



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

DATE: Tuesday, June 26, 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**
 - 7.A. Approve Boynton Beach Fire Station #1 (NWSP 17-002) to allow construction of a two-story, 9,700 square foot fire station and 5,630 square foot District Energy Plant with associated site improvements on a 0.65-acre parcel, located at the NE corner of NE 1st Street and NE 1st Avenue in an R-3 (Multifamily) zoning district. Applicant: City of Boynton Beach
 - 7.B. Approve Boynton Beach Fire Station #1 Community Design Appeal (CDPA 17-004) from Chapter 4, Article III, Section 3.I.1., screening of rooftop equipment visible from within 600 feet, to allow rooftop cooling towers as designed for a District Energy Plant. Applicant: City of Boynton Beach.
- 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.



CITY OF BOYNTON BEACH AGENDA ITEM REQUEST FORM

PLANNING AND DEVELOPMENT MEETING DATE: 6/26/2018

REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD: Approve Boynton Beach Fire Station #1 (NWSP 17-002) to allow construction of a two-story, 9,700 square foot fire station and 5,630 square foot District Energy Plant with associated site improvements on a 0.65-acre parcel, located at the NE corner of NE 1st Street and NE 1st Avenue in an R-3 (Multifamily) zoning district. Applicant: City of Boynton Beach

EXPLANATION OF REQUEST:

The proposed site area totals 0.65 acre and is located directly adjacent to the Town Square project. The proposed site plan depicts the placement of a 9,700 square foot fire station building with an attached 5,630 square foot District Energy Plant. The fire station contains three (3) bays for vehicle storage, office space, sleeping quarters and amenities for employees.

The proposed fire station is designed as a two-story, tilt wall structure with contemporary, clean line architecture. The proposed building elevations depict the typical roof deck height of the building at 28 feet, with typical parapet walls at 34 feet. A concurrent application requesting approval of a Community Design Appeal of Chapter 4, Article III, screening of rooftop equipment visible from within 600 feet has been submitted. This request is relative to the cooling towers vital to the operation of the District Energy Plant. The equipment is approximately 12 feet in height and extends approximately six (6) feet above the height of the parapet. The equipment will not be visible from any of the abutting rights-of-ways and has limited visibility from Boynton Beach Boulevard and Ocean Avenue (see Exhibit "E" – Line-of-Sight Diagrams). The equipment is enclosed in metal boxes so mechanical components are not visible.

Note that the attached staff report is the same report used for the accompanying request for Community Design Appeal.

HOW WILL THIS AFFECT CITY PROGRAMS OR SERVICES?

In preparation for the Town Square project, the proposed fire station will replace the existing Fire Station #1, which is currently located within the Town Square project area.

FISCAL IMPACT: Non-budgeted N/A

ALTERNATIVES: No recommended alternatives.

STRATEGIC PLAN:

STRATEGIC PLAN APPLICATION: N/A

CLIMATE ACTION:

Is this a grant?


Grant Amount:


ATTACHMENTS:

Type	Description
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Location Map	Exhibit A - Location Map
<input type="checkbox"/> Exhibit	Exhibit B: Future Land Use
<input type="checkbox"/> Exhibit	Exhibit C: Zoning
<input type="checkbox"/> Drawings	Exhibit D: Plans
<input type="checkbox"/> Drawings	Exhibit E: Line-of-Sight Diagrams
<input type="checkbox"/> Conditions of Approval	Exhibit F: Conditions of Approval
<input type="checkbox"/> Development Order	Development Order

**DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
MEMORANDUM NO. PZ 18-040
STAFF REPORT**

TO: Chair and Members
Planning and Development Board

THRU: Michael Rumpf 
Director of Planning and Zoning

FROM: Amanda Bassiely 
Senior Planner

DATE: June 4, 2018

PROJECT NAME: Boynton Beach Fire Station #1 (NWSP 17-002 / CDPA 17-004)

REQUEST: New Site Plan approval for a two-story, 9,700 square foot fire station and 5,630 square foot District Energy Plant with associated site improvements on a 0.65-acre parcel, located at the NE corner of NE 1st Street and NE 1st Avenue in an R-3 (Multifamily) zoning district. Applicant: City of Boynton Beach

PROJECT DESCRIPTION

Property Owner: City of Boynton Beach

Applicant: City of Boynton Beach

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

Location: Northeast corner NE 1st Street and NE 1st Avenue (see Exhibit "A" - Site Location Map)

Existing Land Use: HDR (High Density Residential)

Proposed Land Use: No change to land use proposed

Existing Zoning: R-3 (Multifamily)

Proposed Zoning: No change to zoning proposed

Proposed Use: A two-story, 9700 square foot fire station and a 5,630 square foot district energy plant with associated site improvements

Acreage: 0.65 acres

Adjacent Uses:

- North: Developed commercial properties zoned C-3 (Community Commercial), and farther north is the right-of-way for Boynton Beach Boulevard;
- South: Right-of-way for NE 1st Avenue and farther south are developed multifamily residential properties zoned R-3 (Multifamily);
- East: Right-of-way for the SCL Railway and Interstate 95; and
- West: Right-of-way for NE 1st Street and farther west is the existing Fire Station #1 which will be demolished and redeveloped into the Town Square project. The property is currently zoned PU (Public Use).

PROPERTY OWNER NOTIFICATION

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

BACKGROUND

- Proposal:** Mr. Mark Rickards, agent, is requesting approval to allow the construction of a two-story, 9,700 square foot fire station and a 5,630 square foot district energy plant with associated site improvements immediately east of the proposed Town Square. The agent has also submitted an application for Community Design Appeal to address the magnitude of visibility of mechanical equipment mounted on the roof.

ANALYSIS

Concurrency:

- Traffic:** A traffic study was sent to the Palm Beach County Traffic Division for their review and information and, at the time of this report, the County has not completed their review. The traffic study was performed by Kimley-Horn and Associates and indicates that the project would generate a total of 0 AM Peak Hour trips and 6 PM Peak Hour trips, with a total of 50 daily trips.

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

- Utilities:** The City's water capacity, as increased through the purchase of up to five (5) million gallons of potable water per day from Palm Beach County Utilities, would meet the projected potable water for this project. Sufficient sanitary

sewer and wastewater treatment capacity is also currently available to serve the project. As a part of the development of the parcel water mains are required to be upgraded (See Exhibit F - Conditions of Approval).

Police/Fire: The Police and Fire Departments have reviewed the site plan and all outstanding review comments have been acknowledged by the applicant and will be addressed at the time of permitting. Further plan review by the Fire Department will occur during the building permit process (See Exhibit F - Conditions of Approval).

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

Access: The project proposes one (1) point of ingress and one (1) point of egress for the flow of fire trucks and emergency vehicles through the site. Vehicles will enter on the alley to the east of the parcel and exit on to NE 1st Street. Sidewalks will be constructed along the three abutting right-of-ways and a walkway will be installed leading from the public sidewalk to the building entrance.

Parking: The off-street parking requirements for the proposed fire station have been calculated utilizing standard office use calculations, plus one space per employee bed. The standard office calculation of one (1) parking per 300 square feet equates to 2 parking spaces required plus nine (9) spaces for the beds, totaling 11 required parking spaces.

The site plan depicts the provision of six (6) on-street parking spaces. The remaining required parking will be provided in the future Town Square garage, immediately west of the site. If the future garage is not constructed prior to the fire station opening, temporary parking will need to be provided to support the use in the interim (see Exhibit "F" – Conditions of Approval).

Landscaping: The Plant List (Sheet L2.00) indicates that the project would contain a total of 14 canopy and 7 palm trees, and 2,165 accent, shrub, and groundcover plants. All plant materials to be used in the landscape design are required to be Florida number one grade and must be identified as having "low" or "medium" watering needs in the South Florida Water Management's "Waterwise" publication. The proposed tree species would include the following: Pigeon Plum, Silver Buttonwood, and Pink Tabebuia trees. Palm species would include, Christmas Palm, and Foxtail Palms. Shrubs utilized in the plant scheme include Wax Jasmine, Wild Flower Mix, and Coontie.

The Tree Disposition Plan (Sheet L1.00) indicates that 26 trees and 10 palms are proposed to be removed and mitigated as part of the landscape design or to be relocated within the Town Square project.

Building and Site: The proposed site area totals 0.65 acre and is located directly adjacent to the Town Square project. The proposed site plan depicts the placement of a 9,700 square foot fire station building with an attached 5,630 square foot District Energy Plant. The fire station contains three (3) bays for vehicle storage, office space, sleeping quarters and amenities for employees.

The proposed fire station is designed as a two-story, tilt wall structure with contemporary, clean line architecture. As noted above, a concurrent application requesting approval of a Community Design Appeal of Chapter 4, Article III, screening of rooftop equipment visible from within 600 feet has been submitted. This request is relative to the cooling towers vital to the operation of the District Energy Plant. The equipment is approximately 12 feet in height and extends approximately six (6) feet above the height of the parapet. The equipment will not be visible from any of the abutting rights-of-ways and has limited visibility from Boynton Beach Boulevard and Ocean Avenue (see Exhibit "E" – Line-of-Sight Diagrams). The equipment is enclosed in metal boxes so mechanical components are not visible. The standard color for the enclosure is a neutral beige.

Building Height: The maximum building height allowed in the R-3 (Multifamily) zoning district is 45 feet. The proposed building elevations depict the typical roof deck height of the building at 28 feet, with typical parapet walls at 34 feet. The applicant has also requested a Community Design Appeal for the roof mounted mechanical equipment which is shown at 39 feet and 9.25 inches in height, extending approximately six (6) feet above the parapet.

Setbacks: The R-3 zoning district requires 30 foot building setbacks from the front, rear and side corner property lines and 20 feet for the interior side property line. However, per the Land Development Regulations, Chapter 3, Zoning, Article II, Municipal Operations and Emergency Facilities, Essential Services and Support Infrastructure are exempt from setback regulations in order to allow for flexibility. The fire station building, as situated on the site, has the following setbacks: front – 32 feet; rear – 7 feet; side corner – 3.48 feet; and interior side – 6.92 feet.

Design: The fire station is designed as a two-story, tilt wall structure with contemporary, clean line architecture. The design features a textured concrete finish, parapet roof, building score lines, stone veneer columns, metal canopies, and impact resistant storefront glass. The colored renderings depict a white façade with red accents, with final building colors to be submitted and reviewed prior to permitting (see Exhibit "F" – Conditions of Approval).

Lighting: A photometric plan was not submitted for the project. A photometric plan will be completed and filed prior to the issuance of permits to confirm compliance with the applicable lighting standards, and document pole heights, locations,

and light fixture design and colors (see Exhibit “F” – Conditions of Approval).

Signage: Site and building signage will be minimal for the project. Detail drawings will be processed in conjunction with the filing of building permits to document compliance with the City’s Sign Code (see Exhibit “F” – Conditions of Approval).

Public Art: The project is subject to the Art in Public Places requirement. The Public Art component of the project will be one (1) percent of the estimated construction value. Coordination with the Public Arts Manager will be accomplished to determine the best way to incorporate art into the project.

RECOMMENDATION

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

S:\Planning\SHARED\WP\PROJECTS\Boynton Beach Fire Station #1\StaffReport\Staff Report - NWSP17-002.doc

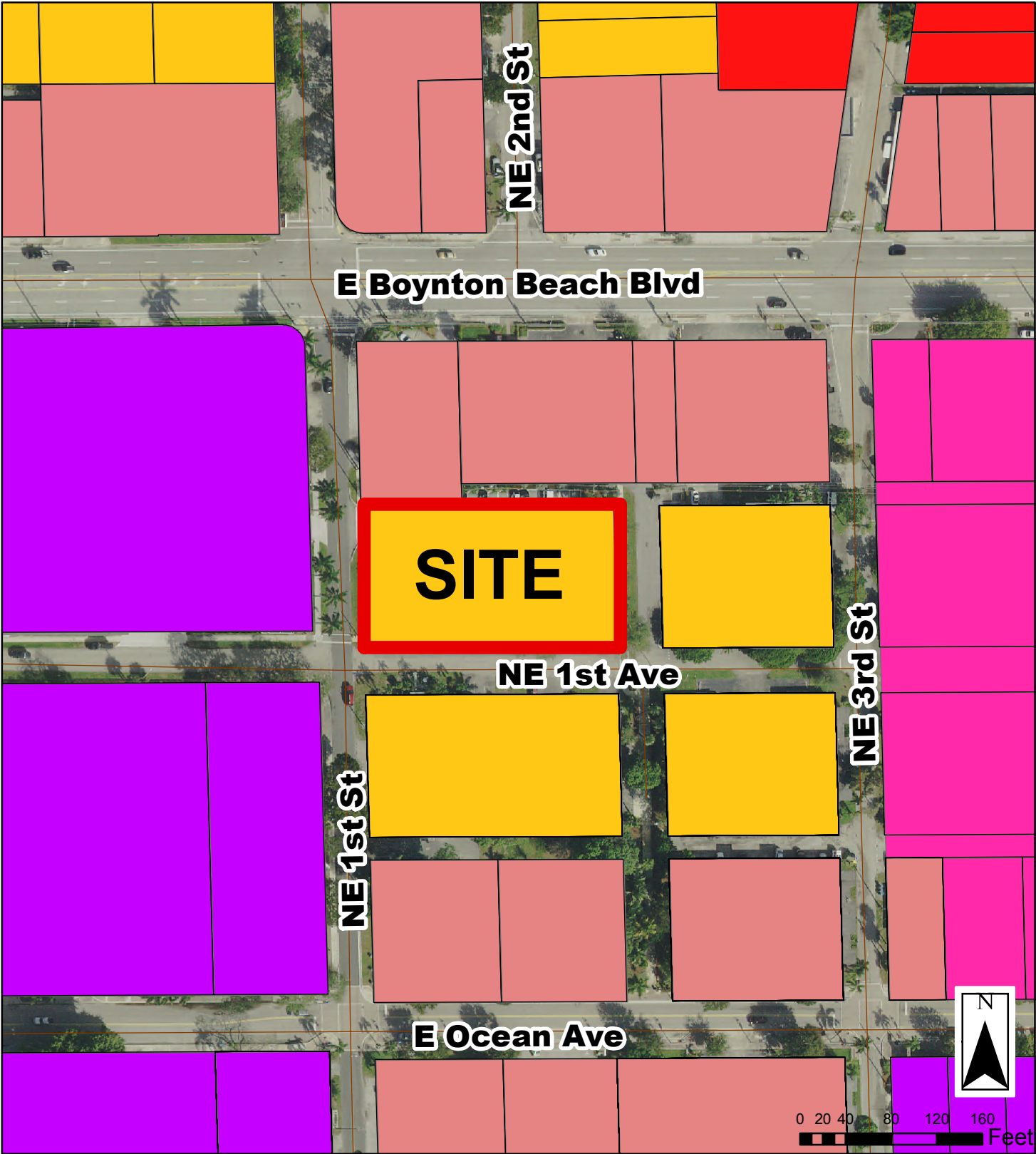
FIRE STATION 1 LOCATION MAP



0 20 40 80 120 160 Feet






FIRE STATION 1 FUTURE LAND USE

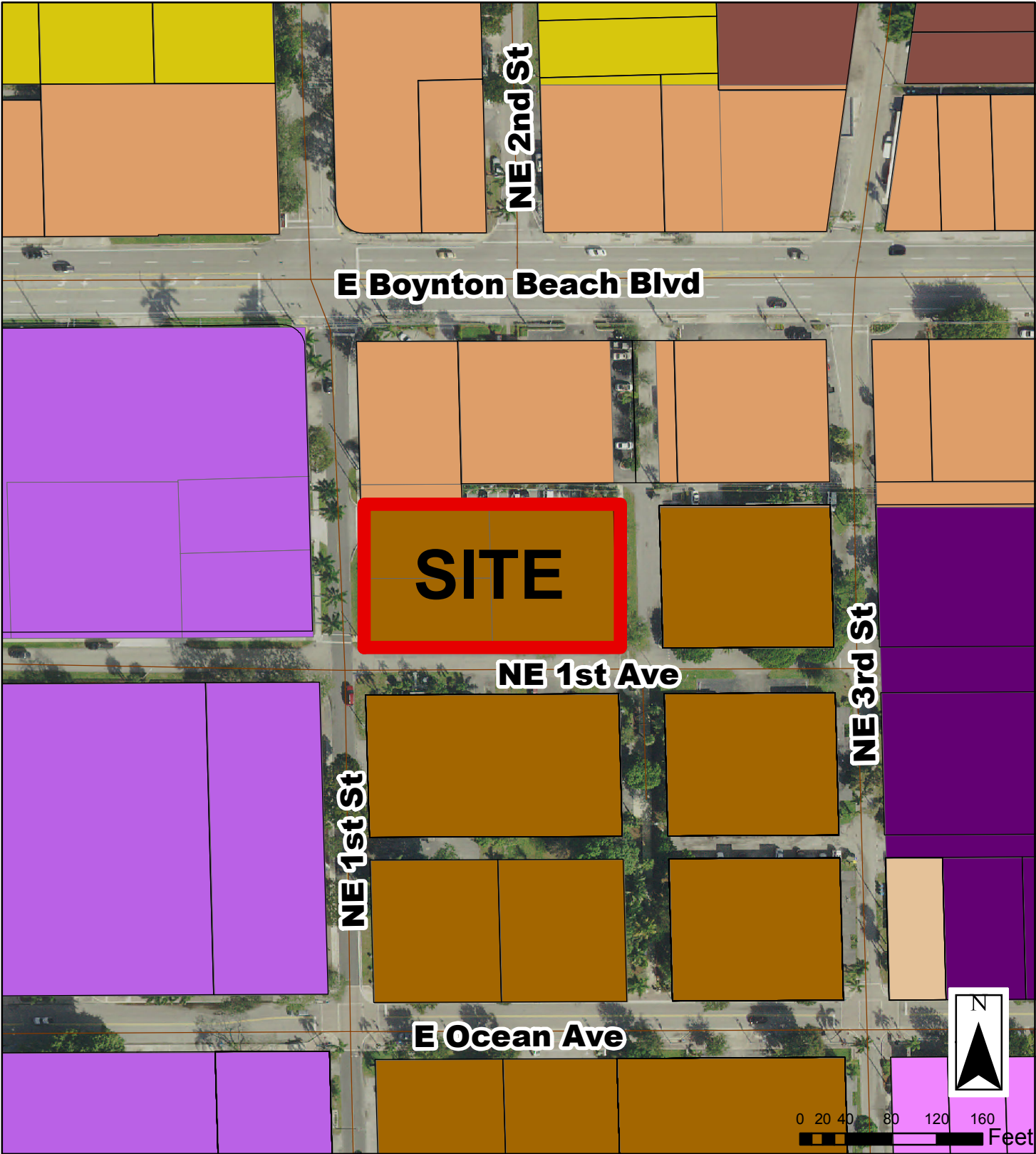


LEGEND: FLU CLASSIFICATIONS

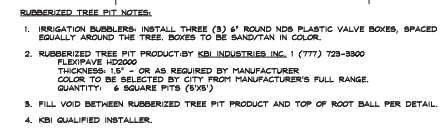
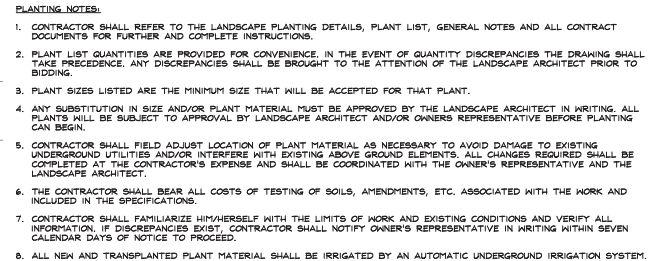
-  Medium Density Residential (MEDR)
-  Local Retail Commercial (LRC)

-  General Commercial (GC)
-  Mixed Use Medium (MXM)
-  Mixed Use High (MXH)

FIRE STATION 1 ZONING



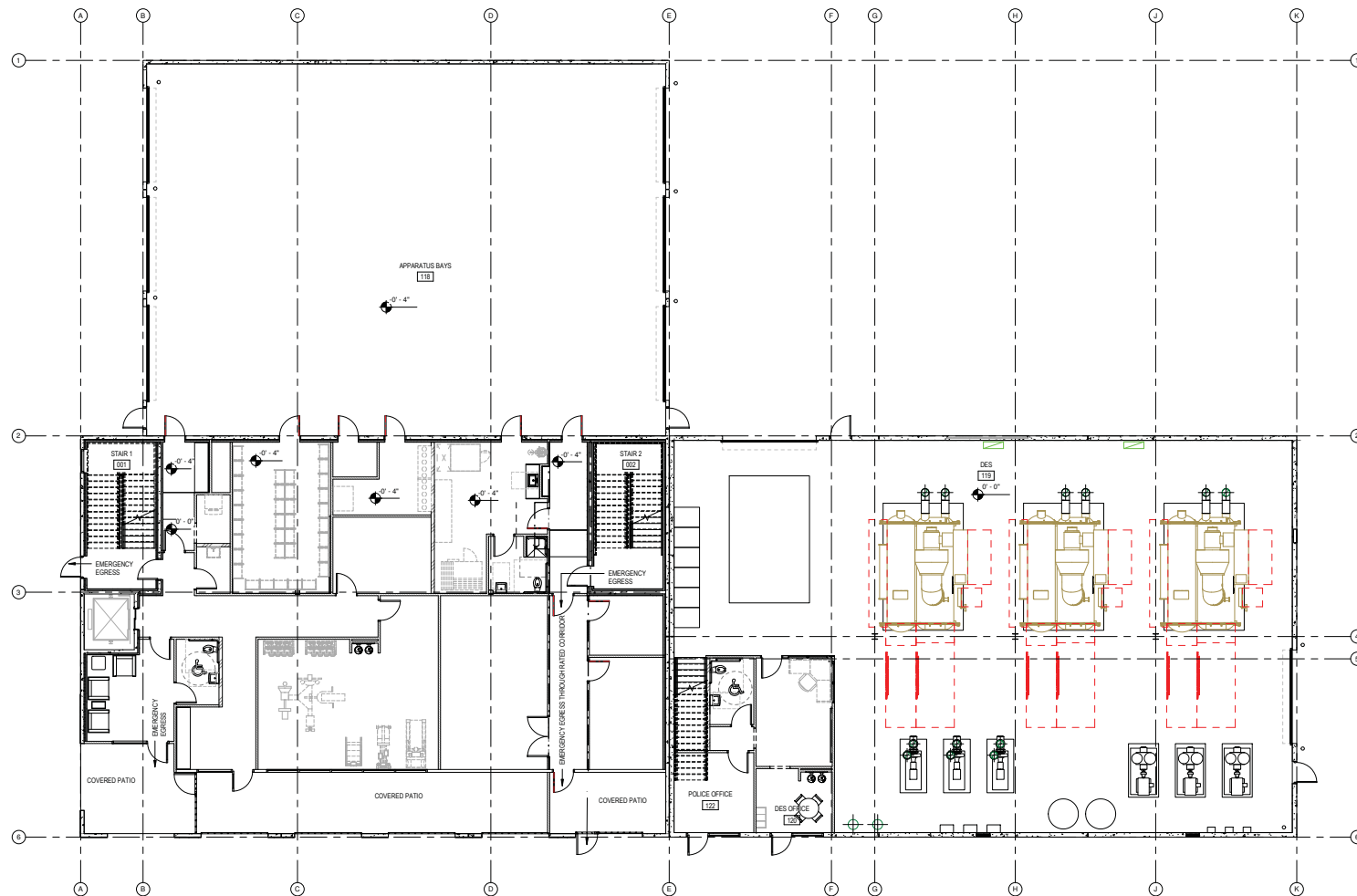
LEGEND: ZONING DISTRICTS	
 R2 Duplex, 10 du/ac	 C4 General Commercial
 R3 Multi Family, 11 du/ac	 MU-2 Mixed Use 2, 40 du/ac
 C2 Neighborhood Commercial	 MU-3 Mixed Use 3, 50 du/ac
	 MU-C Mixed Use Core, 80 du/ac



<u>TREES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT.</u>	<u>CAL.</u>	<u>SIZE</u>	<u>QTY</u>
CD	<i>Coccoloba diversifolia</i>	Pigeon Plum	B # B	4' Cal.	16'HT X 6'SPR	3
CS	<i>Conocarpus erectus</i> 'Sericeus' Mini Trunk, 5 Trunks Min. 4' Cal Total, Prune to 6' CT	Silver Buttonwood	B # B	4' Cal.	14'HT X 5'SPR	8
TH	<i>Tabebuia heterophylla</i>	Pink Tabebuia	B # B	4' Cal.	14'HT X 5'SPR	3
<u>PALM TREES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT.</u>	<u>CAL.</u>	<u>SIZE</u>	<u>QTY</u>
AM	<i>Adonidia merrillii</i> Triple Trunk	Christmas Palm	F.G.		16' OA	3
MB	<i>Nodysetia bifurcata</i>	Portulac Palm	F.G.		16' HT	5
<u>SHRUBS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT.</u>	<u>O.C.</u>	<u>SIZE</u>	<u>QTY</u>
CD	<i>Clusia guiterres</i>	Small Leaf Clusia	7 gal	36" O.C.	24"x24"	74
FG	<i>Ficus microcarpa</i> 'Green Island'	Green Island Ficus	Cont.	24" O.C.	12"x12"	112
PM	<i>Podocarpus macrophyllum</i>	Podocarpus	7 gal	36" O.C.	36" HT	10
<u>SHRUB AREAS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT.</u>	<u>O.C.</u>	<u>SIZE</u>	<u>QTY</u>
JV	<i>Jasminum volubile</i>	Haz Jasmine	Cont.	24" O.C.	24"x24"	50
MM	Wildflower Mix Equal Quantities of Each	Wildflower Mix	1 gal	12" O.C.		1,376
ZP	<i>Zamia pumila</i>	Coontie	3 gal	24" O.C.	15"x15"	181
<u>GROUND COVERS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT.</u>	<u>O.C.</u>	<u>SIZE</u>	<u>QTY</u>
IN	<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon	3 gal	18"O.C.	12"x12"	125
LM	<i>Liriope muscari</i> 'Emerald Goddess'	Emerald Goddess Liriope	3 gal	16"O.C.	16" HT	80

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY
	<i>Slayrinchium angustifolium</i>	Blue-Eyed Grass	461 (33%)
	<i>Gallardia pulchella</i>	Indian Blanket Flower	461 (33%)
	<i>Coreopsis leavenworthii</i>	Leavenworth Tickseed	460 (33%)

CODE COMPLIANCE PER ARTICLE II OF THE BOYNTON BEACH CODE OF ORDINANCES			
SEC. 4-A-3-a-2	MINIMUM NUMBER OF DIFFERENT TREE SPECIES PER TABLE 4-2 11-30 TREES = 3 SPECIES (29 TREES PROVIDED)	REQUIRED 3	PROVIDED 5
SEC. 4-B-2	<p>SOUTH: 5' MIN. WIDTH 1 TREE / 25 LF CONTINUOUS 2' HIGH HEDGE</p> <p>222 LF/25 =</p> <p>WEST: 5' MIN. WIDTH 1 TREE / 25 LF CONTINUOUS 2' HIGH HEDGE</p> <p>66 LF/25 =</p>	<p>SOUTH: 5' WIDTH 4 TREES CONTINUOUS 2' HIGH HEDGE</p> <p>WEST: 5' WIDTH 3 TREES CONTINUOUS 2' HIGH HEDGE</p>	<p>SOUTH: 5' WIDTH 6 TREES CONTINUOUS 2' HIGH HEDGE</p> <p>WEST: 5' WIDTH 3 TREES CONTINUOUS 2' HIGH HEDGE</p>
SEC. 4-B-3	<p>NORTH: 5' MIN. WIDTH 1 TREE / 30 LF CONTINUOUS 3' HIGH HEDGE</p> <p>222 LF/30 =</p> <p>EAST: 5' MIN. WIDTH 1 TREE / 30 LF CONTINUOUS 3' HIGH HEDGE</p> <p>61 LF/30 =</p>	<p>NORTH: 5' WIDTH 8 TREES CONTINUOUS 3' HIGH HEDGE</p> <p>EAST: 5' WIDTH 2 TREES CONTINUOUS 3' HIGH HEDGE</p>	<p>NORTH: 5' WIDTH 8 TREES CONTINUOUS 3' HIGH HEDGE</p> <p>EAST: 5' WIDTH 2 TREES CONTINUOUS 3' HIGH HEDGE</p>



1 FIRST FLOOR PLAN
1/8" = 1'-0"



Architects and Planners
I.S.K. Reeves V. F.A.I.A.
Ian A. Reeves, A.I.A.
Susan Garrit A.I.A., LEED-AP
333 N. Knowles Ave.
Winter Park, Florida 32789
(407) 647-1706
Corporate Registration
Number: AKC001197

In Association With:



H. J. HIGH CONSTRUCTION
1015 West Amelia Street
Orlando, FL 32805
T: 407-422-8171 F: 407-841-4800

Boynton Beach Fire Department

Boynton Beach, FL

Schematic Design

The architect hereby expressly reserves his common law copyright and other property rights in these drawings. These drawings shall not be reproduced without written permission and consent of the architect, nor are they to be assigned to any party without first obtaining written permission and consent.

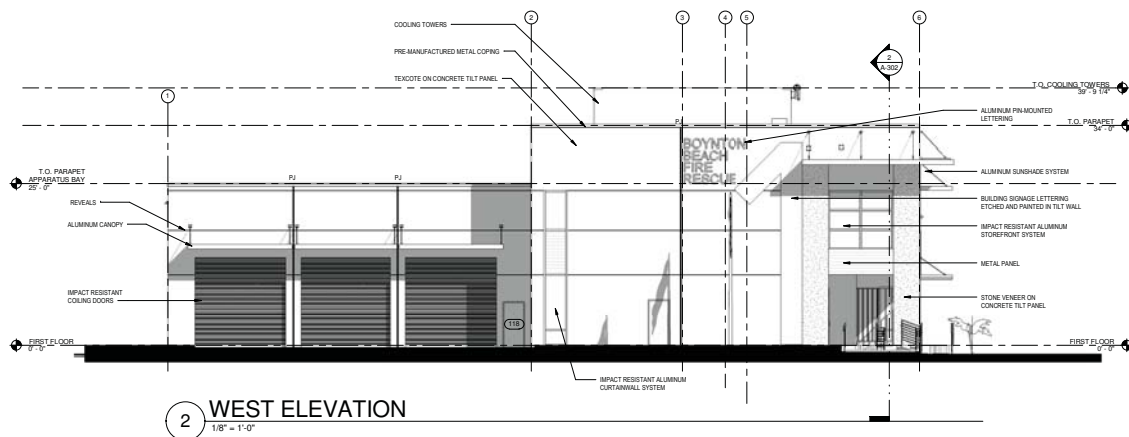
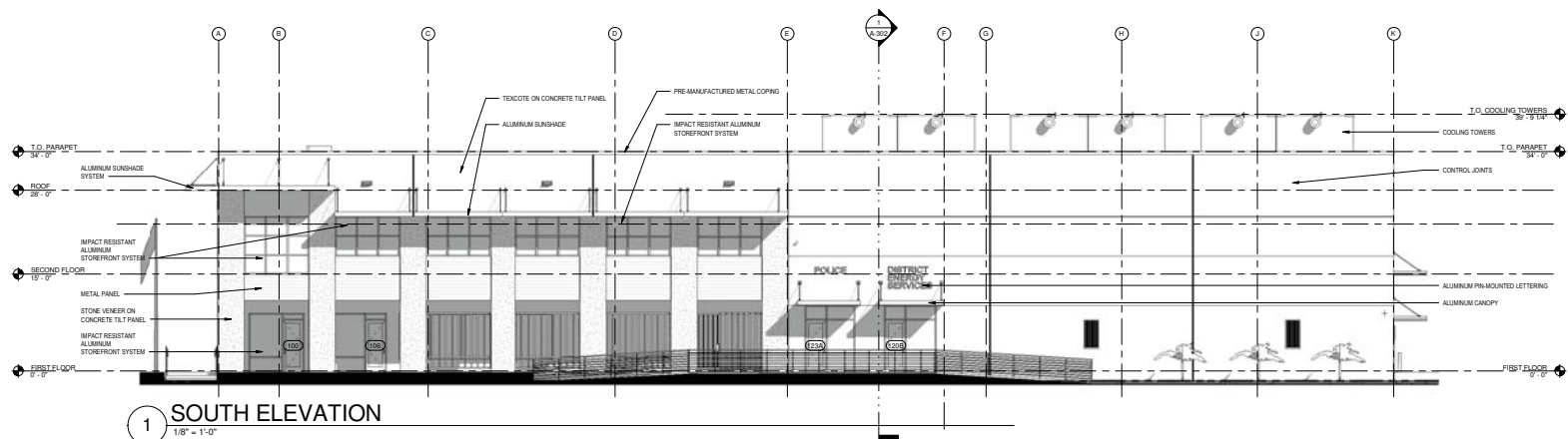
• revisions

sheet title
FIRST FLOOR PLAN

• scale: 1/8" = 1'-0"
• drawn: LG
• checked: RM
• approved: RM
• date: 6/15/18

• project no. 986

• sheet no. **A2**



Architects and Planners
 L&K Preece V.P.A.A.
 Ian A. Preece, A.I.A.
 Susan Gault A.I.A., LEED AP
 533 N. Knoxville Ave.
 Winter Park, Florida 32789
 (407) 847-1706
 Corporate Registration
 Number: AAC001197

In Association With:



H.J. HIGH CONSTRUCTION
 1015 West Arvida Street
 Orlando, FL 32805
 T: 407-422-8171 F: 407-841-4820

Boynton Beach Fire
 Department

Boynton Beach, FL

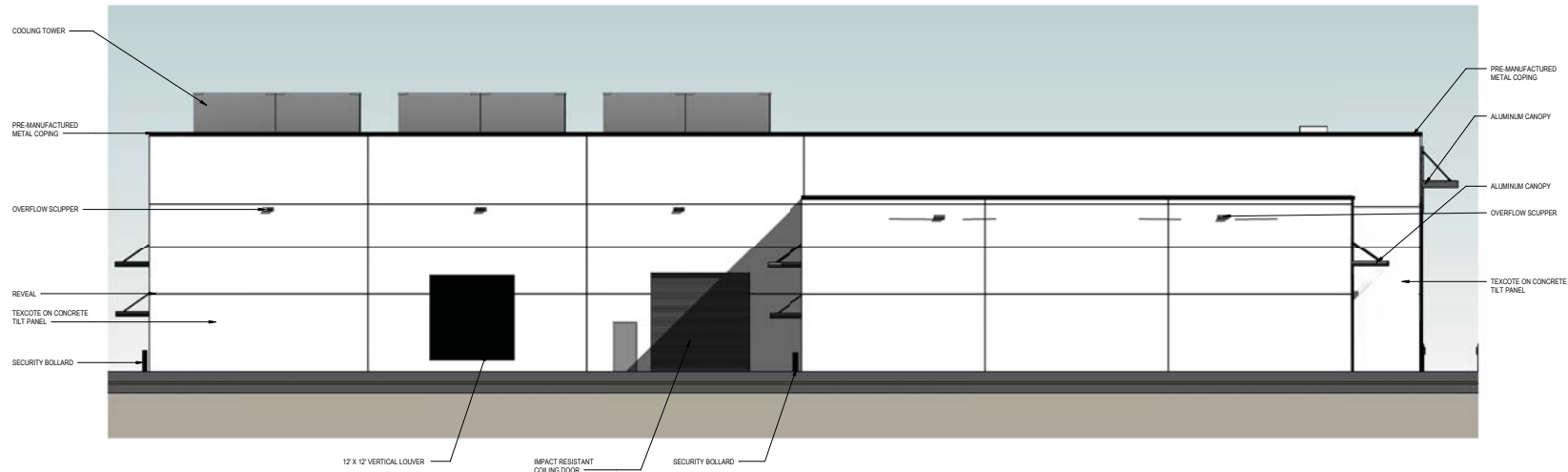
Schematic Design

The architect hereby expressly reserves his common law copyright and other property rights in these drawings. These drawings shall not be reproduced without written permission and consent of the architect, nor are they to be assigned to any party without first obtaining written permission and consent.

• revisions

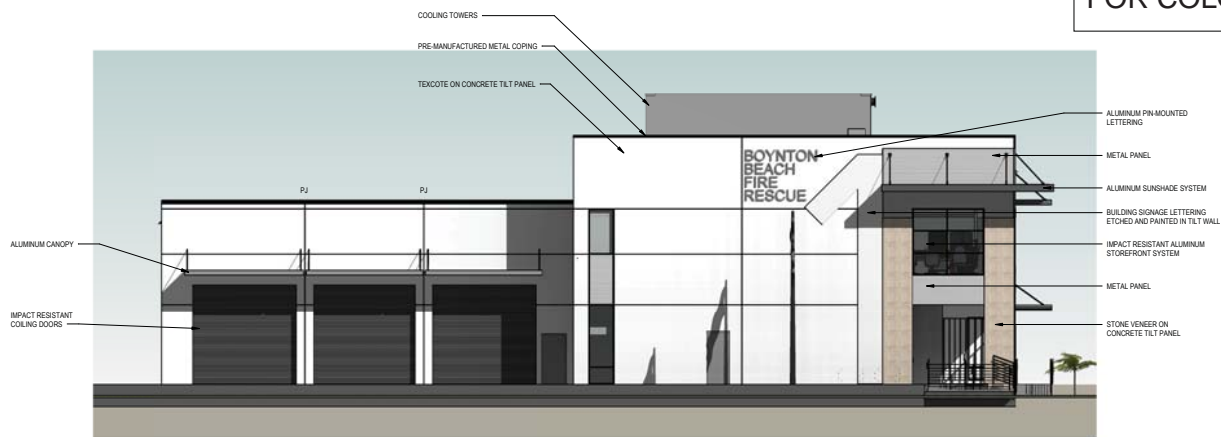
sheet title
**EXTERIOR
 ELEVATIONS**

• scale: 1/8" = 1'-0"
 • drawn: LG
 • checked: RM
 • approved: RM
 • date: 6/15/18
 • project no. 986
 • sheet no. A-201



1 NORTH ELEVATION

SEE ATTACHED 11X17
FOR COLOR COPIES



2 WEST ELEVATION



Architects and Planners
I.S.K. Reeves V. F.A.I.A.
Ian A. Reeves, A.I.A.
Susan Garrit A.I.A., LEED-AP
533 N. Knowles Ave.
Winter Park, Florida 32789
(407) 647-1706
Corporate Registration
Number: AKC001197

In Association With:



H. J. HIGH CONSTRUCTION
1015 West Amelia Street
Orlando, FL 32805
T: 407-422-9171 F: 407-841-4800

Boynton Beach Fire
Department

Boynton Beach, FL

Schematic Design

The architect hereby expressly reserves his common law copyright and other property rights in these drawings. These drawings shall not be reproduced without written permission and consent of the architect, nor are they to be assigned to any party without first obtaining written permission and consent.

• revisions

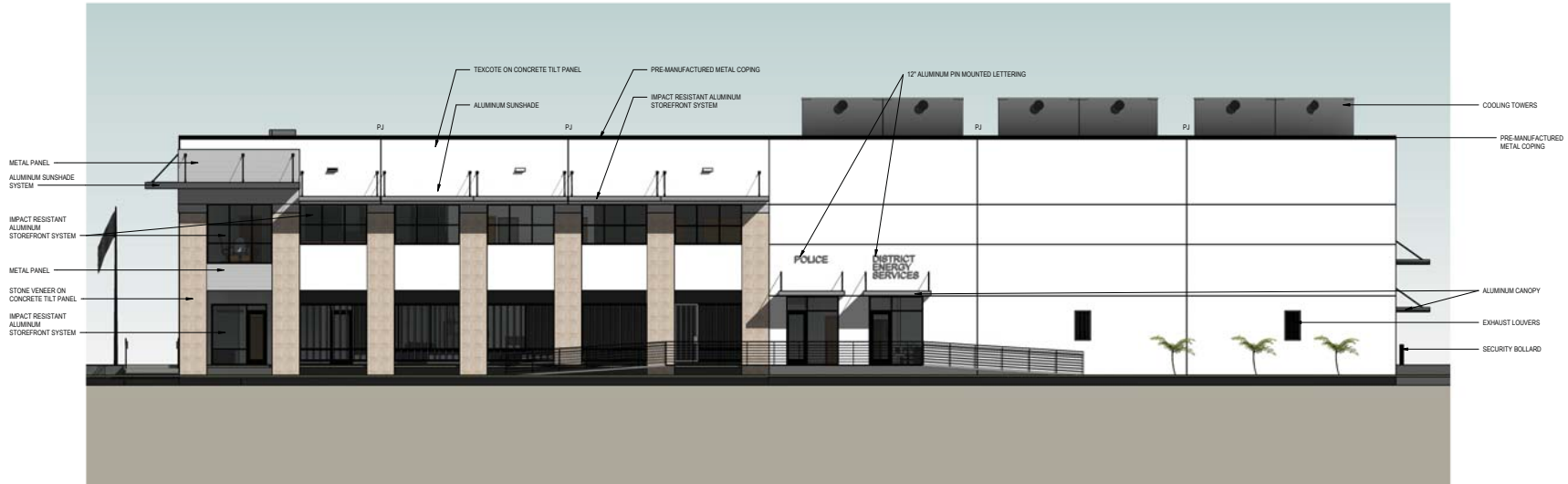
sheet title

EXTERIOR
ELEVATIONS

• scale:
• drawn: LG
• checked: RM
• approved: RM
• date: 6/15/18

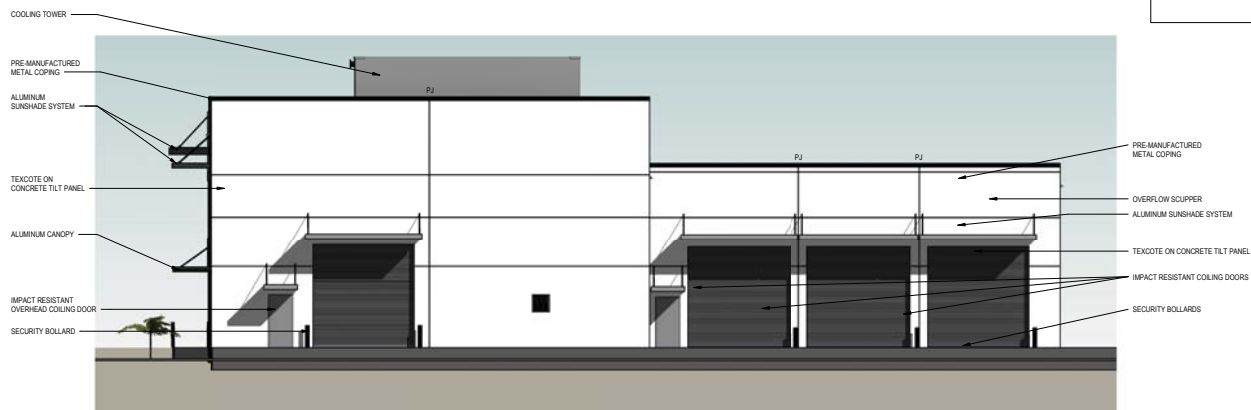
• project no. 986

• sheet no. A6



1 SOUTH ELEVATION

SEE ATTACHED 11X17
FOR COLOR COPIES



2 EAST ELEVATION



Architects and Planners
I.S.K. Reeves V.E.A.I.A.
Ian A. Reeves, A.I.A.
Susan Garrit A.I.A., LEED-AP

533 N. Knowles Ave.
Winter Park, Florida 32789
(407) 647-1706
Corporate Registration
Number: AKC001197

In Association With:



H. J. HIGH CONSTRUCTION
1015 West Amelia Street
Orlando, FL 32805
T: 407-422-9171 F: 407-941-4800

Boynton Beach Fire
Department

Boynton Beach, FL

Schematic Design

The architect hereby expressly reserves his common law copyright and other property rights in these drawings. These drawings shall not be reproduced without written permission and consent of the architect, nor are they to be assigned to any party without first obtaining written permission and consent.

• revisions

sheet title
**EXTERIOR
ELEVATIONS**

• scale:
• drawn: LG
• checked: LG
• approved: RM
• date: 6/15/18

• project no. 986

• sheet no. **A7**



Boynton Beach Fire Department
ARCHITECTS DESIGN GROUP

Boynton Beach, FL

3D VIEWS
6/15/2018

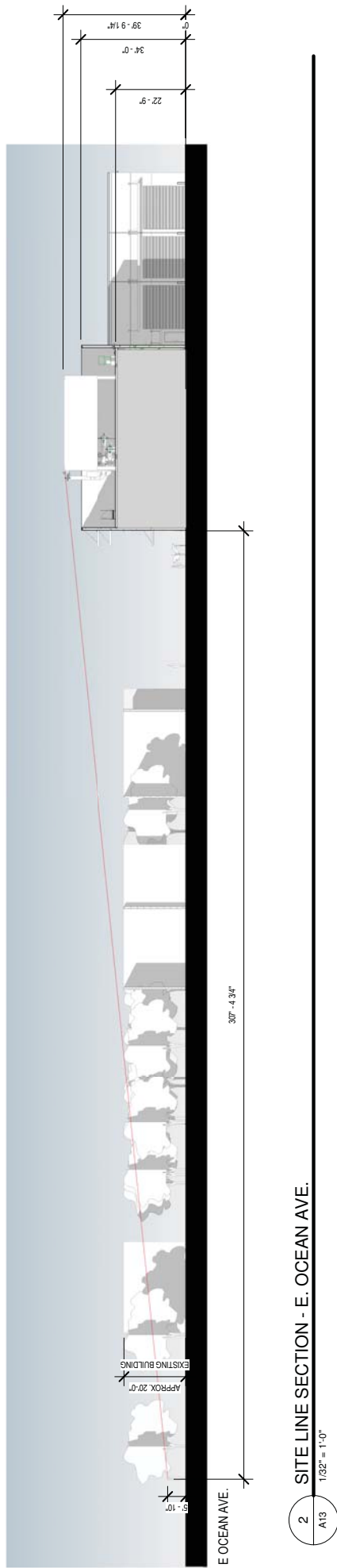
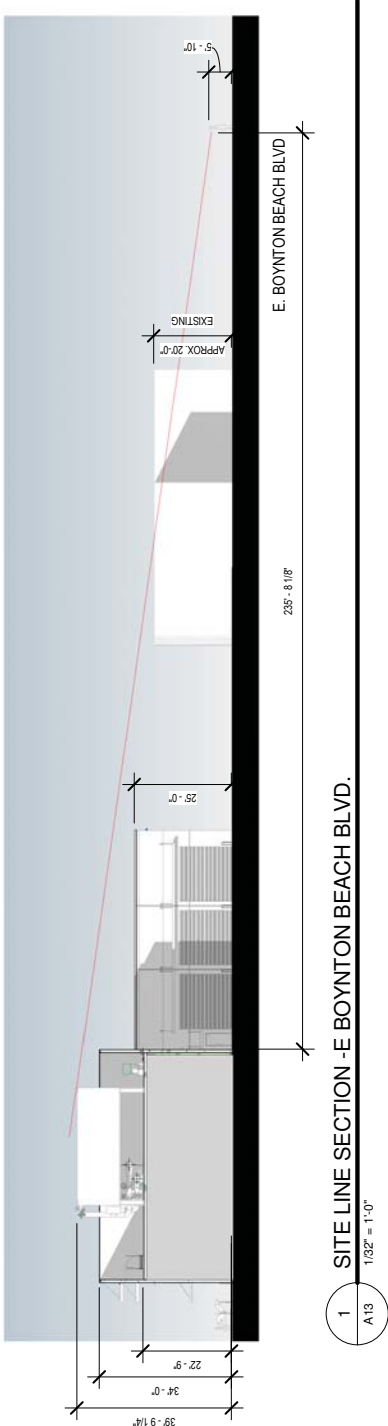


Boynton Beach Fire Department
ARCHITECTS DESIGN GROUP

Boynton Beach, FL

3D VIEWS
6/15/2018

EXHIBIT "E"



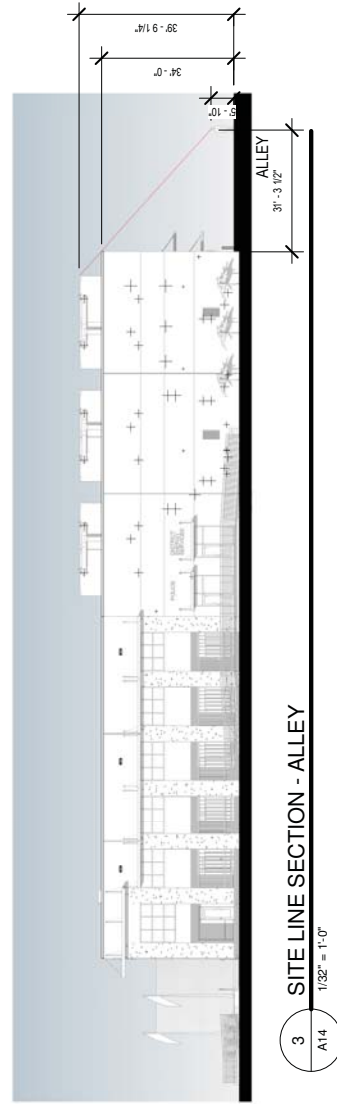
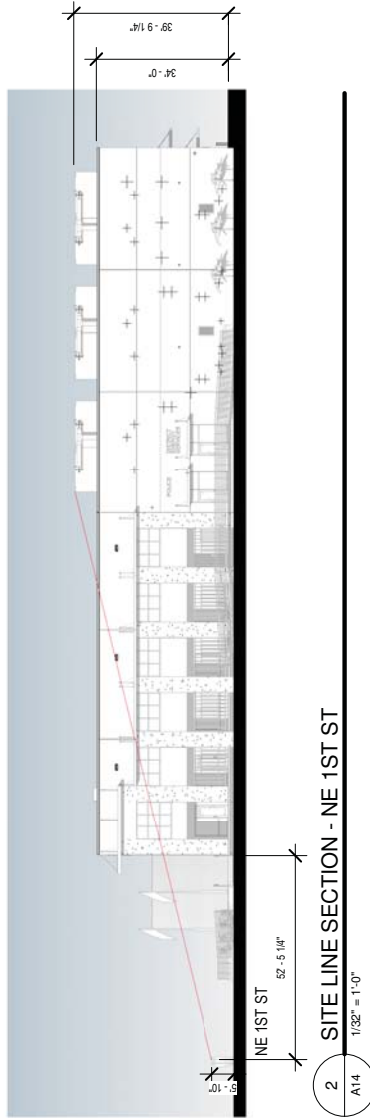
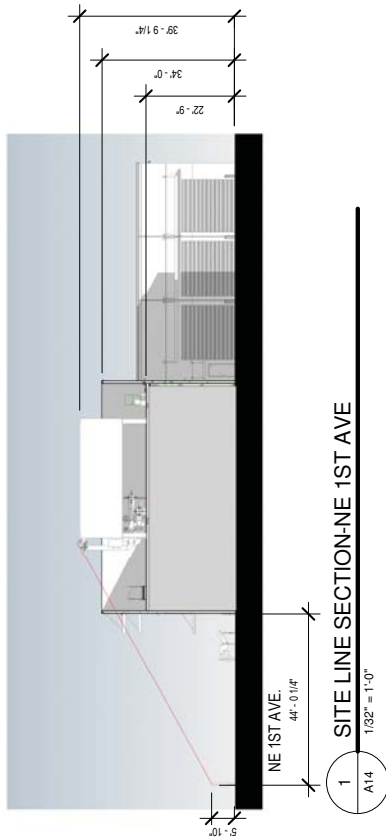


EXHIBIT "F"
Conditions of Approval

Project Name: Boynton Beach Fire Station #1
 File number: NWSP 17-002
 Reference: 3rd review plans identified as a Major Site Plan Modification with a June 15, 2018 Planning and Zoning Department date stamp marking.

DEPARTMENTS	INCLUDE	REJECT
ENGINEERING / PUBLIC WORKS / FORESTRY / UTILITIES		
Comments: All remaining comments will be addressed at time of permit.		
FIRE		
Comments: None. All previous comments addressed at DART meeting.		
POLICE		
Comments: None. All previous comments addressed at DART meeting.		
BUILDING DIVISION		
1. At time of permitting, ensure all means of egress comply with the Florida Building Code.		
PARKS AND RECREATION		
Comments: None		
PLANNING AND ZONING		
Comments:		
2. The application is not signed by the property owner. Prior to permitting, have City representative sign the application.		
3. An Engineering Waiver is required for the code deficient parallel parking spaces length dimension (22' – vs- 25'), along with the engineer of record justification for the reduction.		
4. Prior to permitting, provide a photometric plan in compliance with City code regulations.		
5. Prior to permitting, provide the required manufacturer paint chips and material samples for the proposed improvements.		
6. Prior to permitting, provide a completed Art in Public Places form.		
7. Revise the plan to depict the required covered bike rack, bench and		

DEPARTMENTS	INCLUDE	REJECT
waste receptacle.		
8. To determine adequacy of screening of the roof top equipment, please provide line-of-sight diagrams from the opposite side of the adjacent right-of-ways to the top of the proposed structure.		
9. The blank walls on the south elevation need to be architecturally enhanced. Staff recommends the addition of eyebrow awnings, additional scoring, and creating faux columns to match the proposed arcade columns.		
10. Remove the fencing from the façade of the proposed arcade. Staff recommends that decorative screening be proposed as a part of the Public Art package.		
11. An eight (8) foot clear sidewalk must be maintained along NE 1 st Avenue. If structure cannot be lowered in order to eliminate the ramp, staff recommends moving the entry to the police office to the arcade and eliminating the outdoor entry to the other office.		
12. If the overhead door on the east elevation of the District Energy Plant cannot be removed, paint the door the same color as the building.		
13. Provide grid pavers at the driveway leading to the overhead door on the east elevation of the District Energy Plant.		
14. Reconfigure the plaza on NE 1 st Street to maximize the landscaped area. The walkway closest to the building can be five (5) feet in width and end after the door.		
15. The remaining required parking must be provided in the northern Town Square garage. If the Fire Station is operational before the garage is built, then temporary parking must be provided within 500 feet of the site prior to CO of the structure.		
COMMUNITY REDEVELOPMENT AGENCY		
Comments:		
16. Provide appropriate infrastructure and coordinate with the CRA to underground the utilities on NE 1st Avenue and NE 1st Street.		
17. Remove / underground existing concrete FPL pole lying in the middle of the sidewalk to the north of the Fire truck exit driveway on the west side of the project site.		
18. Provide a minimum 8ft sidewalk on NE 1st Avenue, west and south		

DEPARTMENTS	INCLUDE	REJECT
sides of the project site.		
PLANNING & DEVELOPMENT BOARD CONDITIONS		
Comments: To be determined.		
CITY COMMISSION CONDITIONS		
Comments: To be determined.		

S:\Planning\SHARED\WP\PROJECTS\Boynton Beach Fire Station #1\StaffReport\NWSP 17-002
COA.doc

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

PROJECT NAME: Boynton Beach Fire Station #1 (NWSP 17-002)

APPLICANT: City of Boynton Beach

APPLICANT'S ADDRESS: 100 East Boynton Beach Boulevard, Boynton Beach, FL 33425

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

APPROVAL SOUGHT: Request for approval of a New Site Plan to construct a two-story, 9,700 square foot fire station and 5,630 square foot District Energy Plant with associated site improvements on a 0.65-acre parcel, located at the NE corner of NE 1st Street and NE 1st Avenue in an R-3 (Multifamily) zoning district.

LOCATION OF PROPERTY: Northeast corner of NE 1st Avenue and NE 1st Street

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

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

1. Application for the approval sought was made by the Applicant in a manner consistent with the requirements of the City's Land Development Regulations.
2. The Applicant
 ☒ HAS
 ___ HAS NOT

established by substantial competent evidence a basis for the approval requested.
3. The conditions for development requested by the Applicant, administrative staff, or suggested by the public and supported by substantial competent evidence are as set forth on Exhibit "C" with notation "Included."
4. The Applicant's request is hereby
 ☒ GRANTED subject to the conditions referenced in paragraph 3 above.
 ___ DENIED
5. This Order shall take effect immediately upon issuance by the City Clerk.
6. All further development on the property shall be made in accordance with the terms and conditions of this order.
7. Other: _____

DATED: _____ City Clerk



CITY OF BOYNTON BEACH AGENDA ITEM REQUEST FORM

PLANNING AND DEVELOPMENT MEETING DATE: 6/26/2018

REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD:

Approve Boynton Beach Fire Station #1 Community Design Appeal (CDPA 17-004) from Chapter 4, Article III, Section 3.1.1., screening of rooftop equipment visible from within 600 feet, to allow rooftop cooling towers as designed for a District Energy Plant. Applicant: City of Boynton Beach.

EXPLANATION OF REQUEST:

The Community Design appeal is being requested concurrently with a New Site Plan. This request is relative to the cooling towers vital to the operation of the District Energy Plant. The equipment is approximately 12 feet in height and extends approximately six (6) feet above the height of the parapet. The equipment will not be visible from any of the abutting rights-of-ways and has limited visibility from Boynton Beach Boulevard and Ocean Avenue (see Exhibit "E" – Line-of-Sight Diagrams). The equipment is enclosed in metal boxes so mechanical components are not visible and the standard color for the enclosure is a neutral beige.

The attached staff report is the identical staff report for the corresponding request for new site plan approval (Boynton Beach Fire Station #1 NWSP 17-002), and there are no proposed conditions of approval for this design appeal request.

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

FISCAL IMPACT: N/A

ALTERNATIVES: No alternatives 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
▣ Staff Report	Staff Report (CDPA 17-004)
▣ Location Map	Exhibit A - Location Map
▣ Exhibit	Exhibit B: Justification Statement
▣ Drawings	Exhibit C: Line of Site Diagrams
▣ Drawings	Exhibit D: Plans
▣ Conditions of Approval	Exhibit F: Conditions of Approval
▣ Development Order	Development Order

**DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
MEMORANDUM NO. PZ 18-040
STAFF REPORT**

TO: Chair and Members
Planning and Development Board

THRU: Michael Rumpf 
Director of Planning and Zoning

FROM: Amanda Bassiely 
Senior Planner

DATE: June 4, 2018

PROJECT NAME: Boynton Beach Fire Station #1 (NWSP 17-002 / CDPA 17-004)

REQUEST: New Site Plan approval for a two-story, 9,700 square foot fire station and 5,630 square foot District Energy Plant with associated site improvements on a 0.65-acre parcel, located at the NE corner of NE 1st Street and NE 1st Avenue in an R-3 (Multifamily) zoning district. Applicant: City of Boynton Beach

PROJECT DESCRIPTION

Property Owner: City of Boynton Beach

Applicant: City of Boynton Beach

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

Location: Northeast corner NE 1st Street and NE 1st Avenue (see Exhibit "A" - Site Location Map)

Existing Land Use: HDR (High Density Residential)

Proposed Land Use: No change to land use proposed

Existing Zoning: R-3 (Multifamily)

Proposed Zoning: No change to zoning proposed

Proposed Use: A two-story, 9700 square foot fire station and a 5,630 square foot district energy plant with associated site improvements

Acreage: 0.65 acres

Adjacent Uses:

- North: Developed commercial properties zoned C-3 (Community Commercial), and farther north is the right-of-way for Boynton Beach Boulevard;
- South: Right-of-way for NE 1st Avenue and farther south are developed multifamily residential properties zoned R-3 (Multifamily);
- East: Right-of-way for the SCL Railway and Interstate 95; and
- West: Right-of-way for NE 1st Street and farther west is the existing Fire Station #1 which will be demolished and redeveloped into the Town Square project. The property is currently zoned PU (Public Use).

PROPERTY OWNER NOTIFICATION

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

BACKGROUND

- Proposal:** Mr. Mark Rickards, agent, is requesting approval to allow the construction of a two-story, 9,700 square foot fire station and a 5,630 square foot district energy plant with associated site improvements immediately east of the proposed Town Square. The agent has also submitted an application for Community Design Appeal to address the magnitude of visibility of mechanical equipment mounted on the roof.

ANALYSIS

Concurrency:

- Traffic:** A traffic study was sent to the Palm Beach County Traffic Division for their review and information and, at the time of this report, the County has not completed their review. The traffic study was performed by Kimley-Horn and Associates and indicates that the project would generate a total of 0 AM Peak Hour trips and 6 PM Peak Hour trips, with a total of 50 daily trips.

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

- Utilities:** The City's water capacity, as increased through the purchase of up to five (5) million gallons of potable water per day from Palm Beach County Utilities, would meet the projected potable water for this project. Sufficient sanitary

sewer and wastewater treatment capacity is also currently available to serve the project. As a part of the development of the parcel water mains are required to be upgraded (See Exhibit F - Conditions of Approval).

Police/Fire: The Police and Fire Departments have reviewed the site plan and all outstanding review comments have been acknowledged by the applicant and will be addressed at the time of permitting. Further plan review by the Fire Department will occur during the building permit process (See Exhibit F - Conditions of Approval).

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

Access: The project proposes one (1) point of ingress and one (1) point of egress for the flow of fire trucks and emergency vehicles through the site. Vehicles will enter on the alley to the east of the parcel and exit on to NE 1st Street. Sidewalks will be constructed along the three abutting right-of-ways and a walkway will be installed leading from the public sidewalk to the building entrance.

Parking: The off-street parking requirements for the proposed fire station have been calculated utilizing standard office use calculations, plus one space per employee bed. The standard office calculation of one (1) parking per 300 square feet equates to 2 parking spaces required plus nine (9) spaces for the beds, totaling 11 required parking spaces.

The site plan depicts the provision of six (6) on-street parking spaces. The remaining required parking will be provided in the future Town Square garage, immediately west of the site. If the future garage is not constructed prior to the fire station opening, temporary parking will need to be provided to support the use in the interim (see Exhibit "F" – Conditions of Approval).

Landscaping: The Plant List (Sheet L2.00) indicates that the project would contain a total of 14 canopy and 7 palm trees, and 2,165 accent, shrub, and groundcover plants. All plant materials to be used in the landscape design are required to be Florida number one grade and must be identified as having "low" or "medium" watering needs in the South Florida Water Management's "Waterwise" publication. The proposed tree species would include the following: Pigeon Plum, Silver Buttonwood, and Pink Tabebuia trees. Palm species would include, Christmas Palm, and Foxtail Palms. Shrubs utilized in the plant scheme include Wax Jasmine, Wild Flower Mix, and Coontie.

The Tree Disposition Plan (Sheet L1.00) indicates that 26 trees and 10 palms are proposed to be removed and mitigated as part of the landscape design or to be relocated within the Town Square project.

Building and Site: The proposed site area totals 0.65 acre and is located directly adjacent to the Town Square project. The proposed site plan depicts the placement of a 9,700 square foot fire station building with an attached 5,630 square foot District Energy Plant. The fire station contains three (3) bays for vehicle storage, office space, sleeping quarters and amenities for employees.

The proposed fire station is designed as a two-story, tilt wall structure with contemporary, clean line architecture. As noted above, a concurrent application requesting approval of a Community Design Appeal of Chapter 4, Article III, screening of rooftop equipment visible from within 600 feet has been submitted. This request is relative to the cooling towers vital to the operation of the District Energy Plant. The equipment is approximately 12 feet in height and extends approximately six (6) feet above the height of the parapet. The equipment will not be visible from any of the abutting rights-of-ways and has limited visibility from Boynton Beach Boulevard and Ocean Avenue (see Exhibit "E" – Line-of-Sight Diagrams). The equipment is enclosed in metal boxes so mechanical components are not visible. The standard color for the enclosure is a neutral beige.

Building Height: The maximum building height allowed in the R-3 (Multifamily) zoning district is 45 feet. The proposed building elevations depict the typical roof deck height of the building at 28 feet, with typical parapet walls at 34 feet. The applicant has also requested a Community Design Appeal for the roof mounted mechanical equipment which is shown at 39 feet and 9.25 inches in height, extending approximately six (6) feet above the parapet.

Setbacks: The R-3 zoning district requires 30 foot building setbacks from the front, rear and side corner property lines and 20 feet for the interior side property line. However, per the Land Development Regulations, Chapter 3, Zoning, Article II, Municipal Operations and Emergency Facilities, Essential Services and Support Infrastructure are exempt from setback regulations in order to allow for flexibility. The fire station building, as situated on the site, has the following setbacks: front – 32 feet; rear – 7 feet; side corner – 3.48 feet; and interior side – 6.92 feet.

Design: The fire station is designed as a two-story, tilt wall structure with contemporary, clean line architecture. The design features a textured concrete finish, parapet roof, building score lines, stone veneer columns, metal canopies, and impact resistant storefront glass. The colored renderings depict a white façade with red accents, with final building colors to be submitted and reviewed prior to permitting (see Exhibit "F" – Conditions of Approval).

Lighting: A photometric plan was not submitted for the project. A photometric plan will be completed and filed prior to the issuance of permits to confirm compliance with the applicable lighting standards, and document pole heights, locations,

and light fixture design and colors (see Exhibit “F” – Conditions of Approval).

Signage: Site and building signage will be minimal for the project. Detail drawings will be processed in conjunction with the filing of building permits to document compliance with the City’s Sign Code (see Exhibit “F” – Conditions of Approval).

Public Art: The project is subject to the Art in Public Places requirement. The Public Art component of the project will be one (1) percent of the estimated construction value. Coordination with the Public Arts Manager will be accomplished to determine the best way to incorporate art into the project.

RECOMMENDATION

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

S:\Planning\SHARED\WP\PROJECTS\Boynton Beach Fire Station #1\StaffReport\Staff Report - NWSP17-002.doc

FIRE STATION 1 LOCATION MAP



0 20 40 80 120 160 Feet





May 24, 2018

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

**RE: City of Boynton Beach Fire Rescue Station #1 and District Energy Plant
Justification Statement**

Dear Amanda;

Proposed is the redevelopment a 0.65-acre parcel owned by the Boynton Beach CRA at the NE corner of NE 1st Street and NE 1st Avenue (1/2 block south of Boynton Beach Boulevard behind the Weiss Memorial Chapel) currently developed as a parking lot. As part of the Town Center public-private partnership effort currently in the design phase, the existing Rescue Station #1 at 100 East Boynton Beach Blvd is to be relocated within the same service area. The colocation of a District Energy Plant required some redesign from the original site plan application in September of last year. This project will still include a three-bay fire station.

A pending zoning code amendment to the R-3 District will allow for flexibility to the property development regulations when deemed appropriate for essential municipal services. Several property development regulations (setbacks and open space) will need this flexibility.

Pursuant to the criteria found in Article II, Section 2.F (site plan review criteria) site plan applications must meet or exceed the following criteria:

- a) Compliance with the requirements of the respective zoning district: The proposed use is an essential city service and has been designed to meet two main intentions, first to provide for a three-bay fire station, with adequate turn radii for the emergency vehicles, and second to provide siting for the district energy plant hub, housing the mechanical equipment. The proposed zoning designation is consistent with the Comprehensive Plan, the Future Land Use Element recognizes that in residential categories 'in addition to dwelling units, other land uses in support of residences may also be appropriate therein' going on to list governmental administration and police and fire protection facilities. The proposed use is consistent with the Boynton Beach Community Redevelopment Agency's guidance of development opportunities and the creation of a vibrant downtown core as outlined in their mission statement.

- b) Compliance with Site Development Standards: A Community Design Appeal is requested both for the visibility of bay doors, and visibility of mechanical equipment from Boynton Beach Boulevard. The requests for flexibility from property development regulations are made pursuant to the proposed code amendment that recognizes the need for the relaxation of certain standards when reviewing and approving city essential services.
- c) Compliance with best development practices/sustainability: the impetus for the relocation of fire station #1 and district energy plant is an integrated public and private development on the adjacent property, the new fire station location, and its proximity to civic services, municipal government offices, city hall functions, and various festival activities adds to the critical mass of the downtown district being developed.
- d) Compliance with other policies and standards: The project is within the Transportation Concurrency Exemption Area lying east of Seacrest, but has requested a traffic concurrency letter from Palm Beach County, no level of service issues have been identified for water, sewer, drainage, solid waste, or other services for this project. The proposed rezoning will not negatively affect the surrounding or nearby properties (the relocation is literally across the street from the current location). Finally, a stable community with public safety and fire rescue services which are reliable is a direct benefit to the community and provides the synergistic framework for employment base increases, diversification of the city's tax base, and is a complement for the adjacent town center project as well as other redevelopment efforts along Boynton Beach Boulevard and Ocean Boulevard.

There are two aspects of the site design that require relief through the Community Design Appeal process, which are:

1. Bay doors which may be partially visible from Boynton Beach Boulevard. This is contrary to Chapter 4, Article 3, Section 2 (Design Principles) Paragraph G (Overhead Bay Doors), but are necessary for speed of service when a call is made, speed of response and access to Boynton Beach Boulevard is of primary importance.
2. Mechanical Equipment for the District Energy Plant; which may be visible within 600' of the building.

For this reason, a Community Design Appeal is being made; and pursuant to Article II Section 4 (Relief Application) Paragraph B, A Community Design Appeal must demonstrate compliance with the following standards:

- a) Consistency with the Comprehensive Plan. As state above, the use and orientation is consistent with the Comprehensive Plan, the Future Land Use Element recognizes that in residential categories 'in addition to dwelling units, other land uses in support of residences may also be appropriate therein' going on to list governmental administration and police and fire protection facilities.
- b) Livability and Appearance: the proposed orientation of bay doors and protrusion of pipes above the District Energy building will not detract from the livability of the downtown district, and the alternative would reduce speed of response, which is not desirable. The pipes/stacks have been oriented to the NE corner of the DES building to provide maximum visual setback from the residential uses to the south.
- c) Consistency with the purpose of the standard: In general the inclusion of bay doors along designated roadways should be avoided for aesthetic reasons where not directly tied to public safety. In this instance, there are higher priorities which should be followed and do not create a precedent or contradictory example. The District Energy Building has minimized to the greatest degree possible the appearance and visibility of the pipes which extend beyond the building parapet wall.
- d) Intention to preserve existing trees or flora: N/A

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

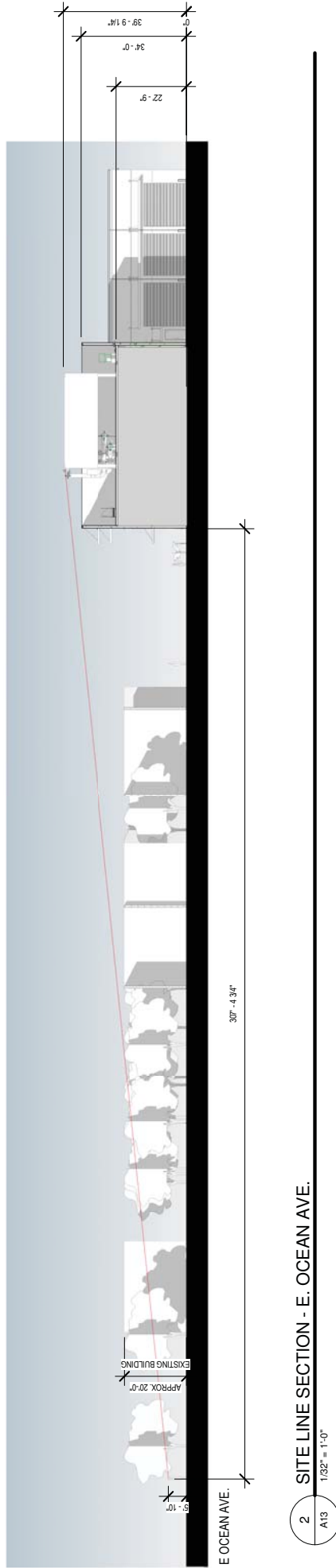
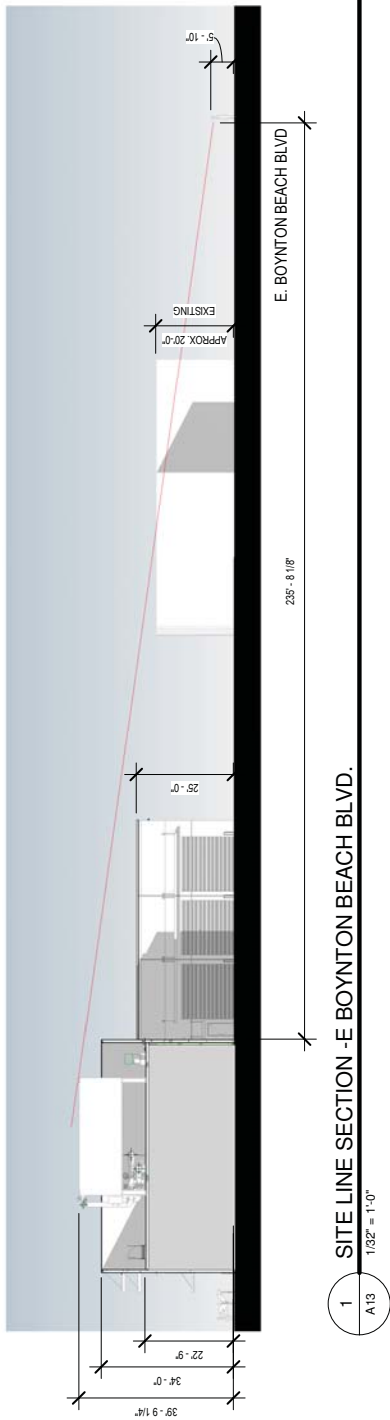
Best Regards;

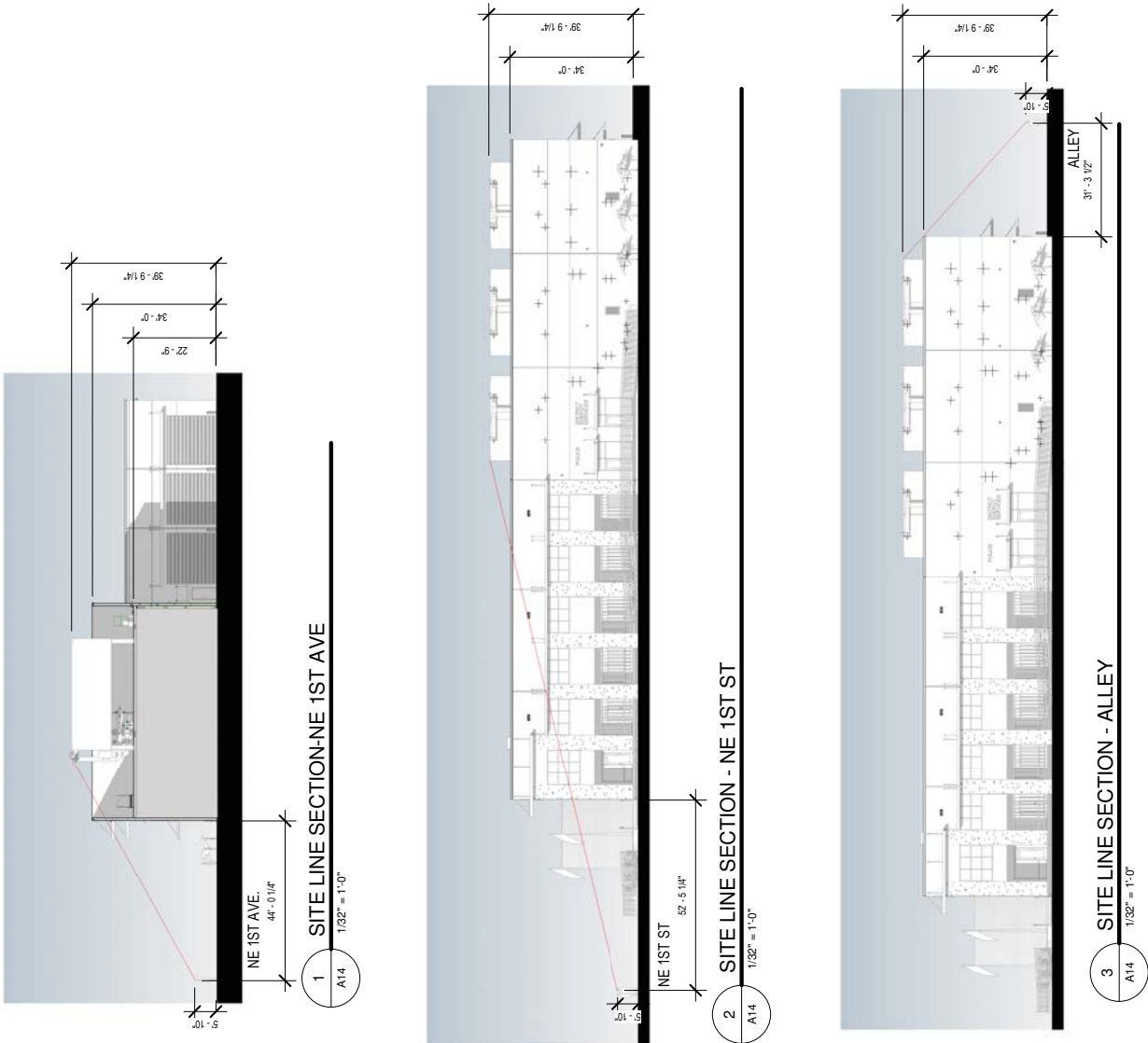


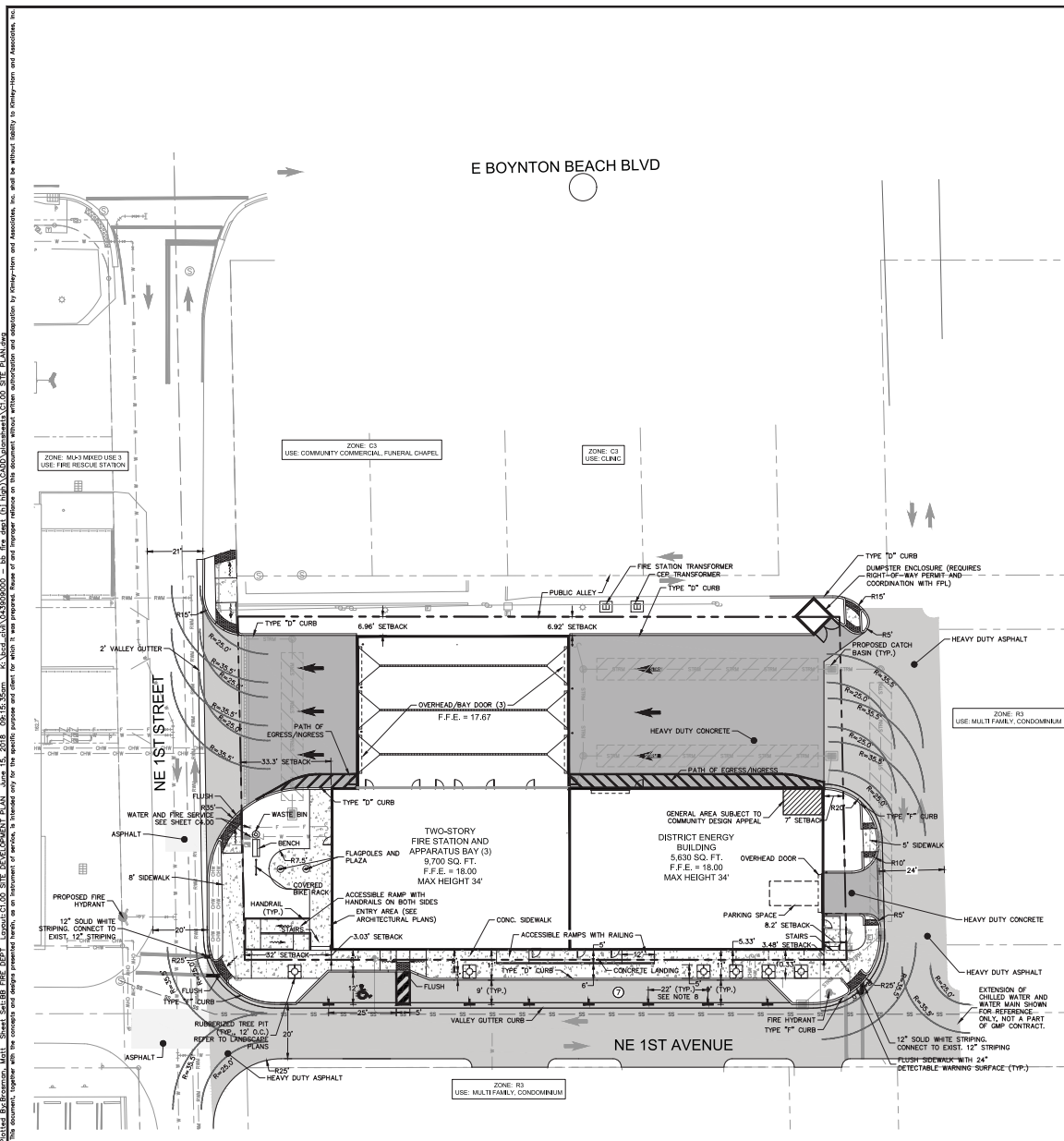
Mark Rickards, AICP

Attachments









EXHIBIT "C"






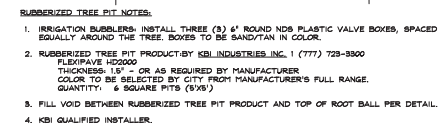
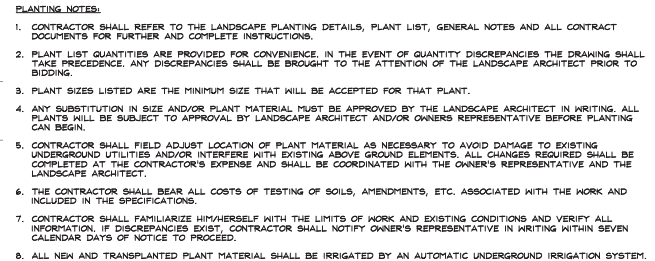


PARCEL INFORMATION		
SITE AREA:	28.314 SF, 0.65 AC	
PARCEL NUMBER:	08-43-45-28-03-003-0110	
EXISTING ZONING DESIGNATION:	R3 MULTI-FAMILY (BOYNTON BEACH OVERLAY)	
FUTURE LAND USE DESIGNATION:	HIGH DENSITY RESIDENTIAL (HDR), MAX: 10.8 DU/AC	
OPEN SPACE:	.10AC/15%	
SITE DATA		
	REQUIRED	PROPOSED
BUILDING HEIGHT	MAX 45'	34'
SETBACKS		
FRONT (WEST):	25'	32'
INTERIOR SIDE (NORTH):	15'	(6.92) Exempt*
CORNER SIDE (SOUTH):	15'	(3.03) Exempt*
REAR (EAST):	25'	(7) Exempt*
PARKING ANALYSIS***	1/300 SF OFFICE SPACE (535 SQUARE FEET) + 1 SPACE PER BUNK (9 BUNKS) = 11	1 (INTERIOR TO DES)
LOT COVERAGE	50% (MAX)	54%*
FAR		.44AC
SITE AREA BREAKDOWN		
	PROPOSED	
TOTAL AREA	0.65 AC	100%
IMPERVIOUS TOTAL	0.58 AC	89%
PAVEMENT	0.23 AC (10,018 SF)	35%
BUILDING COVERAGE	0.35 AC (15,238 SF)	54%
PERVIOUS	0.07 AC	11%
*CODE AMENDMENT PENDING ALLOWS FOR FLEXIBLE PROPERTY DEVELOPMENT REGULATIONS FOR ESSENTIAL SERVICES		
**PARKING TO BE PROVIDED AS PART OF TOWN SQUARE DEVELOPMENT		
***38 SPACES OBLIGATED TO THE 211 E. OCEAN AVE. PROJECT, CURRENTLY PROVIDED ON SITE, ARE TO BE INCORPORATED INTO THE PHASE II TOWN SQUARE NORTH PARKING GARAGE.		
COMMUNITY DESIGN APPEAL		
STANDARD	REQUIRED	PROVIDED
A. CHAPTER 4.3.3.1 MECHANICAL EQUIPMENT	"COMPLETELY SCREENED FROM A DISTANCE OF 600"	VISIBLE STACKS FROM DES

- ### LEGEND
- | | |
|---|------------------------------|
|  | PROPERTY LINE |
|  | CENTERLINE OF R/W |
|  | CHAINLINK FENCE |
|  | PROPOSED SIDEWALK |
|  | PROPOSED ASPHALT |
|  | PROPOSED HEAVY DUTY ASPHALT |
|  | PROPOSED HEAVY DUTY CONCRETE |
|  | PARKING STALL COUNT |

- ## SITE PLAN NOTES
1. ALL CURBING IS TYPE "D" UNLESS OTHERWISE STATED.
 2. TYPE "D" CURB AND TYPE "T" CURB AND GUTTER SHALL BE CONSTRUCTED PER FOOT INDEX 300. ALL TYPE "D" CURB SHALL HAVE A 12" MIN. FINISH TO TOP OF CURB AT BEGINNING AND ENDING POINTS WHEN NOT CONNECTING TO TYPE "T" CURB AND GUTTER.
 3. ALL DRAINAGE SHOULDER WIDTHS TO BE CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED.
 4. CURB RAMPAS AND SIDEWALKS INCLUDING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES TO KEEP AND BE BOTH OF THE SIDEWALK. REFER TO FOOT 2015 DESIGN STANDARDS INDEX 304.
 5. ALL RADIUS ARE 3' UNLESS OTHERWISE NOTED.
 6. STOP AND YIELD MARKINGS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE UNLESS OTHERWISE NOTED.
 7. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
 8. ENGINEERING WAIVER REQUIRED FOR 22'30" PARALLEL SPACES (22'X10' REQUIRED).

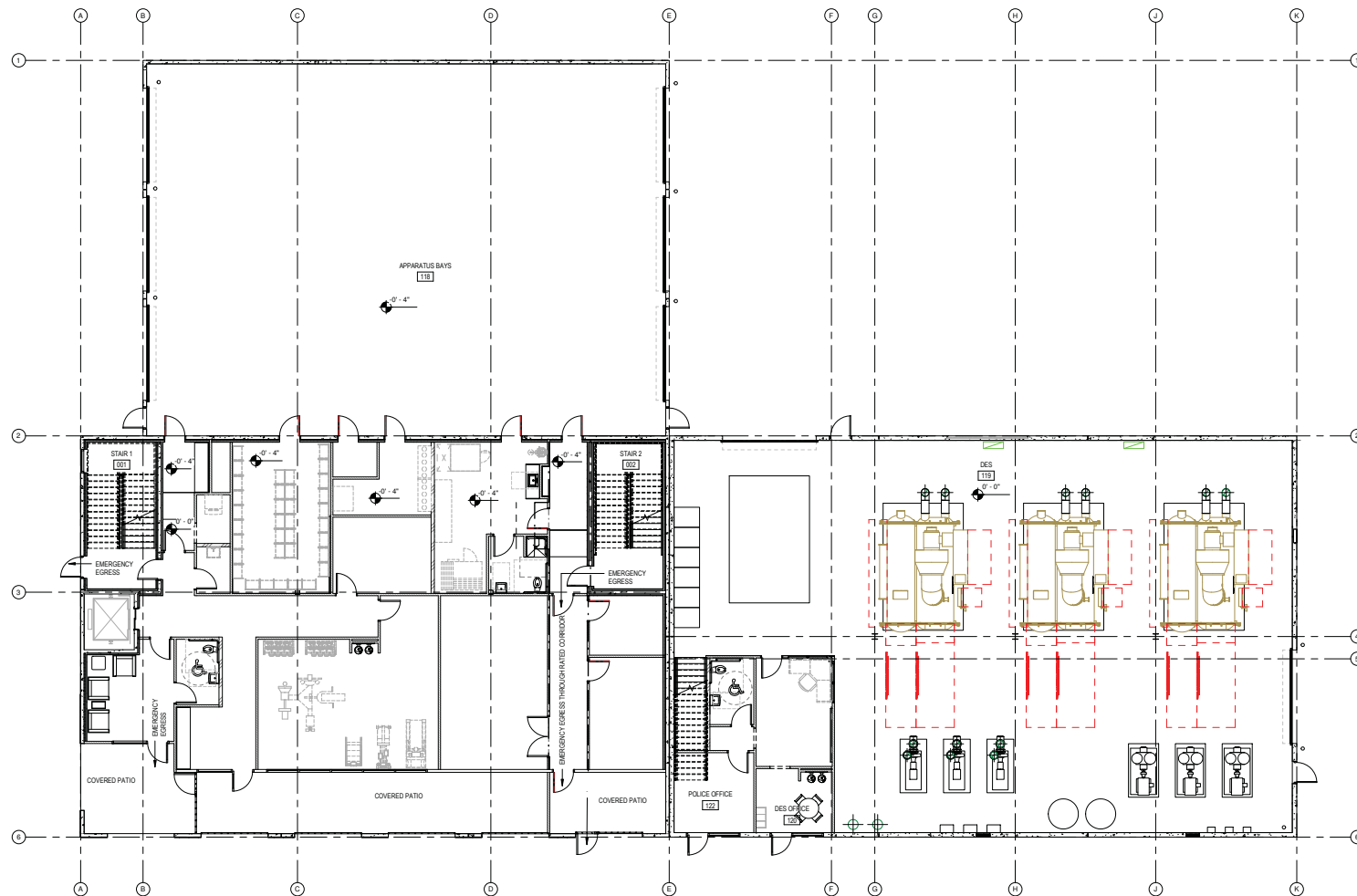
BOYNTON BEACH FIRE RESCUE STATION #1		K&A PROJECT 04-3590900		LISCENSED PROFESSIONAL		 <p>© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 1915 S CONGRESS AVE. SUITE 200, DULAY BEACH, FL 33445 PH: 888-445-4470 WWW.KIMLEY-HORN.COM CA 00060496</p>		1 ADD DISTRICT ENERGY DMT SUBMITTAL 2 DIST COMMENTS RESUBMITTAL		09/24/2018 NM	09/24/2018 MFR
SHEET NUMBER C1.00		SCALE AS SHOWN DESIGNED BY JHH DRAWN BY NHH CHECKED BY JHH		JOSHUA D. HORNING FL LICENSE NUMBER 67505		NO. OF REVISIONS DATE		NO. OF REVISIONS DATE		09/24/2018 NM	09/24/2018 MFR



<u>TREES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT.</u>	<u>CAL.</u>	<u>SIZE</u>	<u>QTY</u>
CD	<i>Coccoloba diversifolia</i>	Pigeon Plum	B # B	4' Cal.	16"HT X 6"SPR	3
CS	<i>Conocarpus erectus</i> 'Sericeus' Mini Trunk, 5 Trunks Min. 4' Cal Total, Prune to 6' CT	Silver Buttonwood	B # B	4' Cal.	14"HT X 5"SPR	8
TH	<i>Tabebuia heterophylla</i>	Pink Tabebuia	B # B	4' Cal.	14"HT X 5"SPR	3
<u>PALM TREES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT.</u>	<u>CAL.</u>	<u>SIZE</u>	<u>QTY</u>
AM	<i>Adonia merillii</i> Triple Trunk	Christmas Palm	F.G.		16' OA	3
MB	<i>Noddytia bifurcata</i>	Portul Palm	F.G.		16' HT	5
<u>SHRUBS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT.</u>	<u>O.C.</u>	<u>SIZE</u>	<u>QTY</u>
CD	<i>Clusia guiterres</i>	Small Leaf Clusia	7 gal	36" O.C.	24"x24"	74
FG	<i>Ficus microcarpa</i> 'Green Island'	Green Island Ficus	Cont.	24" O.C.	12"x12"	112
PM	<i>Podocarpus macrophyllum</i>	Podocarpus	7 gal	36" O.C.	36" HT	10
<u>SHRUB AREAS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT.</u>	<u>O.C.</u>	<u>SIZE</u>	<u>QTY</u>
JV	<i>Jasminum volubile</i>	Haz Jasmine	Cont.	24" O.C.	24"x24"	50
WM	Wildflower Mix Equal Quantities of Each	Wildflower Mix	1 gal	12" O.C.		1,376
ZP	<i>Zamia pumila</i>	Coontie	3 gal	24" O.C.	15"x15"	181
<u>GROUND COVERS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT.</u>	<u>O.C.</u>	<u>SIZE</u>	<u>QTY</u>
IN	<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon	3 gal	18"O.C.	12"x12"	125
LM	<i>Liriope muscari</i> 'Emerald Goddess'	Emerald Goddess Liriope	3 gal	16"O.C.	16" HT	80

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY
	<i>Slayrinchium angustifolium</i>	Blue-Eyed Grass	461 (33%)
	<i>Gallardia pulchella</i>	Indian Blanket Flower	461 (33%)
	<i>Coreopsis leavenworthii</i>	Leavenworth Tickseed	460 (33%)

CODE COMPLIANCE PER ARTICLE II OF THE BOYNTON BEACH CODE OF ORDINANCES			
SEC. 4-A-3-a-2	MINIMUM NUMBER OF DIFFERENT TREE SPECIES PER TABLE 4-2 11-30 TREES = 3 SPECIES (29 TREES PROVIDED)	REQUIRED 3	PROVIDED 5
SEC. 4-B-2	<p>SOUTH: 5' MIN. WIDTH 1 TREE / 25 LF CONTINUOUS 2' HIGH HEDGE</p> <p>222 LF/25 =</p> <p>WEST: 5' MIN. WIDTH 1 TREE / 25 LF CONTINUOUS 2' HIGH HEDGE</p> <p>66 LF/25 =</p>	<p>SOUTH: 5' WIDTH 4 TREES CONTINUOUS 2' HIGH HEDGE</p> <p>WEST: 5' WIDTH 3 TREES CONTINUOUS 2' HIGH HEDGE</p>	<p>SOUTH: 5' WIDTH 6 TREES CONTINUOUS 2' HIGH HEDGE</p> <p>WEST: 5' WIDTH 3 TREES CONTINUOUS 2' HIGH HEDGE</p>
SEC. 4-B-3	<p>NORTH: 5' MIN. WIDTH 1 TREE / 30 LF CONTINUOUS 3' HIGH HEDGE</p> <p>222 LF/30 =</p> <p>EAST: 5' MIN. WIDTH 1 TREE / 30 LF CONTINUOUS 3' HIGH HEDGE</p> <p>61 LF/30 =</p>	<p>NORTH: 5' WIDTH 8 TREES CONTINUOUS 3' HIGH HEDGE</p> <p>EAST: 5' WIDTH 2 TREES CONTINUOUS 3' HIGH HEDGE</p>	<p>NORTH: 5' WIDTH 8 TREES CONTINUOUS 3' HIGH HEDGE</p> <p>EAST: 5' WIDTH 2 TREES CONTINUOUS 3' HIGH HEDGE</p>



1 FIRST FLOOR PLAN
1/8" = 1'-0"



Architects and Planners
I.S.K. Reeves V. F.A.I.A.
Ian A. Reeves, A.I.A.
Susan Garrit A.I.A., LEED-AP
333 N. Knowles Ave.
Winter Park, Florida 32789
(407) 647-1706
Corporate Registration
Number: AKC001197

In Association With:



H. J. HIGH CONSTRUCTION
1015 West Amelia Street
Orlando, FL 32805
T: 407-422-8171 F: 407-841-4800

Boynton Beach Fire
Department

Boynton Beach, FL

Schematic Design

The architect hereby expressly reserves his common law copyright and other property rights in these drawings. These drawings shall not be reproduced without written permission and consent of the architect, nor are they to be assigned to any party without first obtaining written permission and consent.

• revisions

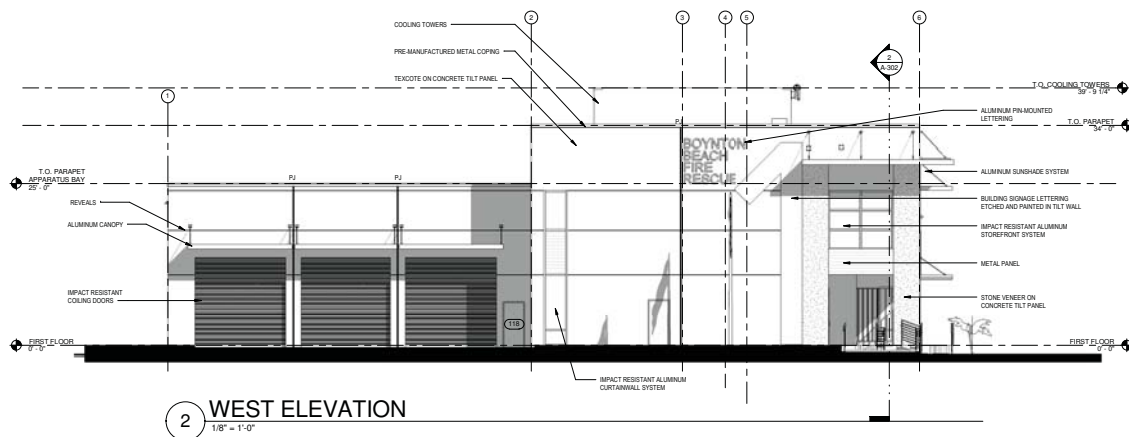
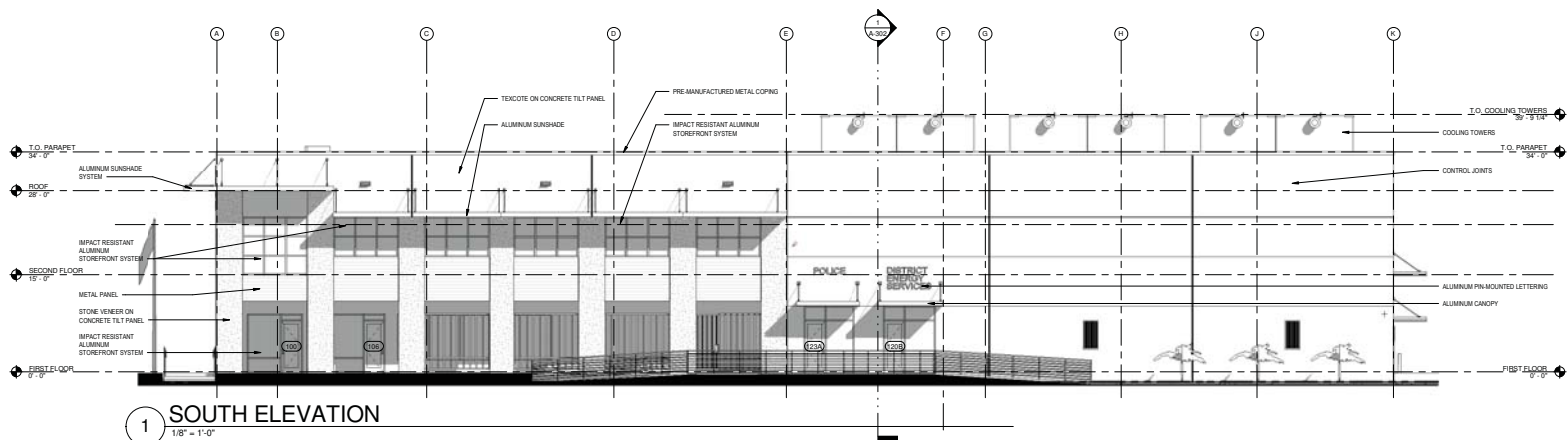
sheet title

FIRST FLOOR
PLAN

• scale: 1/8" = 1'-0"
• drawn: LG
• checked: RM
• approved: RM
• date: 6/15/18

• project no. 986

• sheet no. A2



Architects and Planners
L&K Preece V.P.A.A.
Ian A. Preece, A.I.A.
Susan Gault A.I.A., LEED AP
533 N. Knoxville Ave.
Winter Park, Florida 32789
(407) 847-1706
Corporate Registration
Number: AAC001197

In Association With:



H.J. HIGH CONSTRUCTION
1015 West Arvida Street
Gainesville, FL 32605
T: 407-422-8171 F: 407-841-4820

Boynton Beach Fire
Department

Boynton Beach, FL

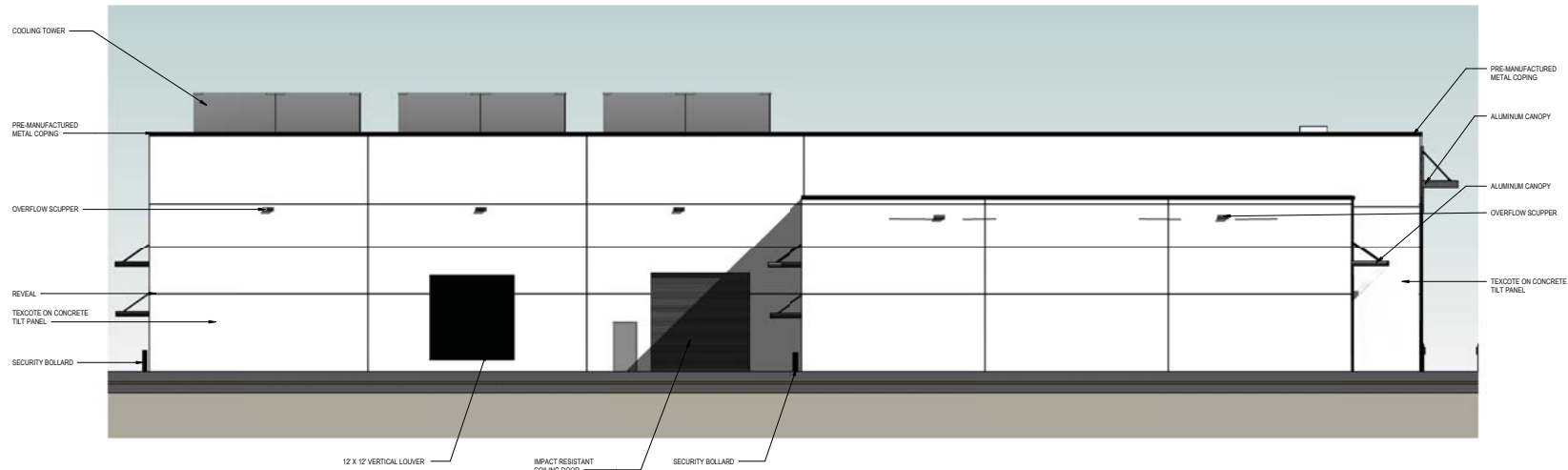
Schematic Design

The architect hereby expressly reserves its common law copyright and other property rights in these drawings. These drawings shall not be reproduced without written permission and consent of the architect, nor are they to be assigned to any party without first obtaining written permission and consent.

• revisions

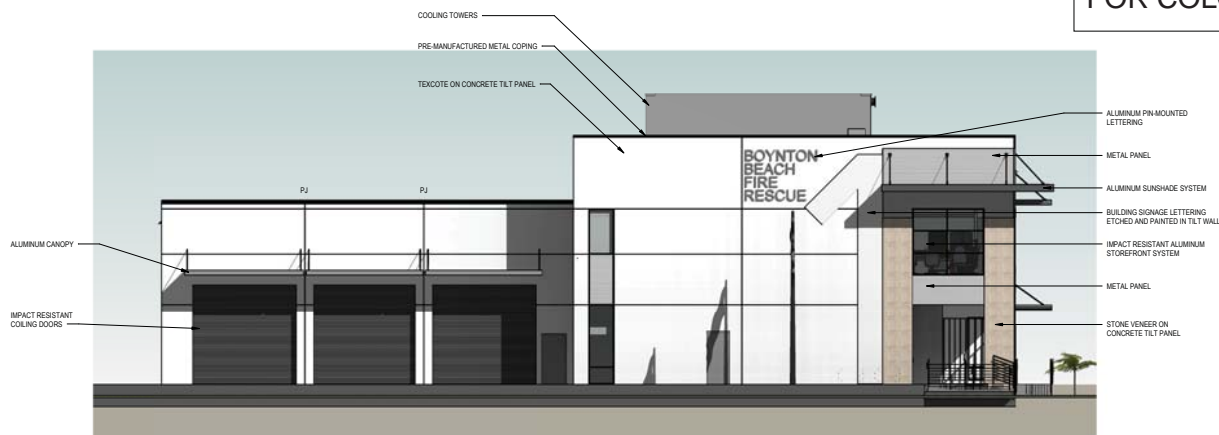
sheet title
**EXTERIOR
ELEVATIONS**

• scale: 1/8" = 1'-0"
• drawn: LG
• checked: RM
• approved: RM
• date: 6/15/18
• project no. 986
• sheet no. A-201



1 NORTH ELEVATION

SEE ATTACHED 11X17
FOR COLOR COPIES



2 WEST ELEVATION



Architects and Planners
I.S.K. Reeves V. E.A.I.A.
Ian A. Reeves, A.I.A.
Susan Garrit A.I.A., LEED-AP
533 N. Knowles Ave.
Winter Park, Florida 32789
(407) 647-1706
Corporate Registration
Number: AKC001197

In Association With:



H. J. HIGH CONSTRUCTION
1015 West Amelia Street
Orlando, FL 32805
T: 407-422-9171 F: 407-841-4800

Boynton Beach Fire
Department

Boynton Beach, FL

Schematic Design

The architect hereby expressly reserves his common law copyright and other property rights in these drawings. These drawings shall not be reproduced without written permission and consent of the architect, nor are they to be assigned to any party without first obtaining written permission and consent.

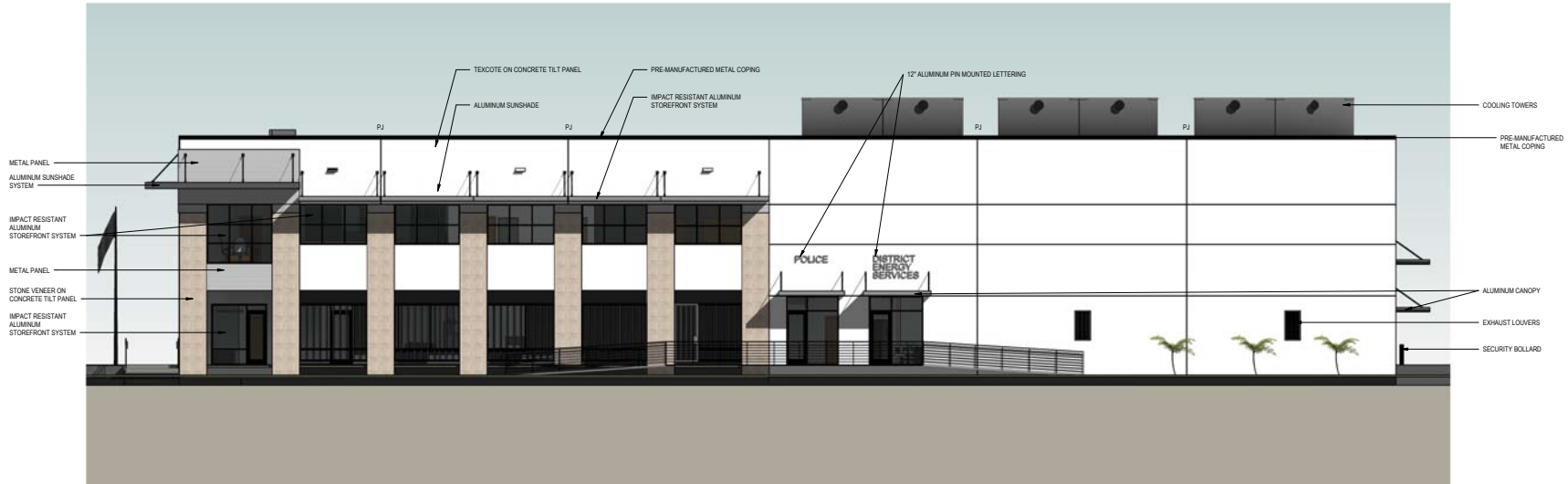
• revisions

sheet title
**EXTERIOR
ELEVATIONS**

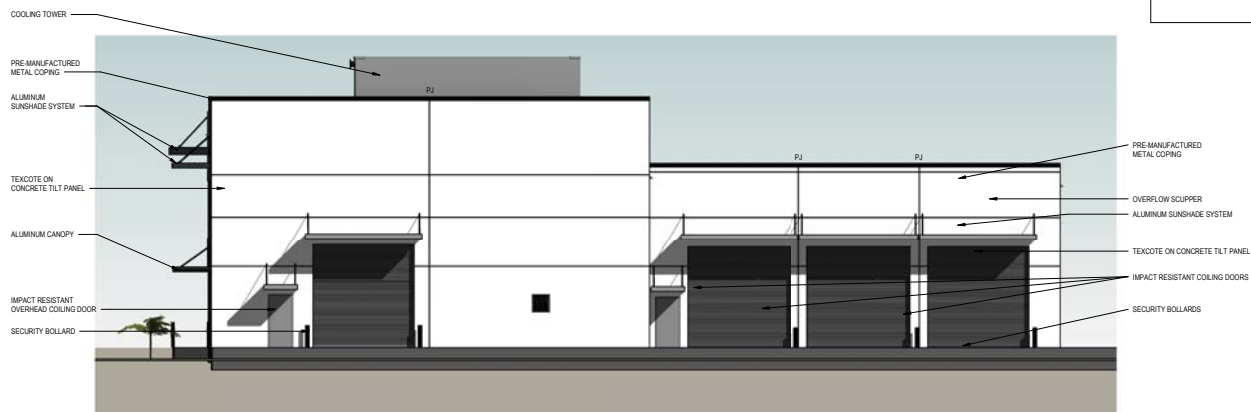
• scale:
• drawn: LG
• checked: RM
• approved: RM
• date: 6/15/18

• project no. 986

• sheet no. **A6**



1 SOUTH ELEVATION



2 EAST ELEVATION

SEE ATTACHED 11X17
FOR COLOR COPIES



Architects and Planners
I.S.K. Reeves V.E.A.I.A.
Ian A. Reeves, A.I.A.
Susan Garrit A.I.A., LEED-AP

555 N. Knowles Ave.
Winter Park, Florida 32789
(407) 647-1706
Corporate Registration
Number: AKC001197

In Association With:



H. J. HIGH CONSTRUCTION
1015 West Amelia Street
Orlando, FL 32805
T: 407-422-9171 F: 407-941-4800

Boynton Beach Fire
Department

Boynton Beach, FL

Schematic Design

The architect hereby expressly reserves his common law copyright and other property rights in these drawings. These drawings shall not be reproduced without written permission and consent of the architect, nor are they to be assigned to any party without first obtaining written permission and consent.

• revisions

sheet title
**EXTERIOR
ELEVATIONS**

• scale:
• drawn: LG
• checked: LG
• approved: RM
• date: 6/15/18

• project no. 986

• sheet no. **A7**



Boynton Beach Fire Department
ARCHITECTS DESIGN GROUP

Boynton Beach, FL

3D VIEWS
6/15/2018



Boynton Beach Fire Department
ARCHITECTS DESIGN GROUP

Boynton Beach, FL

3D VIEWS
6/15/2018

EXHIBIT "F"
Conditions of Approval

Project Name: Boynton Beach Fire Station #1
 File number: CDPA 17-004
 Reference: 3rd review plans identified as a Major Site Plan Modification with a June 15, 2018 Planning and Zoning Department date stamp marking.

DEPARTMENTS	INCLUDE	REJECT
ENGINEERING / PUBLIC WORKS / FORESTRY / UTILITIES		
Comments: None. All previous comments addressed at DART meeting.		
FIRE		
Comments: None. All previous comments addressed at DART meeting.		
POLICE		
Comments: None. All previous comments addressed at DART meeting.		
BUILDING DIVISION		
PARKS AND RECREATION		
Comments: None. All previous comments addressed at DART meeting.		
PLANNING AND ZONING		
Comments: None. All previous comments addressed at DART meeting.		
COMMUNITY REDEVELOPMENT AGENCY		
Comments: None. All previous comments addressed at DART meeting.		
PLANNING & DEVELOPMENT BOARD CONDITIONS		
Comments: To be determined.		
CITY COMMISSION CONDITIONS		
Comments: To be determined.		

S:\Planning\SHARED\WP\PROJECTS\Boynton Beach Fire Station #1\CDPA 17-004\CDPA 17-004 COA.doc

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

PROJECT NAME: Boynton Beach Fire Station #1 (CDPA 17-004)

APPLICANT: City of Boynton Beach

APPLICANT'S ADDRESS: 100 East Boynton Beach Boulevard, Boynton Beach, FL 33425

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

APPROVAL SOUGHT: Request for approval of a Community Design Appeal from Chapter 4, Article III, screening of rooftop equipment visible from within 600 feet.

LOCATION OF PROPERTY: Northeast corner of NE 1st Avenue and NE 1st Street

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
 X HAS
 HAS NOT

 established by substantial competent evidence a basis for the approval requested.
3. The conditions for development requested by the Applicant, administrative staff, or suggested by the public and supported by substantial competent evidence are as set forth on Exhibit "C" with notation "Included."
4. The Applicant's request is hereby
 X GRANTED subject to the conditions referenced in paragraph 3 above.
 DENIED
5. This Order shall take effect immediately upon issuance by the City Clerk.
6. All further development on the property shall be made in accordance with the terms and conditions of this order.
7. Other: _____

DATED: _____

City Clerk