909001 - BB Police Dept (HJ High)\CADD\PlanSheets\C3.00 PAVING, GRADING AND DRAINAGE PLAN.dwg  
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**LEGEND**

---	W	---	W	---	W
---	SS	---	SS	---	SS
---	STRM	---	STRM	---	STRM
---	W	---	W	---	W
---	SS	---	SS	---	SS
---	STRM	---	STRM	---	STRM

PROPERTY LINE  
PROPOSED W.M.  
PROPOSED GRAVITY SEWER  
PROPOSED STORM PIPE  
EXISTING W.M.  
EXISTING GRAVITY SEWER  
EXISTING STORM PIPE

**UTILITY NOTES**

- CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
- ALL MANHOLES, VALVES, CLEANOUTS AND OTHER SUCH BOXES IN PAVEMENT OR SIDEWALKS SHALL BE SET FLUSH WITH PAVEMENT TO MATCH THE PROPOSED SLOPE AND SHALL BE H-20 TRAFFIC RATED.
- ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF BOYNTON BEACH STANDARD DETAILS.
- NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER, SEWER, OR DRAINAGE EASEMENTS, UNLESS APPROVED BY THE CITY OF BOYNTON BEACH CITY ENGINEER.
- NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10- FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER, OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE CITY OF BOYNTON BEACH CITY ENGINEER.
- ALL W.M. (WM) SHALL BE PVC C-900 DR-18 UNLESS OTHERWISE NOTED.
- ALL W.M. SHALL HAVE A MINIMUM 36" COVER OVER THE TOP OF THE PIPE UNLESS OTHERWISE NOTED. WATER AND FIRE MAINS SHALL HAVE MIN. 6" VERTICAL SEPARATION FROM EACH OTHER.
- ALL FITTINGS FOR W.M. AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
- PIPE DEFLECTION OF W.M. AND FIRE MAIN SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.
- ALL GRAVITY SEWER MAINS SHALL BE PVC SDR-26 UNLESS OTHERWISE NOTED.
- ALL GRAVITY SEWER LATERALS SHALL BE PVC SDR-35 UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRIC SERVICE CONNECTION WITH FPL FOR CONDUIT SIZE AND BURIED DEPTH REQUIREMENT.
- ANY VITRIFIED CLAY PIPE (VCP) DAMAGED BY NEW CONSTRUCTION OR CONNECTIONS SHALL BE REPLACED WITH NEW SANITARY SEWER MAIN PIPE.
- WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY CITY OF BOYNTON BEACH UTILITIES DIVISION.
- EXISTING W.M. AND SEWER MAIN SHALL BE REMOVED AFTER PROPOSED W.M. AND/OR SEWER MAIN HAS BEEN TESTED AND ACCEPTED BY PALM BEACH COUNTY HEALTH DEPARTMENT AND EXISTING SERVICES HAVE BEEN RELOCATED.
- THE CITY OF BOYNTON BEACH UTILITIES DIVISION MUST BE GIVEN AT LEAST 48 HOURS NOTIFICATION PRIOR TO ANY SHUT-DOWN AND/OR REMOVAL OF EXISTING W.M. OR SANITARY SEWER LINES AT (561) 742-6000.
- A MINIMUM HORIZONTAL DISTANCE OF 10 FEET MUST BE PROVIDED BETWEEN W.M.S AND STORM OR SANITARY SEWERS.
- PRIOR TO ANY SANITARY SEWER SERVICE CONNECTION, REMOVAL AND/OR ABANDONMENT THE EXISTING SEWER LINE WILL BE TELEVIEWED AND CD SUBMITTED TO THE CITY OF BOYNTON BEACH UTILITIES DIVISION.
- PROPOSED WATER AND SEWER IMPROVEMENTS IN PRIVATE PROPERTY SHALL MEET PALM BEACH COUNTY HEALTH DEPARTMENT SEPARATION REQUIREMENTS, THESE CONFLICTS WILL BE ADDRESS DURING CONSTRUCTION AND WON'T AFFECT THE PUBLIC SAFETY.
- CITY MAINTAINED UTILITIES WILL NEED TO BE TESTED AND PROTECTED (IE. PAVED AT LEAST UP TO FIRST LIFT, IF NOT ROADWAY) PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.

**VERTICAL DATUM**  
ELEVATIONS SHOWN HEREON ARE BASED ON THE ORIGINATING BENCHMARK "GNA", A PALM BEACH COUNTY BENCHMARK. ELEVATION IS 2013' (NGVD'29)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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REVISION 1 - DART RESUBMITTAL	11/13/2017	JRB
REVISION 2 - DART RESUBMITTAL	12/21/2017	NHN
NO.	DATE	BY

BOYNTON BEACH	BOYNTON BEACH
POLICE DEPT	PREPARED FOR
HJ HIGH	HJ HIGH
FL	FL
C4.00	SHEET NUMBER

**Kimley»Horn**

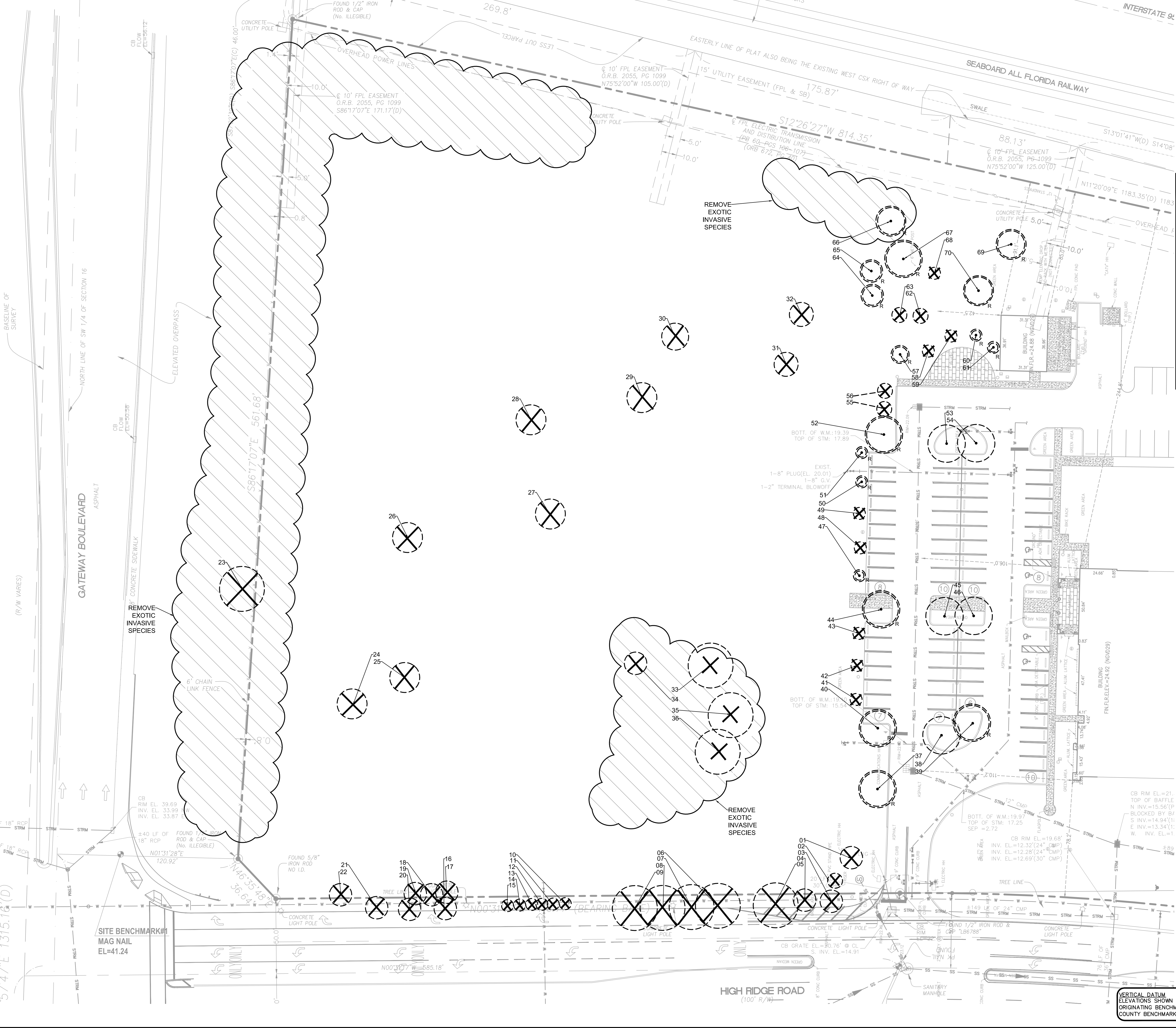
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PHONE: 561-330-2345 FAX: 561-853-8175  
WWW.KIMLEY-HORN.COM CA 0000696

LICENSED PROFESSIONAL	JOSHUA D. HORNING, P.E.
KHA PROJECT	043909001
DATE	DEC. 2017
SCALE	AS SHOWN
DESIGNED BY	JDH
DRAWN BY	GWB
CHECKED BY	JDH
DATE	12/21/2017



Plotted By: Feccia, Stephen Sheet: Seaboard Police Dept. - L1.00 TREE DISPOSITION PLAN December 21, 2017 02:24:28pm K:\WPB\_URC\043909001 - BB Police Department\CAD\Plansheets\L1.00 TREE DISPOSITION PLAN.dwg

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TREE DISPOSITION LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE RELOCATED

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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BOYNTON BEACH  
POLICE DEPT  
PREPARED FOR  
HJ HIGH

BOYNTON BEACH

TREE DISPOSITION  
PLAN

FL

LICENSED PROFESSIONAL  
STEPHEN M. FECCIA, PLA  
FL LICENSE NUMBER  
LA 6667289  
DATE: 12/21/2017

KHA PROJECT  
043909001  
DATE  
DEC. 2017  
SCALE  
AS SHOWN  
DESIGNED BY  
SF  
DRAWN BY  
KA  
CHECKED BY  
JH

REVISION 1 - DART RESUBMITTAL  
REVISION 2 - DART RESUBMITTAL

11/3/2017  
12/21/2017

Kimley»Horn

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1615 S CONGRESS AVE, SUITE 201, DELRAY BEACH, FL 33445  
PHONE: 561-325-7775  
WWW.KIMLEY-HORN.COM CA 0000696

SHEET NUMBER  
L1.00

BY  
DATE

Page 67 of 91



BOYNTON BEACH POLICE DEPARTMENT TREE DISPOSITION TABLE						
No.	BOTANICAL NAME	COMMON NAME	DBH (IN.)	SPREAD (FT.)	HEIGHT (FT.)	DISPOSITION
1	Sabal palmetto	Sabal Palm		15	18	REMOVE/MITIGATE
2	Tamarindus indica	Tamarind	4	10	20	REMOVE/MITIGATE
3	Manilkara zapota	Sapodilla	Category I Invasive Exotic			REMOVE
4	Manilkara zapota	Sapodilla	Category I Invasive Exotic			REMOVE
5	Bucida buceras	Black Olive	18	30	30	REMOVE/MITIGATE
6	Bucida buceras	Black Olive	18	30	30	REMOVE/MITIGATE
7	Bucida buceras	Black Olive	17	30	30	REMOVE/MITIGATE
8	Bucida buceras	Black Olive	17	30	30	REMOVE/MITIGATE
9	Bucida buceras	Black Olive	17	30	30	REMOVE/MITIGATE
10	Lagerstroemia indica	Crape Myrtle	Dead			REMOVE/MITIGATE
11	Lagerstroemia indica	Crape Myrtle	Dead			REMOVE/MITIGATE
12	Lagerstroemia indica	Crape Myrtle	Dead			REMOVE/MITIGATE
13	Lagerstroemia indica	Crape Myrtle	Dead			REMOVE/MITIGATE
14	Lagerstroemia indica	Crape Myrtle	Dead			REMOVE/MITIGATE
15	Lagerstroemia indica	Crape Myrtle	Dead			REMOVE/MITIGATE
16	Bucida buceras	Black Olive	15	15	20	REMOVE/MITIGATE
17	Bucida buceras	Black Olive	12	15	20	REMOVE/MITIGATE
18	Bucida buceras	Black Olive	12	15	20	REMOVE/MITIGATE
19	Bucida buceras	Black Olive	10	15	20	REMOVE/MITIGATE
20	Bucida buceras	Black Olive	15	15	20	REMOVE/MITIGATE
21	Bucida buceras	Black Olive	15	15	20	REMOVE/MITIGATE
22	Bucida buceras	Black Olive	15	15	20	REMOVE/MITIGATE
23	Coccoloba uvifera	Seagrape		30	20	REMOVE/MITIGATE
24	Acacia auriculiformis	Earleaf Acacia	Category I Invasive Exotic			REMOVE
25	Acacia auriculiformis	Earleaf Acacia	Category I Invasive Exotic			REMOVE
26	Acacia auriculiformis	Earleaf Acacia	Category I Invasive Exotic			REMOVE
27	Acacia auriculiformis	Earleaf Acacia	Category I Invasive Exotic			REMOVE
28	Acacia auriculiformis	Earleaf Acacia	Category I Invasive Exotic			REMOVE
29	Acacia auriculiformis	Earleaf Acacia	Category I Invasive Exotic			REMOVE
30	Acacia auriculiformis	Australian Pine	Category I Invasive Exotic			REMOVE
31	Acacia auriculiformis	Earleaf Acacia	Category I Invasive Exotic			REMOVE
32	Acacia auriculiformis	Earleaf Acacia	Category I Invasive Exotic			REMOVE
33	Delonix regia	Royal Poinciana	16	30	25	REMOVE/MITIGATE
34	Cupaniopsis anacardioides	Carrotwood	Category I Invasive Exotic			REMOVE
35	Delonix regia	Royal Poinciana	15	30	25	REMOVE/MITIGATE
36	Delonix regia	Royal Poinciana	10	30	25	REMOVE/MITIGATE
37	Quercus virginiana	Southern Live Oak	8	16	25	RELOCATE
38	Quercus virginiana	Southern Live Oak	8	18	25	REMAIN
39	Quercus virginiana	Southern Live Oak	8	18	25	RELOCATE
40	Quercus virginiana	Southern Live Oak	8	16	25	RELOCATE
41	Cordia sebestena	Orange Geiger	5	8	14	DEAD
42	Cordia sebestena	Orange Geiger	5	8	12	DEAD
43	Cordia sebestena	Orange Geiger	5	8	12	DEAD
44	Quercus virginiana	Southern Live Oak	8	16	25	RELOCATE
45	Quercus virginiana	Southern Live Oak	8	18	25	REMAIN
46	Quercus virginiana	Southern Live Oak	8	16	25	REMAIN
47	Cordia sebestena	Orange Geiger	5	8	16	RELOCATE
48	Cordia sebestena	Orange Geiger	4	8	15	DEAD
49	Cordia sebestena	Orange Geiger	4	8	15	DEAD
50	Cordia sebestena	Orange Geiger	5	8	12	RELOCATE
51	Cordia sebestena	Orange Geiger	4	8	14	RELOCATE
52	Quercus virginiana	Southern Live Oak	5	15	25	RELOCATE
53	Quercus virginiana	Southern Live Oak	6	15	25	REMAIN/PROTECT
54	Quercus virginiana	Southern Live Oak	8	15	25	REMAIN/PROTECT
55	Sabal palmetto	Sabal Palm		10	15	REMOVE/MITIGATE
56	Sabal palmetto	Sabal Palm		10	15	REMOVE/MITIGATE
57	Bursera simaruba	Gumbo Limbo	8	12	15	RELOCATE
58	Cordia sebestena	Orange Geiger	6	8	15	DEAD
59	Cordia sebestena	Orange Geiger	5	8	15	DEAD
60	Cordia sebestena	Orange Geiger	5	8	15	RELOCATE
61	Cordia sebestena	Orange Geiger	6	8	15	RELOCATE
62	Sabal palmetto	Sabal Palm		10	22	REMOVE/MITIGATE
63	Sabal palmetto	Sabal Palm		10	22	REMOVE/MITIGATE
64	Bursera simaruba	Gumbo Limbo	8	12	15	RELOCATE
65	Bursera simaruba	Gumbo Limbo	6	12	15	RELOCATE
66	Phoenix dactylifera 'Medjool'	Medjool Date Palm		15	30	RELOCATE
67	Quercus virginiana	Southern Live Oak	12	18	25	RELOCATE
68	Bursera simaruba	Gumbo Limbo	Dead			DEAD
69	Phoenix dactylifera 'Medjool'	Medjool Date Palm		15	30	RELOCATE
70	Bursera simaruba	Gumbo Limbo	8	20	15	RELOCATE

TREE DISPOSITION SUMMARY	
TREES TO BE REMOVED	23
TREES TO BE RELOCATED	(6) LIVE OAKS (4) GUMBO LIMBO (5) ORANGE GEIGER 12 TREES
PALMS TO BE REMOVED	5
PALMS TO BE RELOCATED	(2) MEDJOOl DATE PALMS
DBH TO BE REMOVED	226 INCHES

TREE MITIGATION SUMMARY		
DBH TO BE REPLACED	REQUIRED	PROVIDED
	226 INCHES	(4) GUMBO LIMBO @ 4" CAL = 16" (13) PIGEON PLUM @ 4" CAL = 52" (9) GREEN BUTTOnWOOD @ 4" CAL = 36" (4) SILVER BUTTOnWOOD @ 2.5" CAL = 10" (6) ORANGE GEIGER @ 2.5" CAL = 15" (6) JATROPHA @ 2.5" CAL = 15" (10) LIVE OAK @ 4" CAL = 40" (7) PINK TABEBUIA @ 4" CAL = 28" (5) YELLOW ELDER @ 3" CAL = 15" 227 INCHES REPLACED ON SITE

SEE LANDSCAPE PLANS FOR REPLACEMENT TREE LOCATIONS

TREE AND/OR PALM RELOCATION GENERAL NOTES

1. TREES AND/OR PALMS SHALL BE RELOCATED ONCE FROM THEIR PRESENT LOCATION TO A DESIGNATED LOCATION PER THE DIRECTION OF CITY OF BOYNTON BEACH TO DETERMINE THE EXACT LOCATION FOR EACH RELOCATED TREE AND/OR PALM. RELOCATION ACTIVITIES WILL INCLUDE PLANTING ON SLOPES AND/OR LEVEL GRADE.
2. AN ISA - CERTIFIED ARBORIST OR A CERTIFIED LANDSCAPE CONTRACTOR CERTIFIED BY THE FLORIDA NURSERYMEN AND GROWERS ASSOCIATION SHALL PERFORM AND MONITOR ALL TREE AND/OR PALM ROOT PRUNING AND RELOCATION ACTIVITIES.
3. LANDSCAPE SPECIFICATIONS PROVIDED IN THIS CONSTRUCTION SET SHALL APPLY TO ALL RELOCATED TREES AND/OR PALMS.
4. CONTRACTOR SHALL STAKE AND GUY ALL TREES AND/OR PALMS AT THE TIME OF RELOCATION AS PER DETAILS PROVIDED IN THIS CONSTRUCTION SET. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF STAKING AND GUYING DURING THE WARRANTY PERIOD. ALL TREES AND/OR PALMS SHALL BE BRACED AT LEAST ONE (1) YEAR OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
5. SOIL BACKFILL FOR THE INSTALLATION OF TREES, PALMS, SHRUBS, AND GROUND COVERS SHALL BE UNIFORM MIX OF 25% WELL-ROTTED COMPOST, 25% TOPSOIL, AND 50% CLEAN, WEED-FREE LOOSENED NATIVE SOIL BACKFILL.
6. CONTRACTOR SHALL SUBMIT MANUFACTURERS CERTIFIED ANALYSIS FOR SOIL AMENDMENTS TO THE OWNER'S REPRESENTATIVE.
7. CONTRACTOR SHALL PAY TO HAVE THE BACKFILL LAB TESTED IF REQUESTED BY THE OWNER'S REPRESENTATIVE. NON-SOLUBLE WETTING AGENT SHALL BE ADDED TO THE BACKFILL PER THE MANUFACTURER'S SPECIFICATIONS.

VERTICAL DATUM  
ELEVATIONS SHOWN HEREON ARE BASED ON THE  
ORIGINATING BENCHMARK "GINA", A PALM BEACH  
COUNTY BENCHMARK. ELEVATION IS 20.13' (NGVD '29).

THE PRESENCE OF GROUNDWATER SHOULD BE  
ANTICIPATED. CONTRACTOR'S BID SHALL  
INCLUDE CONSIDERATION FOR ADDRESSING THIS  
ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

BOYNTON BEACH  
POLICE DEPT

PREPARED FOR  
HJ HIGH

BOYNTON BEACH

TREE DISPOSITION  
PLAN

KHA PROJECT  
043909001

DATE  
DEC. 2017

SCALE AS SHOWN

DESIGNED BY SF

DRAWN BY KA

CHECKED BY JH

LICENSED PROFESSIONAL

STEPHEN M. FEOCIA, PLA

FL LICENSE NUMBER  
LA 6667289

DATE: 12/21/2017

Kimley»Horn

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1615 S CONGRESS AVE., SUITE 201, DELRAY BEACH, FL 33445  
PH: 561.286.1615 FAX: 561.286.1615  
WWW.KIMLEY-HORN.COM

REVISION 1 – DART RESUBMITTAL

REVISION 2 – DART RESUBMITTAL

REVISIONS

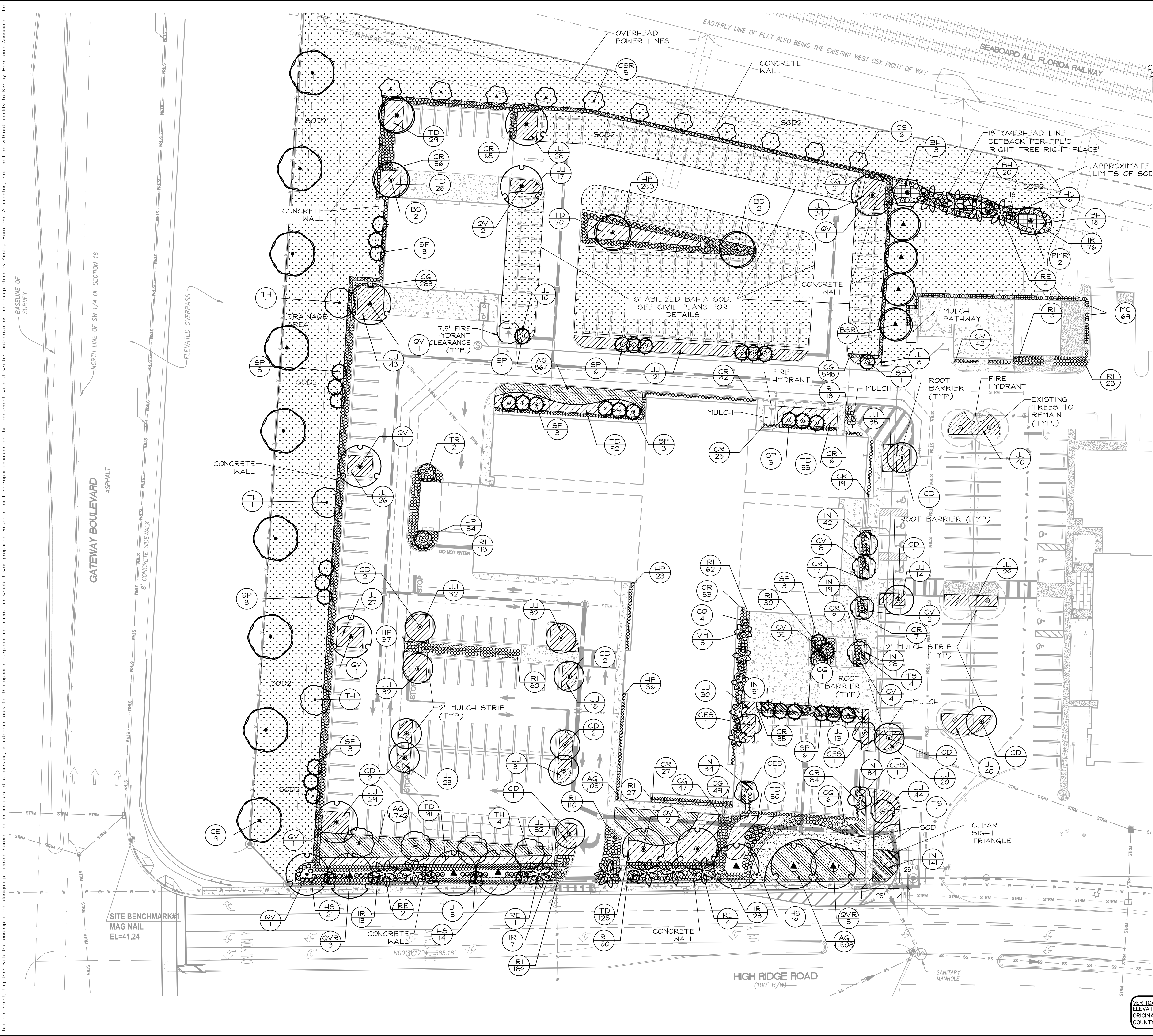
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SHEET NUMBER  
L1.01



Plotted By: Feccia, Stephen Sheet Set: BOYNTON BEACH POLICE DEPT. Layout: L2.00 LANDSCAPE PLAN December 21, 2017 02:36:27pm K:\WEB\_URC\043909001 - BB Police Department\CAD\Plansheets\L2.00 LANDSCAPE PLAN.dwg  
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PLANT SCHEDULE

TREES	COMMON NAME
BS	Gumbo Limbo
BSR	Gumbo Limbo
CD	Pigeon Plum
CE	Green Buttonwood
CES	Silver Buttonwood
CS	Orange Geiger Tree
CSR	Orange Geiger Tree
JJ	Jatropha
QV	Southern Live Oak
QVR	Southern Live Oak
TH	Pink Tabebuia
TS	Yellow Elder
PALM TREES	COMMON NAME
PHR	Date Palm
RE	Florida Royal Palm
SP	Sabal Palm
TR	Florida Thatch Palm
VM	Montgomery Palm
SHRUBS	COMMON NAME
CG	Small-Leaf Clusia
CQ	'Queen Emma' Crinum
CR	Red Tip Cocoplum
CV	Petra Crotan
HP	Dwarf Firebush
HS	Seminole Pink Hibiscus
IR	Red Ixora
MC	Wax Myrtle
RI	Indian Hawthorn
SHRUB AREAS	COMMON NAME
BH	Heleen Johnson Bougainvillea
JJ	Wax Jasmine
TD	Dwarf Fakahatchee Grass
GROUND COVERS	COMMON NAME
AG	Perennial Peanut
IN	Dwarf Yaupon
SOD	Floratan St. Augustine Sod
SOD2	Argentine Bahia Grass

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

BOYNTON BEACH POLICE DEPT PREPARED FOR HJ HIGH

BOYNTON BEACH

LANDSCAPE PLAN

FL

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REVISION 1 - DART RESUBMITTAL 11/3/2017 JRE

REVISION 2 - DART RESUBMITTAL 12/21/2017 NMN

REVISIONS

DATE

BY

SHEET NUMBER

L2.00



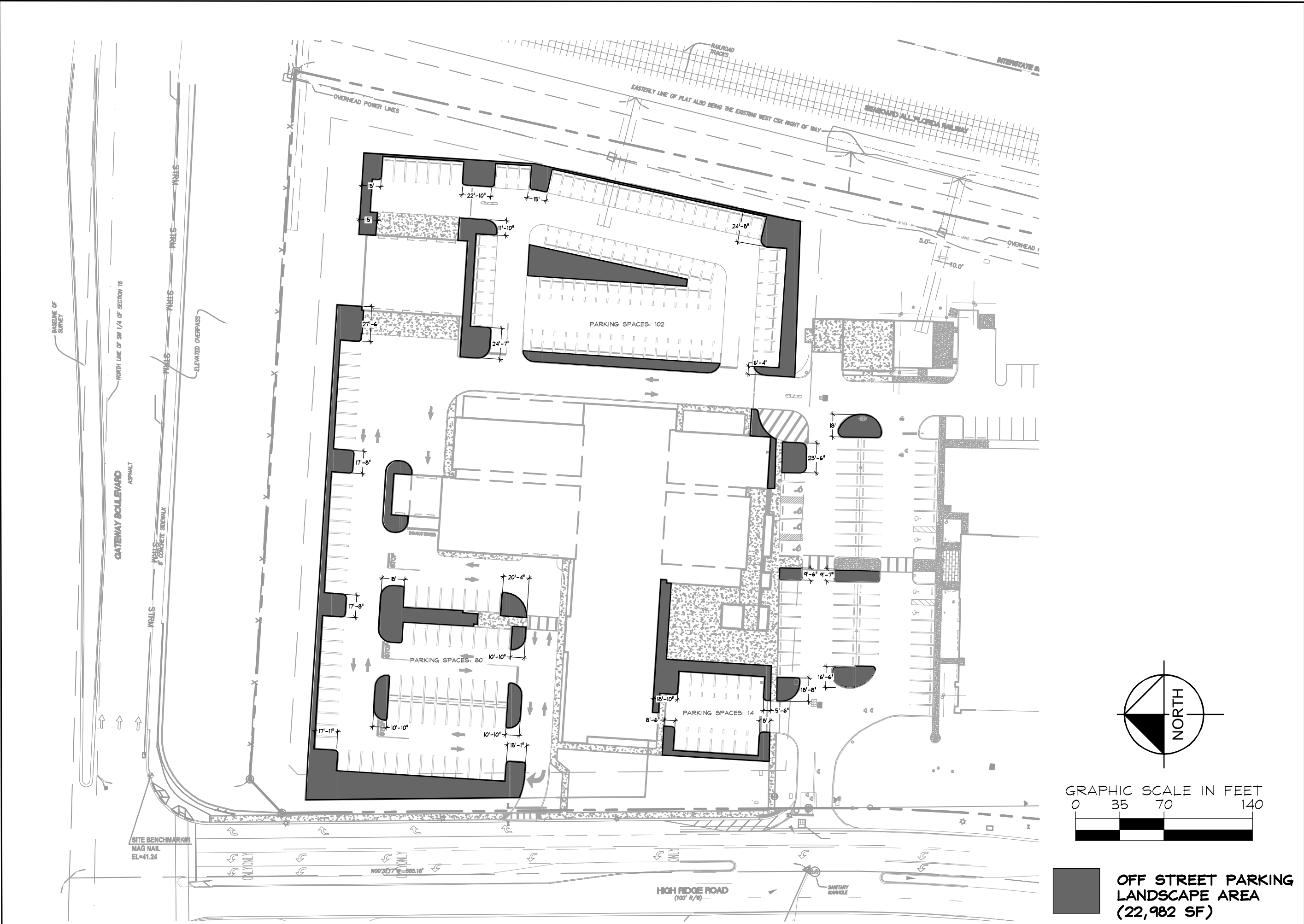
Plotted By: Feeds, Stephen    Sheet: Sat: BOYNTON BEACH POLICE DEPT.    Layout: L2.01 LANDSCAPE PLAN    December 21, 2017    03:11:47pm    K:\WPB\JRG\04309001 -- BB Police Department\CAD\Drawings\L2.01 LANDSCAPE PLAN.dwg  
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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY	NATIVE	DROUGHT TOLERANT
BS	Bursera simaruba	Gumbo Limbo	B # B	4" Cal.	16' HT x 6' SPR	4	X	X
BSR	Bursera simaruba	Gumbo Limbo	Relocated			4	X	X
CD	Coccoloba diversifolia	Pigeon Plum	B # B	4" Cal.	16' HT x 5' SPR	13	X	X
CE	Conocarpus erectus	Green Buttonwood	B # B	4" Cal.	16' HT x 5' SPR	9	X	X
CES	Conocarpus erectus 'Sericeus'	Silver Buttonwood	B # B	3" Cal.	14' HT x 5' SPR	4	X	X
CS	Cordia sebestena	Orange Geiger Tree	B # B	2.5" Cal.	8' HT x 4' SPR	6		X
CSR	Cordia sebestena	Orange Geiger Tree	Relocated			5		X
Jl	Jatropha integerrima	Jatropha	Cont.	2.5" Cal.	8' OA	6		
QV	Quercus virginiana	Southern Live Oak	B # B	4" Cal.	16' HT x 6' SPR	10	X	X
QVR	Quercus virginiana	Southern Live Oak	Relocated			6	X	X
TH	Tabebuia heterophylla	Pink Tabebuia	B # B	4" Cal.	14' HT x 5' SPR	7		X
TS	Tecoma stans	Yellow Elder	Cont.	3" Cal.	12' HT x 5' SPR	5		X
PALM TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY	NATIVE	DROUGHT TOLERANT
PMR	Phoenix dactylifera 'Medjool'	Date Palm	Relocated			2		
RE	Roystonea elata	Florida Royal Palm	F.G.		8' GW	11	X	X
SP	Sabal palmetto	Sabal Palm	F.G.		18' - 22' CT	38	X	X
	Slick Trunk, Stagger Heights in Groupings							
TR	Thrinax radiata	Florida Thatch Palm	F.G.		8' HT	2	X	X
Triple								
VM	Veitchia montgomeryana	Montgomery Palm	F.G.		20' HT	5		X
	Double Trunk, Orient trunks parallel to building.							
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	QTY	NATIVE	DROUGHT TOLERANT
CG	Clusia guttifera	Small-Leaf Clusia	Cont.	24" O.C.	24"x24"	998	X	X
CQ	Crinum augustum 'Queen Emma'	'Queen Emma' Crinum	Cont.	As Shown	36" HT	11		
CR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Cont.	24" O.C.	24"x24"	539	X	X
CV	Codiaeum variegatum 'Petra'	Petra Croton	Cont.	As Shown	24" HT	49		X
3PPP								
HP	Hamelia patens 'Compacta'	Dwarf Firebush	Cont.	24" O.C.	24"x24"	383	X	X
HS	Hibiscus rosa-sinensis 'Seminole Pink'	Seminole Pink Hibiscus	Cont.	36" O.C.	24"x24"	73		
IR	Ixora coccinea	Red Ixora	Cont.	36" O.C.	24"x24"	119		X
MC	Morella cerifera	Wax Myrtle	Cont.	30" O.C.	36" HT	69	X	X
RI	Rhaphiolepis indica	Indian Hawthorn	Cont.	24" O.C.	15"x15"	821		X
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	QTY	NATIVE	DROUGHT TOLERANT
BH	Bougainvillea x 'Helen Johnson'	Helen Johnson Bougainvillea	Cont.	36" O.C.	15"x15"	51		
JJ	Jasminum volubile	Wax Jasmine	Cont.	36" O.C.	24"x24"	808		
TD	Tripsacum dactyloides	Dwarf Fakahatchee Grass	Cont.	36" O.C.	30" HT	538	X	X
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	QTY	NATIVE	DROUGHT TOLERANT
AG	Arachis glabrata	Perennial Peanut	1 gal	12" O.C.	8" SPR	5,165	X	X
IN	Ilex vomitoria 'Nana'	Dwarf Yaupon	3 gal	18" O.C.	10"x10"	499	X	X
SOD	Stenotaphrum secundatum 'Floratum'	Floratum St. Augustine Sod	sod			±1,160 sf		
SOD2	Paspalum notatum 'Argentine'	Argentine Bahia Grass	sod			±68,993 sf		X

PLANTING NOTES:

- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
- PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
- PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
- ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
- CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
- ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL MECHANICAL EQUIPMENT TO BE SCREENED



OFF STREET PARKING LANDSCAPE AREA EXHIBIT

CODE COMPLIANCE PER ARTICLE II OF THE BOYNTON BEACH CODE OF ORDINANCES		
	REQUIRED	PROVIDED
SEC. 4-A-3-a-2 MINIMUM NUMBER OF DIFFERENT TREE SPECIES PER TABLE 4-2 101+ TREES = 6 SPECIES (14)TREES PROVIDED)	6	14
SEC. 4-A-12-a REQUIRED LANDSCAPING IN OFF STREET PARKING AREAS. 25 SF OF PARKING LOT LANDSCAPE ISLANDS SHALL BE PROVIDED PER EACH PARKING SPACE (196 SPACES PROVIDED X 25 SF = 4,900 SF)	4,900 SF	22,982 SF
SEC. 4-A-12-c LARGE ISLANDS - A MINIMUM OF 75% OF PARKING ISLANDS SHALL BE CONSIDERED 'LARGE ISLANDS' WITH NO DIMENSION LESS THAN 15' (TOTAL PARKING ISLANDS = 15 X 75% = 12)	12	12
SEC. 4-B-2-a-1 A LANDSCAPE STRIP SHALL CONSIST OF A CONTINUOUS HEDGE, INSTALLED AT A MINIMUM OF 24 INCHES HEIGHT ABOVE GRADE AND 1 TREE EVERY 25 FEET.  WEST: HIGH RIDGE ROAD 398 LF / 25 = 16 TREES	WEST: 16 TREES	WEST: 16 TREES
SEC. 6-B-3-c FOUNDATION LANDSCAPING SHALL ON APPLY TO ALL FRONT AND SIDE ELEVATIONS OF BUILDINGS, AND CONSIST OF SHRUBS INSTALLED IN A CONTINUOUS ROW OR WITHIN (10) TEN FOOT WIDE CLUSTERS PLACED (15) FIFTEEN FEET APART	CONTINUOUS HEDGE	CONTINUOUS HEDGE
SEC. 6-B-3-d TREES SHALL BE PLANTED NO LESS THAN ONE HALF THE BUILDING HEIGHT WHEN BUILDINGS ARE (45) FORTY-FIVE FEET OR LESS 29' HIGH BUILDING X 0.5 = 15 LF EAST: 255 LF / 20 = 13 TREES SOUTH: 255 LF / 20 = 13 TREES WEST: 72 LF / 20 = 4 TREES	EAST - 13 SOUTH - 13 WEST - 4	EAST - 13 SOUTH - 13 WEST - 4
TOTAL TREES = 79 TREES PALMS = 58 PALMS SHRUBS = 4,459 SHRUBS	NATIVE 61 TREES (77%) 56 PALMS (97%) 2,527 SHRUBS (57%)	DROUGHT TOLERANT 79 TREES (92%) 56 PALMS (97%) 3,516 SHRUBS (79%)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

CALL 2 WORKING DAYS BEFORE YOU DIG  
IT'S THE LAW! DIAL 811  
Know what's below. Call before you dig.  
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VERTICAL DATUM  
ELEVATIONS SHOWN HEREON ARE BASED ON THE ORIGINATING BENCHMARK "IGNA", A PALM BEACH COUNTY BENCHMARK. ELEVATION IS 20.13' (NGVD 29)

BOYNTON BEACH  
POLICE DEPT  
PREPARED FOR  
HJ HIGH

FL

LANDSCAPE PLAN

BOYNTON BEACH

REVISION 1 – DART RESUBMITTAL  
REVISION 2 – DART RESUBMITTAL

11/3/2017 JRB  
12/21/2017 NWN

No.

REVISIONS

DATE

BY

Kimley»Horn

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PHONE: 561-330-2345 FAX: 561-863-8175  
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL  
STEPHEN M FECCIA, PLA  
FL LICENSE NUMBER  
LA 6667289  
DATE: 12/21/2017

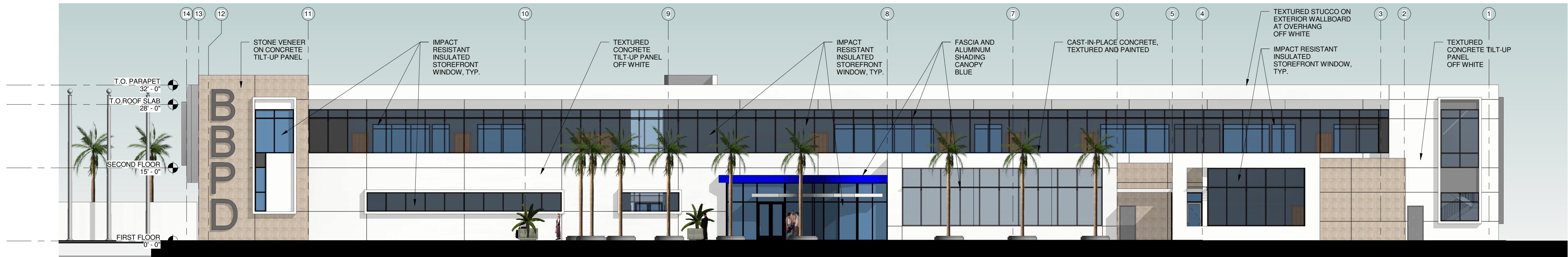
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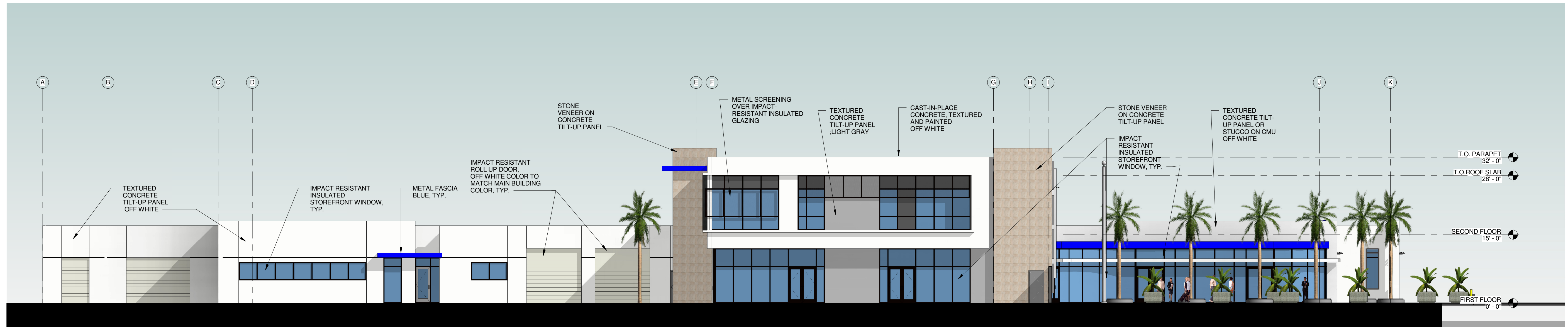


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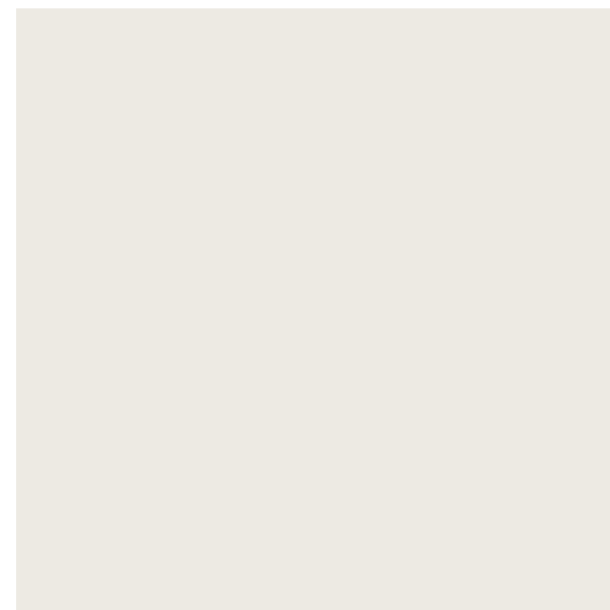


1 SOUTH ELEVATION - DART COLOR  
3/32" = 1'-0"



2 WEST ELEVATION - DART COLOR  
3/32" = 1'-0"

Note:  
These drawings are representational and only for information.  
Final color and material selections to be reviewed and  
approved by the City of Boynton Beach



OFF WHITE  
SW-7004 - SNOWBOUND



GRAY  
SW-7658 - GRAY CLOUDS



STONE VENEER  
KEYSTONE CORAL

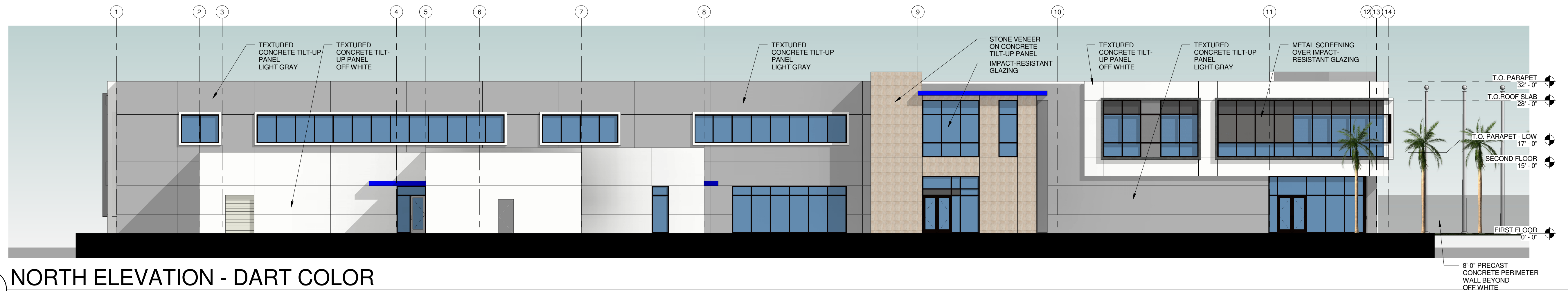


GLAZING (STOREFRONT)  
VIRACON VUE 1-50

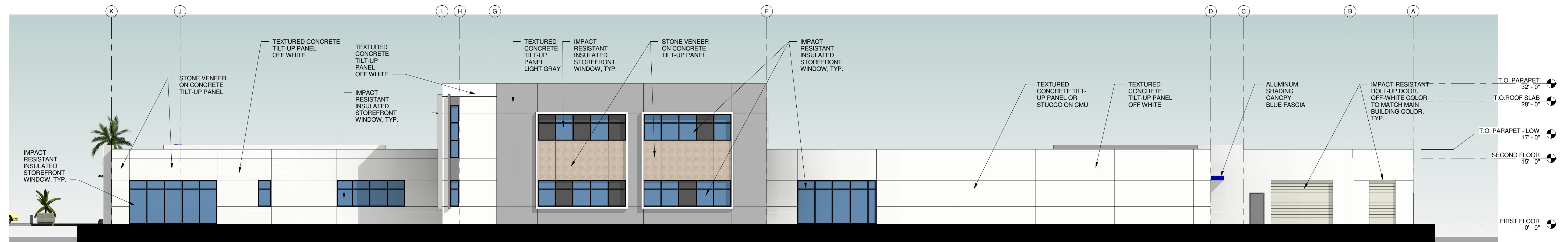
#### GENERAL ELEVATION NOTES

1	EXTERIOR WALLS AND OPENINGS TO COMPLY WITH FBC 2017 TABES 602 (FIRE RESISTANT RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE) AND 705.8 ( MAXIMUM AREA OF EXTERIOR WALL OPENINGS)
2	ALL EQUIPMENT ATTACHED TO BUILDING TO BE PAINTED TO MATCH ADJACENT SURFACE/FINISH.
3	ALL ABOVE GROUND EQUIPMENT TO BE VISUALLY SCREENED. THIS INCLUDES BUT IS NOT LIMITED TO EXTERIOR UTILITY BOXES, METER AND TRANSFORMERS.
4	BACK-FLOW PREVENTER TO BE PAINTED TO MATCH BUILDING COLOR.
5	OVERHEAD COILING DOORS TO BE FINISHED TO MATCH ADJACENT WALLS.



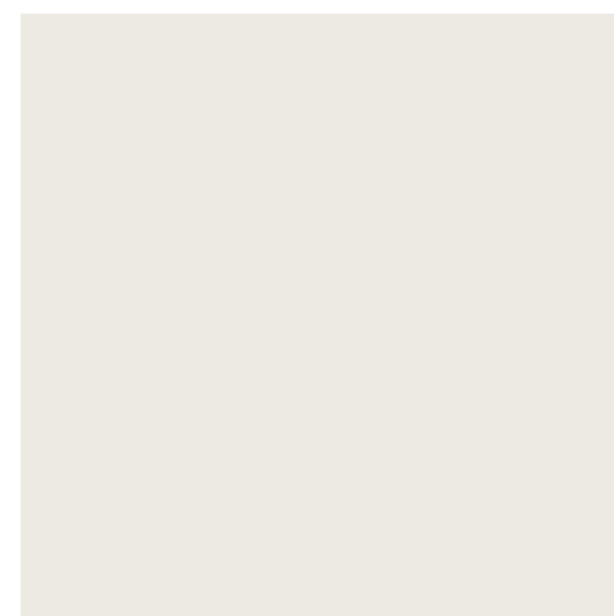


1 NORTH ELEVATION - DART COLOR  
3/32" = 1'-0"



2 EAST ELEVATION - DART COLOR  
3/32" = 1'-0"

Note:  
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Final color and material selections to be reviewed and  
approved by the City of Boynton Beach



OFF WHITE  
SW-7004 - SNOWBOUND



GRAY  
SW-7658 - GRAY CLOUDS



STONE VENEER  
KEYSTONE CORAL



GLAZING (STOREFRONT)  
VIRACON VUE 1-50

#### GENERAL ELEVATION NOTES

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4	BACK-FLOW PREVENTER TO BE PAINTED TO MATCH BUILDING COLOR.
5	OVERHEAD COILING DOORS TO BE FINISHED TO MATCH ADJACENT WALLS.

## EXHIBIT C

### Conditions of Approval

Project Name: Boynton Beach Gateway Police Station  
 File number: MSPM 17-010  
 Reference: 2<sup>nd</sup> review plans identified as a Major Site Plan Modification with a January 9, 2017 Planning and Zoning Department date stamp marking.

DEPARTMENTS	INCLUDE	REJECT
<b>ENGINEERING / PUBLIC WORKS / FORESTRY / UTILITIES</b>		
Comments:		
1. At time of permit submittal, on C1.00 please relocate the wall/fence further east at the "exit only" driveway to ensure they will not interfere with sight distance of vehicles exiting the Police Department. Please utilize FDOT standard (Sec. 546) for sight distance requirements. Additionally, ensure the planting scheme of trees does not impact sight distance at the exit.		
<b>FIRE</b>		
Comments: None. All previous comments addressed at DART meeting.		
<b>POLICE</b>		
Comments: None. All previous comments addressed at DART meeting.		
<b>BUILDING DIVISION</b>		
Comments: None. All previous comments addressed at DART meeting.		
<b>PARKS AND RECREATION</b>		
Comments: None		
<b>PLANNING AND ZONING</b>		
Comments:		
2. Seventy-five (75) % of the landscape islands do not appear to conform to the minimum code requirements of 15 foot width in any dimension and 224 square feet in area. Please demonstrate compliance. At time of permit submittal, please depict compliance with this code section.		
3. At time of permit submittal, please provide one (1) set of manufacturer paint color chips for the buildings, wall, and dumpster enclosure.		

DEPARTMENTS	INCLUDE	REJECT
4. At time of permit submittal, please provide 24" X 36" color building elevations of the vehicle storage building, including the appropriate cladding and paint colors to match the proposed Police building.		
5. At time of permit submittal, please provide drawing demonstrating visibility and screening of rooftop equipment.		
6. At time of permit submittal, please provide light pole and fixture details, including materials and colors.		
7. At time of permit submittal, please provide details of the dumpster enclosure including proposed material, size, color and gates.		
8. At time of permit submittal, please demonstrate compliance with the grassed parking provisions of the Code.		
9. At time of permit submittal, please provide details of the butler building depicting the cladding and painting to resemble the principal building.		
10. Please provide a traffic concurrency approval letter from Palm Beach County Traffic Engineering. If not received prior to project approval, applicant will be required to comply with any recommendations outlined in the concurrency deemed necessary by the City, at the City's sole discretion.		
11. The Public Art component of the project will be one (1) percent of the estimated construction value. Please coordinate with the Public Arts Manager to determine the best way to incorporate art into the project.		
<b>COMMUNITY REDEVELOPMENT AGENCY</b>		
Comments: N/A		
<b>PLANNING &amp; DEVELOPMENT BOARD CONDITIONS</b>		
Comments: To be determined.		
<b>CITY COMMISSION CONDITIONS</b>		
Comments: To be determined.		



**DEVELOPMENT ORDER OF THE CITY COMMISSION OF THE  
CITY OF BOYNTON BEACH, FLORIDA**

PROJECT NAME: Boynton Beach Gateway Police Station (MSPM 17-010)

APPLICANT: Colin Groff, Assistant City Manager

APPLICANT'S ADDRESS: 100 E. Boynton Beach Boulevard, Boynton Beach, FL 33435

DATE OF HEARING RATIFICATION BEFORE CITY COMMISSION: February 20, 2018

APPROVAL SOUGHT: Major Site Plan Modification approval to construct a two-story, 53,800 square foot police station and associated site improvements immediately north of Fire Station #5, at the SE corner of Gateway Boulevard and High Ridge Road.

LOCATION OF PROPERTY: SE corner of Gateway Boulevard and High Ridge Road

DRAWING(S): SEE EXHIBIT "B" ATTACHED HERETO.

\_\_\_\_\_ THIS MATTER was presented to the City Commission of the City of Boynton Beach, Florida on the date of hearing stated above. The City Commission having considered the approval sought by the applicant and heard testimony from the applicant, members of city administrative staff and the public finds as follows:

1. Application for the approval sought was made by the Applicant in a manner consistent with the requirements of the City's Land Development Regulations.
2. The Applicant  
    \_\_\_ HAS  
    \_\_\_ HAS NOT  
  
    established by substantial competent evidence a basis for the approval requested.
3. The conditions for development requested by the Applicant, administrative staff, or suggested by the public and supported by substantial competent evidence are as set forth on Exhibit "C" with notation "Included."
4. The Applicant's request is hereby  
    \_\_\_ GRANTED subject to the conditions referenced in paragraph 3 above.  
    \_\_\_ DENIED
5. This Order shall take effect immediately upon issuance by the City Clerk.
6. All further development on the property shall be made in accordance with the terms and conditions of this order.
7. Other: \_\_\_\_\_  
    \_\_\_\_\_  
    \_\_\_\_\_

DATED: \_\_\_\_\_

\_\_\_\_\_  
City Clerk



## CITY OF BOYNTON BEACH AGENDA ITEM REQUEST FORM

**PLANNING AND DEVELOPMENT MEETING DATE:** 1/23/2018

**REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD:** Approve MLK South Rezoning (REZN 18-003) from MU-L2 (Mixed Use–Low Intensity 2 District) to MU-2 (Mixed Use 2 District) to complete implementation of the CRA Community Redevelopment Plan’s recommendation for the subject 2.97 acre area. Applicant: City-initiated.

---

**EXPLANATION OF REQUEST:**

The subject area, provisionally referred to as MLK South, consists of seventeen (17) parcels, ten (10) of which are owned by Boynton Beach CRA. The remaining seven (7) parcels are privately owned, five of which by a single entity. Thirteen of the parcels are currently vacant.

The subject request is city-initiated and consistent with the provisions of the Land Development Regulations (LDRs). Since 2015, the LDRs have allowed the City to proactively initiate and process future land use reclassification and rezoning to planned zoning districts for selected sites—if recommended by a significant planning document(s)—without a concurrent review of a master plan. The request meets this condition as it will implement the recommendation of the CRA Plan.

The request represents the continuation of “house cleaning” tasks following the CRA Plan-recommended major changes to the City’s future land use and zoning structure. The “new” FLU structure is now reflected in the amended FLU map, with the subject property classified MXM, Mixed Use Medium. The MXM classification allows a maximum density of 50 dwelling units/acre; its two corresponding zoning designations, MU-2 and MU-3, have the respective maximum densities of 40 and 50 dwelling units/acre. The subject property’s current MU-L2 zoning—with a maximum density of 30 dwelling units per acre—is part of the “old” structure and has been phased out.

The proposed MU-2 zoning district, otherwise essentially the same district as MU-L2, nevertheless allows for a significantly higher maximum density than the existing designation (40 versus 30 dwelling units/acre). Since the new zoning structure does not include a district with the same density cap, MU-L2 is the appropriate choice, consistent with the recommendations of the CRA Plan.

**HOW WILL THIS AFFECT CITY PROGRAMS OR SERVICES?** No significant impact on City services or programs; however, depending on the type of future project, the developer will have to coordinate water, sewer and stormwater improvements with the Utilities Department.

**FISCAL IMPACT:** The future project will contribute to the City’s tax base.

**ALTERNATIVES:** None recommended.

**STRATEGIC PLAN:**

**STRATEGIC PLAN APPLICATION:** N/A

**CLIMATE ACTION: No**

**CLIMATE ACTION DISCUSSION: N/A**

---

**Is this a grant?**

**Grant Amount:**

---

**ATTACHMENTS:**

Type	Description
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Location Map	Exhibit A. Location Map - Aerial
<input type="checkbox"/> Location Map	Exhibit B. Location Map - Rezoning



**DEVELOPMENT DEPARTMENT  
PLANNING AND ZONING DIVISION  
MEMORANDUM NO. PZ 17-070**

**STAFF REPORT**

TO: Chair and Members  
Planning and Development Board

THRU: Michael Rumpf  
Planning and Zoning Director

FROM: Hanna Matras, Senior Planner

DATE: November 22, 2017

PROJECT: MLK South  
REZN 18-003

REQUEST: Approve MLK South Rezoning (REZN 18-003) from MU-L2 (Mixed Use–Low Intensity 2 District) to MU-2 (Mixed Use 2 District) to complete implementation of the CRA Community Redevelopment Plan’s recommendation for the subject 2.97 acre area. Applicant: City-initiated.

---

**PROJECT DESCRIPTION**

Property Owner: Boynton Beach CRA (10 parcels), private owners (7 parcels)

Applicant: City-initiated

Location: Approximately 125 feet east from North Seacrest Boulevard, between Martin Luther King, Jr. Boulevard and NE 9th Avenue (Exhibit “A”)

Existing Land Use/  
Zoning: Mixed Use Medium (MXM)/ MU-L2 Mixed Use Low Intensity 2 District)

Proposed Land Use/  
Zoning: Mixed Use Medium (MXM)/ MU-2 (Mixed Use 2 District)

Acreage: +/- 2.97 acres

Adjacent Uses:

- North: Right-of-way for Martin Luther King, Jr. Boulevard, and farther north, six vacant parcels classified Local Retail Commercial (LRC) and Medium Density Residential (MeDR), zoned C-2 (Neighborhood Commercial) and R-2 (Single-and Two-Family Residential);
- South: Right-of-way for NE 9<sup>th</sup> Avenue, and farther south, Saint John's Missionary Baptist church, classified Public and Private Governmental/Institutional and zoned R-2 (Single-and Two-Family Residential); at the south-east, right-of-way for NE 1<sup>st</sup> Street and the City's Public Works facility, classified Public and Private Governmental/ Institutional and zoned PU (Public Usage);
- East: Northeast, rental triplex, then St. Cuthbert Episcopal Church; southeast, a duplex, then a vacant property, and further east developed single-family homes. All classified Medium Density Residential (MeDR) and zoned R-2 (Single-and Two-Family Residential);
- West: Commercial property (Family Dollar), classified Local Retail Commercial (LRC) and zoned C-2 (Neighborhood Commercial); farther west, right-of-way for North Seacrest Boulevard.

### **BACKGROUND AND PROCESS**

The subject area, provisionally referred to as MLK South, consists of seventeen (17) parcels, ten (10) of which are owned by Boynton Beach Community Redevelopment Agency (CRA). The remaining seven (7) parcels are privately owned, five of which by a single entity. Thirteen of the parcels are currently vacant.

The subject request is city-initiated and consistent with the procedural provisions of the Land Development Regulations (LDRs). Since 2015, the LDRs have allowed the City to proactively initiate and process future land use reclassification and rezoning to planned zoning districts for selected sites—if recommended by a significant planning document(s)—without a concurrent review of a master plan.

This request meets the latter condition as it will implement a recommendation of the CRA Plan. It explicitly meets criterion “b”—consistency with redevelopment plans—of the criteria for review of Comprehensive Plan Map amendments and rezonings listed in the LDR, Chapter 2, Article II. Meeting criterion “b” is the minimum requirement for city-initiated applications.

Lastly, the request represents the continuation of “house cleaning” tasks following major changes to the City's future land use/zoning structure as part of the implementation of the CRA Plan. Another, similar city-initiated application—seeking rezoning of properties in

consistency with the said new structure and with the site-specific recommendations of the CRA Plan—is being processed concurrently.

### **EXPLANATION**

This request, if approved, would constitute the final action to bring the properties in line with the Plan's recommendations. The previous actions executing said recommendations and affecting the property included:

- The July 18, 2017 adoption of the Comprehensive Plan text/ Future Land Use (FLU) map amendment package which implemented the modified FLU structure recommended by the CRA Plan. The package included the FLU amendment reclassifying the subject property from its previous Mixed Use category, which the Plan eliminated, to the new Mixed Use Medium category, per the area-specific FLU recommendations of the Plan.
- The subsequent adoption, on September 19, 2017, of amendments to the Land Development Regulations (LDRs), codifying the new structure of the FLU categories and implementing the corresponding changes to zoning designations as recommended by the CRA Plan. The changes included reconfiguration of the FLU classification/zoning district scheme, establishment of new districts, redefining the maximum densities of some districts and minor changes to the district titles for consistency within the system. One of the new districts is the MU-2 (Mixed Use 2) District, requested for and now available for the subject property.

The properties' Mixed Use Medium future land use classification allows a maximum density of 50 dwelling units/acre; its two corresponding zoning designations, MU-2 and MU-3, have the respective maximum densities of 40 and 50 dwelling units/acre. The subject property's MU-L2 current zoning—with a maximum density of 30 dwelling units per acre—is part of the “old” structure and as such will be phased out.

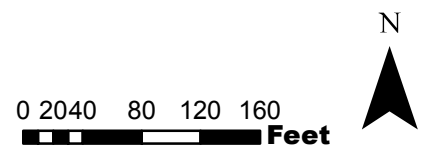
The proposed MU-2 zoning district, otherwise essentially the same district as MU-L2, nevertheless allows for a significantly higher maximum density than the existing designation (40 versus 30 dwelling units/acre). Since the new zoning structure does not include a district with the same density cap, MU-L2 is the appropriate choice, consistent with the recommendations of the CRA Plan.

### **CONCLUSION/RECOMMENDATION**

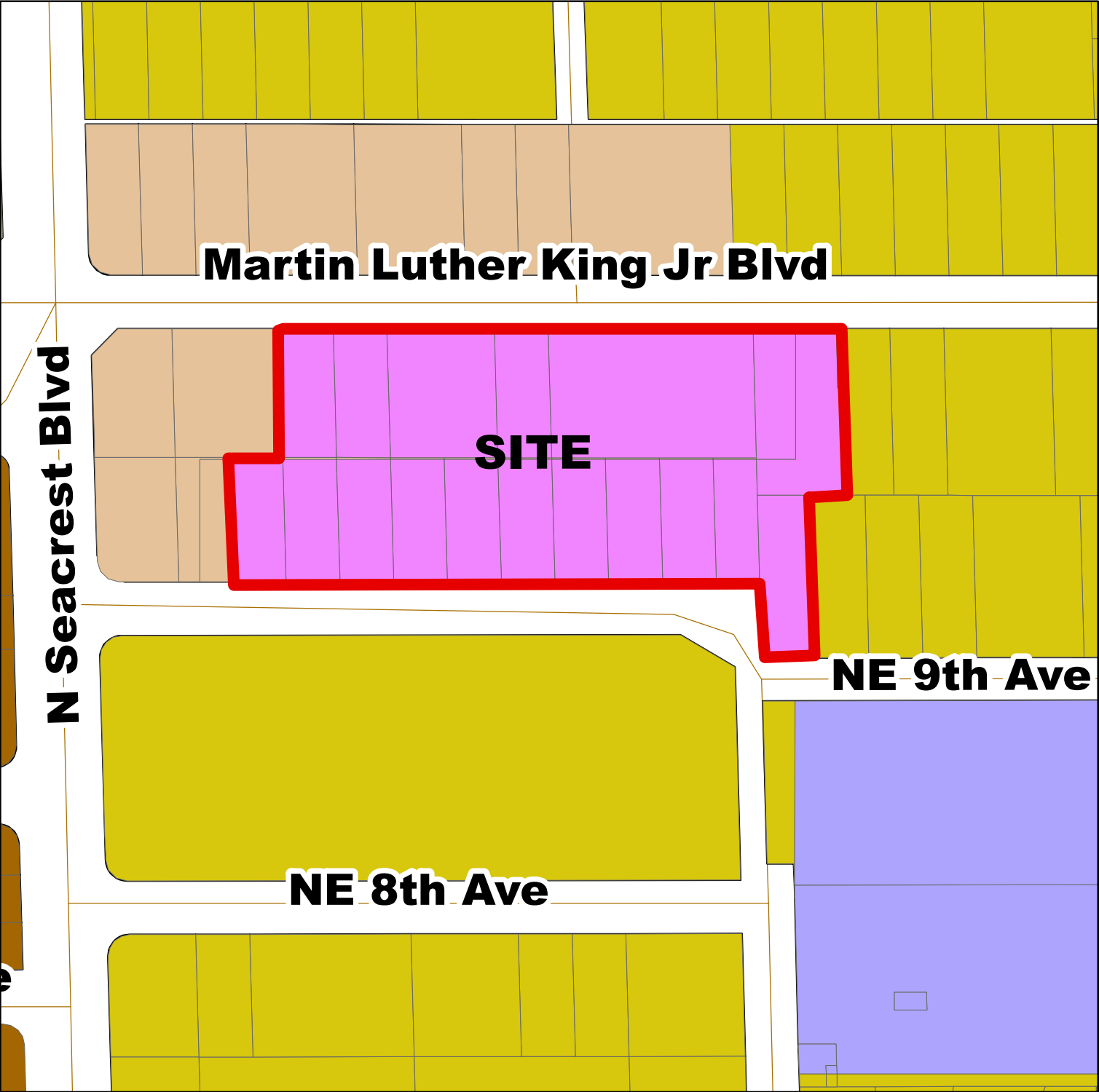
As indicated herein, the proposed rezoning finalizes the implementation of the recommendation of the CRA Community redevelopment Plan for the MLK South properties. Therefore, staff recommends that the subject request be approved.







# LOCATION MAP

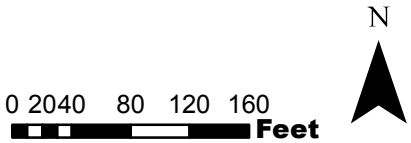


# LOCATION MAP (REZONING 18-003)



## LEGEND

-  R2 Duplex, 10 du/ac
-  C2 Neighborhood Commercial
-  MU-2 Mixed Use 2, 40 du/ac
-  PU Public Usage







## CITY OF BOYNTON BEACH AGENDA ITEM REQUEST FORM

**PLANNING AND DEVELOPMENT MEETING DATE: 1/23/2018**

**REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD:**

Approve Neelam (fka Schnars) Business Center Rezoning (REZN 18-004) from MU-L (Mixed Use Low District) to MU-1 (Mixed Use 1 District) to complete implementation of the CRA Community Redevelopment Plan's recommendation for the subject 0.52 acre property. Applicant: City-initiated.

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**EXPLANATION OF REQUEST:**

The subject property, provisionally referred to as Neelam Business Center, consists of 2 (two) parcels in the Federal Highway District North as designated by the 2016 CRA Community Redevelopment Plan. The property was approved for an office/retail project in 2005; the site plan has since expired and the site is currently vacant.

The subject request is city-initiated and consistent with the provisions of the Land Development Regulations (LDRs). Since 2015, the LDRs have allowed the City to proactively initiate and process future land use reclassification and rezoning to planned zoning districts for selected sites—if recommended by a significant planning document(s)—without a concurrent review of a master plan. This request meets the latter condition as it will implement a recommendation of the CRA Plan.

The request represents the continuation of "house cleaning" tasks following CRA Plan-recommended major changes to the City's future land use and zoning structure. The "new" FLU structure is now reflected in the amended FLU map, with the subject property classified MXL, Mixed Use Low.

The MXL classification allows for a maximum density of 20 dwelling units/acre and has only one corresponding zoning designation, MU-1. Therefore, MU-1 is the only designation that is consistent with the recommendation of the CRA Plan. Note that Mixed Use Low, the property's current zoning designation, permits a significantly higher maximum density of 40 du/acre. However, this designation has effectively been defunct since the 2004 code amendments.

**HOW WILL THIS AFFECT CITY PROGRAMS OR SERVICES?** No significant impact on City services or programs; however, depending on the type of future project, the developer will have to coordinate water, sewer and stormwater improvements with the Utilities Department.

**FISCAL IMPACT:** The future project will contribute to the City's tax base.

**ALTERNATIVES:** None recommended.

**STRATEGIC PLAN:**

**STRATEGIC PLAN APPLICATION:** N/A

**CLIMATE ACTION:** No



## CLIMATE ACTION DISCUSSION:

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Is this a grant?

Grant Amount:

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### ATTACHMENTS:

Type	Description
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Location Map	Exhibit A. Location Map - Aerial
<input type="checkbox"/> Location Map	Exhibit B. Location Map - Rezoning

**DEVELOPMENT DEPARTMENT  
PLANNING AND ZONING DIVISION  
MEMORANDUM NO. PZ 17-071**

**STAFF REPORT**

TO: Chair and Members  
Planning and Development Board

THRU: Michael Rumpf  
Planning and Zoning Director

FROM: Hanna Matras, Senior Planner

DATE: December 13, 2017

PROJECTS: Neelam Business Center  
REZN 18-004

REQUEST: Approve Neelam (fka Schnars) Business Center Rezoning (REZN 18-004) from MU-L (Mixed Use Low District) to MU-1 (Mixed Use 1 District) to complete implementation of the CRA Community Redevelopment Plan's recommendation for the subject 0.52 acre property. Applicant: City-initiated.

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**PROJECT DESCRIPTION**

Property Owner: AA LLC

Applicant: City-initiated

Location: 924 North Federal Highway (Exhibit "A")

Existing Land Use/  
Zoning: Mixed Use Low (MXL)/ MU-L (Mixed Use Low District)

Proposed Land Use/  
Zoning: Mixed Use Low (MXL)/ MU-1 (Mixed Use 1 District)

Acreage: +/- 0.52 acres

Adjacent Uses:

North: N.E. 9<sup>th</sup> Avenue right-of-way, and farther north, Boynton Beach F.O.E. #3944 lodge building, classified General Commercial (GC) and zoned C-4, General Commercial;

South: Developed commercial property (an auto repair business), classified General Commercial (GC) and zoned C-4, General Commercial; to the southeast, vacant parcel, classified Single-Family Residential (SFR) and zoned R-1-A, Single-Family Residential;

East: Developed single-family homes, classified Single-Family Residential (SFR) and zoned R-1-A, Single-Family Residential; and

West: North Federal Highway right-of-way, and farther west, developed commercial retail property, classified General Commercial (GC) and zoned C-4, General Commercial.

### **BACKGROUND AND PROCESS**

The subject property, provisionally referred to as Neelam Business Center, consists of 2 (two) parcels in the Federal Highway District North as designated by the 2016 CRA Community Redevelopment Plan (the CRA Plan). The property was approved for an office/retail project in 2005; the site plan has since expired and the site is currently vacant.

The subject request is city-initiated and consistent with the procedural provisions of the Land Development Regulations (LDRs). Since 2015, the LDRs have allowed the City to proactively initiate and process future land use reclassification and rezoning to planned zoning districts for selected sites—if recommended by a significant planning document(s)—without a concurrent review of a master plan.

This request meets the latter condition as it will implement a recommendation of the CRA Plan. It explicitly meets criterion “b”—consistency with redevelopment plans—of the criteria for review of Comprehensive Plan Map amendments and rezonings listed in the LDR, Chapter 2, Article II. Meeting criterion “b” is the minimum requirement for city-initiated applications.

Lastly, the request represents the continuation of “house cleaning” tasks following major changes to the City’s future land use/zoning structure as part of the implementation of the CRA Plan. Another, similar city-initiated application—seeking rezoning of properties for consistency with the said new structure and with the site-specific recommendations of the CRA Plan—is being processed concurrently.

### **EXPLANATION**

This request, if approved, would constitute the final action to bringing the subject properties in line with the recommendations of the CRA Community Redevelopment Plan (the CRA Plan).

The previous actions executing said recommendations and affecting the properties



included:

- The July 18, 2017 adoption of the Comprehensive Plan text/ Future Land Use (FLU) map amendment package which implemented the modified FLU structure recommended by the CRA Plan. The package included the FLU amendment reclassifying the subject property from its previous Mixed Use category, which the Plan eliminated, to Mixed Use Low (MXL), per the area-specific FLU recommendations of the CRA Plan.
- The subsequent adoption, on September 19, 2017, of amendments to the Land Development Regulations (LDRs), codifying the new structure of the FLU categories and implementing the corresponding changes to zoning designations as recommended by the CRA Plan. The changes included reconfiguration of the FLU classification/zoning district scheme, establishment of new districts, redefining the maximum densities of some districts and minor changes to district titles for consistency within the system.

The property's MXL future land use category allows for a maximum density of 20 dwelling units/acre and has only one corresponding zoning designation, MU-1. Therefore, MU-1 is the only designation that is consistent with the recommendation of the CRA Plan. Note that Mixed Use Low, the property's current zoning designation, permits a significantly higher maximum density of 40 du/acre. However, this designation has effectively been defunct since the 2004 code amendments.

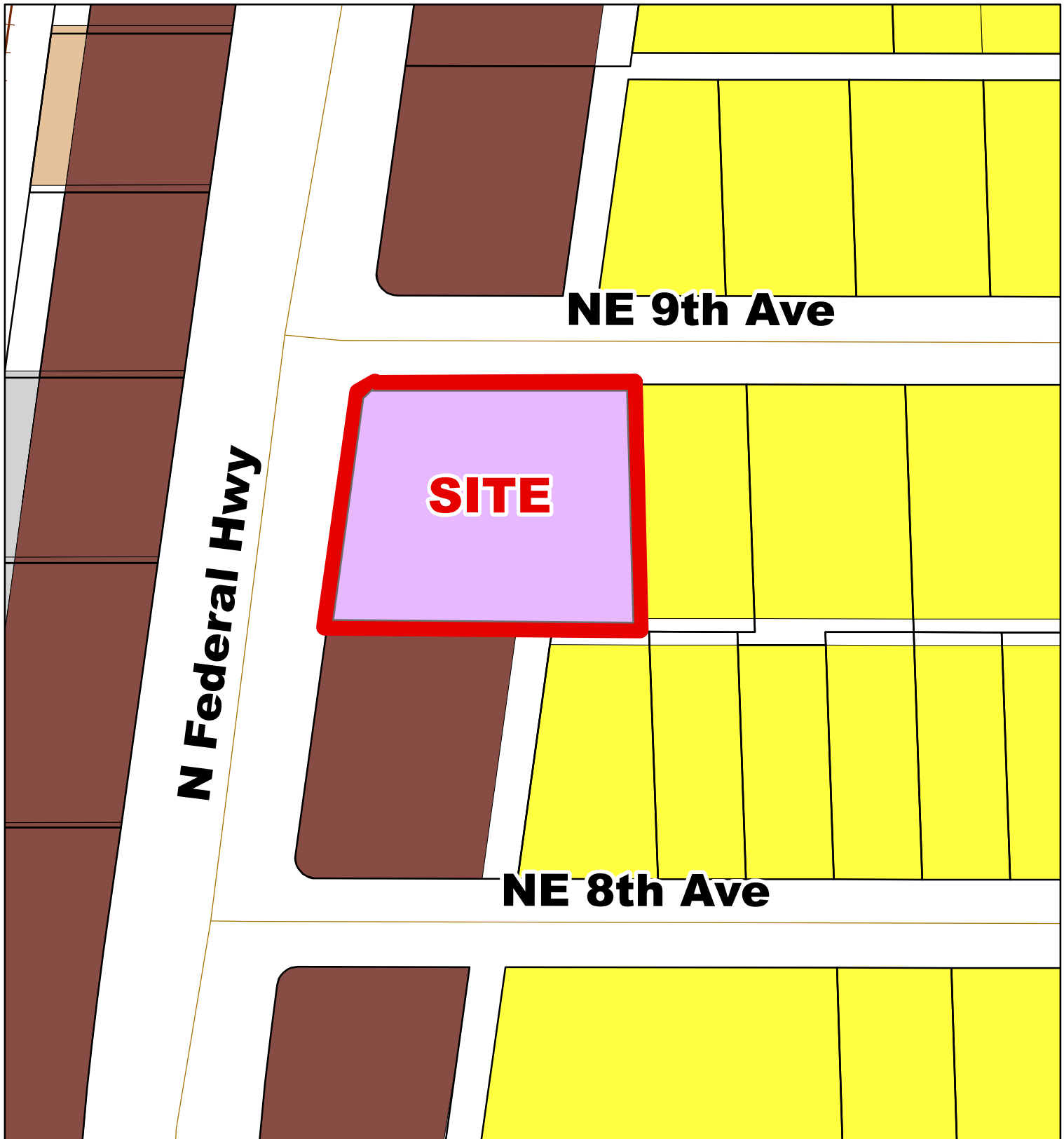
### **CONCLUSION/RECOMMENDATION**

As indicated herein, the proposed rezoning finalizes the implementation of the recommendation of the CRA Community redevelopment Plan for the subject property. Therefore, staff recommends that the subject request be approved.

# LOCATION MAP

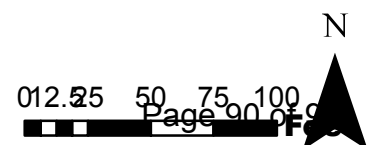


# LOCATION MAP (REZONING 18-004)



## LEGEND

- R1A Single Family, 6 du/ac
- C4 General Commercial
- MU-1 Mixed Use 1, 20 du/ac







## **CITY OF BOYNTON BEACH AGENDA ITEM REQUEST FORM**

**PLANNING AND DEVELOPMENT MEETING DATE:** 1/23/2018

**REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD:** Election of Chair and Vice  
Chair

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**EXPLANATION OF REQUEST:**

**HOW WILL THIS AFFECT CITY PROGRAMS OR SERVICES?**

**FISCAL IMPACT:**

**ALTERNATIVES:**

**STRATEGIC PLAN:**

**STRATEGIC PLAN APPLICATION:**

**CLIMATE ACTION:**

**CLIMATE ACTION DISCUSSION:**

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**Is this a grant?**

**Grant Amount:**

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