



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

DATE: Tuesday, March 27, 2018

TIME: 6:30 PM

PLACE: City Hall Chambers

- 1. Pledge of Allegiance**
- 2. Roll Call**
- 3. Agenda Approval**
- 4. Approval of Minutes**
- 5. Communications and Announcements: Report from Staff**
- 6. Old Business**
- 7. New Business**
 - A. Approve Telecommunications in Public Rights-of-Way (CDRV 18-001) - Amending Part III Land Development Regulations Chapter 3. Article V. Section 12. Amateur Radio and Television Antennas and Section 13. Wireless Communications Facilities (WCF) for consistency with FCC requirements and with the State's Advanced Wireless Infrastructure Deployment Act. City-initiated.
 - B. Approve Major Site Plan Modification (MSPM 17-001) request for 104 Multi-family rental units and associated recreational amenities and site improvements, as well as a request for four (4) setback waivers, located on Lot 52 of Quantum Park, in the PID (Planned Industrial Development) zoning district. Applicant: John Lyon, Olen Properties.
- 8. Other**
- 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.



DEPARTMENT OF DEVELOPMENT PLANNING AND ZONING

Memorandum PZ 18-021

TO: Chair and Members
Planning & Development Board

FROM: Kathleen Hatcher
Senior Planner

DATE: March 20, 2018

RE: Approve (CDRV 18-001) - Amending the LAND DEVELOPMENT REGULATIONS, Chapter 3. Zoning, Article V. Supplemental Regulations:
Section 12. Satellite Earth Stations and Antennas to insert provisions for HAM radio towers and antennas consist with FCC requirements, and
Section 13. Wireless Communications Facilities (WCF) to implement regulations consistent with State legislation known as the Advanced Wireless Infrastructure Deployment Act that regulates WCF within public rights-of-way.

EXPLANATION

The above-referenced code revisions are necessary in order to update the Land Development Regulations to correspond with proposed amendments to Part II of the City Code of Ordinances, Chapter 25.1 "Communications Rights-of-Way". On June 23, 2017 the Florida legislature adopted the Advanced Wireless Infrastructure Deployment Act effective July 1, 2017 that revised regulations regarding communications facilities in the public rights-of-way. The proposed amendments to the Code of Ordinances Part II Chapter 25.1 Communications Facilities in Rights-of-Way implement the new regulations of the Act. Further amendments are necessary to Part III Land Development Regulations so that WCF regulations in the LDR do not conflict with the Part II amendments.

Proposed code revisions to Part II of the City Code of Ordinances establish uniform standards and guidelines for the siting, design, and permitting of communication towers, communication antennas, and wireless communication facilities sited within public rights-of-way. The proposed amendments also establish review procedures to ensure that applications for towers and related equipment are processed consistent with state and federal law. The proposed regulations require that individuals and entities seeking permits to conduct any type of excavation, construction or other activity for communications facilities in public rights-of-way do so in a safe, expeditious, and professional manner to protect the public health, safety, aesthetics, and general welfare in the community. The recommended amendments also seek to minimize visual and other impacts of wireless communication facilities on surrounding areas by establishing standards for location, design, landscape screening, and compatibility.

Current regulations in the LDR allow wireless communications facilities (WCF) to be located in public rights-of-way as "non-concealed attached WCF" which are antennas attached to utility poles and freestanding lights at least 40 to 50 feet in height, subject to agreement with the agency representative with jurisdiction over the right-of-way and/or the utility company. With the ever-increasing public demand for capacity, speed, and reliability, wireless carriers are now reducing the traffic on each macro-cell tower site by building a number of smaller sites with shorter transmission

and receiver distances. These microcell towers are typically one-half the height of a standard cell tower and placed closer together to provide more consistent coverage to areas. There are currently no applications formally submitted to the City for the new technology of microcell towers within rights-of-way, but there is interest and applications are expected in the very near future. These code amendments would provide standards whereby microcell structures can be allowed while preventing negative impacts on the character of residential neighborhoods or property values, or any threat to public safety.

Proposed revisions to Part II Chapter 25.1 include design standards that require communications facilities within rights-of-way to be placed underground or to be designed as concealed (stealth) microcell towers where the antennas and associated equipment are housed within the base of the pole or the pole itself (see attached exhibits for examples) and they do not exceed the height of adjacent utility or light poles in the right-of-way.

The proposed revisions to the LDR would also expand Chapter 12 to amend the regulations on television antennas and amateur ham radio antennas to update terminology, restrict the number allowed, and establish height limits and setbacks while respecting preemption regulations by the Federal Communications Commission (FCC). The FCC's "PRB-1" is their declaratory ruling requiring that local zoning **laws** reasonably accommodate amateur antennas and support structures with minimal regulation and without unreasonable restrictions. It further reads that such regulations "...must constitute the minimum practicable regulation to accomplish the state or local authority's legitimate purpose". Due to the vague character of the FCC regulation, some jurisdictions have avoided any specific standards applicable to HAM towers and antennas and merely reference their objective to accommodate such communications systems consistent with the FCC directives. While many other cities and counties have adopted quantifiable standards as well as the provision to consider tower applications that fail to comply with such standards through the reasonable accommodation process. Staff has drafted amendments consistent with this latter format of regulations to provide some limits and structure as well as to ensure ultimate compliance FCC PRB-1.

Additional revisions to the LDR Chapter 13 Wireless Communications Facilities (WCF) refer applicants to Part II Chapter 25.1 for all regulations pertaining to WCF within public rights-of-way. The WCF revisions also clarify that non-concealed attached WCF are now only those located on publicly or privately-owned lots (not in public rights-of-way) and would be limited to poles at least 50 feet in height (such as ballpark lights). In addition, non-concealed WCF would not be allowed in residential zoning districts and would be limited to a height increase of ten (10) percent of the pole height when antennas are attached.

PROPOSED AMENDMENTS

A summary of the proposed amendments are as follows:

Section 12 - Amateur Radio and Television Antennas

- Update code terminology consistent with the industry;
- Allow Amateur Radio/CB antennas as accessory only in conjunction with a single family use;
- Simplify / clarify height standards for Citizens Band and TV towers by including only one standard for both freestanding and mounted towers, and maintaining maximum height as a factor of roof height (maximum of 15 feet higher than the roof (peak) height up to 40 feet);
- Insert provisions for reasonable accommodation for HAM tower applications that fail to satisfy the development standards, in compliance with FCC requirements;

- Maintaining setbacks for amateur radio/CB antenna support structures consistent with the structure setbacks in the zoning district, and establish a minimum setback from easements of 10 feet; and,
- Exempt TV satellite dishes 40 inches or less in diameter for single-family residential districts.
- Clarify requirements (process, number, location, setbacks, screening, and height) for single-family/duplex districts, multi-family residential district, and non-residential and mixed use zoning districts.

Section 13 - Wireless Communications Facilities (WCF)

- Reference WCF in public rights-of-way are subject to regulations of Part II Chapter 25.1;
- Revise non-concealed attached WCF to be on poles a minimum of 50 feet in height located on publicly or privately owned lots (not in rights-of-way);
- Update tables to prohibit non-concealed attached WCF in residential zoning districts; and,
- Update tables to add the recently approved new MU-4 zoning district.

CONCLUSION/RECOMMENDATION

Staff proposes these code amendments to Chapter 3 Article V Sections 12 – 13 of the LDR to implement new state legislation known as the Advanced Wireless Infrastructure Deployment Act and establish review procedures to ensure that applications are acted upon consistent with state and federal law. Proposed amendments to these regulations are to minimize visual and other impacts of wireless communication facilities on surrounding areas by establishing standards for location, design, landscape screening, and compatibility.

Attachments

ATTACHMENT "A"

Land Development Regulations, Chapter 3, Article V, Section 12:

Section 12. ~~Satellite Earth Stations and Antennas.~~ Amateur Radio and Television Antennas

~~A. Types. For the purpose of clarifying regulations, satellite dish antennae are hereby classified into two (2) groups. Group A antennae are those that will fit within a one (1) meter cube. Group B antennae are those that will not fit within a one (1) meter cube.~~

~~B. Permits Required. No satellite dish antenna shall be installed or modified without first obtaining a permit from the city.~~

~~Satellite dish antennae shall conform with provisions of Chapter 4, Article IX of the Florida Building Code and the amendments thereto as adopted by the city, provided such provisions do not conflict with any standards set forth in this section, in which case this section shall control.~~

~~All applications for the installation of Group B satellite dish antennae shall be accompanied by proper certification that the installation will meet windload requirements of the Florida Building Code.~~

~~C. Fees. An application fee shall be payable to the city as adopted by resolution of the City Commission.~~

~~D. Prohibitions.~~

~~1. No exterior satellite dish antenna may be used for display or advertising purposes and none shall have writing thereon which is visible from a public right-of-way or residential district.~~

~~2. Portable Group B satellite dish antennae are not allowed.~~

~~E. Nonconforming. Satellite dish antennae properly permitted prior to April 4, 1995 may remain in place notwithstanding provisions stipulated herein but they may not be replaced, reconstructed, or modified without bringing the entire installation into full compliance with this section.~~

~~F.A. Amateur Radio / Citizens' Band (CB) and Television (TV) Antennae.~~

~~In residential zones, freestanding television and citizens' band broadcasting antennae may not exceed twenty-five (25) feet in height, and no freestanding antenna may be constructed within the building setback lines. Roof-mounted or wall-supported antennae may exceed the maximum district height regulation by ten (10) feet, but in no instance, may an antennae exceed the roof height by more than fifteen (15) feet).~~

1. *Purpose and Intent.* The purpose and intent of this Section is to provide for the safe and effective installation and operation of amateur radio, citizens band radio, and television antenna support structures, and the beam, satellite, or other antennas installed on those support structures. It is also the purpose and intent of this Section to provide for a reasonable accommodation of amateur (a.k.a. HAM) radio communications, in accordance with Parts 95 and 97 of Chapter 1 of Title 47 of the Code of Federal Regulations, while reflecting the City's legitimate interest in protecting and promoting the health, safety, welfare, neighborhood aesthetics, and morals of its citizens.

2. Applicability. Towers and antennas regulated by this section shall be considered accessory uses, allowed only in conjunction with a single-family dwelling.
3. Reasonable Accommodation. All amateur radio towers and antennas that do not meet the standards of this section are eligible for consideration through the reasonable accommodation process.
4. Number. A maximum of one (1) amateur radio/citizens band radio antenna and a maximum of one (1) television antenna shall be allowed on a residential lot;
5. Height.
 - a. Television and citizens' band broadcasting antennae may extend up to forty (40) feet in height, but in no instance may an antenna exceed the roof height (roof peak) by more than fifteen (15) feet.
 - b. Amateur radio towers and antennas may be allowed up to a maximum of sixty (60) feet only when in use (also see section A.6.b below).
6. Additional Standards for Amateur Radio Towers. To minimize the visual impacts and hazards of antenna towers, towers for amateur radio communications shall be designed and stored as follows:
 - a. Guy wires may only be used if not visible from the abutting roadway.
 - b. When not in use, towers and antennas shall be retracted or lowered to a minimum of 40 feet, but no greater than 15 feet above the roofline nearest to the tower.
 - c. Towers shall be lowered to a ground-mounted position, and antennas removed upon notice from the weather service of a hurricane watch. The height of the lowered and anchored position shall be less than the setback distance from the adjoining property line.
7. Location. Amateur radio, citizens band, and television towers shall be located in the rear yard and shall not be located forward of the front building line or within an easement. Towers that extend 15 feet or less above the roofline may be located in an internal side yard;
8. Setbacks.
 - a. Except where otherwise allowed in Section 12, Antenna support structures shall be located to comply with the district setback standards. If the existing setback of the principal structure is at or less than the minimum setback for the district, the tower may encroach up to 5 feet into the required setback.
 - b. The support structure or any element thereof shall be set back a minimum of ten (10) feet from any easements.
 - c. The antenna component of the communication system may encroach up to 5 feet into the minimum required setback.

d. Antenna support structures shall be located on the property so as to provide adequate setbacks from above-ground utility power lines other than applicant's service lines as follows:

(1) Setback a minimum distance equal to 50 percent of the height as calculated from grade to the highest point of the antenna support structure and its antenna; or

(2) The owner shall submit a fall zone letter from a registered engineer certifying the design wind load and that the radius around the base of the tower potentially impacted by any possible failure in the tower is within the subject property and clear of any utility lines.

9. Permits. No amateur radio, citizens band radio, and television antenna support structures shall be installed or modified without first obtaining a permit from the city.

10. Nonconforming. Amateur radio, citizens band radio, and television antenna support structures properly permitted prior to April 4, 1995 may remain in place notwithstanding provisions stipulated herein but they may not be replaced, reconstructed, or modified without bringing the entire installation into full compliance with this section.

~~G. Satellite Earth Stations. Satellite dish antennae installed to serve single family or duplex homes must also comply with the following requirements:~~

~~1. Height. No part of any satellite dish antenna installation may extend beyond the peak of the roof or height of the horizontal eave line of the uppermost floor of any single family or duplex home.~~

~~2. Group B. Group B satellite dish antennae shall be freestanding, ground mounted, and self supporting without structural connections to any other structure or building.~~

~~a. Screening. All Group B satellite dish antennae shall be screened on three (3) sides with landscape materials, or walls with landscaping which are of a height equivalent to the total height of the mounted satellite dish.~~

~~b. Lot Size. For all Group B antennas lot size must comply with zoning regulations.~~

~~c. Multi family Dwelling Units and Non residential Districts. Satellite dish antennae located within multi family and non residential districts shall comply with the following regulations:~~

~~(1) Shall require site plan review in accordance with Chapter 2, Article II, Section 2.F.;~~

~~(2) In multi family districts, only one (1) Group B satellite dish antenna is allowed. The antenna must be screened and shall not be located on the roof. Its height shall not exceed the maximum allowable height of the district in which it is located.~~

~~(3) A Group B satellite dish antenna installed in commercial and industrial zoning districts may not be located on a roof so that the dish is visible from a public right-of-way or residential district.~~

~~_____ (4) Group B satellite dish antennae which are mounted on a tower and used for communication in connection with the operation of a business shall provide reasonable screening.~~

B. Satellite Dish Antennas

1. Applicability. All satellite dish antennas shall be governed by the standards of this Section unless exempted below or regulated as part of an amateur radio antenna.
2. Exemptions. In single-family residential zoning districts, satellite dish antennas 40 inches or less in diameter shall be exempt from these requirements.
3. Standards.

A. Single-Family and Duplex Residential Districts.

Satellite dish antennae that exceed 40 inches in diameter and are located within residential districts shall comply with the following regulations:

(1) Number. A maximum of one (1) satellite dish antenna over 40 inches in diameter shall be allowed on a residential lot;

(2) Location. Satellite dish antennas shall be mounted on the wall, ground, or a support structure in the side or rear yard and shall not be located on a wall facing the front property line or within an easement;

(3) Setbacks. Satellite dish antennas shall meet setback requirements of the district as measured from the outermost point of the dish on the side closest to the applicable setback or property line;

(4) Screening. Satellite dish antennas, if located in the side or rear yard, shall be screened by an opaque fence or hedge; and,

(5) Height. Satellite dish antennas shall not exceed the building height limitations of the zoning district.

~~b) Multi-family Dwelling Units and Non-residential Uses and Districts.~~ ~~Satellite dish antennae located within multi-family and non-residential districts shall comply with the following regulations:~~

~~_____ (1) Shall require site plan review in accordance with Chapter 2, Article II, Section 2.F.;~~

~~_____ (2) In multi-family districts, only one (1) Group B satellite dish antenna is allowed. The antenna must be screened and shall not be located on the roof. Its height shall not exceed the maximum allowable height of the district in which it is located.~~

~~_____ (3) A Group B satellite dish antenna installed in commercial and industrial zoning districts may not be located on a roof so that the dish is visible from a public right-of-way or residential district.~~

~~_____ (4) Group B satellite dish antennae which are mounted on a tower and used for communication in connection with the operation of a business shall provide reasonable screening.~~

B. Multi-family Residential Districts.

Satellite dish antennae located within multi-family districts shall comply with the following regulations:

(1) Process. Shall require site plan review in accordance with Chapter 2, Article II, Section 2.F.;

(2) Number. Only one (1) satellite dish antenna is allowed per unit.

(3) Location. The satellite dish antenna shall not be located on the roof.

(4) Setbacks. Satellite dish antennas shall meet setback requirements of the district as measured from the outermost point of the dish on the side closest to the applicable setback or property line; and,

(5) Screening. Satellite dish antennas shall be completely screened from view of rights-of-way and adjacent residential districts by an opaque wall (including parapet walls), fence, or hedge, or combination thereof.

(6) Height. Satellite dish antennas shall not exceed the building height limitations of the zoning district in which it is located;

C. Non-residential and Mixed Use Districts.

Satellite dish antennae located within non-residential and mixed use zoning districts shall comply with the following regulations:

(1) Process. Shall require site plan review in accordance with Chapter 2, Article II, Section 2.F.;

(2) Location. Satellite dish antennas shall be wall, roof, or ground mounted, and shall not be located in the front or side corner yard;

(3) Setbacks. Satellite dish antennas shall meet setback requirements of the district as measured from the outermost point of the dish on the side closest to the applicable setback or property line;

(4) Screening. Satellite dish antennas shall be completely screened from view of rights-of-way and adjacent residential districts by an opaque wall (including parapet walls), fence, or hedge, or combination thereof; and,

(5) Height. Satellite dish antennas shall not exceed the building height limitations of the zoning district in which it is located.

4. Nonconforming. Satellite dish antennas properly permitted prior to April 4, 1995 may remain in place notwithstanding provisions stipulated herein but they may not be replaced, reconstructed, or modified without bringing the entire installation into full compliance with this section.

ATTACHMENT “B”

Land Development Regulations, Chapter 3, Article V, Section 13:

ATTACHMENT “B”

PART III. LAND DEVELOPMENT REGULATIONS CHAPTER 3. ZONING, ARTICLE V. SUPPLEMENTAL REGULATIONS, SECTION 13. WIRELESS COMMUNICATION FACILITIES (WCF)

Section 13. Wireless Communications Facilities (WCF). WCF means any manned or unmanned location for the transmission and/or reception of radio frequency signals, or other wireless communications, or wireless data transmission/reception, and usually consisting of an antenna or group of antennas, transmission cables, and equipment cabinets, and may include an antenna support structure. WCF include developments containing new, mitigated, pre-existing antenna support structures, or co-location on existing antenna support structures, and include attached WCF, concealed WCF, and non-concealed WCF.

A. General Provisions.

1. **Purpose and Intent.** The purpose of this ordinance is to establish minimum development standards for the regulation of commercial WCF and their related accessory equipment and buildings. The intent of this ordinance is the following:

- a. Promote the health, safety, and general welfare of the public by regulating the siting of WCF;
- b. Control placement of WCF in a way that minimizes the visual impact to nearby properties by locating them in areas where the impact on the community is minimal;
- c. Implement the provisions of the Telecommunications Act of 1996 at a local level; and
- d. Maximize the opportunity for the shared use of new and existing WCF through co-location, in order to reduce the number of new WCF needed to serve the community.

2. **Administration.** The Director of Planning and Zoning or designee shall be responsible for the overall coordination and administration of this section.

3. **Applicability.** Except as otherwise specifically provided herein, the installation, construction, or modification of proposed and existing WCF shall be subject to the regulations of this section. However, WCF located in public rights-of-way are subject to the regulations of the City’s Code of Ordinances, Part II, Chapter 25.1, as amended.

4. **Exemptions.** The following are exempt from the provisions of this section:

- a. **Noncommercial Antennas and Satellite Earth Stations.** Noncommercial amateur radio antennas and satellite ~~earth stations~~ dish antennas are subject to the provisions of Section 12 of this article.
- b. **City-owned WCF on Public Property or Right-of-Way.** If this section would prohibit City-owned WCF from being located at a specific site, and WCF are required to protect the public welfare or safety, the applicable criteria of this section may be exempted by the City Commission, except as otherwise required by Florida Statutes. In such cases the Commission shall make a finding of fact indicating the justification for the exemption.

c. **Temporary Facility.**

(1) **State of Emergency.** Temporary, commercial WCF, upon the declaration of a state of emergency by federal, state, or local government, or determination of public necessity by the City Manager, except that such facilities must comply with all applicable federal and state requirements. Said WCF may be exempt from these provisions up to sixty (60) days after the duration of the state of emergency.

(2) **Special Event.** Temporary, commercial WCF, utilized in conjunction with coverage of a special event, except that such facilities must comply with all applicable federal and state requirements. Said WCF may be exempt from these provisions up to one (1) week after the duration of the special event.

d. **Radio and TV Broadcasting.** Antenna support structures, antenna, and/or antenna arrays for AM/FM/TV/HDTV broadcasting transmission facilities that are licensed by the FCC shall be regulated in accordance with the Use Matrix of Chapter 3, Article IV, Section 3.C. as an industrial service use.

5. **Terms and Definitions.** See Chapter 1, Article II for all applicable terms and definitions which pertain to the regulations and standards contained herein.

B. General Standards. Where allowed as provided in Table 3-29 (Zoning Districts and Affiliated Process) herein, the following development regulations shall apply to all new, mitigated, co-located, or combined wireless facility installations.

1. **Pre-Existing WCF.** Any WCF which legally existed prior to the effective date of this ordinance are considered permitted nonconforming uses and structures, and shall be deemed pre-existing WCF. Additions to or enlargement of any pre-existing nonconforming WCF shall be required to comply with this section and shall be governed as follows:

a. **Routine Maintenance.** To encourage the use of existing facilities, such nonconforming status shall not prevent the routine maintenance on nonconforming WCF, or prohibit the placement, modification or relocation of any antenna on any such WCF.

b. **Modifications.** Despite any provision of this section to the contrary, the City may allow nonconforming WCF to be repaired, reconstructed, replaced, or increased in height upon a demonstration by the applicant that the new or modified WCF complies with the current regulations to the maximum extent practicable, while achieving an overall public benefit in terms of the provision of services.

2. **Additional Uses on Lot.** WCF may be located on a leased parcel of a conforming lot containing a lawful principal use. Separation between WCF and other uses on the lot may be required to ensure compatibility.

3. **District Height Limitations.** The requirements set forth herein shall govern the location of WCF that exceed, and antennas that are installed, at a height in excess of the building height limitations specified for each zoning district. The height limitations applicable to buildings and structures shall not apply to WCF regulated by this section, and WCF shall not require an exception to the building height limitations.

4. **Equipment Cabinets.** Cabinets and equipment shelters may be provided within the principal building, behind an approved screen on a rooftop, or on the ground within the fenced-in and screened equipment compound, ~~or mounted on the pole of an attached WCF within a right-of-way~~, depending on the type of WCF. Cabinets and equipment shelters shall not be visible from pedestrian views and shall be fenced and screened as required below.

a. **Storage.** Equipment shelters shall not be used for the storage of any excess equipment or hazardous waste (e.g., discarded batteries). Mobile or immobile equipment not used in direct support of WCF shall not be stored or parked on the site of WCF, unless on a temporary basis while repairs are being made to WCF. No outdoor storage yards shall be allowed in WCF equipment compounds.

b. **Unmanned.** Equipment shelters shall be unmanned and not used as habitable space.

5. **Equipment Compound Enclosure.** All equipment compounds on the ground, with the exception of concealed attached stealth WCF integrated into the architecture of a building, shall, at a minimum, be enclosed with a fence eight (8) feet in height. To effectively screen the equipment compound in residential districts and in any district where the equipment compound is visible from a public right-of-way, the enclosure shall consist of a masonry wall eight (8) feet in height, constructed in accordance with the community design standards (see Article III, Section 3.E.). For public safety, access to WCF shall be through a locked gate.

6. **Landscaping.** Landscaping around the perimeter of ground equipment shall consist of a landscaped strip wide enough to accommodate trees, shrubs, and a fence or wall enclosure installed around the outside of the entire equipment compound. The general landscape standards shall be consistent with those of Chapter 4, Article II, Landscape Design and Buffering, Section 4.A (City-Wide Standards), except that the shrubs are required to be a minimum of three (3) feet in height at the time of installation. Water-wise trees with a minimum of four (4) caliper inches shall be spaced every twenty (20) feet on center within the landscape strip. Additional landscaping may be required around the perimeter of a wall or use of a screening fabric around the perimeter of a fence to maximize compatibility with adjacent properties. An alternative design may be allowed with respect to proposed buffering components, tree spacing, and plant material, provided that such alternate landscape plan is approved in accordance with Chapter 4, Article II, Section 5 (Alternate Compliance). Irrigation, maintenance, and replacement of required landscaping shall be the responsibility of the owner of the WCF. On City-owned properties, required WCF landscaping shall be maintained by the City or its designated landscape contractor, and the owner of the WCF shall be required to pay an annual landscape maintenance fee to the City.

7. **Parking.** A minimum parking space requirement for WCF is not required, however access to WCF must be provided, and temporary off-street parking as part of a principal use on site may be utilized.

8. **Signage.** Except as otherwise permitted in this ordinance, no signage, lettering, symbols, images, or trademarks in excess of 200 square inches shall be placed on or affixed to any part of a WCF, antenna, equipment building, or security fencing other than as required by FCC regulations or other applicable law. Warning signs of “NO TRESPASSING” and “HIGH VOLTAGE – DANGER” shall be installed at least five (5) feet above the finished grade of the fence or wall and shall not be obstructed by landscaping.

9. **Lighting.** Except as otherwise permitted in this ordinance, no signals, lights or illumination of any kind shall be permitted on or directed toward any WCF unless required by the FCC, the FAA, or other appropriate public authority. Any security lighting for on-ground facilities and equipment shall be in compliance with Chapter 4, Article VII (Exterior Lighting Standards) of the LDR.

10. **Generators.** Generators may not be used as a primary electrical power source for a WCF. Generators may be used for temporary power prior to receipt of a CO and not to exceed thirty (30) days. Backup generators shall only be operated during power outages and for testing and maintenance purposes. Any and all generators used for WCF shall control the noise level by use of a silencer or other device that will reduce the noise level to no more than 70 decibels. All generators or alternators used on site shall use propane fuel. Subject to the approval by the Director of Utilities and the Director of Development, the use of diesel powered emergency generators may be permitted where more than three (3) providers have co-located on a WCF.

11. **Structural Standards.** WCF and their equipment compounds shall be constructed and maintained in conformance with the Florida Building Code, specifically Chapters 15, 16, and Section 3108 for construction and design loads. WCF shall be designed to resist wind loads in accordance with TIA/EIA-222, the federal standards for Steel Antenna Towers and Antenna Supporting Structures. In addition, all accessory equipment buildings, cabinets, or structures, or modifications to WCF shall require building permits and inspections. Design documents for towers, antennas and other structures required to meet wind loads shall bear the raised seal and signature of an engineer licensed and registered in the State of Florida.

All work such as clearing and grading, driveway construction, and installation of WCF and enclosure shall be permitted in accordance with the applicable sections of the LDR.

12. **Hazardous Location.** WCF are prohibited when a proposed or existing principal use or uses within two hundred (200) feet of a proposed WCF includes the storage, distribution, or sale of volatile, flammable, explosive or hazardous wastes, including but not limited to, LP gas, propane, gasoline, natural gas, and corrosive or dangerous chemicals, unless the City Fire Marshal determines that the proximity of the WCF does not pose any danger or risk of explosion or fire or unless used for backup power purposes.

C. **Attached WCF.** Attached WCF are an antenna or antenna array that are secured to an existing building or structure with any accompanying pole or device which attaches it to the building or structure, together with transmission cables, and an equipment cabinet, which may be located either on the roof or inside/outside of the building or structure, ~~or attached to utility poles within a right-of-way.~~ Attached WCF are considered to be an accessory use to the existing principal use on a site.

1. **Concealed Attached WCF.** Concealed attached WCF, sometimes referred to as camouflaged facilities, are WCF, including their ancillary structures or equipment compounds, that are not readily identifiable as such, and are designed to be aesthetically compatible with existing and proposed buildings and uses on a site. Examples include, but are not limited to the following: screened antennas that blend with and are incorporated into existing architectural features of a building such as a church steeple, bell tower, clock tower, or cupola. WCF located in public rights-of-way are subject to the regulations of the City's Code of Ordinances, Part II, Chapter 25.1, as amended.

a. **Height.** WCF shall only be allowed on buildings at least forty (40) feet in height, not to exceed more than fifteen (15) feet above the roofline.

b. **Setbacks.** WCF shall be located within the buildable area of the lot and not within the front, rear, or side yard building setbacks, and subject to the setbacks of the underlying zoning district. When located on a nonconforming building or structure, then the existing nonconforming setback shall apply.

c. **Design.** Feed lines and antennas shall be designed to architecturally match the façade, roof, wall, or structure on which they are affixed so that they blend with the existing structural design, color, and texture. Existing conforming building element structures (excluding towers) in excess of 50 feet in height may, as a matter of right, be rebuilt, if necessary, to support or contain a new antenna, provided that the new structure is the same height and substantially the same in appearance as the structure it replaces.

d. **Ground Equipment.** Equipment buildings shall not exceed a total of 500 square feet and shall not exceed eight (8) feet in height.

e. **Rooftop Equipment.** Rooftop equipment shall not occupy more than 25% of the roof area and shall comply with the exterior building and site design standards (see Chapter 4, Article III, Section 3.A.9).

2. **Non-concealed Attached WCF.** Non-concealed attached WCF are wireless communication facilities that are readily identifiable as such. ~~Examples include antennas attached to utility poles and freestanding lighting within a public right-of-way.~~

a. **Location.** WCF shall be allowed on City-owned real property ~~electric utility poles, light standards, or (such as existing ball park light poles), where the applicant has an agreement with the applicable utility or other authority that exercises jurisdiction over the subject right-of-way or property, subject to approval of the City and/or appropriate agency designee and/or the utility company; or on privately-owned property.~~ WCF located in public rights-of-way are subject to the regulations of the City's Code of Ordinances, Part II, Chapter 25.1, as amended.

b. **Height.** WCF shall only be attached to poles 50 feet or more in height, provided that the total length of any antenna does not exceed 10% of the height of the existing pole. The total height shall be determined by the highest point of any and all components of the structure, including antennas.

~~c. **Equipment Cabinets.** Equipment cabinets or compounds for WCF under this subsection shall be designed and located in such a manner as to not interfere with the subject right-of-way or its primary utilization.~~

D. **Freestanding WCF.** Freestanding WCF are any manned or unmanned location for the transmission and/or reception of radio frequency signals, or other wireless communications, usually consisting of an antenna or group of antennas, feed lines, and equipment cabinets, and may include an antenna support structure. WCF include, but are not limited to the following: stealth, monopole, guyed, or lattice antenna support structures.

1. **Generally.**

a. **Determination of need.** No new or mitigated WCF shall be permitted unless the applicant demonstrates that no existing WCF within applicant's coverage area can accommodate the applicant's proposed use;

b. **Co-location.** All new or mitigated WCF up to 80 feet in height shall be engineered and constructed to accommodate no less than two (2) antenna arrays. All WCF between eighty-one (81) feet and one hundred (100) feet shall be engineered and constructed to accommodate no less than three (3) antenna arrays. All WCF between one hundred one (101) to one hundred fifty (150) feet shall be engineered and constructed to accommodate no less than four (4) antenna arrays.

c. **Separation.** A minimum separation distance of 750 feet shall be required between proposed and existing freestanding WCF. A waiver or reduction of separation distance between WCF may be approved by the City Commission based upon the inability to co-locate on existing structures, the need to have more than one (1) WCF, or the efficient use of available land within permitted zoning districts. The decision shall be based upon a finding of compatibility and competent and substantial evidence that the waiver request meets one or more of the following criteria:

(1) Locational requirements/limitations as established by the Federal Aviation Administration (FAA) or the Federal Communications Commission (FCC) or the Public Service Commission (PSC), if any;

(2) Identification of a more appropriate site that does not meet the separation requirements above, by analysis of factors such as distance from residential uses, existence of permanent screening and buffering, and location within a large area of commercial or industrial use;

(3) To avoid the location of a tower on environmentally sensitive land, a wilderness area, a historical site, or other sensitive area; or

(4) To reduce the impact on adjacent residential uses.

d. **Design.** New antenna support structures shall be configured and located in a manner that shall minimize adverse effects including visual impacts on the landscape and adjacent properties.

e. **Clearing and Grading.** Clearing and grading shall be minimized and limited only to the area necessary for the new WCF and done in accordance with city regulations.

f. **Access.** Each site shall have access from an improved right-of-way provided by a driveway approved by the City. The driveway shall extend from the street to an appropriate location on the premises where a vehicle would need to be parked to facilitate normal maintenance of the facility.

g. **Height.** Maximum height shall be measured from ground level to the highest point of the WCF, including any antenna. Height limit shall exclude lightning rods or lights required by the FAA that do not provide support for antennas.

h. **Safety.** All support structures shall comply with the requirements of the Florida Building Code and safety standards contained in the Electronics Industries Association/ Telecommunications Industries Association (EIA/TIA) document 222-F, "Structural Standards for Steel Antenna Towers and Supporting Structures," as amended.

i. **City's Option to Co-locate.** The City shall have the option, through an agreement with the owner of the WCF, to co-locate emergency/public safety equipment on any proposed non-

concealed freestanding WCF within the City's jurisdiction, provided that the co-location of antennas does not interfere with the normal operation of approved WCF. Reserved space on new non-concealed freestanding WCF, including reserved ground space for equipment, shall be required for future City co-location, and shall be noted on plans.

2. **Concealed Freestanding WCF.** Concealed freestanding WCF, sometimes referred to as stealth facilities, are WCF (including their ancillary structures, or equipment compounds) that are not readily identifiable as such, and designed to blend into the surrounding environment and be aesthetically compatible and in proportion with existing and proposed buildings and uses on a site. WCF sometimes have a secondary, obvious function such as a flagpole, light pole, or tree.

a. **Residential districts.** In residential districts, as indicated on Table 3-29 herein, new WCF shall only be permitted on lots with a minimum lot size of one (1) acre, containing only non-residential uses, including but not limited to, schools, churches, fire stations, parks, and other public property.

b. **Height.** Height shall be according to the zoning district in which WCF is located.

(1) In all residential districts as indicated on the Tables in this Section, the maximum height shall be limited to 25 feet above the maximum building height of the zoning district.

(2) In the PU and REC districts, the maximum height shall be limited to 100 feet.

(3) In all commercial districts, the maximum height shall be limited to 30 feet above the maximum building height of the zoning district.

(4) In all mixed use districts, the maximum height of concealed freestanding WCF shall be limited to the approved building height or a total of 70 feet, whichever is less.

(5) In industrial districts, except where prohibited in a mixed-use pod with a residential component within a PID, the maximum height shall be limited to 100 feet, if located less than 1,000 feet from a residential use, and 150 feet if located in excess of 1,000 feet from a residential use.

c. **Setbacks.** In all zoning districts where allowed, WCF shall be set back one-half the height of the antenna support structure from all property lines. However, in all instances, the minimum setback distance from the property line of any residentially zoned property or the boundary of a residential component within a mixed use pod, shall be at least one and one-half (1.5) times the height of the entire proposed WCF structure.

d. **Design.** WCF shall be designed to blend into the surrounding environment and be aesthetically compatible and in proportion with building mass and existing features or landscaping on site.

3. **Non-concealed Freestanding WCF.** Non-concealed freestanding WCF are those facilities that are readily identifiable as such, and include, but are not limited to, the following: guyed, lattice, or monopole antenna support structures.

a. **Antenna support structure.** WCF shall be limited to monopole type antenna support structures, unless the applicant demonstrates that such design is not feasible to accommodate the intended users.

b. **Height.** The maximum height shall be limited to a total of one hundred (100) feet. However, the maximum height may exceed 100 feet, but shall not exceed 150 feet, if the subject WCF is located within an M-1 or PID zoning district, and located in excess of 1,000 feet from a residential use.

c. **Setbacks** WCF and their equipment compounds shall be subject to a minimum setback distance equal to the height of the proposed antenna support structure. However, the minimum setback distance shall be at least two (2) times the height of the WCF structure from the property line of any adjacent residential use. In REC and PU districts, the minimum setback distance shall be three (3) times the height of the WCF structure from the property line of any adjacent residential use.

d. **Design.**

(1) Antenna support structures shall maintain a galvanized gray finish or other approved compatible color, except as required by federal rules or regulations.

(2) New antenna mounts shall be flush-mounted, unless it is demonstrated through RF propagation analysis that flush-mounted antennas will not meet the network objectives of the desired coverage area.

4. **Mitigation of Existing WCF.** Mitigation is a modification to an existing antenna support structure to increase the height, or to improve its integrity, or to replace or remove one or several antenna support structures located in proximity to a proposed new antenna support structure, in order to encourage compliance with this section or improve aesthetics or functionality of the overall wireless network.

a. **Determination of Need.** WCF mitigation shall accomplish a minimum of one of the following: reduce the number of WCF; reduce the number of nonconforming WCF; replace existing WCF to reduce visual obtrusiveness; or replace existing WCF with new WCF to promote greater co-location opportunities or improve network functionality, resulting in compliance with this ordinance.

b. **Height.** The height of WCF approved for mitigation shall not exceed the maximum height limitations of this section based on the type of WCF and the zoning district. Replacement WCF with an increased height shall require City Commission approval.

c. **Setbacks.** New WCF approved for mitigation of existing WCF shall be constructed on site within close proximity to existing WCF at the same or greater setbacks than previously established. All proposed accessory equipment buildings shall comply with established setbacks for existing WCF without increasing nonconformity.

d. **Buffers.** At the time of mitigation, equipment compounds shall be brought into compliance with the screening and buffer requirements of this section.

- e. **Design.** Mitigated antenna support structures shall comply with the provisions herein to reduce nonconformity and minimize adverse effects on the landscape and adjacent properties, with specific design considerations as to WCF type, height, scale, color, texture, and architectural design of the buildings on the same and adjacent lots.
5. **Antenna Element Replacement or Repair.** Any repair or replacement of an existing antenna or antenna array with another of like size and shape that will not alter the structural integrity of the support structure, shall be exempted from further review provided that a notarized certification shall be submitted by a qualified technician stating that the replacement will not alter the structural integrity of the support structure, and that any changes will not affect the electrical specifications.
6. **Co-location.** Co-location means the practice of installing and operating multiple wireless carriers, service providers, and/or radio common carrier licensees on the same antenna support structure or attached WCF using different and separate antenna, feed lines and radio frequency generating equipment.
- a. **Height.** Co-located or combined WCF shall not increase the height of an existing antenna support structure.
- b. **Setbacks.**
- (1) Ground equipment to be located in conjunction with co-location shall comply with the setback requirements depending on the type of WCF, and zoning district in which it is located.
- (2) Co-location of antenna on WCF approved prior to this ordinance may locate proposed accessory equipment buildings within existing equipment compound enclosures, provided the minimum established setbacks of existing WCF are met.
- c. **Design.** New antenna mounts shall be flush-mounted onto existing WCF, unless it is demonstrated through RF propagation analysis that flush-mounted antennas will not meet the network objectives of the desired coverage area.
- d. **Buffers.** At the time of installation of additional equipment to WCF, the equipment compound shall be brought into compliance with the screening and buffer requirements of this section.

TABLE 3-29. Zoning Districts and Affiliated Process.

Zoning District	Concealed Attached WCF ¹	Non-concealed Attached WCF ²	Concealed Freestanding WCF ⁴	Non-concealed Freestanding WCF ⁴	Mitigation of Existing WCF ⁷	Antenna Element Replacement	Co-location ⁸
R-1			CC ³		AD	AD	AD
R-2		AD	CC ³		AD	AD	AD
R-3	AD	AD	CC ³		AD	AD	AD
PUD	AD	AD	CC ³		AD	AD	AD
IPUD	AD	AD	CC ³		AD	AD	AD
MHPD			CC ³		AD	AD	AD
C-1		AD	CC		AD	AD	AD
C-2		AD	CC		AD	AD	AD
C-3	AD	AD	CC		AD	AD	AD
C-4	AD	AD	CC		AD	AD	AD
CBD	AD	AD	CC		AD	AD	AD
PCD	AD	AD	CC		AD	AD	AD
REC	AD	AD	CC	CC ^{5,6}	AD	AD	AD
PU	AD	AD	CC	CC ^{5,6}	AD	AD	AD
SMU	AD	AD	CC		AD	AD	AD
MU-L-1	AD	AD	CC		AD	AD	AD
MU-L-2	AD	AD	CC		AD	AD	AD
MU-L-3	AD	AD	CC		AD	AD	AD
MU-4	AD	AD	CC		AD	AD	AD
MU-H	AD	AD	CC		AD	AD	AD
PID	AD	AD	CC	CC	AD	AD	AD
M-1	AD	AD	CC	CC	AD	AD	AD

Legend:

AD - Administrative (Staff) Approval

CC - City Commission (Public Hearing) Approval

Blank - Not Allowed

Footnotes:

- 1 Concealed attached WCF shall only be allowed on building features that are a minimum of 40 feet in height, not to exceed 15 feet above the roofline.
- 2 Non-concealed attached WCF are allowed on ~~utility poles and freestanding lights within a public right of way, subject to agreement with the agency representative with jurisdiction over the right of way and/or the utility company private property or publicly-owned property, excluding public rights-of-way which are regulated by Part II of the City's Code of Ordinances, Chapter 25.1 as amended.~~
- 3 Concealed Freestanding WCF in residential districts shall only be allowed on lots of one (1) acre or more that have a nonresidential use (school, church)
- 4 A minimum separation of 750 feet is required between freestanding WCF. Freestanding requires conditional use approval. In industrial districts, except where prohibited in a mixed-use pod with a residential component within a PID, the maximum height shall be limited to 100 feet if located less than 1,000 feet from a residential use, and 150 feet if located in excess of 1,000 feet from a residential use.
- 5 Only when located on City-owned property of two (2) acres or more.
- 6 Restricted to a maximum height of 100 feet. A setback of three (3) times the height of WCF structure required from the property line of an adjacent residential use.
- 7 Replacement WCF with increased height requires public hearing approval.
- 8 Administrative approval unless on City-owned site and the lease requires each Tenant to have a separate lease with City (each lease requires City Commission approval as a lease amendment), or the lease requires written consent letter (City Commission consent agenda).

Zoning Districts:

R-1 Single-Family Residential	C-2 Neighborhood Commercial	SMU Suburban Mixed Use
R-2 Duplex Residential	C-3 Community Commercial	MU-L-1 Mixed Use Low Intensity 1
R-3 Multi-Family Residential	C-4 General Commercial	MU-L-2 Mixed Use Low Intensity 2
PUD Planned Unit Development	CBD Central Business District	MU-L-3 Mixed Use Low Intensity 3
IPUD Infill Planned Unit Development	PCD Planned Commercial Development	MU-H Mixed Use High
MHPD Mobile Home Planned Development	REC Recreation	PID Planned Industrial Development
C-1 Office Professional	PU Public Usage	M-1 Light Industrial

TABLE 3-30. Maximum Heights of WCF

Zoning District	Concealed Attached WCF	Non-concealed Attached WCF	Concealed Freestanding WCF	Non-concealed Freestanding WCF	Mitigation of Existing WCF	Antenna Element Replacement	Co-location
R-1			55' 3,4		7	7	7
R-2		2	55' 3,4		7	7	7
R-3	1	2	55' 3,4		7	7	7
PUD	1	2	75' 3,4		7	7	7
IPUD	1	2	75' 3,4		7	7	7
MHPD			55' 3,4		7	7	7
C-1		2	55' 4		7	7	7
C-2		2	55' 4		7	7	7
C-3	1	2	75' 4		7	7	7
C-4	1	2	75' 4		7	7	7
CBD	1	2	130' 4		7	7	7
PCD	1	2	75' 4		7	7	7
REC	1	2	100' 4	100' 4,5,6	7	7	7
PU	1	2	100' 4	100' 4,5,6	7	7	7
SMU	1	2	70' or less 4		7	7	7
MU-L-1	1	2	70' or less 4		7	7	7
MU-L-2	1	2	70' or less 4		7	7	7
MU-L-3	1	2	70' or less 4		7	7	7
MU-4	1	2	70' or less 4		7	7	7
MU-H	1	2	70' or less 4		7	7	7
PID	1	2	100-150' 4	100-150' 4	7	7	7
M-1	1	2	100-150' 4	100-150' 4	7	7	7

Footnotes:

- 1 Concealed attached WCF shall only be allowed on buildings that are a minimum of 40 feet in height, not to exceed 15 feet above the roofline, and exclude public rights-of-way which are regulated by Part II of the City's Code of Ordinances, Chapter 25.1 as amended.
- 2 Non-concealed attached WCF are allowed only on ~~utility poles and~~ freestanding lights that are more than 40 feet in height and located within a public right of way (subject to agreement with the agency representative with jurisdiction over the right of way and/or the utility company) or on existing ball park light poles that are more than 50 feet in height, excluding public rights-of-way which are regulated by Part II of the City's Code of Ordinances, Chapter 25.1 as amended. The total length of any antenna shall not exceed ~~45~~ 10 percent of the height of the existing ~~utility or~~ light pole.
- 3 Freestanding WCF in residential districts shall only be allowed on lots of one (1) acre or more that have a nonresidential use (school, church, etc.). Maximum height is limited to 25 feet above the maximum building height of the zoning district.
- 4 A minimum separation of 750 feet is required between freestanding WCF. In industrial districts, except where prohibited in a mixed-use pod with a residential component within a PID, the maximum height shall be limited to 100 feet if located less than 1,000 feet from a residential use, and 150 feet if located in excess of 1,000 feet from a residential use. In all mixed-use districts height is limited to approved building height or 70 feet whichever is less.
- 5 Only when located on City-owned property of two (2) acres or more.

- 6 Restricted to a maximum height of 100 feet. A setback of three (3) times the height of WCF structure required from the property line of an adjacent residential use.
- 7 Shall comply with maximum height per table based on WCF type and zoning district. Any additional height requires public hearing approval.

TABLE 3-31. Setbacks and Separation Between WCF

Zoning District	Concealed Attached WCF	Non-concealed Attached WCF	Concealed Freestanding WCF	Non-concealed Freestanding WCF	Mitigation of Existing WCF	Antenna Element Replacement	Co-location
R-1			3, 4		6		7
R-2		<u>2</u>	3, 4		6		7
R-3	1	<u>2</u>	3, 4		6		7
PUD	1	<u>2</u>	3, 4		6		7
IPUD	1	<u>2</u>	3, 4		6		7
MHPD			3, 4		6		7
C-1		2	3, 4		6		7
C-2		2	3, 4		6		7
C-3	1	2	3, 4		6		7
C-4	1	2	3, 4		6		7
CBD	1	2	3, 4		6		7
PCD	1	2	3, 4		6		7
REC	1	2	3, 4	4, 5	6		7
PU	1	2	3, 4	4, 5	6		7
SMU	1	2	3, 4		6		7
MU-L-1	1	2	3, 4		6		7
MU-L-2	1	2	3, 4		6		7
MU-L-3	1	2	3, 4		6		7
MU-4	<u>1</u>	<u>2</u>	<u>3, 4</u>		<u>6</u>		<u>7</u>
MU-H	1	2	3, 4		6		7
PID	1	2	3, 4	4, 5	6		7
M-1	1	2	3, 4	4, 5	6		7

Footnotes:

- 1 Concealed attached WCF shall be subject to the setbacks of the underlying zoning district. When located on a nonconforming building or structure, then the existing nonconforming setback shall apply. Excludes location in public rights-of-way which are regulated by Part II of the City's Code of Ordinances, Chapter 25.1 as amended.
- ~~2 Nonconcealed attached WCF are not subject to setbacks, however, equipment cabinets or compounds for WCF shall be designed and located in such a manner as to not interfere with the subject right of way or its primary utilization. Non-concealed attached WCF are allowed on utility poles and freestanding lights within a public right of way, subject to agreement with the agency representative with jurisdiction over the right of way and/or the utility company private property or publicly-owned property, excluding public rights-of-way which are regulated by Part II of the City's Code of Ordinances, Chapter 25.1 as amended.~~
- 3 Concealed freestanding shall be set back one-half the height of the antenna support structure from all property lines, however, in all instances the minimum setback from the property line or the boundary of a residential component within a mixed-use pod, shall be at least one and one-half (1.5) times the height of the entire proposed WCF structure.
- 4 A minimum separation distance of 750 feet between proposed and existing freestanding WCF is required.
- 5 Nonconcealed freestanding WCF and their equipment compounds shall be subject to a minimum setback distance equal to the height of the proposed antenna support structure. However, the minimum setback distance shall be at least two (2) times the height of the WCF structure from the property line of any adjacent residential use. In REC and PU districts, the minimum setback distance shall be three (3) times the height of the WCF structure from the property line of any adjacent residential use.

- 6 New WCF approved for mitigation of existing WCF shall be constructed on site within close proximity to existing WCF at the same or greater setbacks than previously established. All proposed accessory equipment buildings shall comply with established setbacks for existing WCF without increasing nonconformity.
- 7 Ground equipment to be located in conjunction with co-location shall comply with the setback requirements depending on type of WCF, and zoning district in which it is located.

E. Submittal Requirements. A completed application and filing fee with all required documents as specified on the application checklist, including but not limited to, signed and sealed site plans, antenna support structure elevations, and landscape plans shall be submitted to the Planning and Zoning Division.

F. Approval Process.

1. **Pre-application Meeting.** Prior to leasing or purchasing facilities, the WCF service provider is required to meet with the Director of Planning and Zoning or designee to determine the type of approval process, and to review the merits of potential locations.
2. **Administrative Approval.** The approval of WCF subject to administrative review as identified in Table 3-29 shall be processed as a minor site plan modification in accordance with Chapter 2, Article II, Section 2.F.7.c. If the Director of Planning and Zoning or designee determines that the application and documentation fail to meet the intent of this ordinance, the City may, in writing, deny the request. Applicants who have been denied a request for a WCF may formally appeal such denial to the City Commission in accordance with Chapter 1, Article VIII.
3. **City Commission Approval.** Approval of WCF subject to City Commission public hearing review as identified in Table 3-29 shall be processed in accordance with Chapter 2, Article I, Section 4.
4. **Review Criteria.** The WCF shall comply with the regulations and requirements of this section. Notwithstanding compliance with the aforementioned, for WCF applications requiring public hearings, the City Commission shall also consider the following:
 - a. Height of the proposed WCF;
 - b. Nature of use(s) on adjacent and nearby properties;
 - c. Surrounding tree coverage and foliage;
 - d. Design of the WCF, particularly with respect to design attributes having the effect of reducing or eliminating visual obtrusiveness; and
 - e. Proposed ingress and egress.
5. **Conditions of Approval.** In granting an approval, the City may impose conditions necessary to minimize any adverse effect of the proposed WCF on adjoining properties.

G. Publicly-Owned Property.

1. **Agreements.** If an applicant requests a permit to locate a WCF on City-owned property ~~within a City right-of-way~~, the permit granted hereunder shall not become effective until the applicant and the jurisdiction have executed a written agreement or lease in a form acceptable to the City Attorney

setting forth the particular terms and provisions under which the permit to occupy and use the public lands of the jurisdiction will be granted, and releasing the City from all liability regarding WCF.

2. **Occupancy or Use.** No permit granted under this section shall convey any exclusive right, privilege, permit, or franchise to occupy or use the publicly-owned sites of the jurisdiction for delivery of telecommunications services or any other purpose.

a. No permit granted under this section shall convey any right, title or interest in the public lands, but shall be deemed a permit only to use and occupy the public lands for the limited purposes and term stated in the grant. Further, no permit shall be construed as a conveyance of a title interest in the property.

H. Interference with Public Safety WCF. Whenever the City has encountered radio frequency interference with its public safety communications equipment, and it believes that such interference has been or is being caused by one or more WCF, the following steps shall be taken:

1. **Notification.** The City shall provide notification to all WCF service providers operating in the jurisdiction of possible interference with the public safety communications equipment. Upon such notification, the owners shall use their best efforts to cooperate and coordinate with the City and among themselves to investigate and mitigate the interference if the WCF owner is operating outside of its FCC frequencies.

2. **Reimbursement.** If any WCF owner is operating outside of its assigned FCC frequencies, or if the FCC makes a determination that the WCF is operating outside of its frequencies and causing radio frequency interference with the City public safety communications equipment, the owner who fails to cooperate and/or the owner of the WCF which caused the interference due to operating outside of its licensed frequencies shall be responsible, upon FCC determination of radio frequency interference, for reimbursing the City for all costs associated with ascertaining and resolving the interference, including but not limited to any engineering studies obtained by the jurisdiction to determine the source of the interference.

I. Annual Registration and Certification. WCF owners shall file annually with the Director of Planning & Zoning or designee a declaration as to the continuing operation (with active antennas) of their facilities located within the City. Said declaration shall include a listing of all WCF users, names, and mailing addresses, and any additional information deemed appropriate by the City.

1. **Continued Structural Integrity.** Within sixty (60) days following a catastrophic act of God or other emergency that affects the structural integrity of the antenna support structure, a certification of continued structural integrity (i.e., a statement that a thorough and complete inspection of WCF was conducted and WCF and ancillary facilities are and will continue to perform as originally designed), certified by a qualified and licensed professional engineer, shall also be filed with the Director of Planning & Zoning or designee.

2. **Failure to File.** Failure to timely file either the annual declaration or the certification shall mean that WCF is deemed to be abandoned, unused, or unsafe, thus subject to removal.

J. Removal of Abandoned, Unused, or Unsafe WCF. The intent and purpose of this subsection is to address the compelling public interest in ensuring that WCF are promptly disassembled, dismantled, and removed once they are no longer used. There may be substantial risk that WCF may cease being used in

large numbers if there is a concentration or consolidation of competitors within the industry or if even newer technologies arise, obviating the need for antenna support structures.

WCF that are abandoned or unused for a period of one hundred twenty (120) days shall be removed as follows:

1. **Notice of Abandonment.** WCF owners shall submit a copy of the “Notice of Intent to Abandon” required by the FCC to the Director of Planning and Zoning or designee, and remove its own equipment, including but not limited to the antenna support structure, antennas, generators, and service facilities or cabinets, within ninety (90) days of the cessation of use. WCF owners shall return the site to its natural state, or consistent with the current use of the land at the time of removal; or

2. **Notice of Different Provider.** WCF owners shall notice the Director of Planning and Zoning or designee that the provider's obligations for its equipment in the right-of-way or public easement or private property under this section have been lawfully assumed by another provider who will make actual use of the WCF within thirty (30) days; or

3. **Proposal for Transfer to City.** WCF owners shall submit to the Director of Planning and Zoning or designee a proposal and instruments for transferring ownership of its equipment to the City. If a provider proceeds under this clause, the City may, at its option:

a. Assume ownership of the equipment for a ten (\$10.00) dollar nominal consideration to provider; or

b. Require the provider, at provider's expense, to remove it; or

c. Require the provider to post a bond in an amount sufficient to reimburse the city for reasonably anticipated costs to be incurred in removing the equipment. Equipment of a provider who fails to comply with the preceding sentence and which for six (6) months remains unused shall be deemed abandoned. Abandoned equipment is deemed to be a nuisance. The City may exercise any remedies and rights has at law or in equity, including but not limited to, (1) abating the nuisance, (2) taking possession of the equipment and restoring it to working condition, or (3) requiring removal of the equipment by the provider or by the provider's surety under any required maintenance bond ~~required by the Code of Ordinances~~.

~~4. **Exceptions.** WCF used for other purposes, including but not limited to, light standards and power poles, may be exempt from this provision, subject to the requirement that all equipment except the antenna support structure itself be removed or abandoned as set forth above.~~

K. **Inspection.** The City reserves the right to require additional inspections if there is evidence that the tower has a safety problem or is exposed to extraordinary conditions. Inspections shall be conducted by a registered engineer. Based upon the results of an inspection, the Building Official may require repair or removal of the WCF. Should the City have reason to believe WCF is not in compliance with applicable building and electrical codes, the City may conduct periodic inspections of the site to ensure structural and electrical integrity.



CITY OF BOYNTON BEACH AGENDA ITEM REQUEST FORM

PLANNING AND DEVELOPMENT MEETING DATE: 3/27/2018

REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD: Approve Major Site Plan Modification (MSPM 17-001) request for 104 Multi-family rental units and associated recreational amenities and site improvements, as well as a request for four (4) setback waivers, located on Lot 52 of Quantum Park, in the PID (Planned Industrial Development) zoning district. Applicant: John Lyon, Olen Properties.

EXPLANATION OF REQUEST:

Mr. Dale Lyon with Olen Development is proposing a major site plan modification for 104 multi-family units (rental apartments) in 4, two-story buildings, and associated recreational amenities and site improvements on a total of 4.41 acres. Olen Development received major site plan modification approval in 2012 (application 12-003) for essentially the same project, however the 18 month approval period expired before the building permit could be issued. The project was resubmitted in 2017 and reviewed by staff when it was discovered that a note on the corresponding Quantum Park Plat requires buildings to be setback a minimum of 15 feet from any easement. As the plans were designed to place the buildings at or near the easements on the north and west sides, the review process was halted. The applicant decided their best course of action was to amend the plat to remove the note through a replat of Lot 52. The City Commission reviewed and approved the replatting request at their March 20, 2018 meeting. As such, the site plan was removed from hold, and scheduled for the appropriate hearings.

The minimum required perimeter building setbacks in the PID zoning district are 30' for the front, rear and side corner yards and 20' for the side interior yard. The PID regulations allows for waivers to be requested of various development requirements including setbacks, based upon the submittal of justifications by the developer. The previous site plan approval (MSPM 12-003) granted setback waivers as follows: front (north) – 15', rear (south) – 2', side corner (west) – 15', and side interior (east) – 3'. After the project approval expired and a pre-application meeting was held with the applicant in preparation of resubmittal of project plans, staff requested the buildings be setback farther from the drainage lakes, in an effort to create a minimal rear yard for the units and to provide greater area for lake maintenance needs. The applicant revised the plans to increase these to a seven (7) foot rear and interior side setback, while maintaining the previously approved 15 foot setback against the road rights-of-way on the north and west sides, and submitted updated waiver requests to all required yard setbacks and justifications for the deviations. The justifications include the fact that the reduced setbacks do not abut any private properties, with the front (north) and corner side (west) property lines adjacent to street right-of-ways and the rear (south) and interior side (east) property lines abutting a Quantum Park drainage lake. Staff believes the impacts to be minimal and would not affect any private properties and based upon the applicant's justification, other similarly approved projects and City Commission approval of the Replat of Lot 52, and recommends approval of the Major Site Plan Modification and waiver requests.

HOW WILL THIS AFFECT CITY PROGRAMS OR SERVICES? N/A

FISCAL IMPACT: Fees from permit applications and taxable improvements.

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	Location Map
<input type="checkbox"/> Drawings	Site Plan
<input type="checkbox"/> Drawings	Landscape Plan 1
<input type="checkbox"/> Drawings	Landscape Plan 2
<input type="checkbox"/> Drawings	Existing Conditions Plan
<input type="checkbox"/> Drawings	Landscape Notes
<input type="checkbox"/> Drawings	Bldg. Type 1 Elevations
<input type="checkbox"/> Drawings	Bldg. Type 2 Elevations
<input type="checkbox"/> Drawings	Bldg. Type 3 Elevations
<input type="checkbox"/> Drawings	Unit Floor Plans
<input type="checkbox"/> Drawings	Paving, Grading & Drainage Plan
<input type="checkbox"/> Drawings	Water & Sewer Plan
<input type="checkbox"/> Drawings	Photometric Plan
<input type="checkbox"/> Letter	Applicant's Justification
<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 17-021
STAFF REPORT**

TO: Chair and Members
Planning and Development Board and City Commission

THRU: Michael W. Rumpf
Director of Planning and Zoning

FROM: Ed Breese
Principal Planner

DATE: April 27, 2018

PROJECT NAME: Quantum Lake Villas West – Lot 52 Quantum Park (MSPM 17-001)

REQUEST: Major Site Plan Modification for 104 Multi-family rental units and associated recreational amenities and site improvements, as well as a request for four (4) setback waivers, located on Lot 52 of Quantum Park, in the PID (Planned Industrial Development) zoning district. Applicant: John Lyon, Olen Properties.

PROJECT DESCRIPTION

Property Owner: Secured Holdings, Inc.

Applicant: Secured Holdings, Inc.

Agent: Dale Lyon, Olen Development Corp.

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

Existing Land Use: DRI (Development of Regional Impact)

Existing Zoning: PID (Planned Industrial Development), with Mixed Use land use option

Proposed Land Use: No change to land use proposed

Proposed Zoning: No change to zoning proposed

Proposed Use: 104 Multi-family residential units (rental apartments) within 4, two-story buildings, and associated recreational amenities and site improvements.

Acreage: 4.41 acres (192,199 square feet)

Adjacent Uses:

- North: To the north is right-of-way of Gateway Boulevard, then farther north is improved office and flex warehouse space being occupied by two (2) charter schools. To the northeast is right-of-way of Quantum Lakes Drive and then a Quantum Park drainage lake.
- South: Quantum Park drainage lake, then farther south Boynton Beach High School zoned PID (Planned Industrial Development);
- East: Quantum Park drainage lake, then farther east 2500 Quantum Office Complex zoned PID (Planned Industrial Development); and
- West: Right-of-way of Park Ridge Boulevard, then farther west Boynton Beach High School zoned PID (Planned Industrial Development).

Site Attributes: The subject property is Lot 52 of the Quantum Park Development of Regional Impact (DRI), consisting of 4.41 vacant acres. The property has street frontage on Gateway Boulevard, Quantum Lakes Drive and Park Ridge Boulevard and abuts one of Quantum Park's drainage lakes along the south side and partially along the east side.

The site contains live oak and black olive trees, as well as various palms including royal, medjool, chinese fan, and queen palms that will remain in place with the development of the site. The ficus and acacia trees on the site are to be removed and replaced with non-nuisance trees.

PROPERTY OWNER NOTIFICATION

Owners of properties within 400 feet of the subject property 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. Dale Lyon with Olen Development is proposing a major site plan modification for 104 multi-family units (rental apartments) in 4, two-story buildings, and associated recreational amenities and site improvements on a total of 4.41 acres. Lot 52 is part of the Quantum Park Development of Regional Impact (DRI), and has a Mixed Use (MU) land use option which allows for the development of dwelling units. Currently, 1,103 dwelling units of the total 1,905 units allowed under the DRI entitlements have been site plan approved. Because these units are approved under the DRI, there are no density limits established. The density for this particular project however is 23.58 dwelling units per acre. In addition to this request for a major site plan

modification approval, the applicant is requesting four (4) waivers to the setback requirements, as allowed within the PID (Planned Industrial Development) district regulations. Therefore, approval of the major site plan modification (MSPM 17-001) is contingent upon approval of the corresponding request for four (4) setback waivers.

Previously, Olen Development received major site plan modification approval (12-003) for essentially the same project, however the 18 month approval period expired before the building permit could be issued.

The project was resubmitted in 2017 and reviewed by staff when it was discovered a Quantum Park Plat note required buildings to be setback a minimum of 15 feet from any easement. As the plans were designed to place the buildings at or near the easements on the north and west sides, the review process was halted. The applicant decided their best course of action was to amend the plat to remove the note through a replat of Lot 52. The City Commission reviewed and approved the replatting request at their March 20, 2018 meeting. As such, the site plan was removed from hold, and scheduled for the appropriate hearings.

ANALYSIS

Concurrency:

Traffic:

The proposed project is located within the Quantum Park Development of Regional Impact (DRI) and the proposed land use and intensity are within the limits of the DRI approval. Furthermore, per Article 12 of the Palm Beach County Unified Land Development Code, this project is not subject to the Palm Beach County Traffic Performance Standards. The traffic study prepared by Pinder Troutman Transportation Consultants indicates the project would generate a total of 728 daily trips, with 55 AM Peak Hour trips and 64 PM Peak Hour trips.

School:

A concurrency approval letter has not been received at the time of preparation of this staff report. Staff has drafted a condition of approval indicating no building permits will be issued until a concurrency approval letter is received (Exhibit "D" – Conditions of Approval).

Utilities:

The City's water capacity is adequate to serve the project and sufficient sanitary sewer and wastewater treatment capacity is also currently available.

Police/Fire:

The Police Department has reviewed the site plan and all review comments have been acknowledged by the applicant and will be addressed at the time of permitting. The Fire Department notes that they will be able to provide an adequate level of service for this project with current or expected infrastructure and/or staffing levels. 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.

Vehicular Access: Two (2) points of ingress/egress is proposed for the project, the first of which would be located on Quantum Lakes Drive, near the northeast corner of the property. The site plan (Sheet SP-1) indicates that the driveway opening is approximately 24 feet in width and will accommodate service and emergency vehicles. There is a median break in Quantum Lakes Drive to facilitate both left and right turning movements to and from the site. The second ingress/egress point, also 24 feet in width, is located on Park Ridge Boulevard, and is restricted to right-in/right-out movements, as there is no median break near the south end of the site.

Circulation: Vehicular circulation within the development is provided through a two (2)-way drive aisle approximately 24 feet in width, which would conform to current engineering standards. The sidewalks are proposed separately from the drive aisle, extend the length of the building fronts, and provide pedestrian connectivity throughout the site utilizing delineated crosswalks. The sidewalks are extended to connect to Quantum Lakes Drive at two (2) locations and Park Ridge Boulevard, near the entry drive.

Parking: Resident and guest parking is provided via surface parking spaces. The proposed number of parking spaces exceed the minimum amount of parking spaces required for the development. One (1)-bedroom dwelling units require one and one-half (1.5) parking space per unit. Two (2)-bedroom dwelling units require two (2) parking spaces per unit. The project proposes 80 one (1)-bedroom units (120 spaces), and 24 two (2)-bedroom units (48 spaces). Guest parking is calculated at 0.15 times the number of proposed dwelling units, for a total of 16 guest spaces. Therefore, a minimum of 184 parking spaces are required and 187 spaces are provided.

All proposed parking stalls, including the size and location of the handicap space, were reviewed and approved by both the Engineering Division and Building Division. In addition, all necessary traffic control signage and pavement markings will be provided to clearly delineate areas on site and direction of circulation.

Landscaping: The existing tree list (Sheet L-1) indicates the site currently contains 91 trees, 22 of which will be removed from the site, for a total of 339 caliper inches to be mitigated. The other 69 trees will either remain in place or be relocated elsewhere on site.

The plant list on Sheet L-5 indicates that the project would add a total of 91 canopy trees, 114 palm trees, 6,931 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 plans indicate 74% of the plant material is native. The proposed tree species would include the following: Green Buttonwood, Live

Oak, Royal Poinciana, Yellow Geiger, Orange Geiger, Silver Buttonwood, Satin Leaf and East Palatka Holly trees. Palm species would include Alexander, Travellers, Sabal, and Montgomery palms.

A minimum seven (7) foot landscape strip is required along Quantum Lakes Drive on the north side of the property and a minimum fifteen (15) foot landscape strip has been provided. The landscape code requires a minimum of 19 trees and 24 are provided within the buffer or immediately behind it and another 7 Live Oak trees are existing in the swale. The NW corner of the site is bermed and heavily planted to screen the parking, while the buildings abutting Quantum Lakes Drive have foundation plantings including Montgomery palms, arbocola, cocoplum and decorative muhilly grass.

A minimum seven (7) foot landscape buffer is also required along the west property line abutting Park Ridge Boulevard and a buffer width of 15 feet is provided. Based on the length of the south property line, a total of 17 trees are required in the buffer, and a total of 20 trees are provided within the buffer or immediately behind it and another 9 Black Olive trees are existing in the swale. Again, the NW corner of the site is bermed and heavily planted to screen the parking, while the buildings abutting Park Ridge Boulevard have also be designed with foundation plantings including Montgomery palms, arbocola, coco plum and decorative muhilly grass.

The other two (2) buffers (east and south) back up to the drainage lakes and their existing approved perimeter landscaping, therefore the applicant is simply providing the required building foundation plantings.

All above-ground mechanical equipment such as exterior utility boxes, meters, transformers, and back-flow preventers would be visually screened with landscape material. Each building would have landscape material proposed along all four (4) building sides. Select palms would be installed at a minimum one-half the building height to further soften the appearance of the structures.

Building and Site: A total of 60,874 square feet of residential building surface coverage is proposed. There are 104 units proposed within four (4) separate two-story buildings, consisting of 80 one-bedroom units and 24 two-bedroom units.

Three (3) types of buildings are proposed. Building Type I would contain a total of 24 units, 12 on each floor, consisting of 6 “A” units with one (1) bedroom, one (1) bath, and 6 “B” units with two (2) bedrooms and two (2) baths. Each “A” unit would be 865 - 876 square feet under air, plus a patio or balcony, for a total of 939 square feet. Each “B” unit would be 1,230 - 1,239 square feet under air, plus a patio or balcony, for a total of 1,292 square feet.

The Type II building would contain a total of 24 units, 12 on each floor, each a one (1) bedroom, one (1) bath unit, with the same floor plan as the one bedroom units in the Type I buildings.

The Type III building would contain a total of 32 units, 16 on each floor, each

a one (1) bedroom, one (1) bath unit, with the same floor plan as the one bedroom units in the Type I and II buildings.

Building Height: The maximum building height allowed in the PID zoning district is 45 feet, not to exceed four (4) stories, except that Mixed Use pods within the PID may build to a maximum 75 feet in height with Conditional Use approval. All of the residential buildings will comply with the maximum height requirement for the PID zoning district, as the proposed roof deck is 19'- 0", the top of the parapet is at 23' - 6" and the top of the decorative tower roofs is 27' in height.

Setbacks: The minimum required perimeter building setbacks in the PID zoning district are 30' for the front, rear and side corner yards and 20' for the side interior yard. The PID regulations allows for waivers to be requested of various development requirements including setbacks, based upon the submittal of justifications by the developer. The previous site plan approval (MSPM 12-003) granted setback waivers as follows: front (north) – 15', rear (south) – 2', side corner (west) – 15', and side interior (east) – 3'. After the project approval expired and a pre-application meeting was held with the applicant in preparation of resubmittal of project plans, staff requested the the buildings be setback farther from the drainage lakes, in an effort to create a minimal rear yard for the units and to provide greater area for lake maintenance needs. The applicant revised the plans to increase these to a seven (7) foot rear and interior side setback and submitted updated waiver requests to all required yard setbacks and justifications for the deviations. The justifications include the fact that the reduced setbacks do not abut any private properties, with the front (north) and corner side (west) property lines adjacent to street right-of-ways and the rear (south) and interior side (east) property lines abutting a Quantum Park drainage lake. The applicant indicates that, even with the requested 7 foot setbacks against the lake, there will be between 15 and 20 feet of flat area from the rear of the buildings to the top of the lake bank, as well as an existing landscape buffer to minimize any potential impacts. Relative to the requested 15 foot setback requests along the two (2) streets (Quantum Lakes Drive and Park Ridge Boulevard), the applicant indicates that the design is in keeping with other previous approvals within Quantum Park, and points to the Quantum Lake Villas project two (2) lots away as having a reduced setback against the roadway. The applicant further states that the proposed buildings are attractive and will be nicely landscaped to screen the buildings. The closest private property to the northernmost building line is approximately 180 feet away, across to the north side of Gateway Boulevard. Again, the south side of the property abuts a drainage lake, and the distance from the south property line, across the lake to the High School property is approximately 235 feet. The east side also abuts the drainage lake and is approximately 245 feet from the property line of the office building on Lot 58. The corner side (west) setback abuts the right-of-way of Park Ridge Boulevard, and the westernmost buildings would be approximately 65 feet from the Boynton Beach Community High School property line and the school's baseball field. Additionally, the applicant notes that the design and site layout maximizes the internal site circulation and common area spaces.

Based upon the above information and City Commission approval of the Replat of Lot 52 removing the setback requirement from easements, staff recommends the setback waivers be approved. Staff believes the impacts to be minimal and would not affect any private properties.

Amenities:

These units are intended to be an extension of Olen Properties' larger development, the Villas at Quantum Lakes, located one block to the east, and the residents of these proposed units would have access to all of the recreational amenities on the main site. These existing amenities include an approximately 9,000 square foot clubhouse with kitchen and party room, 24 hour fitness center, two (2) large pools, two (2) jacuzzis, media center, billiards & game room, full-sized indoor basketball court and indoor racquetball courts. Additionally, the applicant proposes to install fitness equipment on the site of the 104 apartments, consisting of standard outdoor fitness equipment, the type of which you generally see along a fitness trail or in a park. The applicant has not selected the individual pieces of equipment at this point, but is considering stretching/sit-up machines, air walkers, rowing machines, leg press machines and lower back/abdomen trainers, among others. The developer has also proposed a barbeque pavilion, four (4) covered bike racks, seven (7) benches and seven (7) waste receptacles around the site for resident and visitor enjoyment.

Design:

The building design is nearly identical to the approved and permitted buildings in Quantum Park and Village South. The proposed two (2)-story buildings have a contemporary design and are depicted in three (3) building types. All buildings feature a stucco finish, parapet roof, barrel tile tower features, decorative cornices and banding, modulation of the facades, balconies with decorative aluminum railing, building score lines, raised scored-stucco arches over windows, and an earthtone color palette that matches that of the recently completed development on the north side of Gateway Boulevard (Quantum Lake Villas North), also constructed by Olen Development. The earthtone paint scheme includes cream and sand body colors (*"Durango South" and Classic Ivory*), white trim and accents (*"White Flour"*), white window frames, dark bronze railings and hand rails, and brandy colored entry doors.

Lighting:

The photometric plan (Sheet PH-1) depicts four (4) freestanding pole lights, three (3) of which would be 25 feet in height and one (1) which would be 15. The poles would be concrete and white in color and the light fixtures would be Phillips Gardco LED style. There are 12 proposed wall mounted light fixtures, mounted between 15 and 20 feet in height. These fixtures would also be Phillips Gardco LED style, in a wall sconce design. The photometric plan complies with the City's maximum foot-candle spot readings (<5.9) and is designed to have readings of approximately zero at the property lines.

Signage:

The site plan depicts a monument sign at the NW corner of the site (intersection of Gateway Boulevard and Park Ridge Boulevard), however, no sign detail was provided. The proposed sign design will need to comply with the adopted Quantum Park Sign Program (see Exhibit "D" – Conditions of Approval).

Public Art: The Art in Public Places requirement, according to the Public Arts Administrator has been met through the combining of budgets for all of the Olen Development projects and placing the art pieces in highly visible locations at their Quantum Park and Village South Mixed Use development on Gateway Boulevard, rather than one art piece on each individual site.

RECOMMENDATION

Staff has reviewed this request for a major site plan modification and recommends APPROVAL, including the approval of the associated waivers for the minimum setback requirements, subject to satisfying all comments indicated in Exhibit “D” – Conditions of Approval. Any additional conditions recommended by the Board or the City Commission shall be documented accordingly in the Conditions of Approval.

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LOCATION MAP

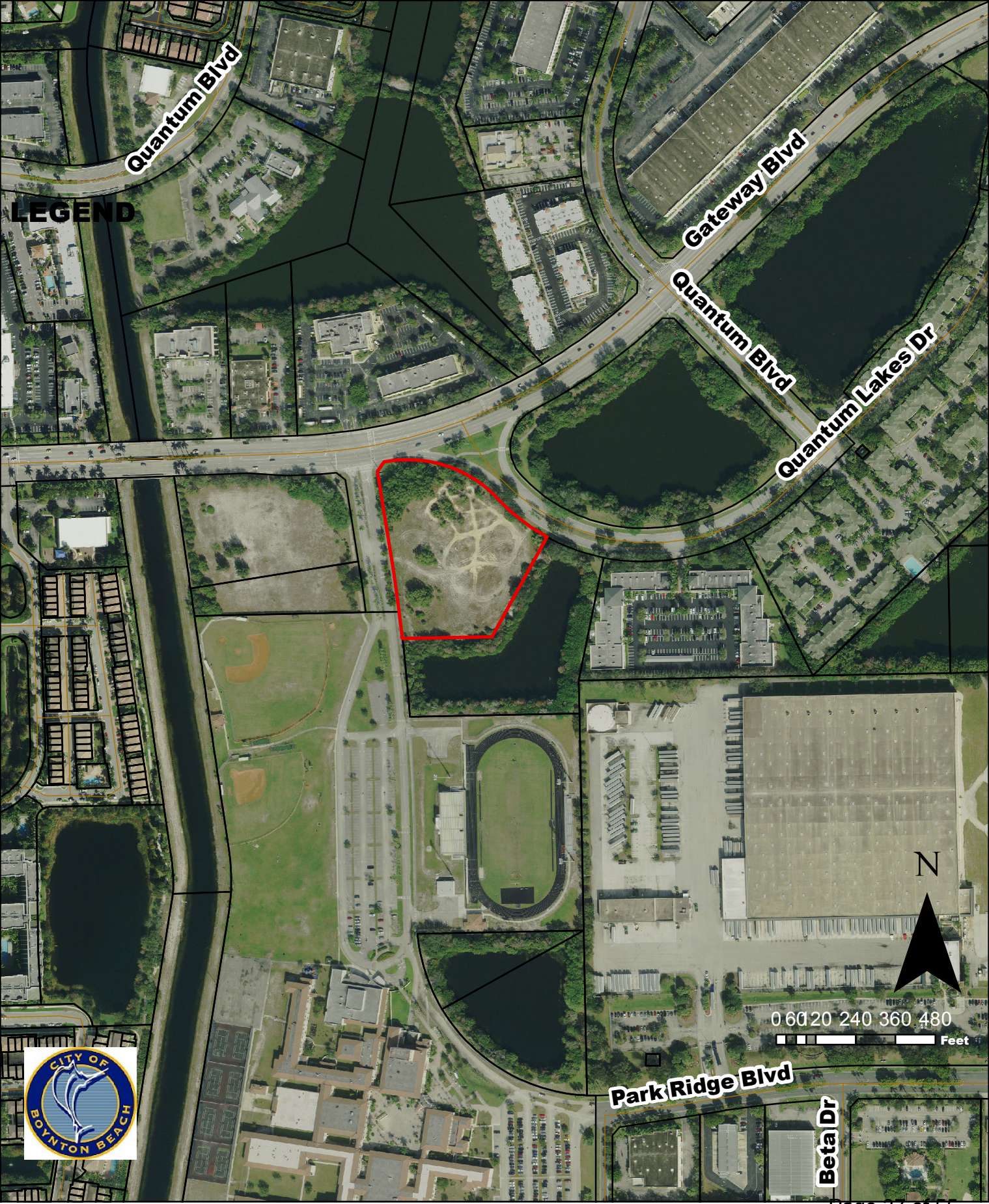


TABLE 503 SECTION 506
R2 - TYPE III B ALLOWED 16,000/FIR WITH AREA INCREASE = 16,000 x 2 = 32,000sq. ft. (ALLOWED) APARTMENT BLDG. 1 = 13,017 (PROPOSED) APARTMENT BLDG. 2 & 3 = 15,237 (PROPOSED) APARTMENT BLDG. 4 = 17,306 (PROPOSED)
* DENOTES FAIR HOUSING RESIDENTIAL UNITS
NOTE: ALL PLANS SUBMITTED FOR PERMITTING SHALL MEET THE CITY OF BOYNTON BEACH CODES AND THE 2014 (5th EDITION) FLORIDA BUILDING CODE.
LEGEND ----- ACCESSIBLE TRAVEL PATH TO MEET REGULATIONS SPECIFIED IN THE FHA GUIDELINES. ----- 24" PARKING OVERHANG (9'-0" X 18'-6" PARKING SPACE, TYP.) HATCH INDICATES INTERIOR LANDSCAPE ZONES

SITE DATA		
TOTAL AREA: A192.199 S.F. (4.41 ACRES) ZONING DISTRICT: P.I.D. LAND USE CATEGORY: DRI (DEVELOPMENT OF REGIONAL IMPACT) GROSS DENSITY: 23.58 RU/AC		
TOTAL RESIDENTIAL UNITS 80- 1 BEDROOM UNITS 24- 2 BEDROOM UNITS		
MAXIMUM BLDG HEIGHT: 27'-0"		
REQUIRED SETBACKS: FRONT: 30'-0" REAR: 30'-0" INTERIOR SIDE: 20'-0" CORNER SIDE: 30'-0"		
PROVIDED SETBACKS NORTH: 15'-0" SOUTH: 7'-0" EAST: 7'-0" WEST: 15'-0"		
BUILDING SURFACE COVER		
BUILDING # 1	FOOTPRINT AREA	ACRES
BUILDING # 2	13,059 SQ FT	0.30
BUILDING # 3	15,237 SQ FT	0.35
BUILDING # 4	17,341 SQ FT	0.40
TOTAL	60,874 SQ FT	1.40
BUILDING TYPE	CONSTRUCTION TYPE	OCCUPANCY TYPE
2 STORY APARTMENT BLDG	TYPE IIIB	R2- RESIDENTIAL
PARKING REQUIREMENT		
80- 1 BEDROOM UNITS AT 1.5 SPACES PER UNIT	120	SPACES
24- 2 BEDROOM UNITS AT 2.0 SPACES PER UNIT	48	SPACES
GUESTS (15 X 104 UNITS)	16	SPACES
TOTAL REQUIRED	184	SPACES
HANDICAP PARKING REQUIRED (PER FBC TABLE 208.2)	6	SPACES
INCLUDED IN TOTAL		
PARKING PROVIDED	187	SPACES
HANDICAP PARKING PROVIDED	6	SPACES
INCLUDED IN TOTAL		
LANDSCAPE CALCULATIONS:		
INTERNAL LANDSCAPE PERCENTAGE REQUIREMENT: (25 SF OF INTERNAL PARKING LOT LANDSCAPING PER PARKING SPACE):		
187 PARKING SPACES X 25 =	4,675 SF	REQUIRED
INTERNAL LANDSCAPE PROVIDED (HATCHED FOR CLARITY):	8,420 SF	
PARKING ISLANDS/INTERIOR LANDSCAPE AREAS: (75% ARE OVER 224 SF)		
A: 5,532 SF		
B: 475 SF		
C: 271 SF		
D: 41 SF		
E: 230 SF		
F: 231 SF		
G: 222 SF		
H: 252 SF		
J: 229 SF		
K: 224 SF		
L: 221 SF		
M: 501 SF		
TOTAL=8,429 SF		

UNIT SQUARE FOOTAGE/UNIT BREAKDOWN				
BUILDING NUMBER 1 (TYPE 2)	#BEDROOMS	UNIT A/C AREA	NUMBER OF UNITS	TOTAL UNIT A/C AREA
UNIT TYPE A (INTERIOR)	1 BEDROOM	865 SQUARE FEET	16	13,840 SQUARE FEET
UNIT TYPE A (END CONDITION)	1 BEDROOM	876 SQUARE FEET	8	7,008 SQUARE FEET
TOTAL FOR BUILDING 1 (TYPE 2)			24	20,848 SQUARE FEET
BUILDING NUMBER 2 (TYPE 1)	#BEDROOMS	UNIT A/C AREA	NUMBER OF UNITS	TOTAL UNIT A/C AREA
UNIT TYPE A (INTERIOR)	1 BEDROOM	865 SQUARE FEET	8	6,920 SQUARE FEET
UNIT TYPE A (END CONDITION)	1 BEDROOM	876 SQUARE FEET	4	3,504 SQUARE FEET
UNIT TYPE B (INTERIOR)	2 BEDROOM	1,230 SQUARE FEET	8	9,840 SQUARE FEET
UNIT TYPE B (END CONDITION)	2 BEDROOM	1,239 SQUARE FEET	4	4,956 SQUARE FEET
TOTAL FOR BUILDING 2 (TYPE 1)			24	25,220 SQUARE FEET
BUILDING NUMBER 3 (TYPE 1)	#BEDROOMS	UNIT A/C AREA	NUMBER OF UNITS	TOTAL UNIT A/C AREA
UNIT TYPE A (INTERIOR)	1 BEDROOM	865 SQUARE FEET	8	6,920 SQUARE FEET
UNIT TYPE A (END CONDITION)	1 BEDROOM	876 SQUARE FEET	4	3,504 SQUARE FEET
UNIT TYPE B (INTERIOR)	2 BEDROOM	1,230 SQUARE FEET	8	9,840 SQUARE FEET
UNIT TYPE B (END CONDITION)	2 BEDROOM	1,239 SQUARE FEET	4	4,956 SQUARE FEET
TOTAL FOR BUILDING 3 (TYPE 1)			24	25,220 SQUARE FEET
BUILDING NUMBER 4 (TYPE 3)	#BEDROOMS	UNIT A/C AREA	NUMBER OF UNITS	TOTAL UNIT A/C AREA
UNIT TYPE A (INTERIOR)	1 BEDROOM	865 SQUARE FEET	24	20,760 SQUARE FEET
UNIT TYPE A (END CONDITION)	1 BEDROOM	876 SQUARE FEET	8	7,008 SQUARE FEET
TOTAL FOR BUILDING 4 (TYPE 3)			32	27,768 SQUARE FEET



Site Plan

Scale: 1"=30' NORTH

RICHARD JONES

ARCHITECTURE

10 S.E. FIRST AVENUE | SUITE 102
DELRAY BEACH, FLORIDA 33444
V 561.274.9186 | F 561.274.9196
AA26001617 | IB26001056

WWW.RJARCHITECTURE.COM

SECURED HOLDINGS, INC.
2400 QUANTUM LAKES DRIVE
BOYNTON BEACH, FLORIDA

QUANTUM TOWN PARK & VILLAGE, L.L.C.
2500 QUANTUM LAKES DRIVE 101
BOYNTON BEACH, FL 33426

FLORIDA

LICENSURE

AR 0016172
AA26001617 | IB26001056

COMMISSION # 11-019
DESIGNER: RJ
DRAWN BY: TR
PLAN REVIEW: RJ

SUBMITTALS:

REVISIONS:

SITE PLAN

SP-1

RICHARD JONES ARCHITECTURE

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NOTE:
LANDSCAPING SHALL NOT OBSTRUCT VIEW
FROM DOORS, WINDOWS, OR WALKWAYS
(PER CITY COMMENTS)

REVISIONS	BY
4/18/17 Per Arch & Civil Site Change & DART Comments	TE
4/18/17 Per Arch & Civil Site Change & DART Comments	TE

DESIGNED BY:
**CARTER & ASSOCIATES
LANDSCAPE ARCHITECTS INC.**
74 N.E. 5th AVE. Delray Beach, FL 33483
561-272-9621 LA. 831

Landscape & Irrigation Plans for:
LOT 52
2400 Quantum Lakes Drive, Boynton Beach, FL

DRAWN	
CHECKED	
D.H.C.	
DATE	04.11.17
SCALE	1" = 20'-0"
JOB NO.	04.11.17
SHEET	

OF 8 SHEETS



RELOCATION NOTES:

- 1. All canopy trees designated as relocated on the plans are to be root-pruned for a minimum of 3 months prior to the relocation process.
- 2. The root ball size for each tree will depend on the caliper of the individual tree to be relocated. The size of the root ball shall be adequate to support & sustain the viability of the individual tree.
- 3. All root cuts shall be "clean cuts" and the back fill material shall be well drained planting soils or pre-approved equal. All road rock and undesirable fill materials shall be removed from root-pruned trees.
- 4. Temporary irrigation shall be provided to all root-pruned trees during the root-pruning process and after the trees have been relocated to their location for a minimum of 4 months or as necessary to insure their survivability.
- 5. The canopies of all trees shall be reduced by a minimum of 20% at time of root pruning.
- 6. All trees shall be relocated with container (i.e. container and border line space, or equal) capable of handling the material without the need for additional support or irrigation.
- 7. All relocation work shall comply with the National Aesthetics Standards.

REMOVAL NOTES:

- 1. All trees to be removed shall be completely removed from the site.
- 2. The root systems of the removals shall be removed in such a manner to facilitate the installation of new trees or palms. Root system removal shall be a minimum of 24" depth and a 6 foot diameter around the trunk.
- 3. TREE REMOVAL PERMITS WILL BE REQUIRED BY THE GOVERNING MUNICIPALITY AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS.

ALL UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO COMMENCING ANY WORK ON THE SITE. PER FLORIDA LAW.

PROJECT NOTE:
ALL MATERIALS ON SITE NOT INDICATED TO BE REMOVED OR RELOCATED SHALL REMAIN.

SEE SHEET 12, 13, & 14 FOR RELOCATED MATERIAL LOCATIONS.

EXISTING TREE ASSESSMENT TABLE

Tree#	Name	Size	Disposition
1	Quercus virginiana/ Live Oak tree	4" Caliper	To Remain
2	Quercus virginiana/ Live Oak tree	12" Caliper	To be Relocated
3	Quercus virginiana/ Live Oak tree	12" Caliper	To be Relocated
4	Quercus virginiana/ Live Oak tree	14" Caliper	To Remain
5	Quercus virginiana/ Live Oak tree	16" Caliper	To Remain
6	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
7	Quercus virginiana/ Live Oak tree	10" Caliper	To Remain
8	Quercus virginiana/ Live Oak tree	12" Caliper	To Remain
9	Quercus virginiana/ Live Oak tree	12" Caliper	To Remain
10	Quercus virginiana/ Live Oak tree	12" Caliper	To Remain
11	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
12	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
13	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
14	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
15	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
16	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
17	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
18	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
19	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
20	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
21	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
22	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
23	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
24	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
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41	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
42	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
43	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
44	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
45	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
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47	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
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81	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
82	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
83	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
84	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
85	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
86	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
87	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
88	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
89	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
90	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain
91	Quercus virginiana/ Live Oak tree	8" Caliper	To Remain

THINGS TO BE RELOCATED
THINGS TO BE REMOVED



Existing Conditions Plan
SCALE: 1" = 30'-0"

DATE	04.11.17
DESIGNED BY	D.H.C.
DRAWN BY	D.H.C.
CHECKED BY	D.H.C.
SCALE	1" = 30'-0"
SHEET	04.11.17

Landscape & Irrigation Plans for:

LOT 52

2400 Quantum Lakes Drive, Boynton Beach, FL

DESIGNED BY:
CARTER & ASSOCIATES
LANDSCAPE ARCHITECTS INC.
74 N.E. 5th AVE. Delray Beach, FL 33483
561-272-9621 LA. 831

REVISIONS	BY
4/18/17 Per Arch & Civil Site Change & DARI Comments	TE
4/18/17 Per Arch & Civil Site Change & DARI Comments	TE

Note:
8.75 cu.yds. (+/-) Clean brown sand, as code required backfill for all landscape areas (see fill note).
Contractor shall verify the quantity of fill required to complete this work in accordance with Sect 4.7.B & C of the Code.

Landscape Area Fill Note:
Landscape areas shall be excavated 12" below finished grade and backfilled with clean brown sand fill to the finished grade.

Note:
All Above Ground Mechanical Equipment Such As, But Not Limited To, Exterior Utility Boxes, Meters, And Transformers Shall Be Depicted On All Plans And Shall Be Visually Screened, Backflow Preventers Shall Be Painted To Match Principle Structure.

The contractor shall notify and coordinate with the City of Boylston Beach Forestry & Grounds Division of Public Works a minimum of six (6) weeks in advance of any underground activities.

NOTE: All Landscape With-in Sight Triangles Shall Provide Unobstructed Cross-visibility At A Horizontal Level Between 30 inches And 8 Feet, Including Trunks From Pavement.

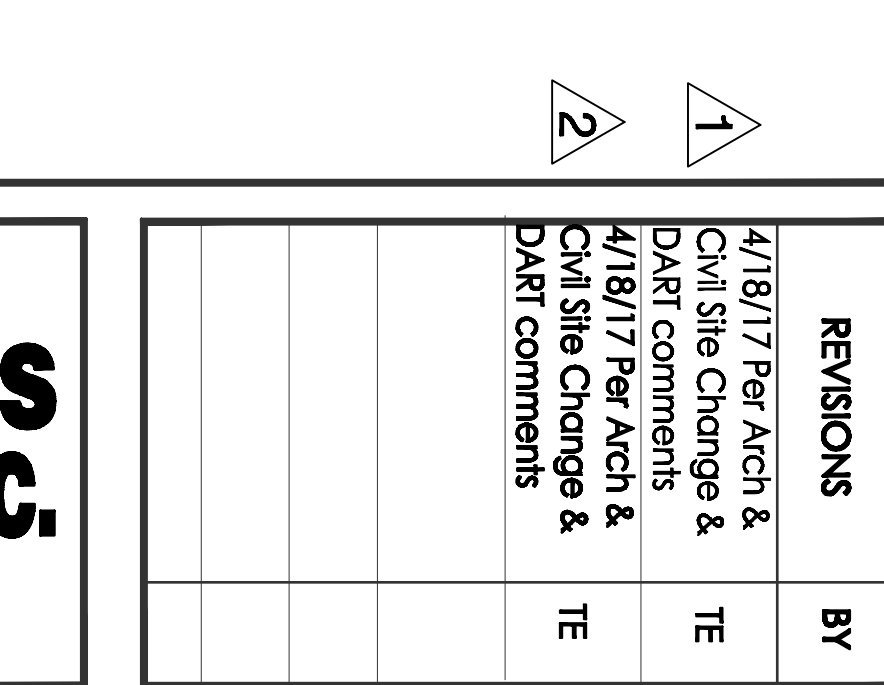
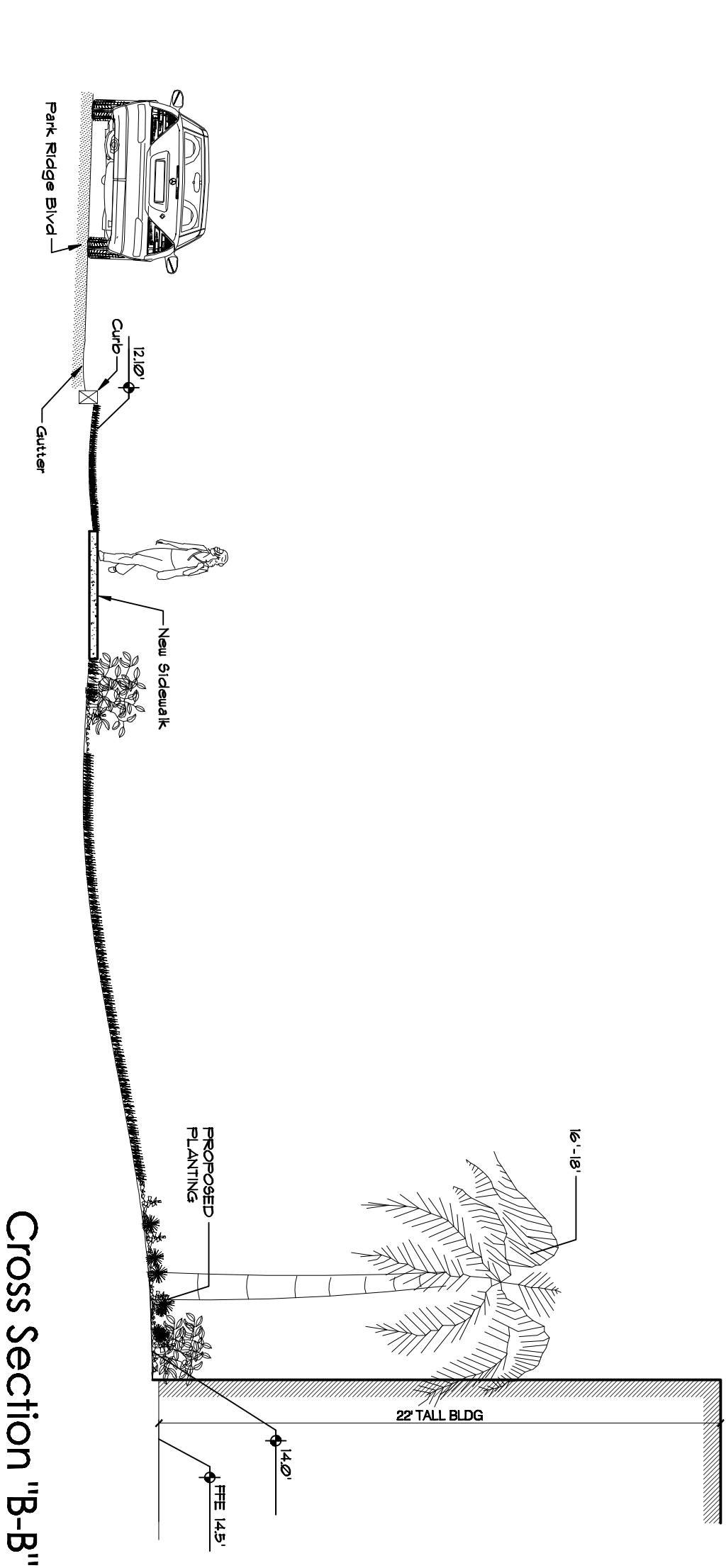
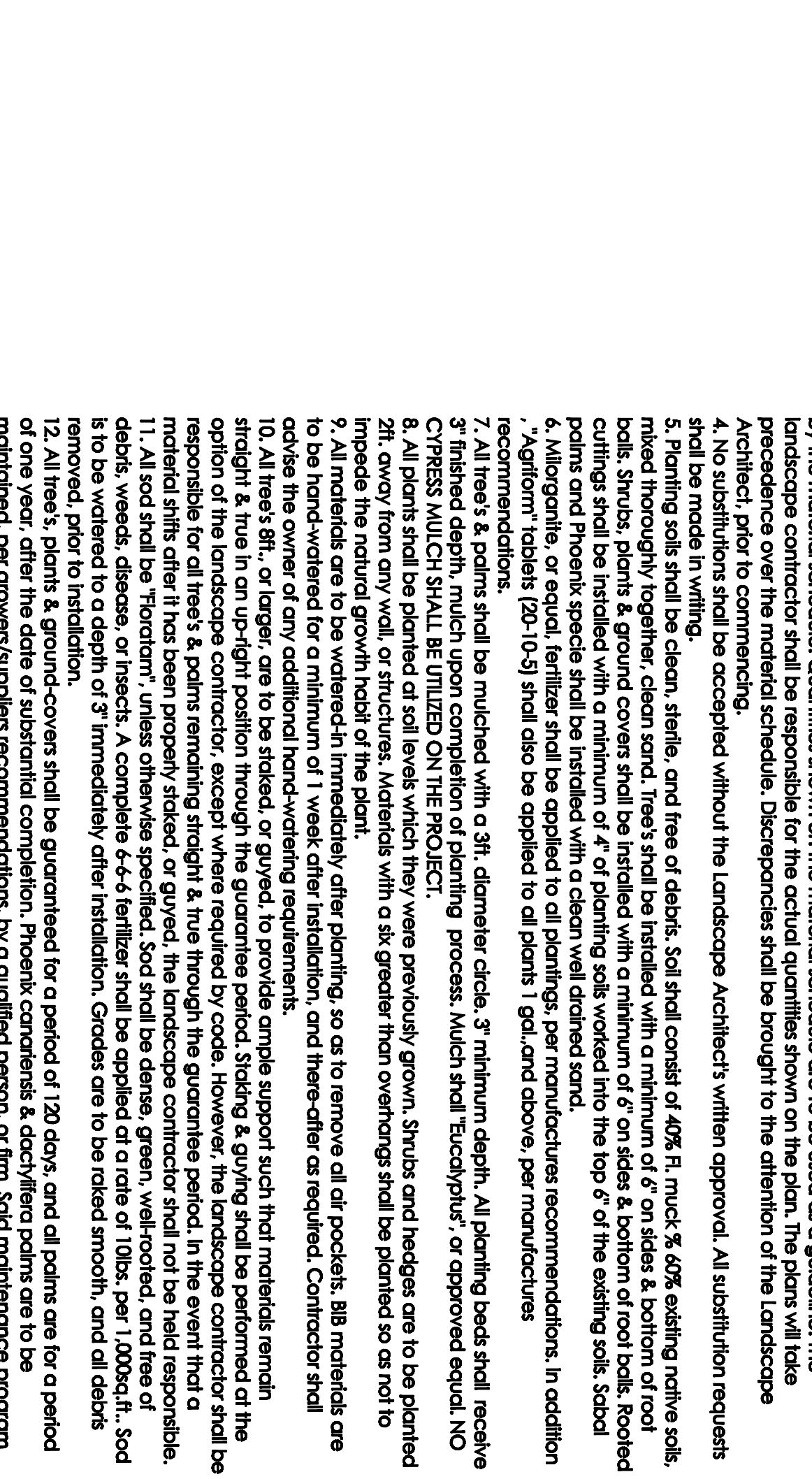
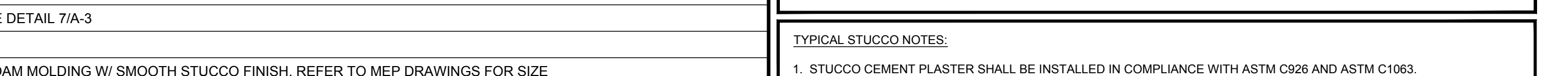
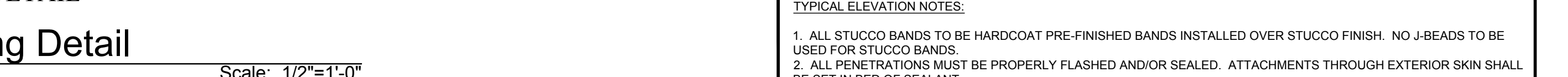
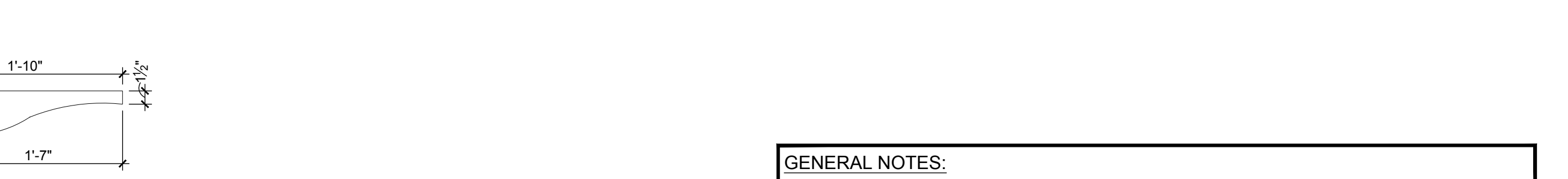
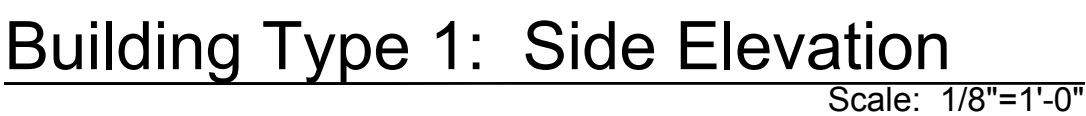
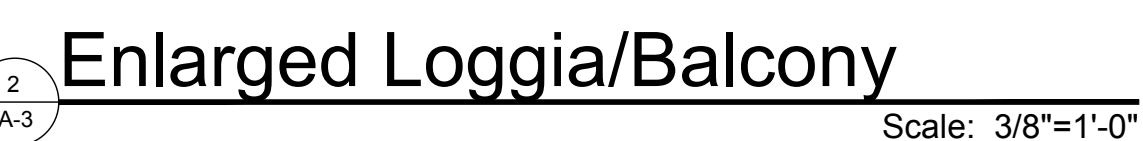
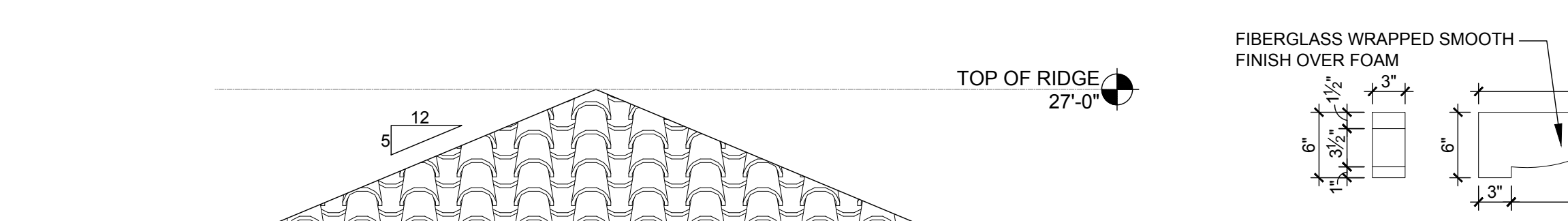
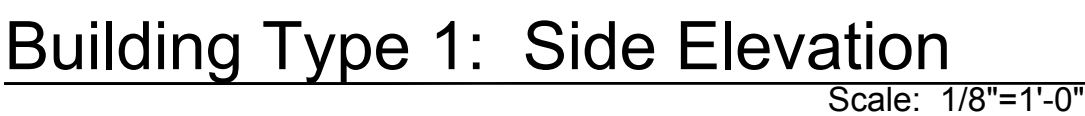


Diagram illustrating the experimental design. A plant is shown in a pot, with a 5' mulch layer and a 6' planting hole. The plant is labeled "one plant per pot".

GENERAL
1. All Plois
quality/r
2. All Plois

2400 Quantum Lakes Drive, Boynton Beach, FL



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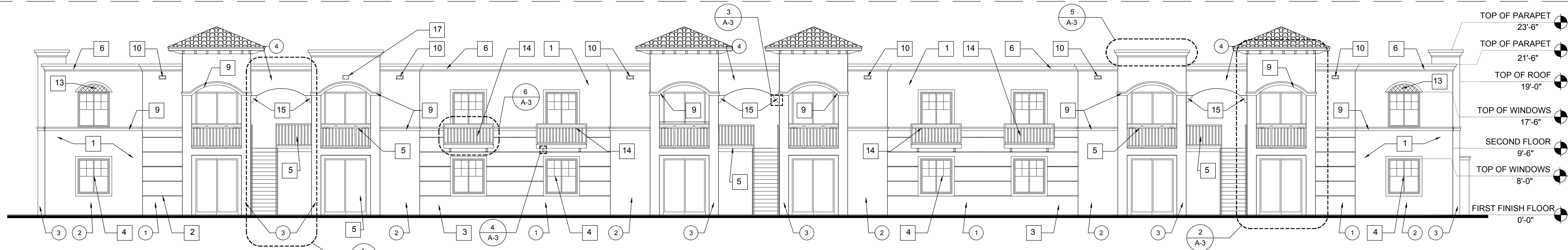
FLORIDA LICENSURE

SUBMITTALS:

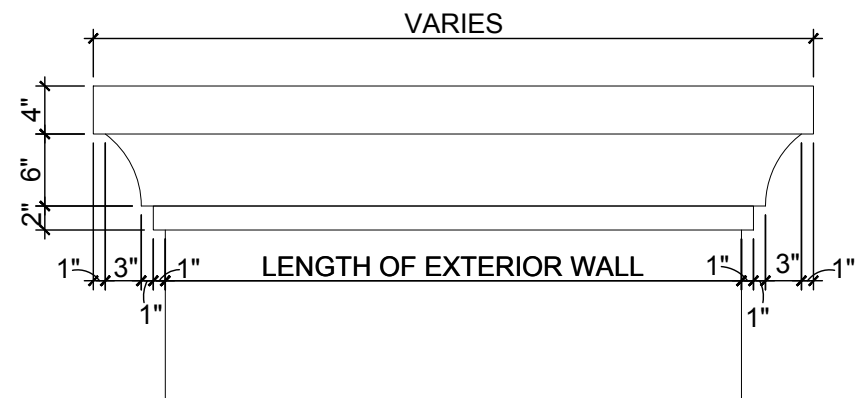
ELEVATIONS

A-3

RICHARD JONES ARCHITECTURE

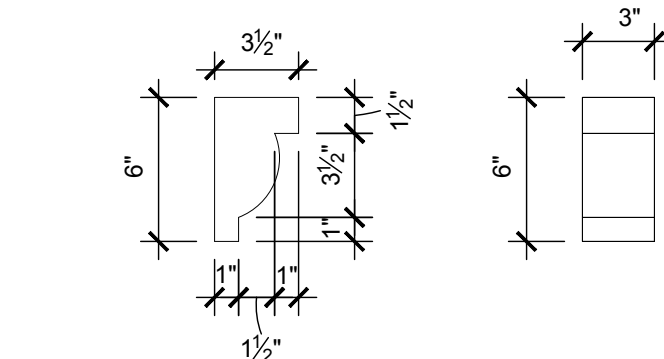


Building Type 2: Front/Rear Elevation



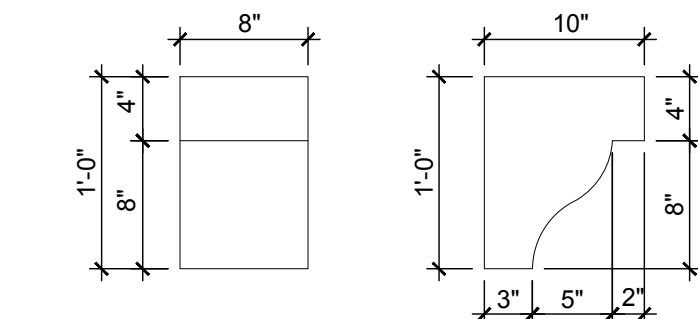
Foam Banding

Scale: 3/4



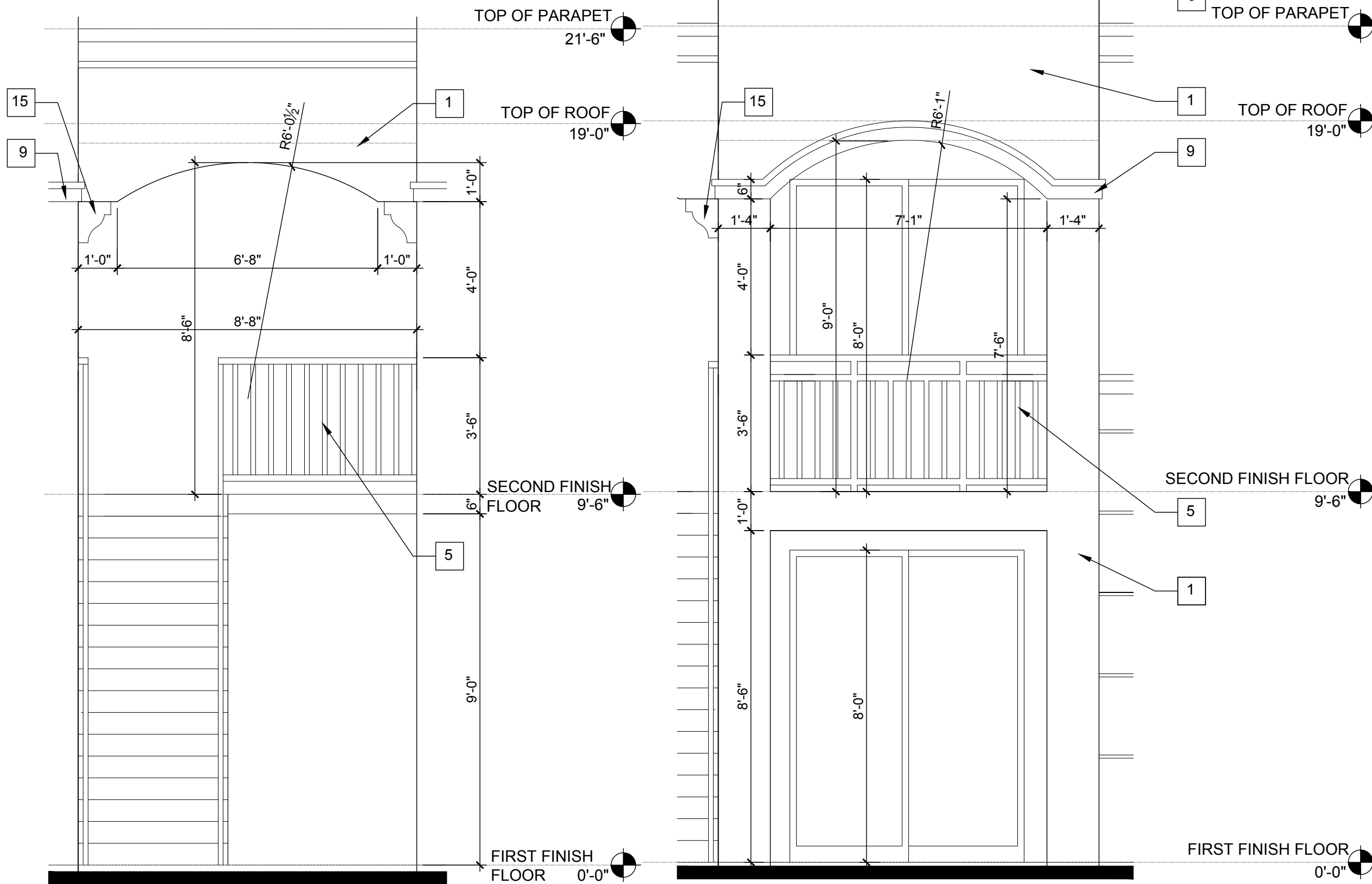
Foam Bracket

Scale: 1-1/2"=1'-0"



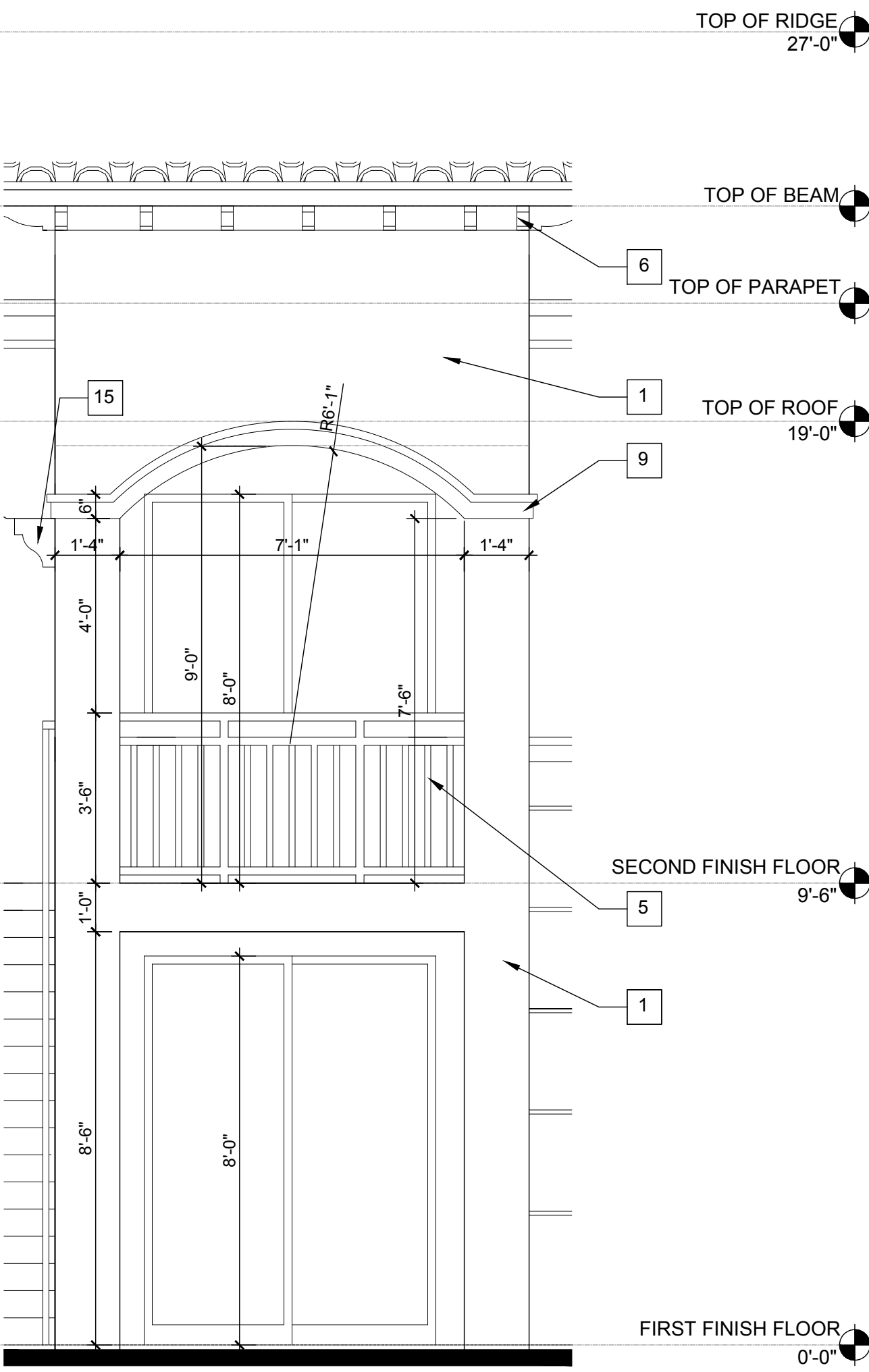
Foam Bracket

Scale: 1"=1'-0"



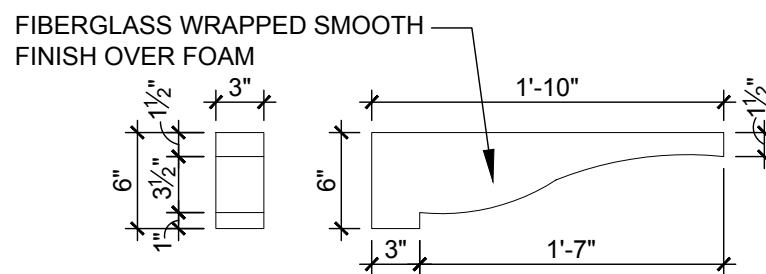
Enlarged Breezeway

Scale: 3/5



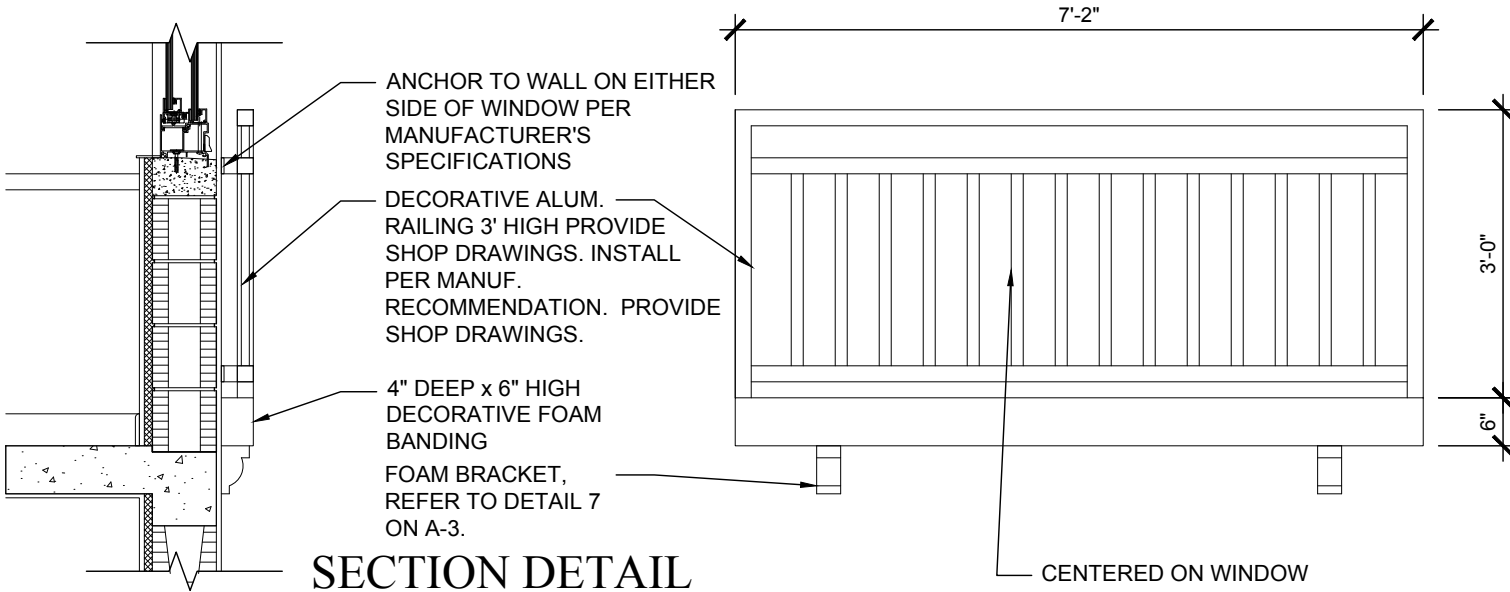
Enlarged Loggia/Balcony

Scale: 3/8"=1'-0"



Outrigger

Scale: 1"=1'-0"



SECTION DETAIL

Decorative Railing Detail

Scale: 1/2"=1'-0"

	ELEVATION KEYNOTES
1	MEDIUM TEXTURED STUCCO FINISH, PAINTED
2	3/4" W x 3/4" D SCORED STUCCO
3	1" RAISED MEDIUM TEXTURED STUCCO BASE W/ 2" PVC
4	IMPACT RESISTANT WINDOW ALUMINUM FRAME/ BAKED ENAMEL/ WHITE FINISH
5	ALUMINUM RAILING SHALL BE NO LESS THAN 42" IN HEIGHT WITH VERTICAL PICKETS @ 4" O.C. MAXIMUM AND SHALL COMPLY WITH SECTION 1015 (GUARDRAILS) OF THE 2014 5th EDITION FLORIDA BUILDING CODE AND LOADING CONDITIONS AS SPECIFIED IN SECTION 1608.2. (RAILINGS). PRE-FAB METAL RAILING MANUFACTURER TO SUPPLY SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
6	12" DECORATIVE HIGH DENSITY FOAM BANDING (PECK PROOF) WITH SMOOTH FINISH. SEE DETAIL 5/A-3
7	SPANISH ROOF TILES INSTALLED PER APPROVED PRODUCT APPROVAL. G.C. TO PROVIDE SAMPLES FOR ARCHITECTS APPROVAL PRIOR TO ORDERING
8	DECORATIVE OUTRIGGER SEE DETAIL. SEE DETAIL 7/A-3
9	2" OVER 4" SMOOTH STUCCO BANDING
10	OVERFLOW SCUPPER W/ HIGH DENSITY FOAM MOLDING W/ SMOOTH STUCCO FINISH. REFER TO MEP DRAWINGS FOR SIZE
11	BUILDING NUMBER/NUMERICAL ADDRESS (TO BE ILLUMINATED FOR NIGHTTIME VISIBILITY. BUILDING NUMBERS SHALL BE A MINIMUM OF 12" IN HEIGHT. G.C. TO SUBMIT SAMPLES FOR ARCHITECT'S REVIEW PRIOR TO ORDERING.
12	4" SMOOTH STUCCO BAND
13	4" RAISED STUCCO ARCH OVER 2" RAISED SCORED STUCCO BANDING
14	DECORATIVE ALUMINUM RAILING 36" HIGH ON 4" THICK FOAM BANDING. PROVIDE SHOP DRAWINGS AND INSTALL PER MANUFACTURER SPECIFICATIONS
15	HIGH DENSITY FOAM DECORATIVE BRACKET WITH SMOOTH FINISH- SEE TO DETAIL 3/A-3
16	FIXED WINDOW BLACKED OUT ON INSIDE. COORDINATE OPENING SIZE WITH WINDOW MANUFACTURER
17	WALL MOUNTED LIGHT FIXTURE. REFER TO PHOTOMETRIC PLAN FOR SPECIFICATION AND MOUNTING HEIGHT

GENERAL NOTES:

-EXTERIOR WALL OPENINGS AND EXTERIOR WALL CONSTRUCTION SHALL COMPLY WITH 2014 (5th EDITION), FBC, TABLE 705.8.

-BUILDINGS, STRUCTURES AND PARTS THEREOF SHALL BE DESIGNED TO WITHSTAND A MINIMUM WIND LOAD OF 170 MPH. WIND FORCES ON EVERY BUILDING OR STRUCTURE SHALL BE DETERMINED BY THE PROVISIONS OF ASCE 7 AND THE PROVISIONS OF THE 2014 (5th EDITION) FLORIDA BUILDING CODE, SECTION 1609 (WIND LOADS).

-ALL EQUIPMENT LOCATED ON THE BUILDING, IF ANY, SHALL BE PAINTED TO MATCH THE BUILDING

-RAIN GUTTER DOWNSPOUTS SHALL BE ENCLOSED WITHIN THE BUILDING STRUCTURE

COLOR SCHEME

- | | |
|-----------------------|--|
| <input type="radio"/> | TOP SW #2356, BOTTOM SW #2202, BANDING SW #2447 |
| <input type="radio"/> | TOP SW #2365, BOTTOM SW #2369, BANDING SW #2447, ACCENT SW #2369 |
| <input type="radio"/> | TOP IC #462, BOTTOM SW #2329, BANDING SW #2447 |
| <input type="radio"/> | SW #2265, BANDING SW #2447 |

TYPICAL ELEVATION NOTES:

1. ALL STUCCO BANDS TO BE HARDCOAT PRE-FINISHED BANDS INSTALLED OVER STUCCO FINISH. NO J-BANDS TO BE USED FOR STUCCO BANDS.
2. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.
3. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC SHALL BE MOUNTED AFTER EXT. FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL.
4. SELF DRAIN BALCONIES TO BE CONSTRUCTED. FLOOR SYSTEM SLOPED AWAY FROM UNIT FOR DRAINAGE. CONCRETE TOPPING TO RECEIVE CONCRETE SEALER.
5. ALL EXTERIOR BALCONY RAILS TO BE ALUMINUM.
6. ALL FINISH GRADE SHALL BE MINIMUM OF 6" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
7. PROVIDE SEALANT AT ALL INSIDE CORNERS.
8. PROVIDE SEALANT WITH BOND BREAKER TO PREVENT 3-SIDED ADHESION AT TOP OF HORIZONTAL BUILDING BANDS.
9. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR DECKS, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS, ETC.
10. PROVIDE POSITIVE SLOPE 1/2" AT TOP OF BUILDING BANDS, TYP.
11. ALL ATTACHMENT AND PENETRATION THRU THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION. REFER TO DETAILS.
12. EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS, TYP.
13. EXTERIOR WALL OPENINGS AND EXTERIOR WALL CONSTRUCTION SHALL COMPLY WITH 2014 (5th EDITION) FBC TABLE 705.8

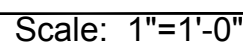
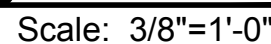
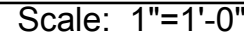
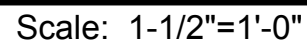
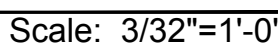
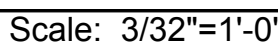
TYPICAL STUCCO NOTES

1. STUCCO CEMENT PLASTER SHALL BE INSTALLED IN COMPLIANCE WITH ASTM C926 AND ASTM C1063.
2. WEEP SCREED SHALL BE APPLIED AT FOUNDATION. PLACE IN LINE AT A MIN. OF 4" ABOVE FINISHED GRADE AND A MIN. 12" ABOVE PLASTER.
3. STUCCO SHALL BE APPLIED IN A MIN. OF (3) COATS TO A THICKNESS OF 3/4". FIRST AND SECOND COATS SHALL BE MOIST CURED PER ASTM C926 AND FBC 2512.6.
4. METAL LATH TO BE INSTALLED PER ASTM C-1063.
5. CONTROL JOINTS TO BE INSTALLED PER ASTM C-1063 INCLUDING THE FOLLOWING REQUIREMENTS:
 - A. CONTROL JOINTS TO BE INSTALLED IN WALLS TO DELINEATE AREAS NOT MORE THAN 144 SQUARE FEET.
 - B. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 16'-0" IN EITHER DIRECTION OR A LENGTH TO WIDTH RATIO OF 2-1/2" TO 1".
 - C. CONTROL JOINTS SHALL BE INSTALLED AT FLOOR LINES.
6. METAL LATH SHALL BE DISCONTINUOUS (CUT) AT CONTROL JOINTS. DO NOT CUT PAPER. LATH IS NOT REQUIRED TO BUT BE INSTALLED INTO JOINTS.



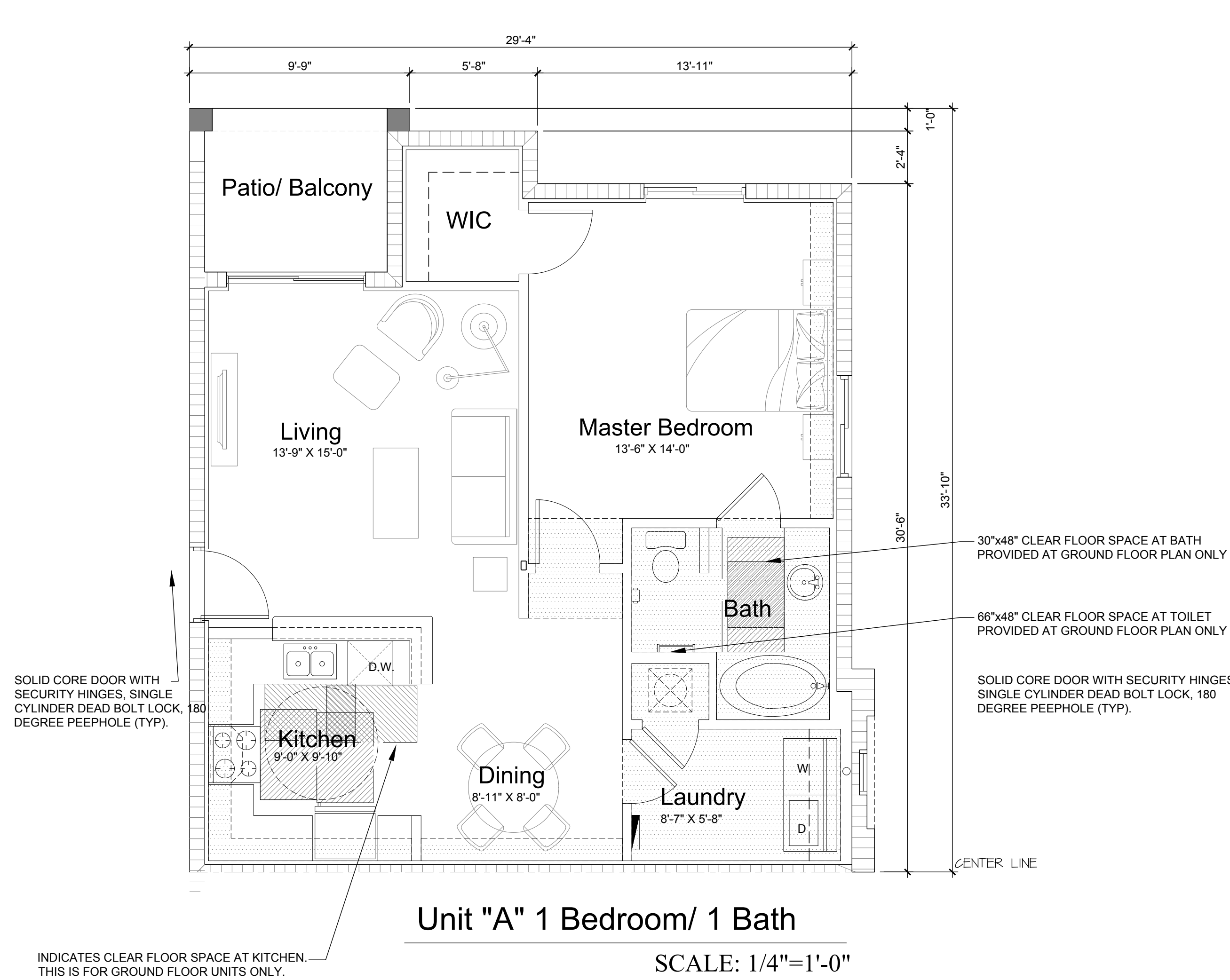
QUANTUM TOWN PARK & VILLAGE, L.L.C.
100 QUANTUM LAKES DRIVE 101

A-9

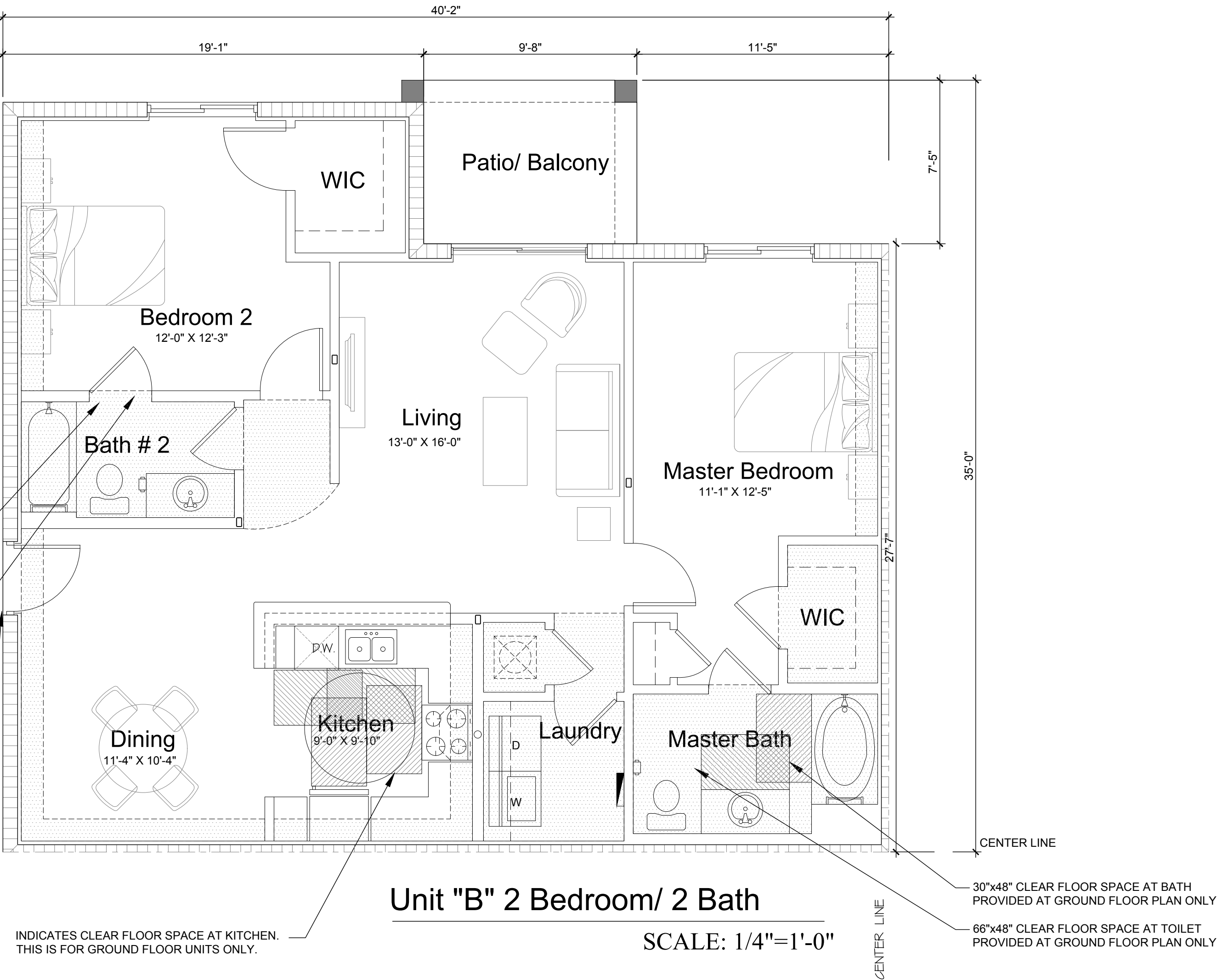


TYPICAL STUCCO NOTES:

1. STUCCO CONTROL PLASTER SHALL BE INSTALLED IN COMPLIANCE WITH ASTM C926 AND ASTM C1063.
2. WEEP SCREENED SHALL BE APPLIED AT FOUNDATION. PLACE IN LINE AT A MIN. OF 4" ABOVE FINISHED GRADE AND A MIN. OF 4" AWAY FROM ADJACENT WALL.
3. STUCCO SHALL BE APPLIED IN A MIN. OF (3) COATS TO A THICKNESS OF 3/4". FIRST AND SECOND COATS SHALL BE MOIST CURED PER ASTM C926 AND FBC 2512.8.
4. METAL LATH TO BE INSTALLED PER ASTM C1063.
5. CONTROL JOINTS TO BE INSTALLED PER ASTM C-1063 INCLUDING THE FOLLOWING REQUIREMENTS:
 - A. CONTROL JOINTS TO BE INSTALLED IN WALLS TO DELINEATE AREAS NOT MORE THAN 144 SQUARE FEET.
 - B. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 16'-0" IN EITHER DIRECTION OR A LENGTH TO WIDTH RATIO OF 2:1 TO 1:1.
 - C. CONTROL JOINTS SHALL BE INSTALLED AT FLOOR LINES.
 - D. DO NOT CUT LATH SHALR IN CONTINUOUS (CUT) AT CONTROL JOINTS. DO NOT CUT PAPER. LATH IS NOT REQUIRED TO BE CUT AT AESTHETIC JOINTS.



AREA CALCULATIONS	
A/C AREA	876 SQ.FT.
PATIO/BALCONY	63 SQ.FT.
<hr/>	
TOTAL	939 SQ.FT.



AREA CALCULATIONS	
A/C AREA	1,230 SQ.FT.
PATIO/BALCONY	62 SQ.FT.
<hr/>	
TOTAL	1,292 SQ.FT.



10 S.E. FIRST AVENUE | SUITE 102
DELRAY BEACH, FLORIDA 33444
V 561.274.9186 | F 561.274.9196
AA26001617 | IB26001056

WWW.RJARCHITECTURE.COM

SECURED HOLDINGS, INC.
2400 QUANTUM LAKES DRIVE
BOYNTON BEACH, FLORIDA
QUANTUM TOWN PARK & VILLAGE, L.L.C.
2500 QUANTUM LAKES DRIVE 101
BOYNTON BEACH, FL 33426

FLORIDA LICENSURE

AR 0016172
AA26001617 | IB26001056

COMMISSION # 11-019
DESIGNER: RJ
DRAWN BY: TR
PLAN REVIEW: RJ

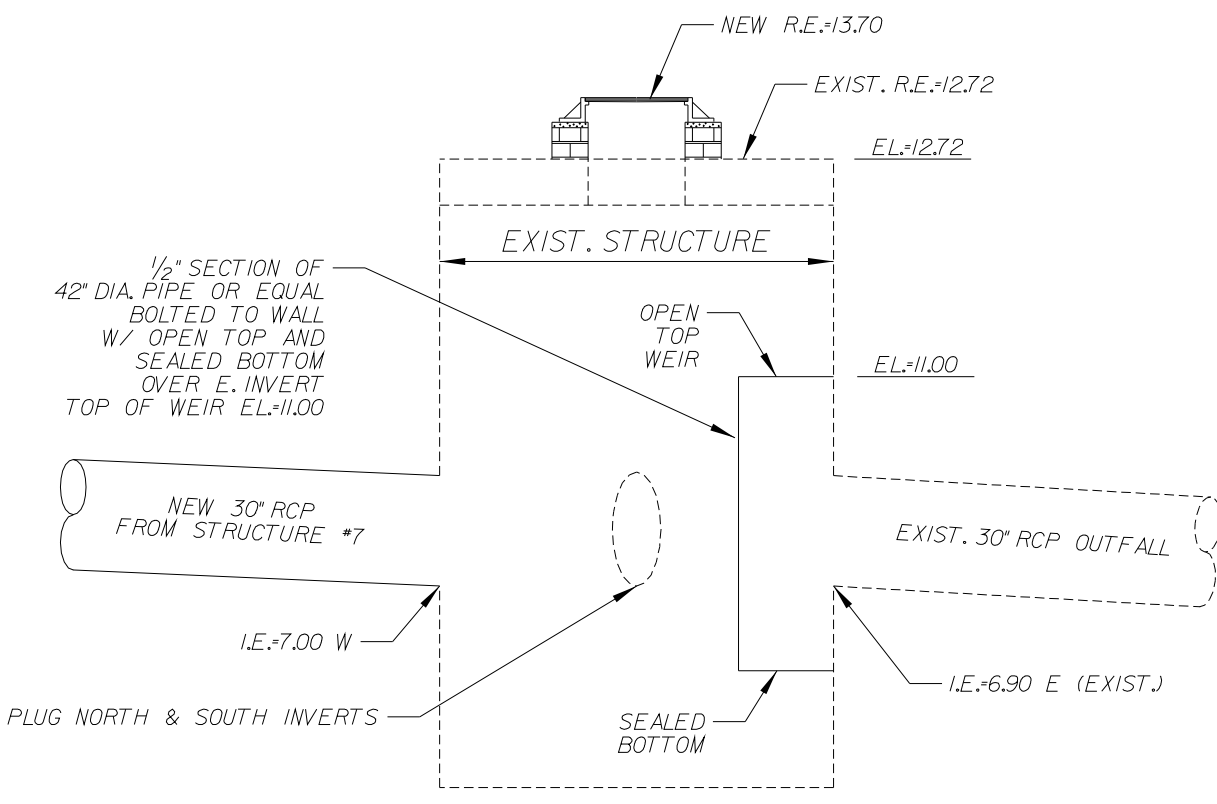
SUBMITTALS:

REVISIONS:

UNIT PLANS

A-10

RICHARD JONES ARCHITECTURE



EXISTING STRUCTURE #8
N.T.S.

PAVING & DRAINAGE LEGEND	
R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
	DIRECTION OF OVERLAND FLOW
P.R.B.	POLLUTION RETARDANT BASIN
F.F. ± 18.00	FINISHED FLOOR ELEVATION
	EXISTING OR FUTURE UTILITIES
	EXISTING UTILITIES (TO BE REMOVED)
	STRUCTURE DESIGNATION
	LENGTH, SIZE OF STORM DRAIN
	EXISTING GRADE
	PROPOSED ASPHALT GRADE

NOTES:

- CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- ALL UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BOYNTON BEACH UTILITIES MINIMUM DESIGN AND CONSTRUCTION STDs.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING DEBRIS AND DISPOSING OF PROPERLY.
- CONTRACTOR TO PLACE FILTER FABRIC OVER DRAINAGE STRUCTURES TO PREVENT SOIL INTRUSION, REMOVE AFTER STABILIZATION.
- ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
- ALL CONCRETE PIPES SHALL BE IN ACCORDANCE TO ASTM-C76 CLASS III.
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTRACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- CONTRACTOR TO LOCATE ALL EXISTING IRRIGATION EFFECTING PROJECT AREA. CONTRACTOR IS TO ENSURE CONTINUOUS OPERATION OF ALL EXISTING IRRIGATION SYSTEMS. SEE IRRIGATION PLANS FOR MODIFICATIONS TO THE EXISTING SYSTEM.
- ALL DRAINAGE SYSTEMS HAVE BEEN DESIGNED TO CONFORM WITH ALL RULES, REGULATIONS AND CODES OF THE CITY OF BOYNTON BEACH LAND DEVELOPMENT REGULATIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES, ORDINANCES AND/OR STDs.
- ALL CATCH BASIN AND MANHOLE COVERS SHALL BE BICYCLE PROOF.
- THE PROJECT IS TO BE CONSTRUCTED ACCORDING TO FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2000 AND FOOT STANDARD SPECIFICATIONS 2000.
- SIDEWALK THROUGH DRIVEWAYS TO BE MIN. 6" THICK. ALL OTHER SIDEWALK TO BE MIN. 4" THICK.
- CONTRACTOR TO REPAIR WATER MAIN AND SANITARY SEWER CONSTRUCTION AREAS TO EQUIVALENT OR IMPROVED CONDITION.
- ALL DISTURBED AREAS WITHIN RIGHT OF WAY TO BE SODED WITH BAHIA.
- ALL BUILDING PERMITS SHALL BE OBTAINED AND THE PROJECT COMPLETED WITHIN ONE YEAR FROM DEVELOPMENT REVIEW COMMITTEE APPROVAL DATE.
- ALL ISLANDS AND EDGES OF PAVEMENT AREA TO BE TYPE 'D' CURB UNLESS OTHERWISE NOTED.
- EXISTING EASEMENTS/ RIGHT-OF-WAY TO BE VACATED AS REQUIRED FOR UTILITY LINES TO BE REMOVED. (NOT SHOWN ON THIS PLAN FOR CLARITY - SEE SURVEY).
- ALL PROPOSED DRAINAGE LINES TO BE HDPE UNLESS OTHERWISE NOTED.
- DRAINAGE WILL CONFORM WITH ALL THE REGULATIONS OF THE 2010 LDR, INCLUDING, BUT NOT LIMITED TO CHAPTER 4, ARTICLE VI, AND SECTION 8.
- BASED ON SITE PLAN BY RICHARD JONES ARCHITECTURE, INC.
- EMERGENCY ACCESS SHALL BE PROVIDED AT THE START OF THE PROJECT AND BE MAINTAINED THROUGHOUT CONSTRUCTION PER FLORIDA FIRE PREVENTION CODE SECTION 3-5.2 AND NFPA 241 SECTION 5-4.3.
- THE PROPOSED FINISHED FLOOR ELEVATIONS ARE ABOVE THE HIGHEST 100-YEAR BASE FLOOD ELEVATION APPLICABLE TO THE BUILDING SITE, AS DETERMINED BY THE SWFWMD'S SURFACE WATER MANAGEMENT CONSTRUCTION DEVELOPMENT REGULATIONS.
- THIS PROJECT IS NOT LOCATED WITHIN A KNOWN FLOOD PLAIN.
- ALL CONSTRUCTION DETAILS SHALL BE IN ACCORDANCE WITH THE ENGINEERING DIVISION'S BOOK OF THE ENGINEERING MANUAL AND CONSTRUCTION STANDARDS BOOK, CHAPTER 5 AND 6.
- ALL 6", 8", 10", 12" PVC SD TO RUN AT MIN. 1.0% SLOPE.

NOTES:

- ELEVATIONS SHOWN ARE REFERENCED TO NGVD 1929.
- PROVIDE TRAFFIC BEARING LIDS, TOPS & COVERS FOR ALL EXISTING UTILITIES LOCATED WITHIN EXISTING PAVEMENT AREAS.
- FULL DRAINAGE PLANS, INCLUDING DRAINAGE CALCULATIONS, IN ACCORDANCE WITH THE 2010 LDR, CHAPTER 4, ARTICLE VII, SECTION 3G WILL BE REQUIRED AT TIME OF PERMITTING.
- CONTRACTOR SHALL COORDINATE INSTALLATION, LOCATION AND DEPTH OF 12" IRRIGATION SLEEVES IN RIGHT-OF-WAY WITH OPDD ENGINEER.

REVISIONS:
1.
2.
3.
4.
5.
6.
7.
8.

CLIENT:
Richard Jones Architecture Inc.
10 SE First Avenue
Delray Beach, Florida 33444
561.274.9186

PROJECT:
Quantum Lake Villas West – Lot 52
2400 Quantum Lakes Drive
Boynton Beach, FL 33426

TASK:
PAVING, GRADING AND DRAINAGE PLAN

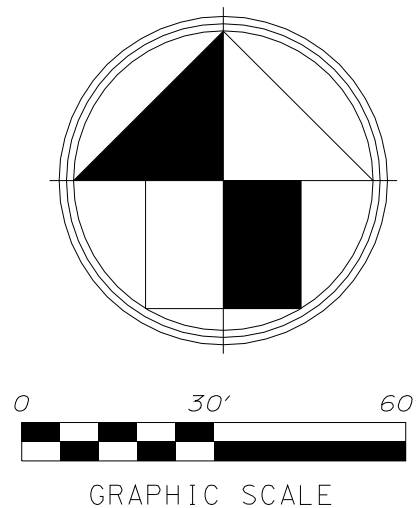
GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION NO. 818
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9899
Fax: (954) 986-8655

DATE: 4/11/2017
DESIGNED BY: G.C.B.
PROJECT NO. 12-0325
SHEET 2 OF 13

SCALE: 1"=30'
DRAWN BY: F.M.

GARY G. BLOOM, P.E.
FLA. LIC. NO. 19832
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER

Page 47 of 55



SEWER LEGEND







R.E.	RIM ELEVATION
I.E.	INVERT ELEVATION
MANHOLE R.E. I.E.	MANHOLE DESIGNATION
25' L.F./8" S.S. @ 0.42%	LENGTH & SLOPE OF PIPE
DOUBLE LINE	DOUBLE SEWER LATERAL
SINGLE LINE	SINGLE SEWER LATERAL
16" D.W.M.	EXISTING WATER MAIN
24" L.F./8" P.V.C. SS @ 0.40%	EXISTING SANITARY SEWER
C.O.T.G.	CLEAN OUT TO GRADE
D.I.P. PIPE	D.I.P. PIPE
SANITARY MANHOLE	SANITARY MANHOLE
12" U.E.	PROPOSED 12" UTILITY EASEMENT

WATER LEGEND

DOUBLE WATER METER SERVICE	DOUBLE WATER METER SERVICE
SINGLE WATER METER SERVICE	SINGLE WATER METER SERVICE
85' L.F./8" W.M.	LENGTH, SIZE & TYPE OF WATER MAIN
FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY	FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
PROPOSED GATE VALVE	PROPOSED GATE VALVE
BACTERIOLOGICAL SAMPLING POINT	BACTERIOLOGICAL SAMPLING POINT
EXISTING SANITARY SEWER	EXISTING SANITARY SEWER
EXISTING WATER MAIN	EXISTING WATER MAIN
D.I.P. PIPE	D.I.P. PIPE
PIPE BEND AS LABELED	PIPE BEND AS LABELED
FH	FIRE HYDRANT
EXISTING UTILITY EASEMENT	EXISTING UTILITY EASEMENT
12" U.E.	PROPOSED 12" UTILITY EASEMENT

REVISIONS:	1.	2.	3.	4.	5.	6.	7.	8.
CLIENT:	Richard Jones Architecture Inc. 10 SE First Avenue Delray Beach, Florida 33444 561.274.9186							
PROJECT:	Quantum Lake Villas West - Lot 52 2400 Quantum Lakes Drive Boynton Beach, FL 33426				WATER AND SEWER PLAN			
GGB Engineering, Inc.	DATE: 4/11/2017				SCALE: 1"=30'			
	DESIGNED BY: C.G.B.				DRAWN BY: F.M.			
PROJECT NO. 12-0325				SHEET 3 OF 13				
GARY G. BLOOM, P.E. FLA. LIC. NO. 19832 NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER								

Calculation Summary					
Project: QUANTUM LOT 52 - REV7 --- APR - 13 - 2017					
Label	Avg	Max	Min	Avg Min	Max Min
PARK & DRIVE	2.05	5.0	0.5	4.10	10.00
SPILL	0.03	0.2	0.0	N.A.	N.A.
N MAILBOX-FITNESS AREA	1.33	2.2	0.5	2.66	4.40
SE EXERCISE - GAZEBO AREA	2.71	5.0	0.7	3.87	7.14

Luminaire Schedule								
Project: QUANTUM LOT 52 - REV7 --- APR - 13 - 2017								
Symbol	Qty	Label	Description	L1D	L0D	L1F	Lum. Watts	Total Watts
	2	SA	PHILIPS GARDCO ECF-I-96L-1A-NW-62-5W POLE MOUNT 2' A.F.G.	0.900	0.900	0.810	313.5	1254
	1	SB1	PHILIPS GARDCO ECF-S-32L-1_2A-NW-62-4-HIS POLE MOUNT 1' A.F.G.	0.900	0.900	0.810	127.1	127.1
	1	SC	PHILIPS GARDCO ECF-S-64L-1A-NW-62-3 POLE MOUNT 2' A.F.G.	0.900	0.900	0.810	211	211
	8	W	PHILIPS GARDCO 121-32L-1000-NW-63-2	0.900	0.900	0.810	106.7	853.6
	3	W1	PHILIPS GARDCO 121-32L-1000-NW-63-3	0.900	0.900	0.810	107	321
	1	W2	PHILIPS GARDCO 121-16L-1200-NW-63-4	0.900	0.900	0.810	66	66

Philips Gordco LED wall sconce I21 offers distinction through its styling, powerful optical design, array of distributions, and impressive selection of control possibilities. Designed to add an element of style to your application by pairing straight lines with rounded edges, the form of the I21 is timeless, yet contemporary, and will complement a wide assortment of architectural styles and designs, while delivering high light levels and functional distributions. I21 sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 10103 lumens. Energy saving control options help to increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path-of-egress and is integral to the luminaire.

[illegible][illegible]

The image shows a white Philips Gardco EcoForm showerhead mounted on a chrome stem. To the left is a green and white product information card. The card features the Philips logo and 'GARDCO' at the top. Below is a green section with 'Site & Area' and 'EcoForm' in white text, followed by 'ECF-L Large' in green text. To the right of the showerhead is a white form with fields for 'Brand', 'Location', 'Cat No', 'Type', 'Qty', and 'Notes'. Below the form are two circular certification logos: 'UL LISTED' and 'NSF ICS'. At the bottom of the image is the text: 'The Philips Gardco EcoForm EcoForm showerheads are designed for performance.' and '© 2007 Philips Gardco, Inc. All rights reserved.'.

[illegible]






Site & Area

EcoForm

EQF-S print

PROPERTY _____

LOCATION _____

DATE _____

TIME _____

BY _____

FOR _____

[illegible][illegible]

121 LED wall sconce

Wall mount

Luminaire Accessories [\[order separately\]](#)

Mounting Accessories	Control Accessories
BLM 9014 2x12" Mount Bracket for Surface Control	Wireless Controls WLC01 10' wireless control module LCS01 10' wireless control module LCS02 20' wireless control module

Whether you want to create a mood or control a room, the 121 LED wall sconce is the perfect choice. It's a sleek, modern design that can be used in a variety of ways. The sconce is made of high-quality materials and is built to last. It's a great choice for anyone looking for a reliable, long-lasting light fixture.

Dimensions

Standard Luminaire

Medium Troopier

Wireless Control

Luminaire Single	
LED wall sconce 121	Weight
Luminaire	5.50 lbs
Luminaire - EPC (10' Customary panel)	10.0 lbs
Luminaire - Integrated Wireless Controller	7.0 lbs

ECF-L EcoForm large

Site & Area

Dimensions

Standard Arm (AR)

Weight 12.5 kg (27.5 lb) EN 13853:2004

Weight 12.5 kg (27.5 lb) EN 13853:2004

Vital (VOS)

Weight 13.5 kg (29.8 lb) EN 13853:2004

[illegible]

ECF-S EcoForm small

Site & Area

Dimensions

Standard model (A1)

Weight 12.5 kg (27.5 lb)

Site 1.07 m (35.4 in)

Area 0.27 m² (2.97 sq ft)

ECF-S (A1)

Weight 12.5 kg (27.5 lb)

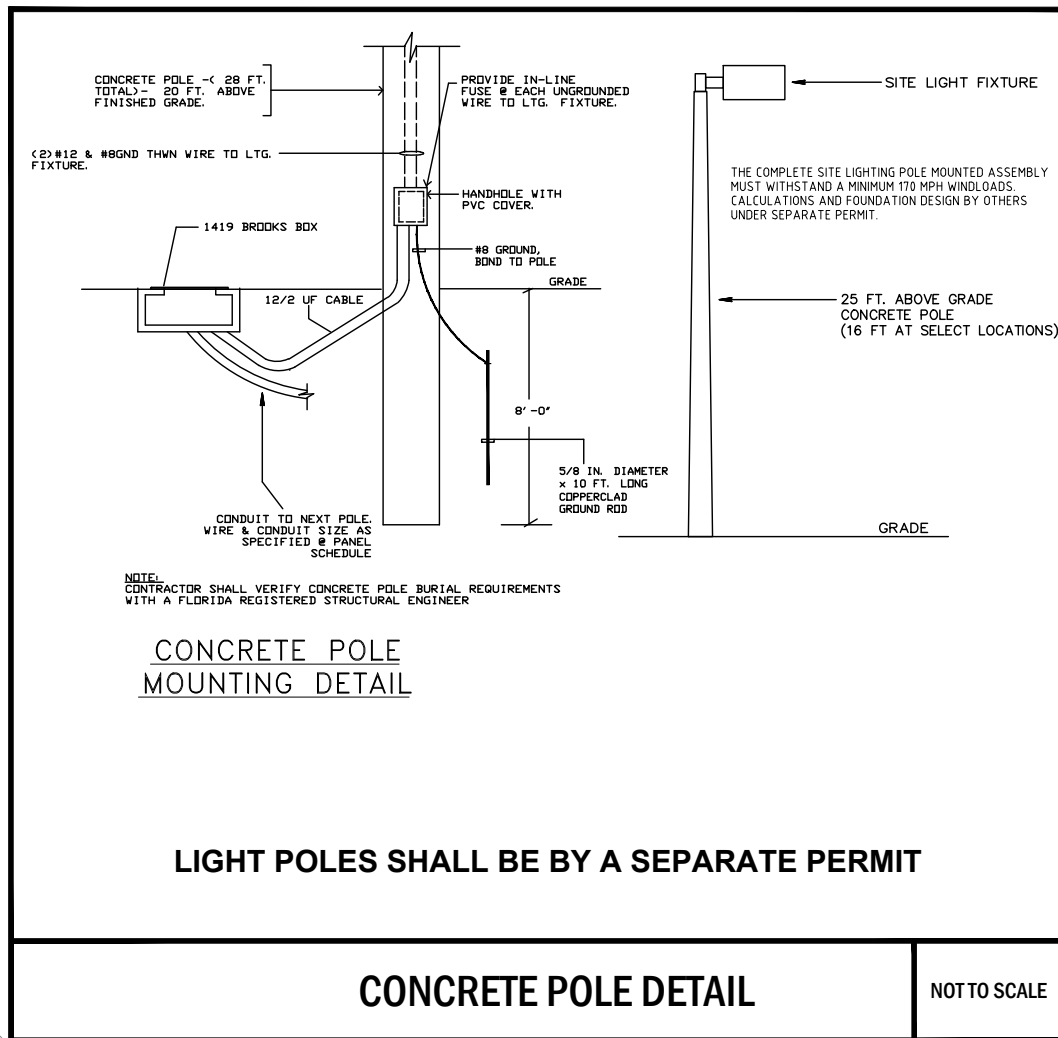
Site 1.07 m (35.4 in)

Area 0.27 m² (2.97 sq ft)


Figure 1 shows the dimensions of the test specimens. The specimens are categorized into Reinforced concrete (RCM) and Steel fiber (SF) beams. The dimensions are as follows:

- Reinforced concrete (RCM) beam:** Length 3070 mm, Width 150 mm, Height 150 mm.
- Steel fiber (SF) beam:** Length 3070 mm, Width 150 mm, Height 150 mm.
- Reinforced concrete (RCM) beam with steel fiber:** Length 3070 mm, Width 150 mm, Height 150 mm.
- Steel fiber (SF) beam with steel fiber:** Length 3070 mm, Width 150 mm, Height 150 mm.
- Reinforced concrete (RCM) beam with steel fiber:** Length 3070 mm, Width 150 mm, Height 150 mm.
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- Steel fiber (SF) beam with steel fiber:** Length 3070 mm, Width 150 mm, Height 150 mm.

ECF-5 01/07 page 3 of 9



RICHARD JONES



ARCHITECTURE

10 S.E. FIRST AVENUE | SUITE 102
DELRAY BEACH, FLORIDA 33444
V 561.274.9186 | F 561.274.9196
AA26001617 | IB26001056

WWW.RJARCHITECTURE.COM

SECURED HOLDINGS, INC.
2400 QUANTUM LAKES DRIVE
BOYNTON BEACH, FLORIDA
QUANTUM TOWN PARK & VILLAGE, L.L.C.
2500 QUANTUM LAKES DRIVE 101
BOYNTON BEACH, FL 33426

FLORIDA LICENSURE

AR 0016172	
AA26001617 IB26001056	
COMMISSION #	11-019
DESIGNER:	RJ
DRAWN BY:	TR
PLAN REVIEW:	RJ

SUBMITTALS:

REVISIONS:

PHOTOMETRIC
PLAN

PH-1

RICHARD JONES ARCHITECTURE



March 16, 2018

Mr. Edgar Breese, Principal Planner, BreeseE@bbfl.us
City of Boynton Beach Planning & Zoning
100 E. Boynton Beach Boulevard
Boynton Beach, FL 33435-0310

**RE: Justification for Setback Waiver
Quantum Lake Villas West aka Lot 52
2400 Quantum Lakes Drive, Boynton Beach, FL 33426**

Dear Mr. Breese,

There are two areas of setback waivers for this project. The first is a waiver to reduce the set back to 7 feet along the Lake frontage. There is an approximately 15 - 20 feet of flat area from the buildings to the top of the lake bank. This area has an existing Landscape buffer that will remain. This area also will be subject to a 10 and 12 foot construction easement for buildability of the project and when done will be appropriately landscaped. See the submitted Landscape plans. This nicely landscaped area will not only be an attractive view but has potential as a place for recreational uses.

The second waiver is to reduce the street set back to 15 feet. This is in keeping with what has been previously approved throughout the Quantum Park Development. A good example is the Quantum Lake Villas that are located one lot away for this project (please see reference photos 1 & 2). The building Architecture is well done and attractive, it too is similar if not identical to other projects that have been approved in the Development. Shrubs have been added to the landscape plans along the street and with mid-level flowering trees. These new plantings are intended to work with the existing oak and black olive trees along the roadway to provide sufficient landscaping to screen the buildings. Note that the landscape architect worked with FPL to assure that any and all plantings proposed for the utility easement meet the requirements of FPL.

Thank you again for your consideration of our request. If you would like to discuss the subject further, I am available at your convenience via e-mail at jlyon@olenproperties.com or by phone at (561) 531-1268.

Sincerely,

OLEN DEVELOPMENT CORP.

John G. Lyon
Director of Construction, FL. Region

1062 Coral Ridge Dr. * Coral Springs, FL. 33071
(561) 531-1268
www.olenproperties.com

Quantum Lake Villas Apartment Homes
Reference Photo #1



Quantum Lake Villas Apartment Homes
Reference Photo #2



EXHIBIT "D"

Conditions of Approval

Project Name: Quantum Lake Villas West (Lot 52)
 File number: MSPM 17-001
 Reference: 3rd review plans identified as a Major Site Plan Modification with an April 24, 2017 Planning and Zoning Department date stamp marking.

DEPARTMENTS	INCLUDE	REJECT
ENGINEERING / PUBLIC WORKS / FORESTRY / UTILITIES		
Comments:		
1. Please depict drive dimensions and use a type "F" curb.		
2. Please provide drainage calculations.		
FIRE		
Comments:		
3. Please apply for, and provide a flow test conducted by Boynton Beach Fire Rescue, Fire & Life Safety.		
4. Please provide fire flow calculations in accordance with the Chapter 18 of the 2012 edition of NFPA 1.		
POLICE		
Comments: None, all previous comments addressed at DART meeting.		
BUILDING DIVISION		
Comments: None, all previous comments addressed at DART meeting.		
PARKS AND RECREATION		
Comments:		
5. Per City Ordinance, the Park Impact Fee is \$61,880 (104 units x \$595)		
PLANNING AND ZONING		
Comments:		

DEPARTMENTS	INCLUDE	REJECT
6. It is the applicant's responsibility to ensure that the application requests are publicly advertised in accordance with Ordinance 04-007 and Ordinance 05-004 and an affidavit provided to the City Clerk.		
7. Please provide a copy of Palm Beach County School District concurrency approval letter.		
8. Please revise the landscape design and planting scheme to match the previous approval in the area from the north terminus of the hedge on the west side of Building 4, around the corner, to the walkway along the west side of Building 1.		
9. Approval of the Site Plan is subject to Commission approval of the four (4) setback waivers.		
10. At time of permit submittal please submit a Unity of Title agreement or some other form of documentation satisfactory to the City Attorney, ensuring the continued shared use of the recreational amenities at the Villas of Quantum Lakes in perpetuity by the residents of this development.		
11. Applicants who wish to utilize City electronic media equipment for recommended PowerPoint presentations at the public hearings must notify the project manager in Planning and Zoning and submit a CD of the presentation at least one week prior to the scheduled meeting.		
COMMUNITY REDEVELOPMENT AGENCY		
Comments: N/A		
PLANNING & DEVELOPMENT BOARD CONDITIONS		
Comments: To be determined.		
CITY COMMISSION CONDITIONS		
Comments: To be determined.		

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

PROJECT NAME: Quantum Lake Villas West – Lot 52 Quantum Park (MSPM 17-001)

APPLICANT: John Lyon, Olen Properties

APPLICANT'S ADDRESS: 1062 Coral Ridge Drive, Coral Springs, FL 33071

DATE OF HEARING RATIFICATION BEFORE CITY COMMISSION: April 17, 2018

APPROVAL SOUGHT: Request for Major Site Plan Modification approval to construct 104 Multi-family rental units and associated recreational amenities and site improvements, as well as a request for four (4) setback waivers, in the PID (Planned Industrial Development) zoning district.

LOCATION OF PROPERTY: SE corner of Gateway Boulevard and Park Ridge Boulevard (Lot 52 Quantum Park).

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 "D" 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