



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

**DATE: Tuesday, September 4, 2018**

**TIME: 6:30 PM**

**PLACE: Intracoastal Park Clubhouse**

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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 the Major Site Plan Modification (MSPM 18-006) for Town Square Phase One to construct a 109,085 square foot city hall / library building, a 827 space parking garage, associated right-of-way improvements, and recreational amenities on a 8.91 acre site. Applicant: City of Boynton Beach
  - 7.B. Approve two (2) Community Design Plan Appeals for the Town Square Phase One development, of Chapter 4, Article III, Section B.2.a "Building Location" for proposed setbacks, as opposed to strict compliance with the required build-to-line for the city hall/ library building on Ocean Avenue and Seacrest Boulevard. 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 of 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:** 9/4/2018

**REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD:** Approve the Major Site Plan Modification (MSPM 18-006) for Town Square Phase One to construct a 109,085 square foot city hall / library building, a 827 space parking garage, associated right-of-way improvements, and recreational amenities on a 8.91 acre site. Applicant: City of Boynton Beach

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**EXPLANATION OF REQUEST:** Mr. Mark Rickards, agent for the City of Boynton Beach, is requesting approval of a Major Site Plan Modification for the first phase of the Town Square Master Plan. Phase one includes the construction of a 109,085 square foot city hall and library building located on the southeast corner of Ocean Avenue and Seacrest Boulevard, a 827 space parking garage located on the south side SE 1<sup>st</sup> Avenue, right-of-way improvements, and public amenities. The applicant is also requesting approval of two (2) concurrent Community Design Plan Appeals. See items CDPA 18-001 & 18-002.

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

**FISCAL IMPACT:** Additional revenues received from the permit and certificate of use applications, as well as the increased valuation of the property.

**ALTERNATIVES:** None recommended

**STRATEGIC PLAN:**

**STRATEGIC PLAN APPLICATION:**

**CLIMATE ACTION:**

**CLIMATE ACTION DISCUSSION:**

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**Is this a grant?**

**Grant Amount:**

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**ATTACHMENTS:**


Type	Description
▣ Staff Report	Staff Report (MSPM 18-006)
▣ Location Map	Exhibit A: Location Map
▣ Exhibit	Exhibit B: Approved Master Plan
▣ Drawings	Exhibit C: Plans
▣ Conditions of Approval	Exhibit D: Conditions of Approval



**DEVELOPMENT DEPARTMENT  
PLANNING AND ZONING DIVISION  
MEMORANDUM NO. PZ 18-054  
STAFF REPORT**

**TO:** Chair and Members  
Planning and Development Board

**THRU:** Ed Breese  
Planning and Zoning Administrator 

**FROM:** Amanda Bassiely, Senior Planner 

**DATE:** August 16, 2018

**PROJECT NAME:** Town Square Phase One (MSPM 18-006)

**REQUEST:** Approve the Major Site Plan Modification (MSPM 18-006) for Town Square Phase One to construct a 109,085 square foot city hall / library building, a 827 space parking garage, associated right-of-way improvements, and recreational amenities on a 8.91 acre site.

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**PROJECT DESCRIPTION**

**Property Owner:** City of Boynton Beach

**Applicant:** City of Boynton Beach

**Agent:** Mark Rickards, Kimley Horn & Associates, Inc.

**Location:** The public portions of the Town Square Master Plan: bound on the west by Seacrest Blvd.; on the north by NE 1<sup>st</sup> Avenue; on the east by NE 1<sup>st</sup> Street; and on the south by SE 2<sup>nd</sup> Avenue (see Exhibit "A" - Site Location Map).

**Existing Land Use:** MXM (Mixed Use Medium)

**Proposed Land Use:** No change proposed

**Existing Zoning:** MU-3 (Mixed Use 3)

**Proposed Zoning:** No change proposed

**Proposed Use:** Public uses including a city hall, library, recreational green areas, and associated parking.

**Acreage:** 8.91 acres

### **Adjacent Uses:**

- North: Portion of the approved Town Square Master Plan classified Mixed Use Medium (MXM) and zoned MU-3 (Mixed Use -3); and farther north, the right-of-way for Boynton Beach Boulevard;
- South: Right-of-way for SE 2nd Avenue, and farther south, 11 developed single-family homes, classified Low Density Residential (LDR) and Medium Density Residential (MEDR) and zoned R-1-A, (Single-Family Residential District) and R-2, (Single- and Two-Family Residential District);
- East: Right-of-way for NE/SE 1st Street; on the Northeast side, a developed commercial property classified Local Retail Commercial (LRC) and zoned C-3 (Community Commercial); further south, a parking lot and the Green Acres condominium, both classified High Density Residential (HDR) and zoned R-3, Multi-Family; further south, a vacant parcel and the Ocean East Apartments, both classified Local Retail Commercial (LRC) and zoned R-3, Multi-Family; the Vivienne condominium on the south side has the same zoning but is classified High Density Residential (HDR); in the southeastern section, two developed single-family homes and a duplex classified Low Density Residential (LDR) and zoned R-1-A, (Single-Family Residential District); and
- West: Right-of-way for Seacrest Boulevard; on the Northwest side, the USPS facility and an office building, both classified Local Retail Commercial (LRC) and zoned C-2 (Neighborhood Commercial District); farther south, the First United Methodist Church, classified High Density Residential (HDR) and zoned R-3, Multi-Family (on the part of properties fronting Seacrest Boulevard); south of W. Ocean Avenue, developed single-family homes and small residential rental properties, classified High Density Residential (HDR) and zoned R-3, Multi-Family.

### **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 for the City of Boynton Beach, is requesting approval of a Major Site Plan Modification for the first phase of the Town Square Master Plan. Phase one includes the construction of a 109,085 square foot city hall and library building located on the southeast corner of Ocean Avenue and Seacrest Boulevard, a 827 space parking garage located

on the south side SE 1<sup>st</sup> Avenue, right-of-way improvements, and public amenities. The applicant is also requesting approval of two (2) Community Design Plan Appeals (CDPA 18-001 & 18-002) from Chapter 4, Article III, Section B.2.a "Building Location" and each for increased building setbacks, as opposed to strict compliance with the required build-to-line for the city hall/library building.

## **ANALYSIS**

### **Concurrency:**

#### **Traffic:**

A traffic study was sent to the Palm Beach County Traffic Division for their information and review; they have responded that the project is located within the boundaries of the City of Boynton Beach TCEA (Traffic Concurrency Exception Area) and therefore meets the Palm Beach County Traffic Performance Standards. The traffic study was performed for both phases, and indicates that the project would generate 273 AM Peak Hour trips and 274 PM Peak Hour trips.

#### **School:**

The Town Square phase one does not contain any dwelling units. However, the approved master plan has 705 dwelling units planned for phase two. The School District of Palm Beach County has confirmed that area schools have adequate capacity to accommodate the potential public school students who will reside in the proposed dwelling units with their families.

#### **Utilities:**

The City's water capacity would meet the projected potable water for this project. Sufficient sanitary sewer and wastewater treatment capacity is also currently available to serve the project. The applicant will be making several upgrades to utility lines in the vicinity of the project as part of the site development along with the integration of the new District Energy Plant that was recently approved to provide a shared central cooling resource for building cooling systems.

#### **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.

#### **Access:**

The overall master plan conforms to a grid block configuration and allows for vehicular flow through the project; however, access is limited to public streets and garage entries. In order to complete a vehicular grid system, SE 1<sup>st</sup> Avenue is proposed to connect to Seacrest Boulevard. To achieve a 'main

street' concept and slow traffic, drop-off areas and angled on-street parking is proposed on Ocean Avenue. There are also two small surface parking lots; one located on NE 1st Avenue and the other on SE 1st Avenue to serve the commission chambers and the Historic Old High School.

Paver sidewalks are provided along all right-of-ways, through green areas, and between buildings. The sidewalks along Seacrest Boulevard and Ocean Avenue are proposed to be 10'6" in width, within which street trees would be spaced in rhythm to provide pedestrians with shade. The sidewalks along NE 1st Avenue and SE 1st Avenue are proposed to be approximately nine (9) feet in width, within which street trees are also proposed; all other walkways are designed at a minimum of five (5) feet in width.

**Parking:**

Off-street parking for the MU-3 zoning district requires one parking space per 300 square feet of office space and museum area, one parking space per four seats of gathering area, one parking space for every 2,500 square feet of playground, and one parking space per 5,000 square feet of green area. The proposed city hall / library building is 109,085 square feet and requires 364 parking spaces. The existing Old High School is 14,801 square feet and requires 125 parking spaces; the existing Children's Schoolhouse Museum is 4,017 square feet and requires 28 parking spaces.

This phase of the Town Square Master Plan includes 897 parking spaces. The applicant is proposing a 6-story parking garage, which would accommodate 827 parking spaces (810 regular and 17 handicap spaces). The applicant is also proposing two (2) surface parking areas, one on the northeast corner of Seacrest Boulevard and SE 1st Avenue which accommodates 16 spaces and one on at the southeast corner of Seacrest Boulevard and NE 1st Avenue which accommodates an additional 20 parking spaces, including two (2) handicap spaces. The remaining 34 parking spaces are angled on-street spaces provided on Ocean Avenue, four (4) of which are handicap spaces. A shared parking study will be required at phase two site plan approval in order to ensure adequate parking for the ultimate build-out of the project (see Exhibit "D- Conditions of Approval).

**Landscaping:**

The Plant List (Sheets L109) indicates that the project would add a total of 239 canopy and palm trees, 2,111 accent and shrub specimens, and 5,569 small shrubs/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: High Rise Live Oak, Gumbo Limbo, Crepe Myrtle, Shady Lady Black Olive, Orange Geiger Tree, Hong Kong Orchid Tree and Red Cluster Bottle Bush. Palm species would include Royal Palm and Sabal Palmetto.

Projects proposed in the Cultural District of the Community Redevelopment Area are encouraged to have a streetscape design which reduces the building setbacks and encourage building placement abutting the street, thus creating an urban setting. The purpose of the streetscape design concept is to create a landscape design that encompasses both the private and public

domain, to blend the two areas into one unified landscape scheme and pedestrian experience. This is accomplished through hardscape and landscape choices, covered walkways (arcades, awnings, tree canopy), and streetscape amenities (benches, lighting, accent plantings). The landscape design proposed by the applicant depicts the use of street trees, trellises and covered arcades to create the streetscape theme, with the lower landscape material placed at points along the building foundation and between the street and sidewalk, in an effort to provide maximum clear pedestrian pathways.

**Building and Site:** The proposed master plan site area totals 15.04 acres, while the site area of phase one is 8.9 acres. The first phase of the master plan would include all of the public components, such as, the city hall / library, the amphitheater / public open space, the southern garage, playground, Historic Old High School and open plaza on Seacrest Boulevard. This phase also includes the right-of-way improvements to NE 1st Avenue, Ocean Avenue, Seacrest Boulevard, and SE 1st Avenue. As noted earlier, the applicant is requesting that SE 1<sup>st</sup> Avenue be extended westward to meet Seacrest Boulevard and complete the grid block pattern. Two new buildings are included in this phase, the first is a 109,085 square foot city hall / library which is located on the southeast corner of Seacrest Boulevard and Ocean Avenue. The second is one of two garages proposed in the master plan. The 827 space parking garage is proposed on the south side of SE 1<sup>st</sup> Avenue. Typically garages are approved with full wrap of uses; however, the residential wrap for this garage will be designed and approved within phase two of the master plan (see Exhibit D- Conditions of Approval).

Phase two of the approved master plan proposes a total of 705 units, a density of 47 units per acre, within three separate residential buildings. Other proposed uses include a 120-room hotel at the corner of Boynton Beach Boulevard and Seacrest Boulevard. The residential buildings ("A" and "C"), and the hotel will contain a total of 83,887 square feet of first-floor commercial space to activate the main streets. The plan also allocates 28,536 square feet for a civic center and multipurpose space to be housed in the renovated Historic High School, and incorporates into the plan the existing 8,288 square foot Children's Schoolhouse Museum and plaza.

Relative to the floor area ratio (FAR) regulations within the code, the Mixed Use – 3 (MU-3) zoning district has a maximum FAR of 3.0 and a minimum FAR of 1.75. Since several of the proposed buildings in the master plan do not currently have total square footage calculated, the FAR will be required and reviewed at time of phase two site plan submittal for compliance with the Land Development Regulations (see Exhibit D - Conditions of Approval).

**Building Height:** The maximum building height allowed in the Mixed Use – 3 (MU-3) zoning district is 75 feet. The city hall / library has three steps in the proposed roof deck, the first is 27'6" in height, the second is 54'6" in height, and the tower roof deck is 74'6" in height. The tallest portions of the building are located internal to the project, along the open green space to the east and steps down in height towards Seacrest Boulevard. The 6-story parking garage is 57'3" to the top of the parapet wall and has a tower that reaches 68'2" in

height.

**Setbacks:** The MU-3 zoning district requires no building setbacks, but rather a zero (0) foot build-to line. However, the building setbacks may be increased up to 15 feet administratively, without benefit of a Community Design Plan Appeal, in areas where the intent is to 1) enhance public spaces such as sidewalks, plazas, fountains, or outdoor seating areas; 2) optimize landscape design; 3) maximize on-site drainage solutions; and/or 4) accommodate architectural features and building enhancements. This requirement would apply to all building facades fronting on a street. The building setback is measured from the property line to the exterior surface of the building or supporting columns. Along Seacrest Boulevard and Ocean Avenue, the proposed building setback are greater than the allowable 15' in order to accommodate an enhanced pedestrian and public realm. Refer to the staff report CDPA 18-001 / 18-002 for details on the request.

**Amenities:** The intended focal point of the master plan is "The Green", a proposed 55,383 square foot public amphitheater and open space. This space is centrally-located within the master plan and is placed as an extension of the new city hall / library building. This area is envisioned to become the gathering space for the City. The plan also proposes, "Kapok Park" a 27,688 square foot open space at the corner of Ocean Avenue and Seacrest Boulevard, and a 6,966 square foot playground on the north side of the Children's Schoolhouse Museum. The existing 5,500 square foot plaza located on the south side of the Children's Schoolhouse Museum will remain. The final design of all open spaces will undergo a public input process and be reviewed by the City Commission for approval.

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

**Design:** The proposed building has a contemporary design, featuring a smooth stucco finish, parapet roof with tower features, decorative cornices and banding, modulation of the facades, building score lines, stone veneers and trims, structural eyebrows, arcades, and a cool tone color palette.

**Lighting:** The photometric plans and lighting fixtures have not been completed at this time and are required at time of building permit (see Exhibit D- Conditions of Approval). Schematic lighting plans for the rights-of-way have been submitted (Sheets E-101 & E 102) and include 53 freestanding pole light fixtures, all of which would be 20 feet in height, with the light fixture extending an additional 25 inches, and designed to match the architecture of the building. There are no spot readings in excess of the maximum 5.9 foot-candles allowed.

**Signage:** Site and building signage has not been finalized and a Sign Program consistent with the City's sign regulations will need to be approved for the site prior to requesting any respective sign permits (see Exhibit D – Conditions of Approval).

**Public Art:** The project is subject to the Art in Public Places requirement, and the applicant has been in discussions with the Public Arts Administrator regarding the art and its placement. A public art master plan has been developed and will be integrated throughout the site (see Exhibit D – Conditions of Approval). One prominent art location will be the southwest corner of “Kapok Park”, to act as an entry into the Town Square development. According to the proposed construction estimates, the project would have an art budget of approximately \$259,062.

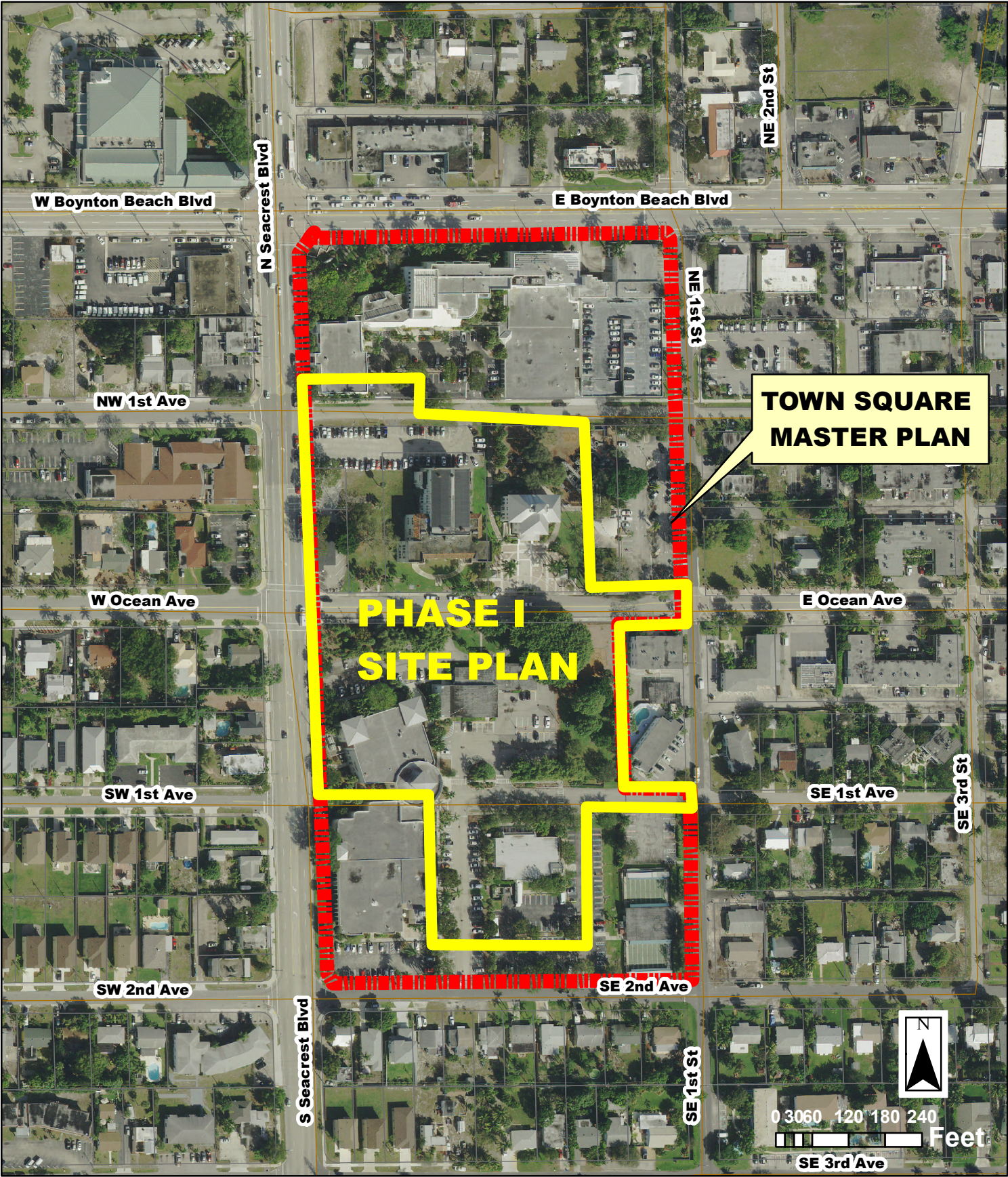
### **RECOMMENDATION**

Staff has reviewed this request for a Major Site Plan Modification and recommends APPROVAL, subject to approval of the accompanying applications and satisfying all comments indicated in Exhibit “D” – 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\TOWN SQUARE\Town Square Phase 1\_ MSPM 18-006\Staff Report\Staff Report - MSPM 18-006.doc



# LOCATION MAP





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

LEGEND:

- PROJECT BOUNDARY
- PEDESTRIAN CIRCULATION
- PHASE LINE
- VEHICULAR ACCESS TO PARKING GARAGE
- PUBLIC OPEN SPACE
- RESIDENTIAL
- EXISTING BUILDING
- PARKING GARAGE
- CITY HALL / LIBRARY
- CENTRAL ENERGY PLANT
- HOTEL

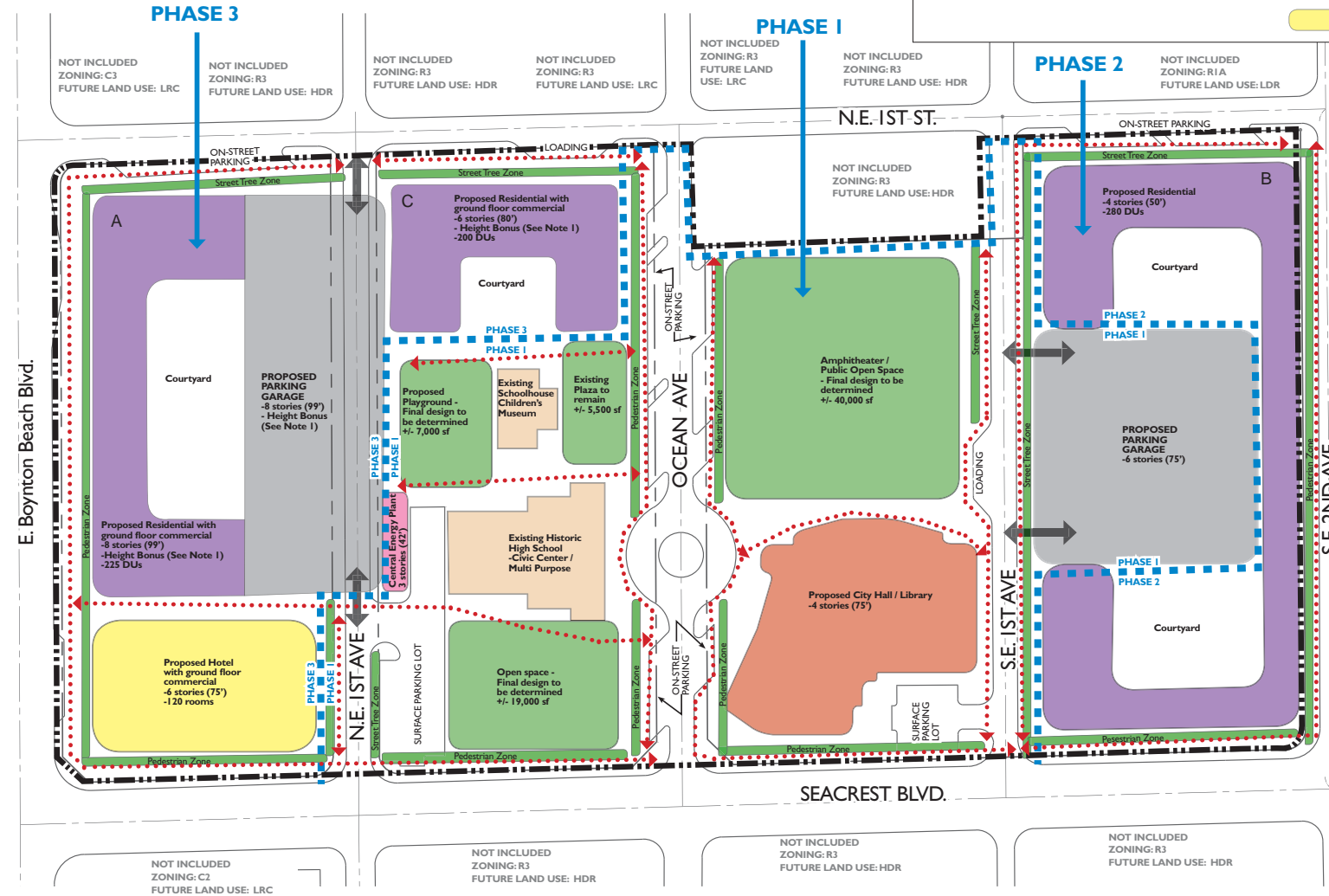
PHASE 3

PHASE 1

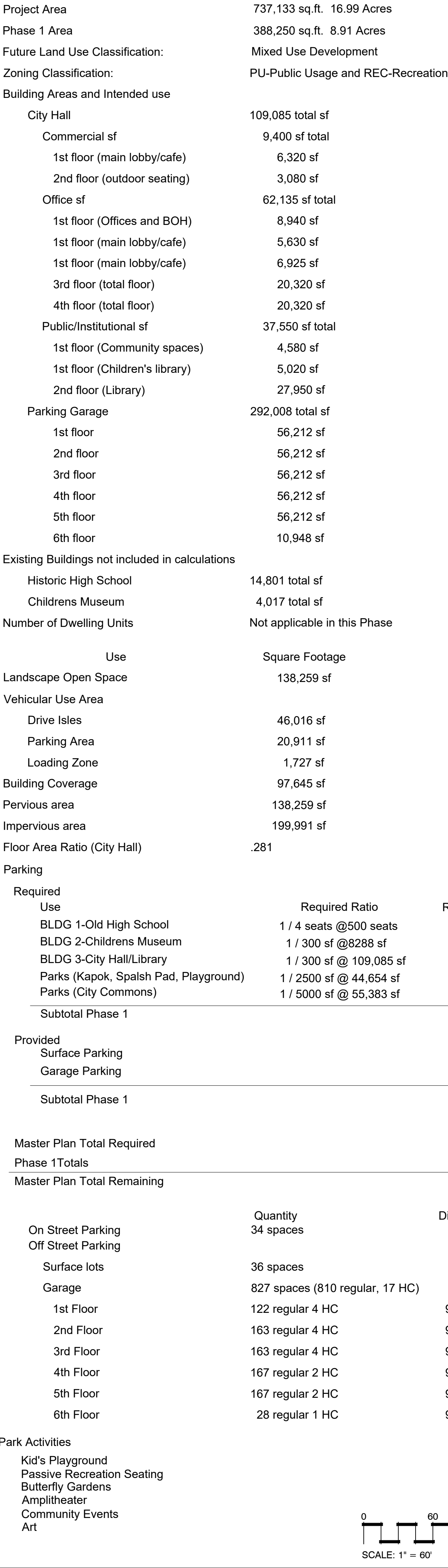
PHASE 2

PROJECT DATA

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

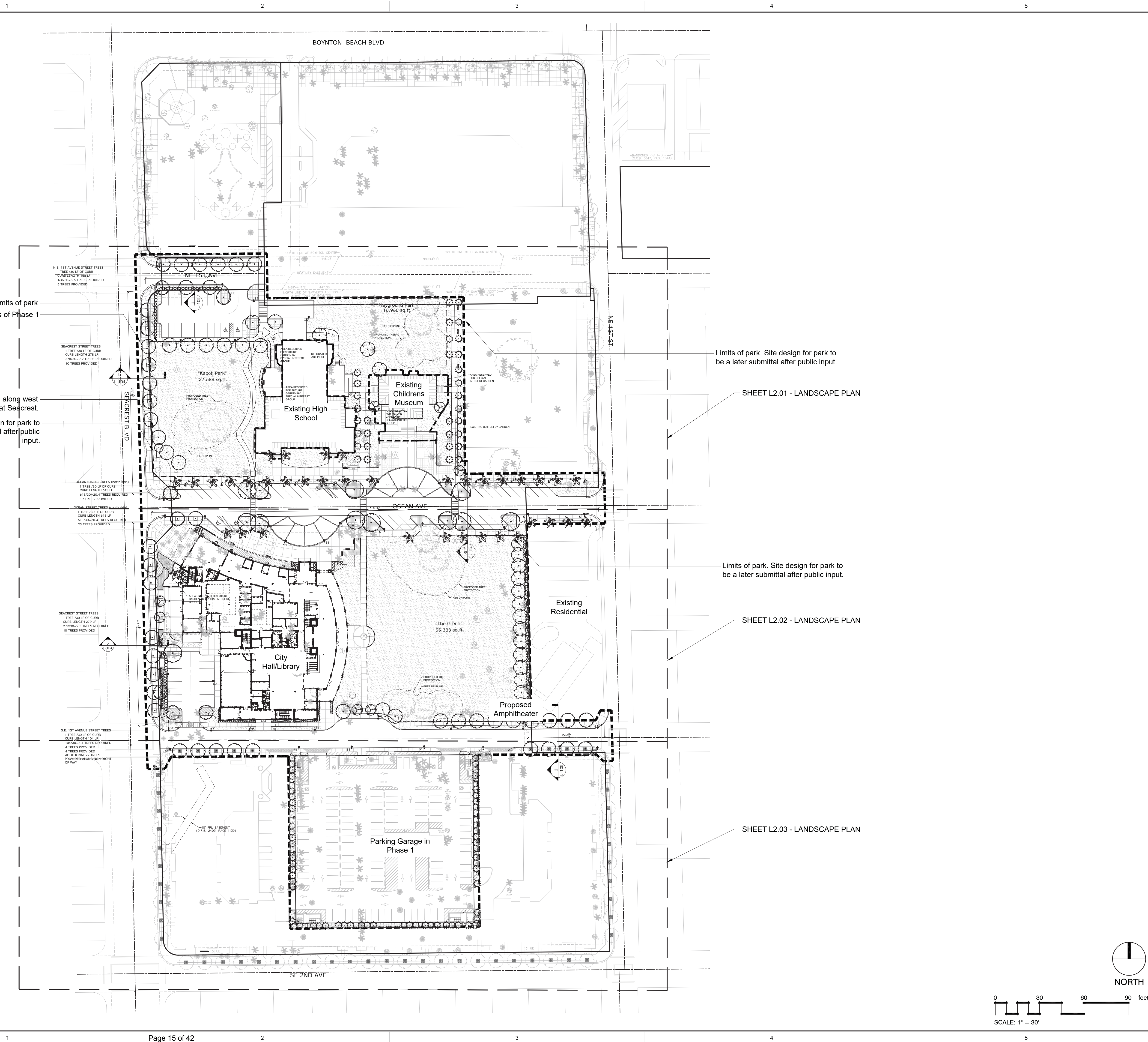






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Park to have landscaping along west edge of park at Seacrest.

Limits of Park. Site design for park to be at a later submittal after public input.

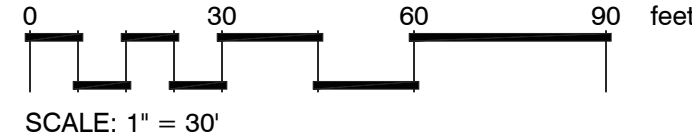
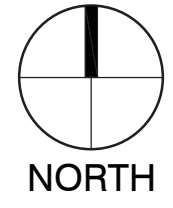
Limits of park. Site design for park to be a later submittal after public input.

Limits of park. Site design for park to be a later submittal after public input.

SHEET L2.01 - LANDSCAPE PLAN

SHEET L2.02 - LANDSCAPE PLAN

SHEET L2.03 - LANDSCAPE PLAN



PROJ. #: 44183



**HASKELL**

The Haskell Company  
111 Riverside Avenue  
Jacksonville, Florida 32202  
tel. 904 791-4500  
Fax. 904 791-4699  
www.haskell.com

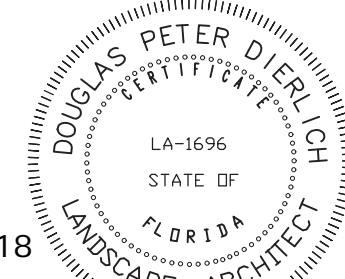
FLORIDA  
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L - LC26000242, E - IB0000849

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NO	DATE	REVISION/ SUBMISSION
	08/06/2018	DART Resubmittal

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

Douglas Dierlich RLA  
LA0001696



08/03/2018

**NOT FOR CONSTRUCTION**

**B**

ORLANDO  
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407 926 3000  
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Baker Barrios

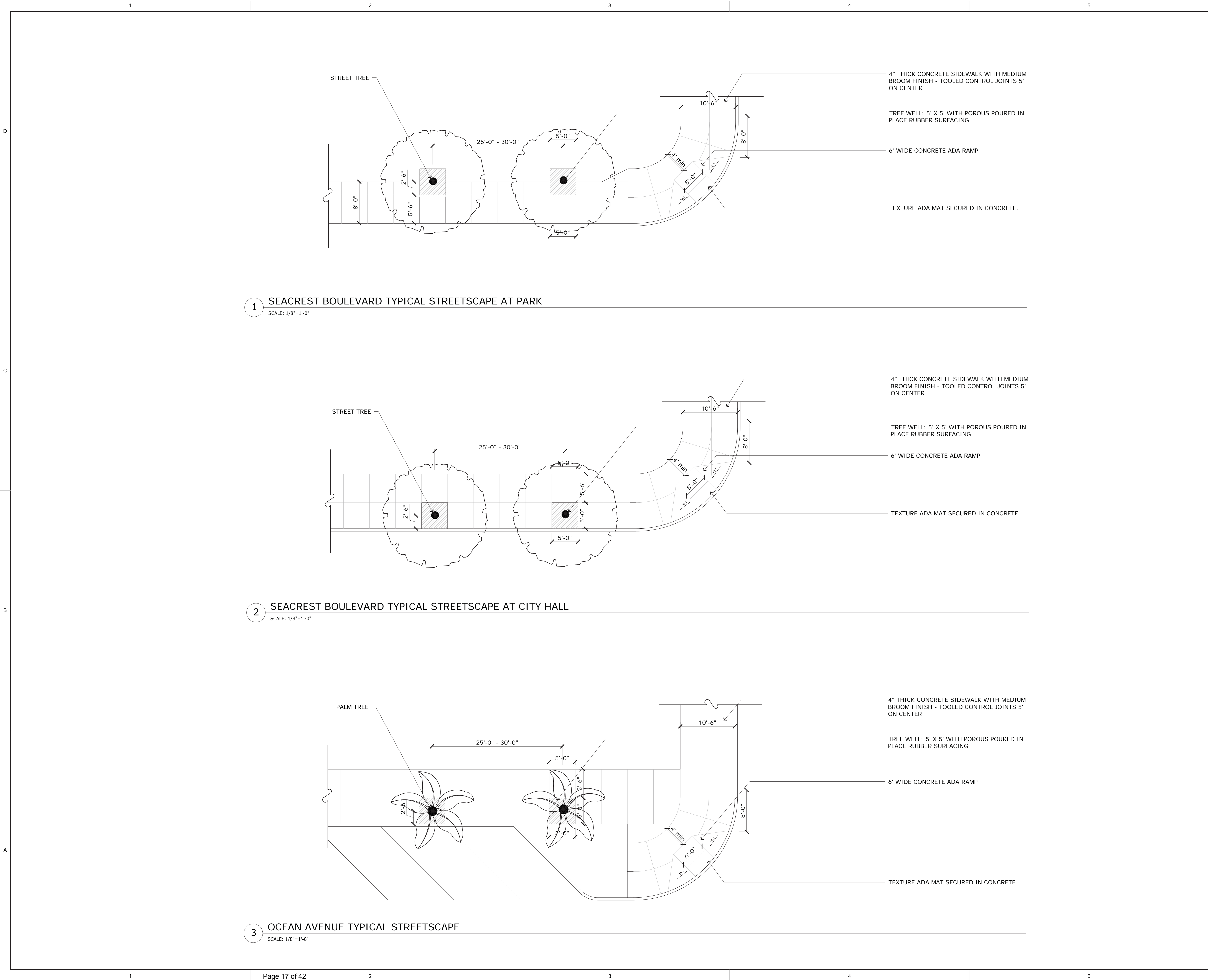
CITY OF BOYNTON BEACH  
TOWN SQUARE  
BOYNTON BEACH, FL

**OVERALL LANDSCAPE PLAN**

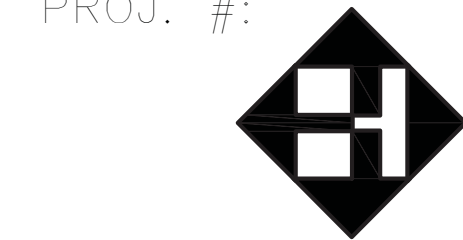
PROJECT NO: 160031.00  
SHEET NUMBER: L-100







PROJ. #: 44183



**HASKELL**

The Haskell Company  
111 Riverside Avenue  
Jacksonville, Florida  
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tel. 904 791-4500  
Fax. 904 791-4699  
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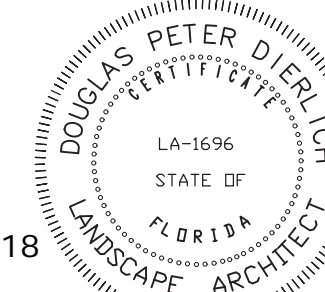
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L - LC26000242, E - IB0000849

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NO	DATE	REVISION/ SUBMISSION
	08/06/2018	DART Resubmittal

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

Douglas Dierlich RLA  
LA0001696



**NOT FOR CONSTRUCTION**



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407 926 3000

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AA0002981 | LC26000427 | COA36020

Baker Barrios

CITY OF BOYNTON BEACH  
TOWN SQUARE

BOYNTON BEACH, FL

**TYPICAL SIDEWALK  
PLAN**

PROJECT NO:  
160031.00

SHEET NUMBER:  
**L-106**







5/2/2018 11:52:39 AM  
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3 NORTHWEST CORNER  
A0.10



1 NORTHEAST CORNER  
A0.10



4 SOUTHWEST CORNER  
A0.10



2 SOUTHEAST CORNER  
A0.10

## BUILDING PERSPECTIVES

# BOYNTON BEACH SOUTH PARKING GARAGE

BOYNTON BEACH, FLORIDA  
2018-05-25

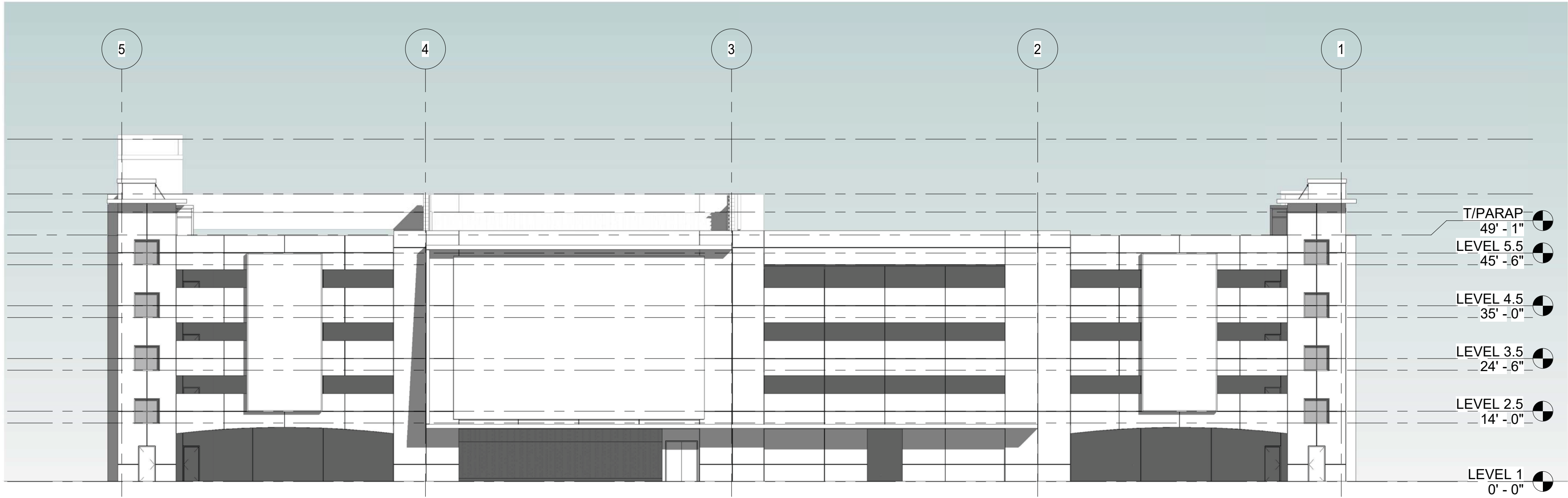
A0.10

CONCEPT 12



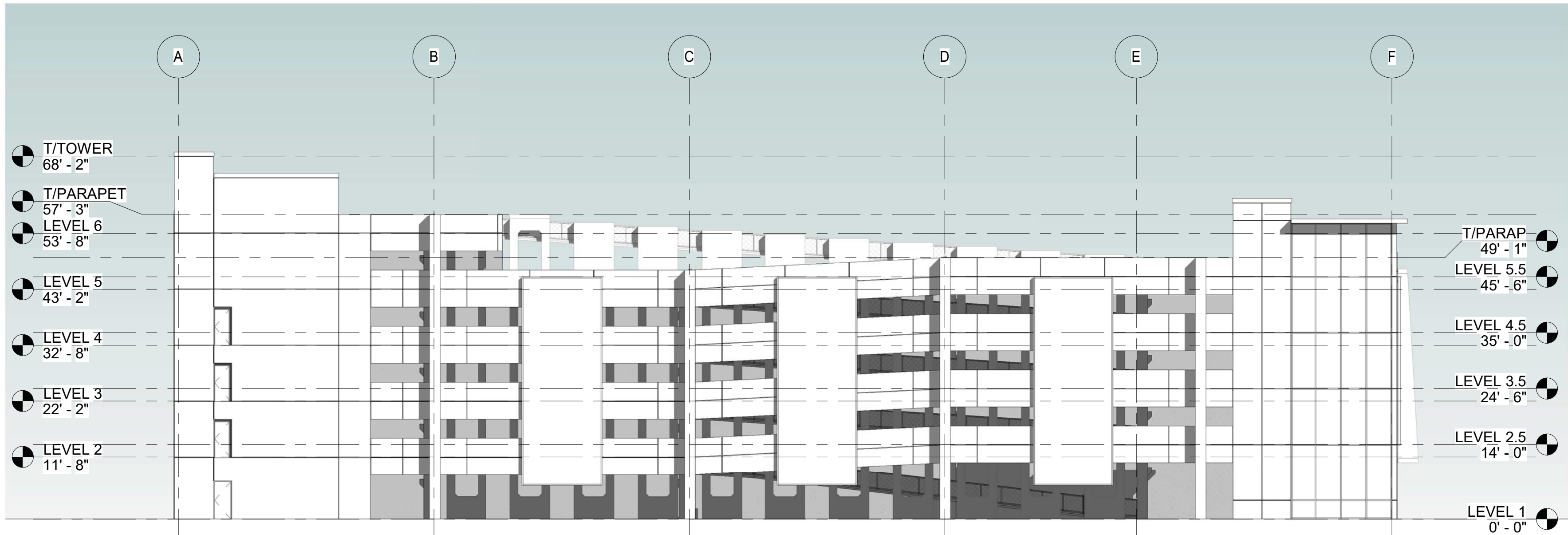
LEGEND:

OPENING IN PRECAST



1 NORTH BUILDING ELEVATION

A4.01 1/16" = 1'-0"



2 EAST BUILDING ELEVATION

A4.01 1/16" = 1'-0"

PD_WINDOW SCHEDULE							
Type	SIZE		DETAILS			COUNT	Comments
	HEIGHT	WIDTH	HEAD	SILL	JAMB		
G 5'-0" x 5'-0"	5'-0"	5'-0"				8	
GRAND TOTAL						8	

BUILDING ELEVATIONS

BOYNTON BEACH SOUTH PARKING GARAGE

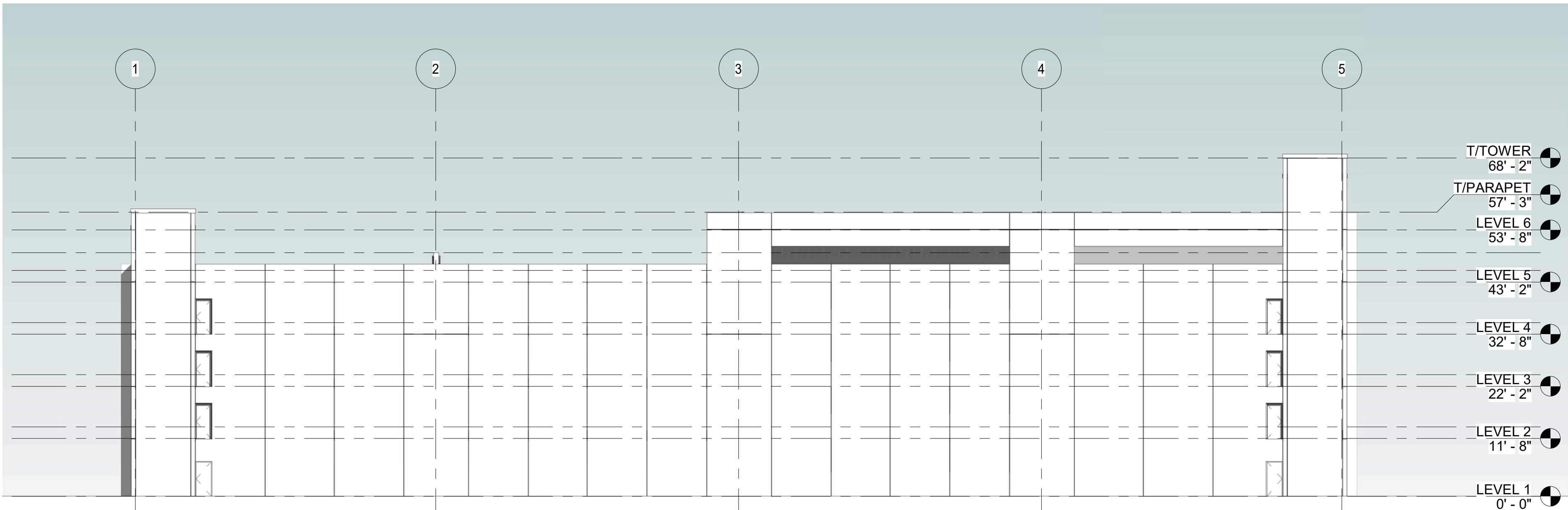
BOYNTON BEACH, FLORIDA

2018-05-25

A4.01

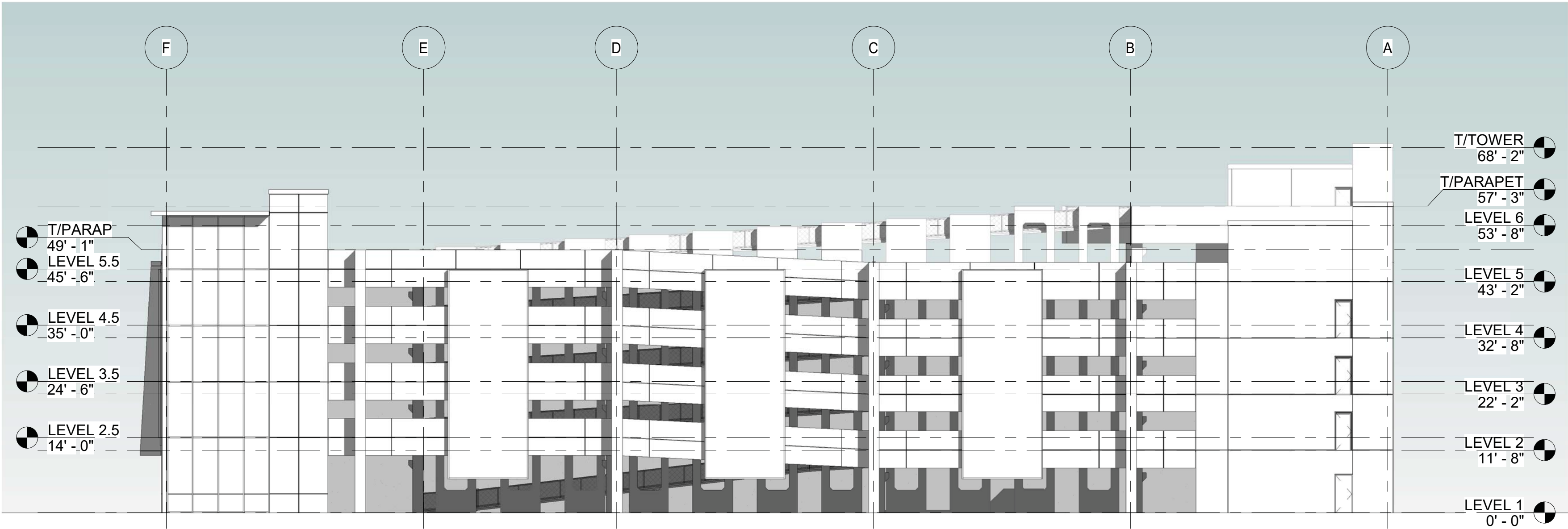
CONCEPT 12





An interim design (until phase two is constructed) of the southern parking garage is required. If the southern parking garage is completed before the approval of the phase two residential building - additional architectural treatment of all facades will be required in compliance with land development code, which which may include but is not limited to green wall design, additional architectural design, use of textures and materials and/or public art. Additionally, a line of sight study for light poles on the top level will be required.

1 SOUTH BUILDING ELEVATION  
A4.02 1/16" = 1'-0"



2 WEST BUILDING ELEVATION  
A4.02 1/16" = 1'-0"

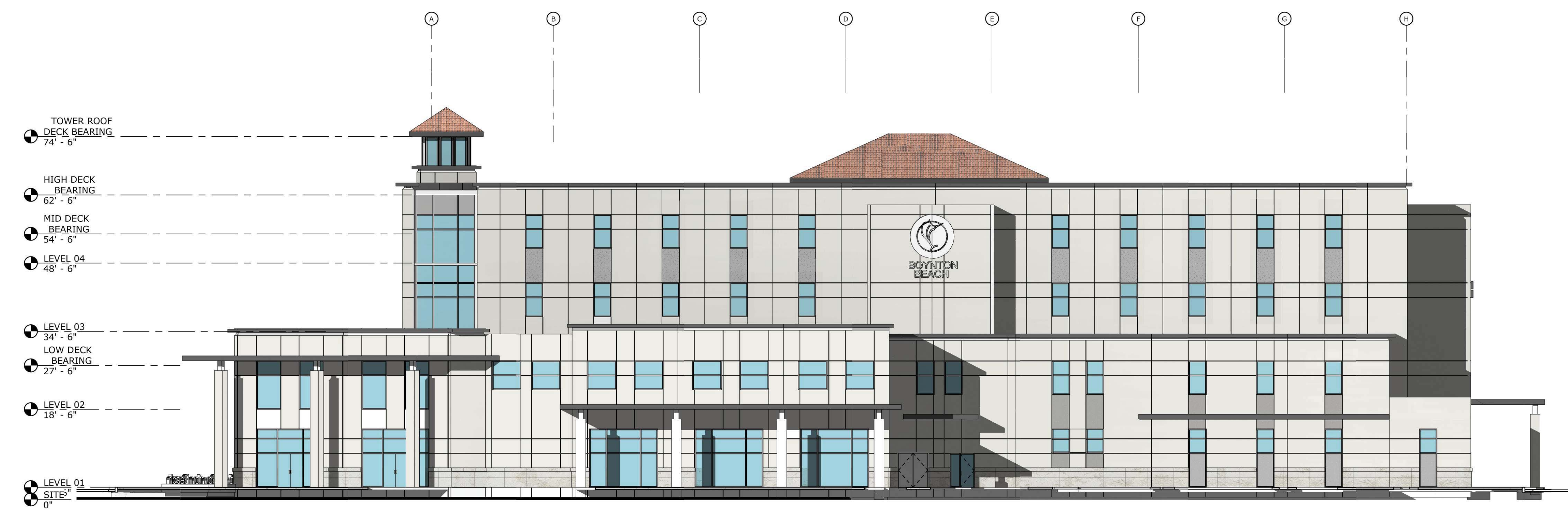
BUILDING ELEVATIONS

BOYNTON BEACH SOUTH PARKING GARAGE

BOYNTON BEACH, FLORIDA  
2018-05-25 A4.02

CONCEPT 12





BOYNTON BEACH TOWN CENTER REDEVELOPMENT	
BOYNTON BEACH, FL	
PROJECT NO.: 160031.00	









3D PERSPECTIVE



3D PERSPECTIVE

PROJ. #: 42007



The Haskell Company  
111 Riverside Avenue  
Jacksonville, Florida  
32202

tel. 904 791-4500  
Fax. 904 791-4699  
www.haskell.com

FLORIDA

A - AAC000281, E - EB0000906,  
L - LC26000242, E - IB0000849

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NO	DATE	REVISION/ SUBMISSION
	2018.08.06	CITY RESUBMITTAL

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

AHCA PROJECT SUB. NO.:

JED PREST  
AR92532

**NOT FOR  
CONSTRUCTION**



**ORLANDO**  
189 S. ORANGE AVE., SUITE 1700  
ORLANDO, FLORIDA 32801  
407 926 3000

INFO@BAKERBARRIOS.COM  
BAKERBARRIOS.COM  
AA0002981 | LC26000427 | COA36020

Baker Barrios

**BOYNTON BEACH  
CITY HALL & LIBRARY**

BOYNTON BEACH, FL

**3D PERSPECTIVES**

PROJECT NO:  
170233.00

SHEET NUMBER:  
**A.1.5**



# EXHIBIT “D”

## Conditions of Approval

Project Name: Town Square Phase 1  
 File number: MSPM 18-006  
 Reference: 3<sup>rd</sup> review of plans identified as a Major Site Plan Modification with an August 7, 2018 Planning and Zoning Department date stamp marking.

DEPARTMENTS	INCLUDE	REJECT
<b>ENGINEERING / PUBLIC WORKS / FORESTRY / UTILITIES</b>		
Comments:		
1. Revise the traffic study to be in compliance with the City's Engineer's review comments dated August 23, 2018. If the amended traffic study results in changes to the proposed site plan, than site plan modification approvals would be required.		
2. At time of site permit, provide traffic information for the entrance to the site from Boynton Beach Blvd.		
3. At time of site permit, provide traffic information for Ocean Avenue.		
4. Use standard live oaks in place of high-rise oaks where possible, as they can create a wider canopy / shade.		
5. At time of site permit, provide irrigation plans.		
6. Coordinate with the City's Forestry and Grounds Maintenance Manager, on tree protection, mitigation, plant species and their locations.		
<b>FIRE</b>		
Comments:		
7. No dead-end driveway can exceed 150 feet unless provided with turn-around space for fire department vehicles. Both driveways at the parking garage as well as at the northwest from Boynton Beach Blvd. appear to exceed this length without turn-around spaces. NFPA 1: 18.2.3.4.4.		
8. Parking area may be considered dead-end roads. At time of permitting, provide dimensions or dead-end roads to ensure compliance with back-up standards.		
9. There is no fire hydrant located on the north side of the Children Museum. Note that this may create a conflict with the design the future garage.		
<b>POLICE</b>		

DEPARTMENTS	INCLUDE	REJECT
Comments: All previous comments addressed at DART meeting.		
<b>BUILDING</b>		
Comments: All previous comments addressed at DART meeting.		
<b>PARKS AND RECREATION</b>		
Comments: All previous comments addressed at DART meeting.		
<b>PLANNING AND ZONING</b>		
Comments:		
10. At time of permitting, provide manufacturer paint chips and call out all proposed colors and materials on proposed elevations.		
11. Ensure that any proposed pole lights on the top floor of the garage centrally located with a low profile so that they will not be seen from off premises. At time of permitting, provide a line of sight diagram depicting compliance.		
12. Lighting levels on the roof of the garage exceed the code maximum allowance of 5.9 foot-candles. At time of permitting, provide a garage photometric plan in compliance with applicable codes.		
13. Photometric plans and lighting fixtures have not been completed for the site. At time of permitting, provide a photometric plan in compliance with applicable codes.		
14. Kapok Park, The Green, and Kingdoms Playground are in the process of collecting public input in order to finalize the design. Final designs will reviewed by the City Commission for approval prior to site permit.		
15. Typically garages are approved with full wrap of uses, however the residential wrap for this garage will be designed and approved within phase two of the master plan. If phase two is not constructed prior to the use of the garage, an interim design is required. Additional architectural treatment of all façades will be required in compliance with land development code, which may include but is not limited to green wall design, additional architectural design, use of textures and materials, and / or public art.		

DEPARTMENTS	INCLUDE	REJECT
16. At time of permitting, revise the southwest corner of the city hall / library building to have more architectural emphasis.		
17. A sign program is required prior to issuance of any sign permits.		
18. Public entrance to the chambers from parking garage is not clearly defined. At time of permitting, revise the elevations to accommodate a well-defined public entrance.		
19. At time of permitting, revise architecture of bus shelter to be compatible with the architecture of the building.		
20. At time of permitting revise the proposed wall to a trellis along western boundary of parking lot at Seacrest/ SE 1st. Ave.		
21. Ensure the visual and physical connection of Kapok Park and the proposed playground along the north side of the High School is maintained through the final design.		
22. At time of permitting, provide all setback dimensions from rights-of-ways for proposed buildings.		
23. A shared parking study will be required at phase two site plan approval in order to ensure adequate parking.		
24. FAR will be required and reviewed at time of phase two site plan submittal for compliance with the Land Development Regulations.		
25. Coordinate with the City's Public Art's Manager to implement the approved Town Square Public Art's Master plan.		
<b>COMMUNITY REDEVELOPMENT AGENCY</b>		
Comments: All previous comments addressed at DART meeting.		
<b>PLANNING &amp; DEVELOPMENT BOARD CONDITIONS</b>		
Comments: To be determined.		
<b>CITY COMMISSION CONDITIONS</b>		
Comments: To be determined.		



## CITY OF BOYNTON BEACH AGENDA ITEM REQUEST FORM

**PLANNING AND DEVELOPMENT MEETING DATE:** 9/4/2018

**REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD:** Approve two (2) Community Design Plan Appeals for the Town Square Phase One development, of Chapter 4, Article III, Section B.2.a "Building Location" for proposed setbacks, as opposed to strict compliance with the required build-to-line for the city hall/ library building on Ocean Avenue and Seacrest Boulevard. Applicant: City of Boynton Beach

---

**EXPLANATION OF REQUEST:** Mr. Mark Rickards, agent for the City of Boynton Beach, is requesting approval of two (2) Community Design Plan Appeals (CDPA 18-001 & 18-002), of Chapter 4, Article III, Section B.2.a "Building Location" and each for increased building setbacks, as opposed to strict compliance with the required build-to-line for the city hall/ library building. This request is in correlation with the Major Site Plan Modification (MSPM 18-006) for the first phase of the Town Square Master Plan. Phase one includes the construction of a 109,085 square foot city hall and library building located on the southeast corner of Ocean Avenue and Seacrest Boulevard, a 827 space parking garage located on the south side SE 1<sup>st</sup> Avenue, right-of-way improvements, and public amenities.

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

**FISCAL IMPACT:** Additional revenues received from the permit and certificate of use applications, as well as the increased valuation of the property.

**ALTERNATIVES:** None recommended.

**STRATEGIC PLAN:**

**STRATEGIC PLAN APPLICATION:**

**CLIMATE ACTION:**

**CLIMATE ACTION DISCUSSION:**

---

**Is this a grant?**

**Grant Amount:**

---



**ATTACHMENTS:**

Type	Description
▣ Staff Report	Staff Report (CDPA 18-001 & CDPA 18-002)
▣ Location Map	Exhibit A: Location Map
▣ Drawings	Exhibit B: CDPA Detail Plan
▣ Letter	Exhibit B: CDPA Justification Statment
▣ Conditions of Approval	Exhibit C: Conditions of Approval

**DEVELOPMENT DEPARTMENT  
PLANNING AND ZONING DIVISION  
MEMORANDUM NO. PZ 18-056  
STAFF REPORT**

**TO:** Chair and Members  
Planning and Development Board

**THRU:** Ed Breese  
Planning and Zoning Administrator

**FROM:** Amanda Bassiely, Senior Planner

**DATE:** August 16, 2018

**PROJECT NAME:** Town Square Phase One (CDPA 18-001 & 18-002)

**REQUEST:** Approve two (2) Community Design Plan Appeals for the Town Square Phase One development from Chapter 4, Article III, Section B.2.a "Building Location" for proposed setbacks, as opposed to strict compliance with the required build-to-line for the city hall/ library building on Ocean Avenue and Seacrest Boulevard.

---

**PROJECT DESCRIPTION**

**Property Owner:** City of Boynton Beach

**Applicant:** City of Boynton Beach

**Agent:** Mark Rickards, Kimley Horn & Associates, Inc.

**Location:** The public portions of the Town Square Master Plan: bound on the west by Seacrest Blvd.; on the north by NE 1<sup>st</sup> Avenue; on the east by NE 1<sup>st</sup> Street; and on the south by SE 2<sup>nd</sup> Avenue (see Exhibit "A" - Site Location Map).

**Site Details:** The subject site is the 8.91 acres of phase one of the Town Square development. The proposed public uses include a city hall, library, recreational green areas, and associated parking.

**NATURE OF REQUEST**

Mr. Mark Rickards, agent for the City of Boynton Beach, is requesting approval of two (2) Community Design Plan Appeals (CDPA 18-001 & 18-002) from Chapter 4, Article III, Section B.2.a "Building Location" and each for increased building setbacks, as opposed to strict compliance with the required build-to-line for the city hall/ library building on Ocean Avenue and

Seacrest Boulevard. This request is in correlation to Major Site Plan Modification (MSPM 18-006) for the first phase of the Town Square Master Plan. Phase one includes the construction of a 109,085 square foot city hall and library building located on the southeast corner of Ocean Avenue and Seacrest Boulevard, a 827 space parking garage located on the south side SE 1<sup>st</sup> Avenue, right-of-way improvements, and public amenities.

### **BACKGROUND**

The proposed master plan site area totals 15.04 acres, while the site area of phase one is 8.91 acres. The first phase of the master plan would include all of the public components, such as, the city hall and library, the amphitheater / public open space, the southern garage, playground, Historic Old High School and open plaza on Seacrest Boulevard. This phase also includes the right-of-way improvements to NE 1st Avenue, Ocean Avenue, Seacrest Boulevard, and SE 1st Avenue. As noted earlier, the applicant is requesting that SE 1<sup>st</sup> Avenue is extended westward to meet Seacrest Boulevard and complete the grid block pattern. Two new buildings are included in this phase, the first is a 109,085 square foot city hall / library which is located on the southeast corner Seacrest Boulevard and Ocean Avenue. The second is one of two garages proposed in the master plan. The 827 parking space garage is proposed on the south side of SE 1<sup>st</sup> Avenue.

### **ANALYSIS**

The MU-3 zoning district requires no building setbacks, but rather a zero (0) foot build-to line. However, the building setbacks may be increased up to 15 feet administratively, without benefit of a Community Design Plan Appeal, in areas where the intent is to 1) enhance public spaces such as sidewalks, plazas, fountains, or outdoor seating areas; 2) optimize landscape design; 3) maximize on-site drainage solutions; and/or 4) accommodate architectural features and building enhancements. This requirement would apply to all building facades fronting on a street. The building setback is measured from the property line to the exterior surface of the building or supporting columns. Along Seacrest Boulevard, the proposed building setback ranges from 35'-4" to 82'-10" (CDPA 18-001/ Refer to Exhibit B). The enlarged setback accommodates space for a surface parking lot, which will serve the commission chambers. In order to mitigate any negative impacts of the enlarged setback, an enhanced streetscape is proposed along that portion of Seacrest Boulevard. The proposal includes an eight (8) foot wide paver sidewalk, street trees, a trellis, and decorative bus stop. Along Ocean Avenue, the proposed building setback ranges from 12'-1" to 49'-1" (CDPA 18-002 / Refer to Exhibit B). The enlarged setback accommodates a vehicular drop-off area at the main entrance of city hall. In order to mitigate any negative impacts of the enlarged set back, an enhanced pedestrian area proposed along Ocean Avenue including curb-less paver rights-of-way with patterns on the drop off area that are designed as an extension of the pedestrian plaza. Since both appeal requests are the result of the provision of additional / enhanced pedestrian and public amenities, staff is in support of each.

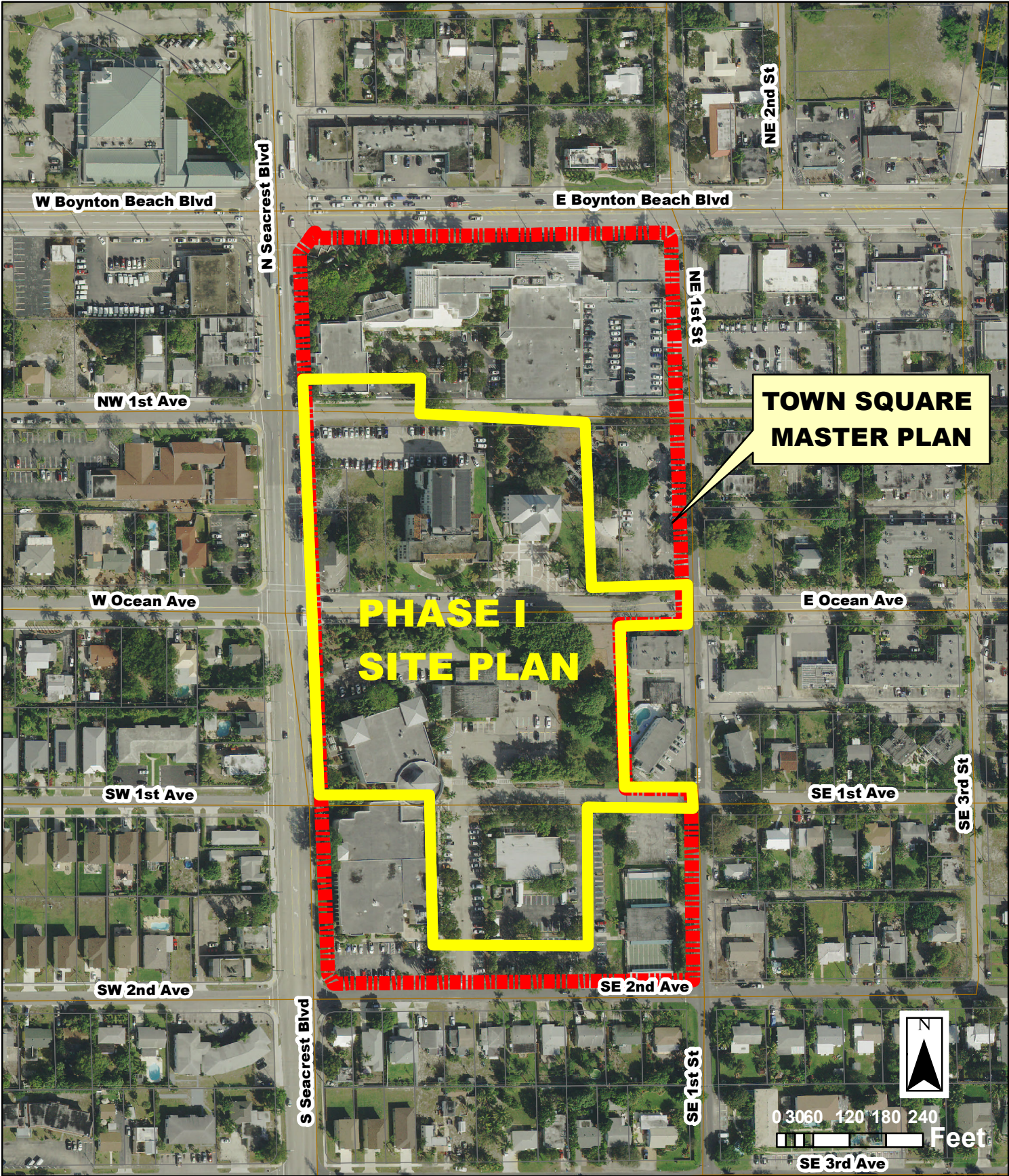
### **RECOMMENDATION**

Staff has reviewed this request for two (2) Community Design Plan Appeals and recommends APPROVAL, subject to approval of the accompanying applications and satisfying all comments indicated in Exhibit “C” – Conditions of Approval. Any additional conditions recommended by the Board or required by the City Commission shall be documented accordingly in the Conditions of Approval.

S:\Planning\SHARED\WP\PROJECTS\TOWN SQUARE\CDPA 18-001 18-002\Staff Report\Staff Report - CDPA 18-001 18-002.doc



# LOCATION MAP





## Page 34 of 42





August 23, 2018 (revised)

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 Town Square Phase One  
Justification Statement**

Dear Amanda;

Proposed is the first phase of the Town Square project, implementing the master plan approved in February of 2018 (LUAR 17-005) as a public and private redevelopment of the city-owned 15.04 acre set of parcels. The approved Master Plan (attached) illustrates an intention to phase the redevelopment and this application represents the initial phase which include the city hall, library, and accompanying parking garage. Open Space/Public Park components are currently receiving input from the community, and final design documents will be submitted once that input from the public and City Staff is collated and assimilated.

There are three governing documents that should be discussed in reference to the proposed project. The Boynton Beach Community Redevelopment Agency (CRA) Master Plan, and two separate overlay districts The Boynton Beach Boulevard Overlay and the Cultural District Overlay Zone.

The Boynton Beach Boulevard Overlay Zone is bounded on the south by NE 1<sup>st</sup> Avenue and addresses the immediate frontage properties adjacent to Boynton Beach Boulevard. In terms of the Town Square project that limits discussion with this project to the pedestrian hardscape proposed along the project frontages, as the hotel, parking garage and residential buildings will be submitted separately as part of the private development/later phase. The attached proposed street section illustrates compliance with the pedestrian zone requirements of this overlay district.



The Cultural District Overlay (proposed ordinance 17-015) has received first reading approval by the City Commission but has not proceeded to 2<sup>nd</sup> reading and adoption at the time of this application. Nevertheless, it is important to reference the proposed code language as part of the project narrative. The following are key regulation elements of the overlay district in context of the proposed plan:

- The intent of the Cultural District Overlay (CDO) is to *'provide for a mix of selected commercial, residential, office, and entertainment uses and activities with an emphasis on arts and cultural ventures that will encourage the adaptive re-use of existing buildings, restoration of historic structures, and maintain and further enhance the pedestrian scale and historic character of the area.'* The submitted first phase of the project incorporates the existing historic high school building, currently under renovation, as well as the children's museum, and seeks to integrate a new city hall/library building into that framework, stitched together with a strong emphasis on pedestrian enhancements and orientation. Proposed language for the CDO also includes a purpose to *'stimulate greater awareness of and pride in the City's architectural, historical, and cultural heritage.'* Which is demonstrated in the planned open space and strong connections between existing structures to remain such as the children's museum and historic high school (with a renovation under way which will allow this important landmark to find new purpose as additional space for City Services. The streetscape design, discussed in greater detail below, directly strengthens the pedestrian oriented synergy between the civic uses, open space, and planned private development which will include a hotel, ground floor commercial uses, and residential buildings currently under design, to be submitted under a separate review process.
- Both the Master Plan and Phase One areas exceed the minimum lot area of 10,000 SF, and minimum frontage requirement of 100 feet.
- Pedestrian Zone: An integral part of the CDO regulations is the treatment of the pedestrian environment, beginning at the curb, and moving inward to provide clear walking widths of at least eight feet. The attached site plan set provides hardscape plans (L1 sheet series) as well as Landscape Plans with road/sidewalk sections (L2 sheet series)
- Build To Line (Seacrest): In general, the build-to line is to abut the pedestrian zone and active area, it should be noted that along Seacrest Avenue, the City Hall building has provided a screening wall to maintain the impression of that parallel build-to line along this project frontage, as experienced at the pedestrian level, despite the pragmatic needs for service and delivery areas at the 'back of house' rear of the building. For this reason, a community design appeal application is provided requesting relief from the strictest interpretation of this portion of the code.
- Build To Line (Ocean): The build to line along ocean for the City Hall is med for a portion of the project, but fades back from Ocean due to the entry feature and public drop off semicircle. A community design appeal is provided for this project frontage as well.



- **Parking:** Phase one as proposed includes a City Hall/Library Building which is 109,085 SF in size, parked at one space per 300 SF (364 spaces required) and includes the existing Children's Museum, which is 8,288 SF in size, parked at one space per 300 SF (28 spaces) and the historic High School Building, to be utilized as an event center, as well as City Services when not in use for events. The greater of the two uses was included in the Master Plan approval, parked at one space per 4 seats (500 seats maximum) for a parking demand of 125 spaces. That is a total parking demand of 517 spaces. The southern parking garage will have more than enough spaces to accommodate this demand, but there are also surface parking spaces proposed which are convenient and in proximity to the park and city hall building.

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:

- Compliance with the requirements of the respective zoning district:* The proposed phase one site plan includes the overall streetscape treatment for the Town Square Master Plan area, together with the first phase of civic uses, in compliance with the intent of the Cultural District Overlay and requirements of the zoning district as discussed above. A Community Design Appeal is requested for the 'build to' line along Seacrest and along Ocean in recognition of the unique character of the City Hall/Library Building.
- Compliance with Site Development Standards:* The attached site plan is in compliance with the approved Master Plan and site development standards as described in the Cultural District Overlay proposed ordinance which has received first reading approval at the time of this application.
- Compliance with best development practices/sustainability:* This project is utilizing the Green Globes for New Construction (Green Globes for NC). Ongoing meetings with the development team are implementing the design criteria needed for certification, which is achieved utilizing "weighted criteria in its recognized assessment protocol, comprehensively assessing building environmental impacts on a 1,000-point scale in seven categories. Each of these categories has an assigned number of points that quantify overall building performance—including a comprehensive approach to Energy Performance, and a practical and objective method for Life-Cycle Assessment."
- Compliance with other policies and standards:* The Town Square Master Plan, and implementing site plan phases have been the subject of ongoing coordination meetings with city staff, general contractors and design professionals who are making every effort to provide the highest quality project in an expedited timeframe. Of relative note is that the open space/park facilities, at the time of this application are still undergoing final programming and may receive additional final design information in the coming months.

Proposed is a public services building, to house the functions of City Hall and Community Library which has frontage on Seacrest Boulevard and Ocean Avenue which does not fully comply with 'Modified Building/Site Regulations' found in the overlay zone property development regulations which provide for 75% of the building to be placed adjacent to the pedestrian zone (the pedestrian zone being measured from the back of curb, including street trees, 8' clear sidewalk, and an active area which is at least 8' in width).

Along both frontages there are portions of the building which do not comply with this 'build to' line, as shown on the attached site development plans, but it is important to outline the proposed condition along each frontage:

On Ocean Blvd the setback of the City Hall/Library at the westernmost corner is 12' 1" from the property line, or approximately 20' from the back of curb, but includes a generous sweep to the south when the building edge moves East from that point. This is to accommodate a drop off area, the building edge moving to 49' 1" at the NE corner.

Along Seacrest Boulevard, the building is placed at 33' 9" from the property line, or approximately 43' from the back of curb, at the NW corner, moving to 82' 10" from property line, or approximately 92' from the back of curb for Seacrest. This is to accommodate a back of house parking area for service and dedicated parking, and a trellis feature is proposed to help mute this building step back.

For these reasons, a Community Design Appeal is being made, pursuant to Article II Section 4 (Relief Application) Paragraph B, which states that 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 designation of Mixed Use Medium (MXM), the first phase including public parks, and a city hall/library building, together with the first of two planned parking garages. The Mixed Use Medium district is designated for areas east of I-95, and the proposed development does not exceed the maximum density and FAR listed in the Future Land Use Element of the Comprehensive Plan (50 du/ac and 3.0 FAR respectively). Additionally; the ranges of uses within the MXM district are desired to be between 10 and 30 percent non-residential, with the remainder being residential uses. Phase two is largely residential and hotel uses, and the proposed city hall/library building is not out of proportion as expressed in the future land use criteria.




- b) **Livability and Appearance:** the proposed orientation buildings will maximize the public building's orientation toward open/public space and Ocean Avenue, which is desired as the focal point of community life. Providing for service in a way which limits visibility from the important Ocean Avenue corridor was considered efficient, and providing for a public drop off which doubles as a geographical forced perspective, opening the building to both Ocean and the public open space to the east and North as well as the historic high school on the northeast side of the street, and this was considered advantageous to the functionality and civic branding of this building.
- c) **Consistency with the purpose of the standard:** In general the build-to line is provided to maximize a consistent building 'edge' along a pedestrian oriented streetscape, and the inclusion of a trellis feature along Seacrest provides for this unbroken 'edge' which allowing for service and delivery to the City Hall Building. Likewise, the building edge along Ocean also shares the space with public open space/park features which should be emphasized, acknowledged, and incorporated into the design of the public building.
- d) **Intention to preserve existing trees or flora:** Note the trees to be preserved, shown on the development plan, which include the Kapok tree, and several others where possible and appropriate. The landscape plan provides for the protection of these trees during construction.
- e) **Adverse environmental impacts that cannot be prevented by the imposition of conditions:** The proposed building placement does not create additional environmental impacts, the orientation of the building relative to Seacrest represents a solution to the back-of-house challenges while prioritizing the view eastward toward the public open space/park areas.
- f) **Adverse impact on property values of abutting or adjacent land.** The façade facing Seacrest, which includes the trellis element, together with the façade facing Ocean Avenue will have a positive, instead of adverse, impact on property values for adjacent and abutting land.
- g) **Reduction of quality or quantity of light and air available to adjacent properties:** While there may be some shadowing creates on the west side of the proposed City Hall/Library Building, this shadowing would affect the public right of way, instead of adjacent properties, moreover, shade is a welcome component of the public sidewalk area, conducive to more use during summer months.
- h) **Necessary to further the objectives of the City to assist with economic development and business promotion:** The overall Town Square project will assist with the economic development and business promotion of a center civic core, the heart of Boynton Beach, and will positively impact business promotion within the downtown area.

- i) **Meets the purpose and intent of these regulations but conflicts with another side development standard or requirement including sustainable development and green initiatives:** The proposed relief for the City Hall/Library building represents the prioritization of East and Northeast orientation toward the planned recreational open space, but does not conflict with other standards or sustainability objectives.

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

Best Regards;



Mark Rickards, AICP

*Attachments*

# EXHIBIT "C"

## Conditions of Approval

Project Name: Town Square Phase 1  
 File number: CDPA 18-001 & CDPA 18-002  
 Reference: 3<sup>rd</sup> review of plans identified as a Major Site Plan Modification with an August 7, 2018 Planning and Zoning Department date stamp marking.

DEPARTMENTS	INCLUDE	REJECT
<b>ENGINEERING / PUBLIC WORKS / FORESTRY / UTILITIES</b>		
Comments: None.		
<b>FIRE</b>		
Comments:		
<b>POLICE</b>		
Comments: None.		
<b>BUILDING</b>		
Comments: None.		
<b>PARKS AND RECREATION</b>		
Comments: None.		
<b>PLANNING AND ZONING</b>		
Comments:		
1. At time of permitting, revise the southwest corner of the city hall / library building to have more architectural emphasis.		
2. At time of permitting, revise architecture of bus shelter to be compatible with the architecture of the building.		
3. At time of permitting revise the proposed wall to a trellis along western boundary of parking lot at Seacrest/ SE 1st. Ave.		
4. At time of permitting, provide all setback dimensions from rights-of-ways for proposed buildings.		
<b>COMMUNITY REDEVELOPMENT AGENCY</b>		
Comments: None		

DEPARTMENTS	INCLUDE	REJECT
<b>PLANNING &amp; DEVELOPMENT BOARD CONDITIONS</b>		
Comments: To be determined.		
<b>CITY COMMISSION CONDITIONS</b>		
Comments: To be determined.		

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