



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

DATE: Monday, December 17, 2018

TIME: 6:30 PM

PLACE: Intracoastal Park Clubhouse

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. **REQUEST:** Approve Country Trail PUD annexation (ANEX 19-001) Applicant: M2D Country Trail, LLC

REQUEST: Approve Country Trail PUD Future Land Use Map amendment from Palm Beach County's Medium Residential with a maximum density of 5 du/acre (MR-5) to Low Density Residential (LDR) with a maximum density of 7.5 du/acre. Applicant: M2D Country Trail, LLC

REQUEST: Approve Country Trail PUD rezoning from Palm Beach County's AR, Agricultural Residential, to PUD, Planned Unit Development. Applicant: M2D Country Trail, LLC
 - 7.B. Approve Country Trail PUD New Site Plan to construct a new development with 26 two-story single-family residences and associated site improvements on a 5.17 acre site. Applicant: M2D Country Trail, LLC
 - 7.C. **REQUEST:** Approve Boynton Beach Mall Future Land Use Map Amendment from Development of Regional Impact (DRI) to Mixed Use Low (MXL). Applicant: City-initiated.

REQUEST: Approve the Comprehensive Plan's Future Land Use Element text amendment to delete the Boynton Beach Mall DRI from the list of DRI-classified sites. Applicant: City-initiated.
 - 7.D. Request for Major Site Plan modification approval to construct one-story building additions totaling 6,657 square feet, to an existing three (3) building, 10,865 square foot, warehouse complex, for a total of 17,722 square feet, and related site improvements. Applicant: Jose Obeso, J.A.O. Architects & Planners.
 - 7.E. Approve modifications to parking requirements (CDRV 19-001) - Amending the LAND DEVELOPMENT REGULATIONS, Chapter 4. Zoning, Article V. Minimum Off-Street Parking Requirements, Section 2.A. & B., to revise parking requirements for residential uses, and modifications to shed requirements (CDRV 19-002) – Amending the LAND DEVELOPMENT REGULATIONS, Chapter 3. Zoning, Article V. Supplemental Regulations, Section 3.E., to increase potential siting locations for permanent sheds and storage structures. City initiated.

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: 12/17/2018

REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD:

REQUEST: Approve Country Trail PUD annexation (ANEX 19-001) Applicant: M2D Country Trail, LLC

REQUEST: Approve Country Trail PUD Future Land Use Map amendment from Palm Beach County's Medium Residential with a maximum density of 5 du/acre (MR-5) to Low Density Residential (LDR) with a maximum density of 7.5 du/acre. Applicant: M2D Country Trail, LLC

REQUEST: Approve Country Trail PUD rezoning from Palm Beach County's AR, Agricultural Residential, to PUD, Planned Unit Development. Applicant: M2D Country Trail, LLC

EXPLANATION OF REQUEST:

The subject 5.17 acre parcel is currently developed with one single-family home. The applicant seeks to annex the parcel and obtain the City FLUM classification and zoning district to replace its current Palm Beach County designations in order to develop the property with twenty six (26) single-family homes. Annexation, FLUM amendment, rezoning and the new site plan are processed concurrently.

The City and County staff concur that the proposed annexation meets the statutory conditions: the parcel is contiguous to the City boundary and "reasonably compact" in that it does not create enclaves or pockets.

The proposed FLU and zoning designations are consistent with FLU and zoning designations of the surrounding areas and will support a single-family home development consistent with the neighborhood's established land use patterns.

Since most housing units approved in Boynton Beach during the last five years have been multifamily rental dwellings, the addition to the single-family home supply—albeit small— would arguably benefit the City.

HOW WILL THIS AFFECT CITY PROGRAMS OR SERVICES? No significant impact on either programs or services.

FISCAL IMPACT:

The project will contribute to the City's tax base.

ALTERNATIVES:

None recommended

STRATEGIC PLAN:

STRATEGIC PLAN APPLICATION:

N/A

CLIMATE ACTION:

CLIMATE ACTION DISCUSSION: N/A

Is this a grant?

Grant Amount:

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Staff Report	Country Trail PUD ANEX 19-001 and LUAR 19-001 Staff Report
<input type="checkbox"/> Location Map	Exhibit A. Location Map
<input type="checkbox"/> Amendment	Exhibit B. Proposed FLU
<input type="checkbox"/> Amendment	Exhibit C. Proposed Zoning
<input type="checkbox"/> Letter	Exhibit D. PBC Annexation Letter

**DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
MEMORANDUM NO. PZ 19-067
STAFF REPORT**

TO: Chair and Members
Planning and Development Board

THRU: Ed Breese
Planning and Zoning Administrator

FROM: Hanna Matras, Senior Planner

DATE: December 4, 2018

PROJECT: Country Trail PUD
ANEX 19-001 / LUAR 19-001

REQUEST: Approve Country Trail PUD annexation, Future Land Use Map amendment from Palm Beach County's Medium Residential with a maximum density of 5 du/acre (MR-5) to Low Density Residential (LDR) with a maximum density 7.5 du/acre, and rezoning from Palm Beach County's AR, Agricultural Residential, to PUD, Planned Unit Development.

PROJECT DESCRIPTION

Property Owner/
Applicant: M2D Country Trail, LLC

Agent: Christi Tuttle / Miller Land Planning, Inc.

Location: 2600 County Lake Trail (Exhibit "A")

Existing FLU/
Zoning: Medium Residential (MR-5), maximum density 5 du/ac / AR,
Agricultural Residential - Palm Beach County

Proposed FLU/
Zoning: Low Density Residential (LDR), maximum density 7.5 du/ac /
Planned Unit Development (PUD); see Exhibits "B" and "C"

Acreage: 5.17 acres

Proposed Use: 26 Single-Family homes

Adjacent Uses:

- North: Single-family home community (Cranbrook Lake Estates), classified Low Density Residential (LDR) and zoned Planned Unit Development (PUD);
- South: Right-of-way for County Lake Trail, and single-family home community (Serrano at Country Lakes), classified Low Density Residential (LDR) and zoned Planned Unit Development (PUD);
- East: Single-family home community (Cranbrook Lake Estates aka Silverlake Estates), classified Low Density Residential (LDR) and zoned Planned Unit Development (PUD);
- West: Single-family homes of Village of Golf, classified Residential Medium Density and zoned Residential.

BACKGROUND

The subject 5.17 acre parcel is currently developed with one single-family home. The applicant seeks to annex the parcel and obtain the City FLUM classification and zoning district to replace its current Palm Beach County designations in order to develop the property with twenty six (26) single-family homes. Annexation, FLUM amendment, rezoning and the new site plan are processed concurrently.

Preliminary review of the proposed annexation by staff indicates that it meets the statutory conditions: the parcel is contiguous to the City boundary and "reasonably compact" in that it does not create enclaves or pockets.

Voluntary annexations are regulated by Chapter 171.044, Florida Statutes; additional directions regarding the process are contained in the Palm Beach County Ordinance 2007-018. Pursuant to these requirements, on October 8, 2018 staff sent a notification of the proposed annexation to the Palm Beach County Administrator and Planning Director. County staff reviewed the application and have not identified any inconsistencies with Chapter 171 (Exhibit "D".)

REVIEW BASED ON CRITERIA

The following criteria used to review Comprehensive Plan Map amendments and rezonings are listed in the Land Development Regulations, Chapter 2, Article II, Section 2.B and D.3:

- a. **Demonstration of Need.** *A demonstration of need may be based upon changing conditions that represent a demand for the proposed land use classification and*

zoning district. Appropriate data and analysis that adequately substantiates the need for the proposed land use amendment and rezoning must be provided within the application.

The subject FLU reclassification and rezoning are requested in conjunction with a privately-initiated annexation, which requires concurrent applications for same. The proposed designations are consistent with FLU and zoning designations of surrounding areas.

b. Consistency. *Whether the proposed Future Land Use Map amendment (FLUM) and rezoning would be consistent with the purpose and intent of, and promote, the applicable Comprehensive Plan policies, Redevelopment Plans, and Land Development Regulations.*

Consistency with Comprehensive Plan

As noted above, the FLUM amendment and rezoning are requested in conjunction with annexation, which is encouraged by the Comprehensive Plan's Land Use Element's Objective 1.15, especially if it contributes to the elimination of an existing county pocket:

Objective 1.15 ***The City will continue to expand through annexation of enclaves, pockets and other contiguous properties.***

The concurrent FLUM amendment and rezoning are required per Policy 1.15.3:

Policy 1.15.3 ***The City shall require that property owners requesting annexation into the City concurrently apply for land use amendment and rezoning to the City's land use classification and zoning district.***

The proposed FLU and zoning match low density, single-family character of the surrounding areas, consistently with the intent of Policy 1.12.2:

Policy 1.11.2 ***The City shall continue to maintain and improve the existing single-family and lower-density neighborhoods, by preventing conversions to higher densities, except when consistent with adjacent land uses, contributes to the implementation of adopted redevelopment plans, or furthers the City's affordable housing programs.***

Consistency with Land Development Regulations (LDR)

The application for the new site plan complies with the regulations and intent of the PUD zoning district.

c. Land Use Pattern. *Whether the proposed Future Land Use Map amendment (FLUM) and rezoning would be contrary to the established land use pattern, or would create*

an isolated zoning district or an isolated land use classification unrelated to adjacent and nearby classifications, or would constitute a grant of special privilege to an individual property owner as contrasted with the protection of the public welfare. This factor is not intended to exclude FLUM reclassifications and rezonings that would result in more desirable and sustainable growth for the community.

The proposed FLU and zoning district would match the FLU and zoning of the surrounding neighborhood and would support a single-family home development consistent with the area's established land use patterns.

d. Sustainability. *Whether the proposed Future Land Use Map amendment (FLUM) and rezoning would support the integration of a mix of land uses consistent with the Smart Growth or sustainability initiatives, with an emphasis on 1) complementary land uses; 2) access to alternative modes of transportation; and 3) interconnectivity within the project and between adjacent properties.*

The proposed FLUM amendment and rezoning does not meet the listed above sustainability characteristics, but again, it is consistent with surrounding land use pattern.

e. Availability of Public Services / Infrastructure. *All requests for Future Land Use Map amendments shall be reviewed for long-term capacity availability at the maximum intensity permitted under the requested land use classification.*

Water and Sewer. The Utilities Department has confirmed long-term capacity availability for potable water and sewer at the maximum density and intensity allowed under the requested land use classification and zoning designation.

Solid Waste. The Palm Beach County Solid Waste Authority determined that sufficient disposal capacity will be available at the existing landfill through approximately the year 2046.

Drainage. Drainage will be reviewed in detail as part of the site plan, land development, and building permit review processes.

Traffic. Traffic impacts will be reviewed as part of the site plan.

The School Capacity Availability Determination (SCAD) for PBC School District. The proposed project was determined not to have negative impact on the public school system.

f. Compatibility. *The application shall consider the following factors to determine compatibility:*

(1) Whether the proposed Future Land Use Map amendment (FLUM) and rezoning would be compatible with the current and future use of adjacent and nearby properties, or would negatively affect the property values of adjacent and nearby properties; and

(2) Whether the proposed Future Land Use Map amendment (FLUM) and rezoning is of a scale which is reasonably related to the needs of the neighborhood and the City as a whole.

The response to the criterion “f” is similar to the one provided in discussion of criteria “a,” “b” and “c”: the proposed FLU and zoning district would match the FLU and zoning of the surrounding areas and would support a single-family home development consistent with the area’s established land use pattern. The zero-lot line configuration of homes in the proposed development matches that of the Serrano at Country Lakes community located immediately south of the subject parcel while the single-family homes north, east, and particularly west of the property feature larger lots. However, it is unlikely for the values of those properties to be negatively affected.

As most housing units approved in Boynton Beach during the last five years have been multifamily rental dwellings, the addition to the single-family home supply—albeit small—would arguably benefit the City.

g. Direct Economic Development Benefits. *For rezoning/FLUM amendments involving rezoning to a planned zoning district, the review shall consider the economic benefits of the proposed amendment, specifically, whether the proposal would:*

- (1) Further implementation of the Economic Development (ED) Program;*
- (2) Contribute to the enhancement and diversification of the City’s tax base;*
- (3) Respond to the current market demand or community needs or provide services or retail choices not locally available;*
- (4) Create new employment opportunities for the residents, with pay at or above the county average hourly wage;*
- (5) Represent innovative methods/technologies, especially those promoting sustainability;*
- (6) Be complementary to existing uses, thus fostering synergy effects; and*
- (7) Alleviate blight/economic obsolescence of the subject area.*

Since the proposed FLU amendment/rezoning will support a residential project, the main economic development benefit of this action will be the project’s contribution to the City’s tax base. In addition, as noted in response to the criterion “f” above, increasing the single-family home supply would be of benefit to the City.

h. Commercial and Industrial Land Supply. *The review shall consider whether the proposed rezoning/FLUM amendment would reduce the amount of land available for commercial/industrial development. If such determination is made, the approval can be recommended under the following conditions:*

(1) The size, shape, and/or location of the property makes it unsuitable for commercial/industrial development; or

(2) The proposed rezoning/FLUM amendment provides substantiated evidence of satisfying at least four of the Direct Economic Development Benefits listed in subparagraph "g" above; and

(3) The proposed rezoning/FLUM amendment would result in comparable or higher employment numbers, building size and valuation than the potential of existing land use designation and/or rezoning.

The proposed residential FLU and zoning designations are the only appropriate choices for the property. The subject annexation offers no options to increase the supply for commercial land.

*i. **Alternative Sites.** Whether there are adequate sites elsewhere in the City for the proposed use in zoning districts where such use is already allowed.*

N/A. The FLUM and rezoning requests are being considered in conjunction with annexation.

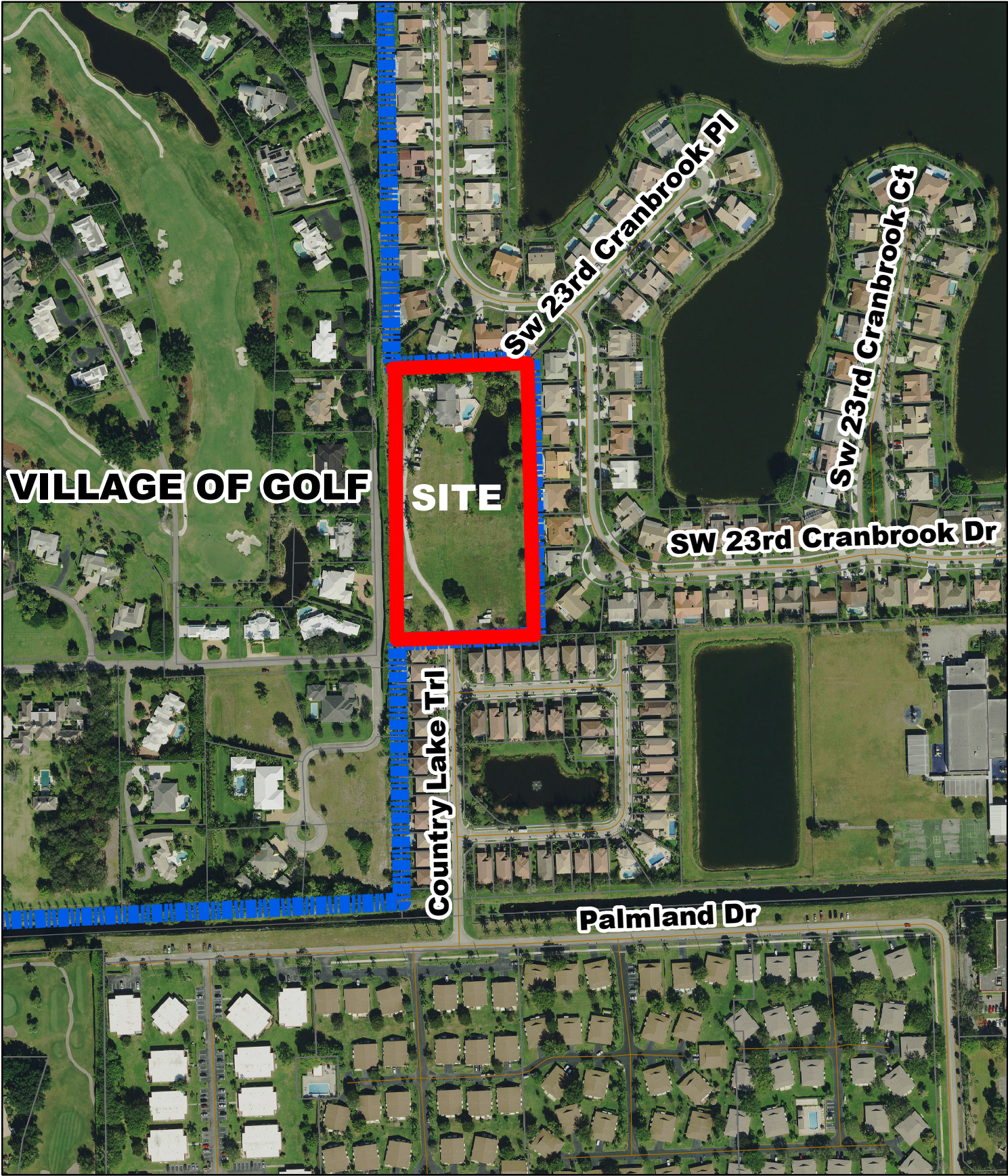
*j. **Master Plan and Site Plan Compliance with Land Development Regulations.** When master plan and site plan review are required pursuant to Section 2.D.1.e above, both shall comply with the requirements of the respective zoning district regulations of Chapter 3, Article III and the site development standards of Chapter 4.*

The application for the new site plan complies with the regulations and intent of the PUD zoning district.

CONCLUSION/RECOMMENDATION

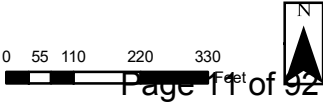
As indicated herein, staff has reviewed the proposed annexation, future land use amendment and rezoning and determined that they are consistent with the policies of the Comprehensive Plan, and the proposed annexation eliminates the PB County unincorporated pocket. Therefore, staff recommends approval of the subject requests.

LOCATION MAP



LEGEND

City Boundary



COUNTRY TRAIL PUD LUAR 19-001: FLU AMENDMENT



Legend

- LOW DENSITY RESIDENTIAL (LDR), 7.5 D.U./Acre
- MEDIUM DENSITY RESIDENTIAL (MEDR), 11 D.U./Acre
- PUBLIC & PRIVATE GOVERNMENTAL/INSTITUTIONAL (PPGI)

COUNTRY TRAIL PUD LUAR 19-001: REZONING



Legend

- R3 Multi Family, 11 du/ac
- PUD Planned Unit Development
- PU Public Usage



**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb

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November 8, 2018

Ed Breeze
Planning and Zoning Administrator
City of Boynton Beach
Planning and Zoning Division
3301 Quantum Blvd
Boynton Beach, FL 33426

RE: Proposed Annexation County Trail PUD, 2019-08-001

Dear Mr. Breeze:

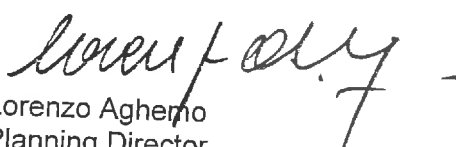
Thank you for providing the County advance notice and the opportunity to review the annexation summarized below.

Name	Description
County Trail PUD 2019-08-001	Acres: 5.17 Location: West of S. Congress Ave., south of Golf Rd. 1st Reading: Not determined 2nd Reading: Not determined

The proposed annexation was processed through the County's Annexation Review Process. County staff and service delivery agencies reviewed the proposed annexation. After review, County staff has not identified any inconsistencies with Chapter 171, Florida Statutes. The property is located within an existing unincorporated enclave; its annexation will eliminate the enclave.

If you have questions or comments, please contact Patricia Behn, Deputy Planning Director, at 561-233-5332.

Sincerely,


Lorenzo Aghemo
Planning Director

cc: The Honorable Steven L. Abrams, District 4 Commissioner
Patrick W. Rutter, Assistant County Administrator
Ramsay Bulkeley, Esq., Deputy Director, PZ&B
Robert P. Banks, AICP, Chief Land Use County Attorney

Patricia Behn, Deputy Planning Director, PBC
Lori LaVerriere, City Manager, Boynton Beach
Hanna Matras, Senior Planner, Boynton Beach

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CITY OF BOYNTON BEACH AGENDA ITEM REQUEST FORM

PLANNING AND DEVELOPMENT MEETING DATE: 12/17/2018

REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD: Approve Country Trail PUD New Site Plan to construct a new development with 26 two-story single-family residences and associated site improvements on a 5.17 acre site. Applicant: M2D Country Trail, LLC

EXPLANATION OF REQUEST:

The subject 5.17 acre parcel is currently developed with one single-family home. The applicant seeks to annex the parcel and obtain the City FLUM classification and zoning district to replace its current Palm Beach County designations in order to develop the property with twenty-six (26) single-family detached dwelling units known as Country Trail PUD. Annexation, FLUM amendment, rezoning and the new site plan are processed concurrently (see respective staff reports).

The applicant is proposing a total of 26 zero lot line homes, as permitted in a PUD zoning district. Zero lot line development on this site is consistent with the development pattern found in the neighboring PUD to the south. The "Typical Lot Detail" of the proposed project as shown on the site plan (A101) illustrates the placement of each model type (A-C) within the typical 45 foot by 115 foot lot. The project would also include an amenity area including a swimming pool and cabana.

The development proposes single-family residences in contemporary architectural styles. There are three proposed models (A-C). Each model has two variations, one with a pitched roof and one with a flat roof, each variation also has slight differences in the color allocations. The homes would be two (2) stories tall.

HOW WILL THIS AFFECT CITY PROGRAMS OR SERVICES? No significant impact on either programs or services.

FISCAL IMPACT: Non-budgeted The project will contribute to the City's tax base.

ALTERNATIVES: None recommended.

STRATEGIC PLAN:

STRATEGIC PLAN APPLICATION: N/A

CLIMATE ACTION: No

CLIMATE ACTION DISCUSSION: N/A

Is this a grant? No

Grant Amount:


ATTACHMENTS:


Type	Description
▣ Staff Report	Staff Report
▣ Exhibit	Exhibit A: Location Map
▣ Drawings	Exhibit B: Plans
▣ Drawings	Exhibit C: Models
▣ Conditions of Approval	Exhibit D: Conditions of Approval
▣ Development Order	Development Order

**DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
MEMORANDUM NO. PZ 18-072**

STAFF REPORT

TO: Chair and Members
Planning and Development Board

THRU: Ed Breese 
Planning and Zoning Administrator

FROM: Amanda Bassiely, Principal Planner 

DATE: November 29, 2018

PROJECT: Country Trail PUD (NWSP 19-001)

REQUEST: Approve Country Trail PUD New Site Plan to construct a new development with 26 two-story single-family residences and associated site improvements on a 5.17 acre site.

PROJECT DESCRIPTION

Property Owner: M2D Country Trail, LLC

Agent: Christi Tuttle, Miller Land Planning

Location: 2600 County Lake Trail (Refer to Exhibit "A": Location Map)

Existing Land Use: Medium Residential (MR-5) - Palm Beach County

Existing Zoning: Agricultural Residential (AR) - Palm Beach County

Proposed Land Use: Low Density Residential (LDR)

Proposed Zoning: Planned Unit Development (PUD)

Acreage: 5.17 acre

Adjacent Uses:

- North: Single-family home community (Cranbrook Lake Estates aka Silverlake Estates), classified Low Density Residential (LDR) and zoned Planned Unit Development (PUD);
- South: Right-of-way for County Lake Trail, and single-family home community (Serrano at Country Lakes), classified Low Density Residential (LDR) and zoned Planned Unit Development (PUD);
- East: Single-family home community (Cranbrook Lake Estates aka Silverlake Estates), classified Low Density Residential (LDR) and zoned Planned Unit Development (PUD);
- West: Single-family homes of Village of Golf, classified Residential Medium Density and zoned Residential.

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:** The subject 5.17 acre parcel is currently developed with one single-family home. The applicant seeks to annex the parcel and obtain the City FLUM classification and zoning district to replace its current Palm Beach County designations in order to develop the property with twenty six (26) single-family detached (zero lot line) dwelling units known as Country Trail PUD. Annexation, FLUM amendment, rezoning and the new site plan are processed concurrently (see respective staff reports).

ANALYSIS

Concurrency:

- Traffic:** A traffic statement prepared by JMD Engineering was sent to the Palm Beach County Traffic Division for concurrency review in order to ensure an adequate level of service. The traffic study stated that the proposed project would generate a total of 250 trips per day. The Palm Beach County Traffic Division has determined in a letter dated October 29, 2018 that the project will meet the Traffic Performance Standards of Palm Beach County. An updated approval letter will be required prior to permitting to revise the

request from 25 to 26 dwelling units (See Exhibit D – Conditions of Approval).

School: The School District of Palm Beach County has reviewed the application and has determined that adequate capacity exists in area public schools to accommodate the projected resident population. An updated approval letter will be required prior to permitting to revise the request from 25 to 26 dwelling units (See Exhibit D – Conditions of Approval).

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.

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 site plan (Sheet SP-1) shows that one point of ingress/egress is proposed. The two-way driveway is an extension of the private road, Country Lake Trail, which is accessed from Palmland Drive. Vehicular circulation would include one central two-way roadway with single-family lots on either side. The site plan also includes a hammerhead turn at the end of the roadway for vehicle turnaround. Sidewalks are provided on both sides of the extension of Country Lake Trail at four (4) feet in width.

Parking: The site plan (Sheet SP-1) proposes 26 single-family homes, which requires 52 parking spaces, based upon the standard of one (2) parking space per unit. The site plan depicts 107 proposed parking spaces. Each unit has a two-car garage and a driveway for two additional cars. The pool/amenity area has three additional parking spaces, one of which is a handicap space.

Landscaping: The Plant List (Sheet L2) indicates that the project would add a total of 203 trees to the property while retaining and relocating several canopy specimens. The plan depicts 34 canopy trees, 73 accent trees, and 96 palm trees. The applicant has chosen to retain the large Royal Palm Trees along the north side of the property and plant 16 foot tall, full-to-the-bottom and dense Fishtail Palm Trees along the north buffer, to provide an instant buffer against the residential properties to the north. The plan also shows 1,722 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: Silver Green Buttonwood, Live Oak, Crepe Myrtles, and East Palatka Holly trees. Palm species would include Fishtail Palms and Triple Montgomery Palms.

The site plan shows perimeter landscape buffers, 10-feet in width, are proposed along the, south, east, and west property lines, and 15-feet in width along the north property line. These buffers include a mix of Live Oak, East Palatka Holly, Silver Buttonwood, and shrub and groundcover plant material.

Building and Site: The applicant is proposing a total of 26 zero lot line homes, as permitted in a PUD zoning district. Zero lot line development on this site is consistent with the development pattern found in the neighboring PUD to the south. In order to adequately buffer the PUD to the east, the project proposes a ten (10) foot wide landscape buffer, a 50 foot wide drainage / detention basin area, and an additional 15 foot setback, totaling in a 75 foot separation from the east property to any new residential structure. The single family lots on the west side of the property abut a roadway with a 12 foot tall hedge as a buffer, to the south is an establish buffer with a six (6) foot wall, and the proposed 16 foot tall Fishtail Palms form the buffer proposed along the north side.

The PUD regulations require that setbacks within PUD’s mirror those in abutting development to ensure adequate separation between buildings. As per the setbacks specified on the PUD Master Plan for Aspen Glen, the building setbacks proposed are as follows: front – 25 feet; rear – 15 feet; non-zero lot line side – 10 feet; and zero-lot line side – zero (0) feet.

The “Typical Lot Detail” of the proposed project as shown on the site plan (A101) illustrates the placement of each model type (A-C) within the typical 45 foot by 115 foot lot. The houses would be setback at least 25 feet from the front property line. A portion of this front setback would consist of a 10-foot wide utility easement. The detail also shows that the zero-lot line homes would be setback 10 feet from the side lot line and 15 feet from the rear lot line.

The elevations show that the mean height of the two (2) story homes would be 26 feet, as measured from the midpoint of the roof or the deck of a flat roof. The development will comply with the maximum height of 30 feet for all single-family residential zoning districts.

Design: The development proposes single-family residences in contemporary architectural styles. There are three proposed models (A-C). Each model has two variations, one with a pitched roof and one with a flat roof, each variation also has slight differences in the color allocations. The homes would be two (2) stories tall. The pitched roof variation of each of the three models would have a metal-seem roof. The elevations show that the

exterior finish of the walls would be textured stucco. The applicant is proposing a variety of neutral colors schemes which are compatible with the proposed architecture and surrounding developments.

Models (A-C) with similar house style types, each with four (4) bedrooms and a 2-car garage. Model A has four (4) and one-half bathrooms, model B has four (4) bathrooms, and model C has three (3) and one-half bathrooms. The air-conditioned living area each home would range from 3,646 square feet to 2,650 square feet. Staff has no objections to the proposed building colors, architectural styles, or roof types

Amenities: As noted above, the site plan depicts the inclusion of an amenity area including a pool and cabana.

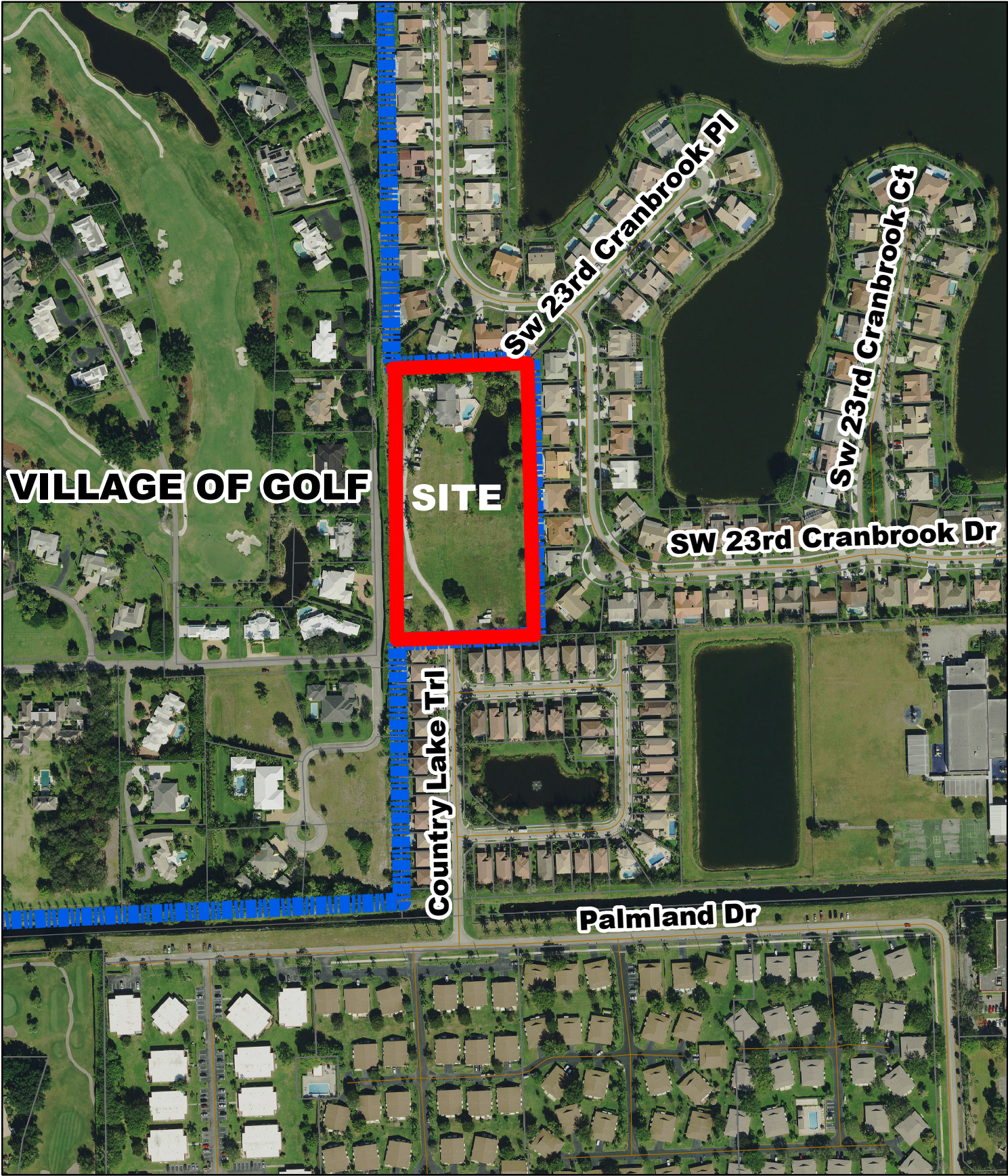
Signage: One monument sign is proposed at the entry of the development. Greater detail will be submitted to staff for review.

RECOMMENDATION

Staff has reviewed this request for a New Site Plan Modification 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.

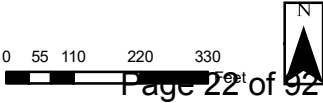
S:\Planning\SHARED\WP\PROJECTS\Country Trail PUD\NWSP\StaffReport\NWSP 19-001 CountryTrailPUDStaffReport.docx

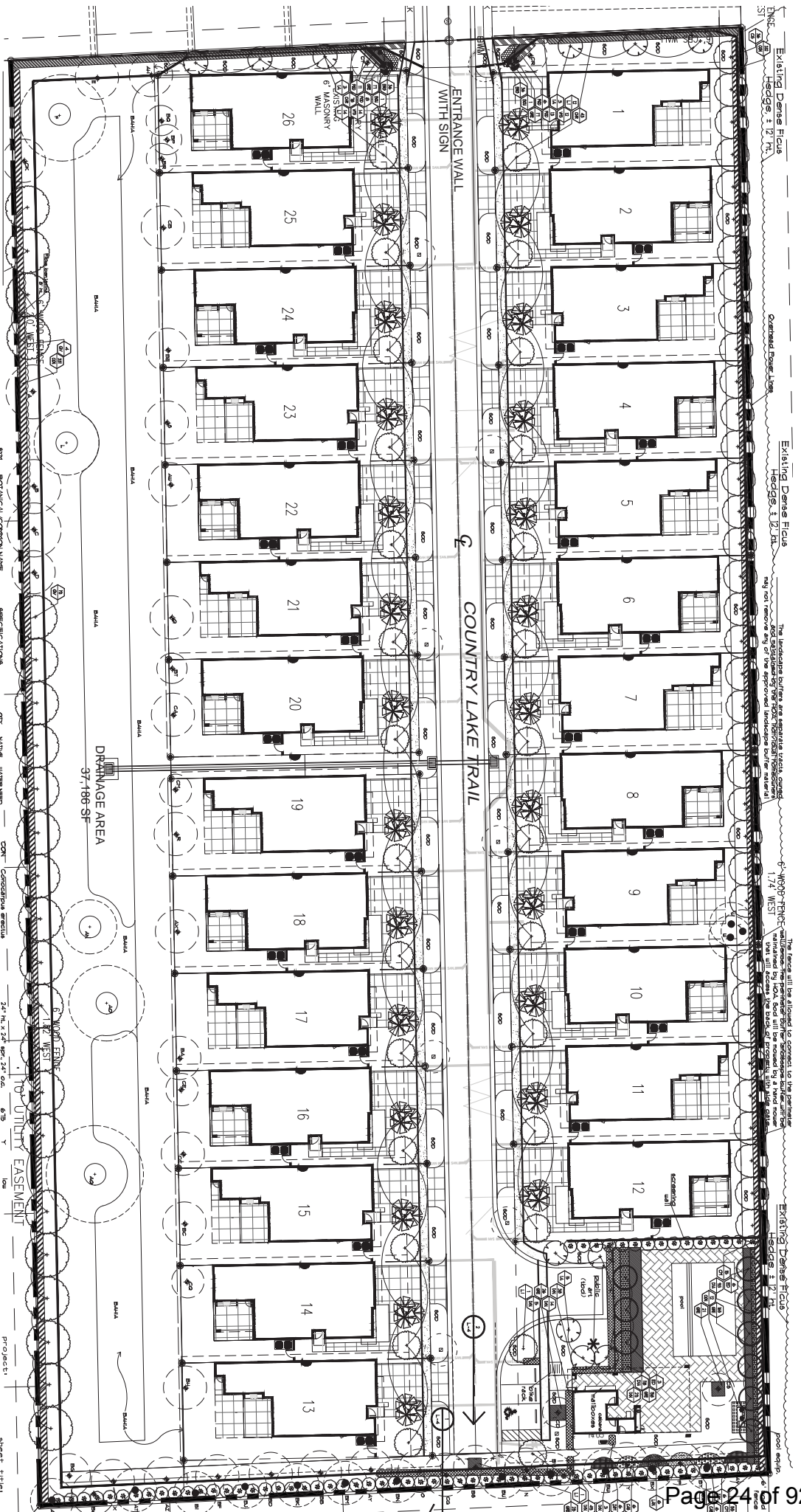
LOCATION MAP



LEGEND

City Boundary



[illegible]

LEGEND:

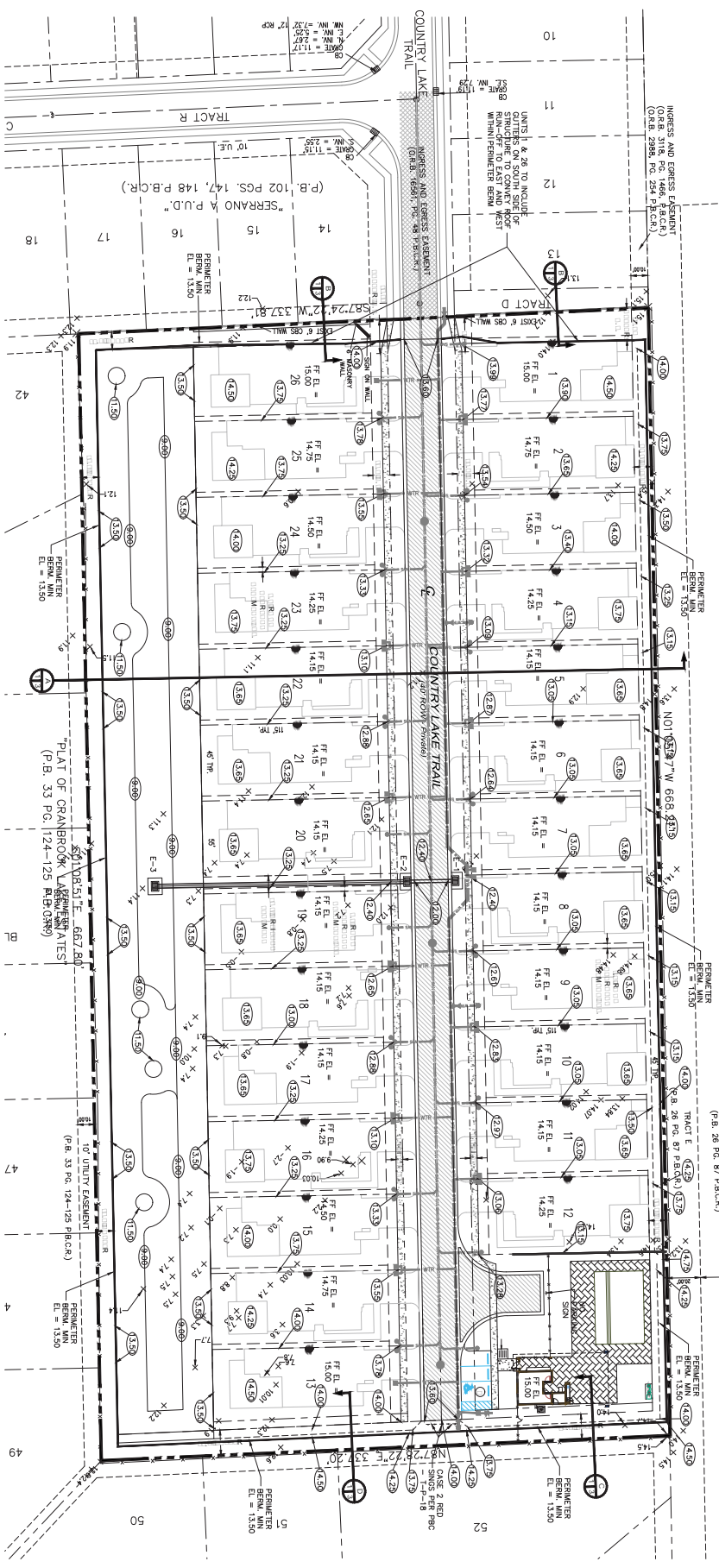
- PROPERTY LINE
- SECTION IDENTIFIER
- PLAN PAGE
- DETAIL PAGE
- PROPOSED ELEVATION
- DIRECTION OF FLOW
- EXISTING ELEVATION
- 4.1'
- DENOTES AREA OF PROPOSED ASPHALT PAVING
- DENOTES AREA OF PROPOSED CONCRETE PAVING
- DENOTES AREA OF EXISTING PAVEMENT TO BE REMOVED & REPLACED WITH CLEAN TIL
- PROPOSED TYPE E-INLET
- PROPOSED MANHOLE

PIPE RUN TABLE			
STRUCTURE	STRUCTURE	HOUL PIPE RUN	PERFORATED PIPE RUN
E-1	E-2	100.0' (4" DIA @ 1.5%)	
E-2	E-3	100.0' (4" DIA @ 1.5%)	

INLET TABLE			
STRUCTURE	INLET ELEVATION	INVERT ELEVATION	CASTING (LIFT OR EQUAL)
E-1	11.81	9.50	4" (4" DIA) & CONC. COLAR
E-2	11.81	9.50	4" (4" DIA) & CONC. COLAR
E-3	13.00	8.81	4" (4" DIA) & CONC. COLAR



LOCATION MAP
N.T.S.



NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.

NOTE: FLOOR PLANS SHOWN FOR CONCEPTUAL PURPOSES ONLY. ACTUAL FLOOR PLANS TO BE DETERMINED.



Know what's below.
Call before you dig.

CALL 48 HOURS BEFORE YOU DIG.
IT'S THE LAW
1-800-452-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SCALE: 1" = 30'

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"NOT FOR CONSTRUCTION"

EnviroDesign Associates, Inc.
ENGINEERS & ENVIRONMENTAL CONSULTANTS
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 6506
298 Pineapple Grove Way Delray Beach, Florida 33444
Phone: (561) 274-6500 Fax: (561) 274-8558

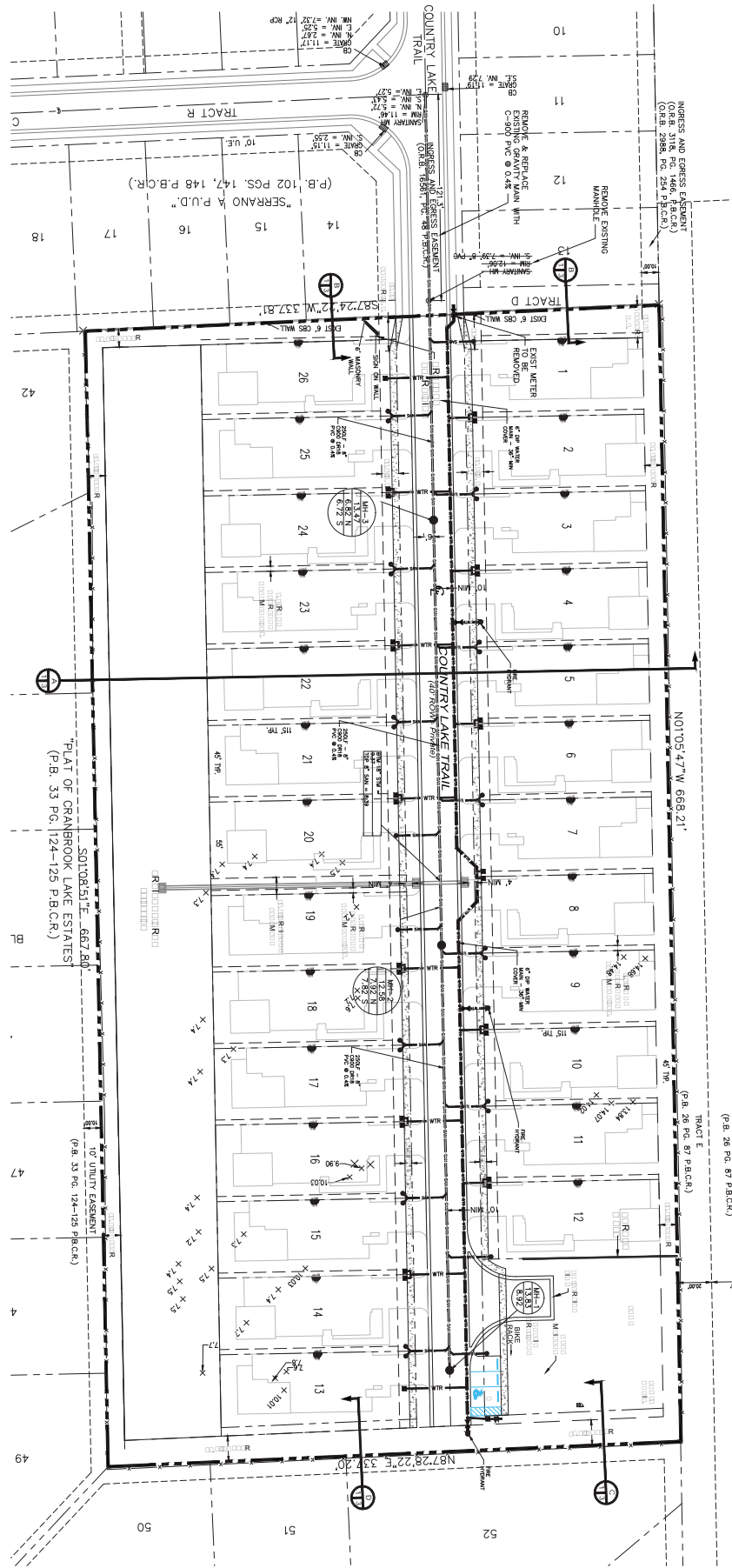
CIVIL SITE IMPROVEMENTS PLAN FOR:
COUNTRY TRAIL PUD
COUNTRY LAKE TRAIL
BOYNTON BEACH, FLORIDA

NOT VALID WITHOUT ENGINEER'S SEAL
JOSEPH A. PINE, P.E.
FL REG # 42666

NO.	DATE	REVISIONS	BY
1	11/13/18	REVISE PER CITY COMMENTS & SP REVISIONS	BAB
2	11/26/18	REMOVE SOUTH RETAINING WALL & SITE SIGN REVISION	BAB

LEGEND:

- PROPERTY LINE
- PROPOSED WATER METER
- PROPOSED WATER METER WITH BLOCK/VALVE CENTER
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- EXISTING MANHOLE
- EXISTING SANITARY CLEANOUT
- SINCE SANITARY SERVICE WITH CLEANOUT



NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND DEPTH OF ALL UTILITIES. REPORT ANY DISCREPANCIES TO ENVIRONMENTAL ASSOCIATES, INC.

NOTE: FLOOR PLANS SHOWN FOR CONCEPTUAL PURPOSES ONLY. ACTUAL FLOOR PLANS TO BE DETERMINED.



Know what's below. Call before you dig.

CALL 48 HOURS BEFORE YOU DIG.
IT'S THE LAW
1-800-432-4770

SCALE: 1" = 30'

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LOCATION MAP
N.T.S.

"NOT FOR CONSTRUCTION"

EnviroDesign Associates, Inc.
ENGINEERS & ENVIRONMENTAL CONSULTANTS
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 6506
288 Pineapple Grove Way Delray Beach, Florida 33444
Phone: (561) 274-6500 Fax: (561) 274-6506

WATER & WASTEWATER PLAN FOR:
COUNTRY TRAIL PUD
COUNTRY LAKE TRAIL
BOYNTON BEACH, FLORIDA

NOT VALID WITHOUT ENGINEER'S SEAL
JOSEPH A. PHE, P.E.
FL REG # 42696

NO.	DATE	REVISIONS	BY
1	11/13/18	REVISE PER CITY COMMENTS & SP REVISIONS	BAB
2	11/26/18	UPDATE TO MATCH SITE SIGN REVISION	BAB

RESIDENTIAL CODE INFORMATION

ALL RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF THE BUILDING CODE, AND THE MINIMUM REQUIREMENTS OF THE SWIMMING POOL ACT. THE ADOPTION OF THE NATIONAL ELECTRICAL CODE (ADOPTED BY RESOLUTION NO. 1990-01) OF THE CITY OF FORT COLLINS IS HEREBY DECLARED TO BE A NECESSARY AND AN INDISPENSIBLE PART OF THE CITY OF FORT COLLINS ORDINANCES.

RESIDENTIAL POOL SAFETY ACT CHAPTER 14 OF THE 2011 RESIDENTIAL POOL SAFETY ACT

1. ALL POOLS AND SWIMMING PROMOTING OBJECT ACCESS FROM THE HOME SHALL MEET THE RESIDENTIAL POOL SAFETY ACT.
2. ALL SCHEDULED POOL SHALL BE SELF-ENCLOSING AND SELF-CLOSING LATCH MECHANISM SHALL BE MAINTAINED AT 47" A.F.
3. ALUMINUM SHALL BE INVADED ON DOORS.

THE G.C. IS TO VERIFY THAT ALL ACCESS TO THE POOL AREA MEET THE SWIMMING POOL SAFETY ACT.

5. ALL SIFT WALLS TO COMPLY WITH THE RESIDENTIAL POOL SAFETY ACT.

ZONING DEVELOPMENT REGULATIONS			
ZONING	REQUIRED	PUD	
		PROPOSED	MINIMUM
LOT SIZE	≥ 4,356 S.F.	≥ 4,356 S.F.	11,067
LOT DEPTH	110' MIN.	110' MIN.	110' MIN.
LOT COVERAGE	10% MIN.	14.4% S.F.	14.4% S.F.
FRONT SETBACK	5' MIN.	5' MIN.	5' MIN.
REAR SETBACK	5' MIN.	5' MIN.	5' MIN.
DRIVE SETBACK	10' MIN.	10' MIN.	10' MIN.
POOL SETBACK	10' MIN.	10' MIN.	10' MIN.
FLOOR AREA	1,500 S.F. (MIN.)	1,500 S.F. (MIN.)	3,000 S.F.
NUMBER OF STORIES	2	2	2
STRUCTURE HEIGHT	45' MAX.	45' MAX.	45' MAX.
NUMBER OF UNITS PER LOT	4 UNITS MAX.	4 UNITS MAX.	4 UNITS MAX.
OPEN AREA	75% ± 1,541 S.F.	75% ± 1,541 S.F.	75% ± 1,541 S.F.

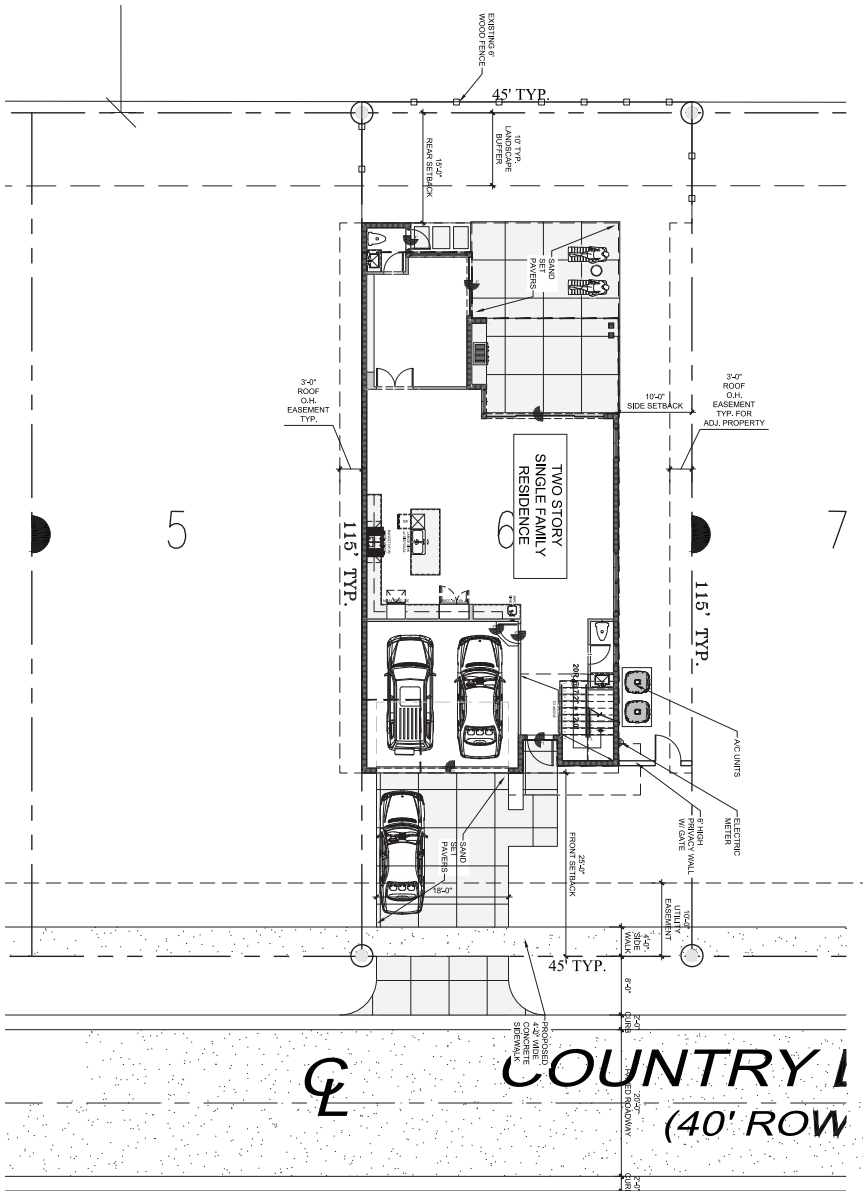
LOT COVERAGE	
FIRST FLOOR	1,600 S.F.
2-CAR GARAGE	450 S.F.
OUTDOOR LIVING	255 S.F.
TOTAL	2,305 S.F.

IMPERVIOUS COVERAGE	
LOT COVERAGE	2,302 S.F.
ENTRY PLAZA	35 S.F.
EQUIPMENT PAD	32 S.F.
TOTAL	2,369 S.F.

OPEN AREA	
INTERIOR'S COVERAGE	2,369 S.F.
DRIVEWAY	421 S.F.
POOL TERRACE	438 S.F.
TOTAL	3,228 S.F. = 62.4%
TOTAL OPEN AREA	1,947 S.F. = 37.6%

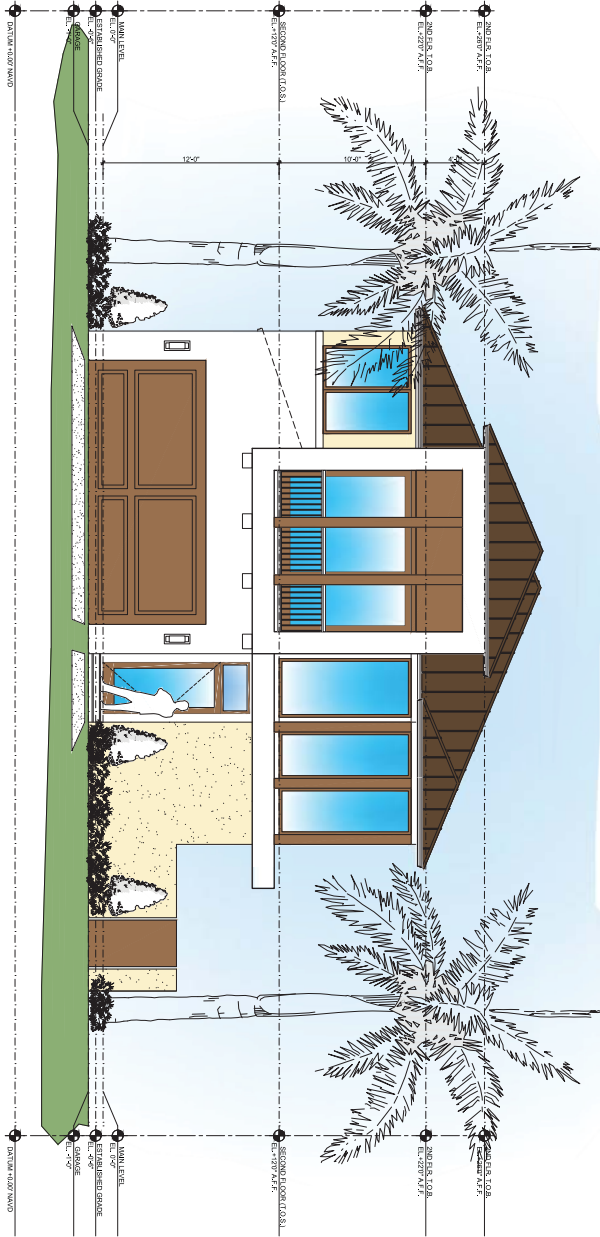
GENERAL NOTES

1. TIMER CLOCK OR PHOTOCELL LIGHTING FOR NIGHTTIME USE SHALL BE ABOVE OR NEAR ENTRYWAY.

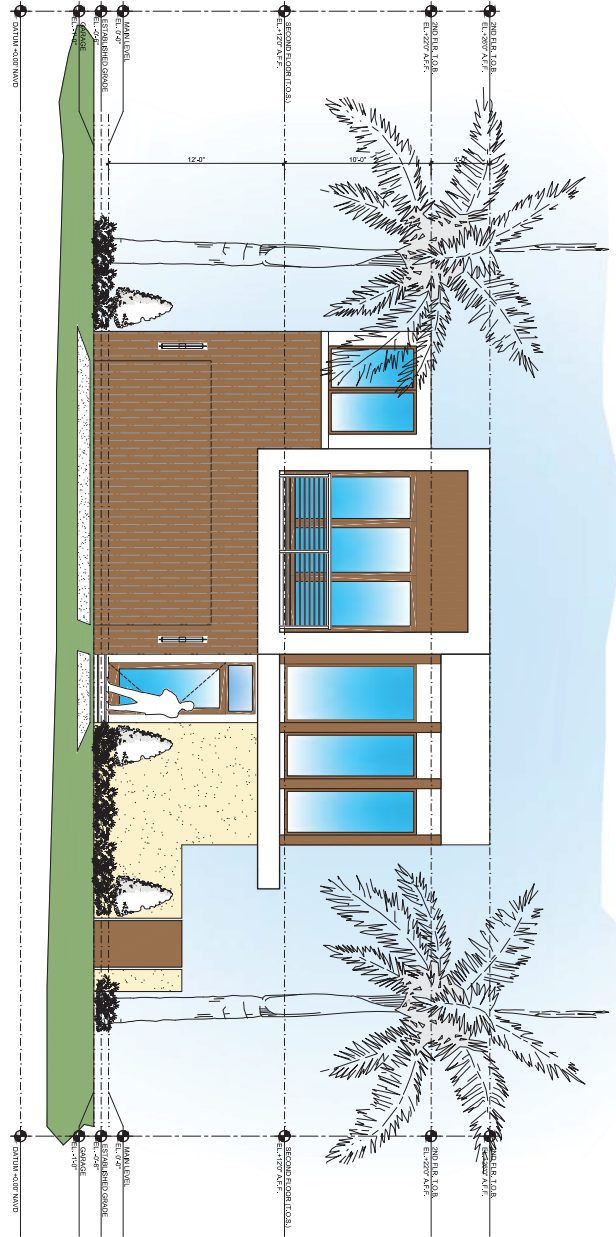


TOTAL AIR CONDITIONED	
AREA TABULATION	
A.C. - 1ST FLOOR	1060 SQ. FT.
A.C. - 2ND FLOOR	2048 SQ. FT.
TOTAL AREA	3108 SQ. FT.
TOTAL NON-AIR CONDITIONED + AIR CONDITIONED	
AREA TABULATION	
1-2-AF GARAGE	438 SQ. FT.
A.C. - 1ST FLOOR	1660 SQ. FT.
A.C. - 2ND FLOOR	2048 SQ. FT.
COVERED ENTRY	35 SQ. FT.
FRONT BALCONY	35 SQ. FT.
REAR BALCONY	35 SQ. FT.
LOFT/STAIR LANDING	25 SQ. FT.
TOTAL AREA	4444 SQ. FT.

1 SITE PLAN
1/8"=1'-0"



1 FRONT ELEVATION - OPTION A



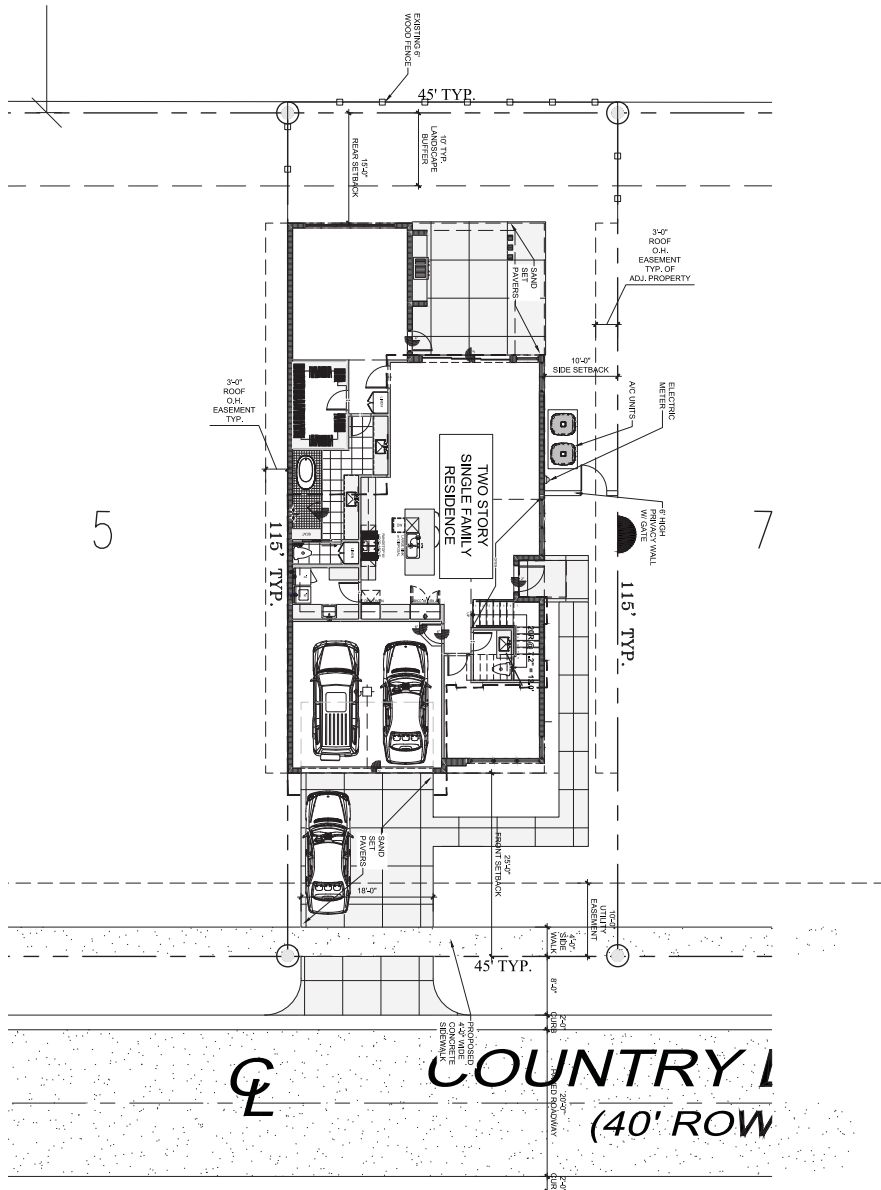
2 FRONT ELEVATION - OPTION B

PRELIMINARY - NOT FOR CONSTRUCTION 08-14-18

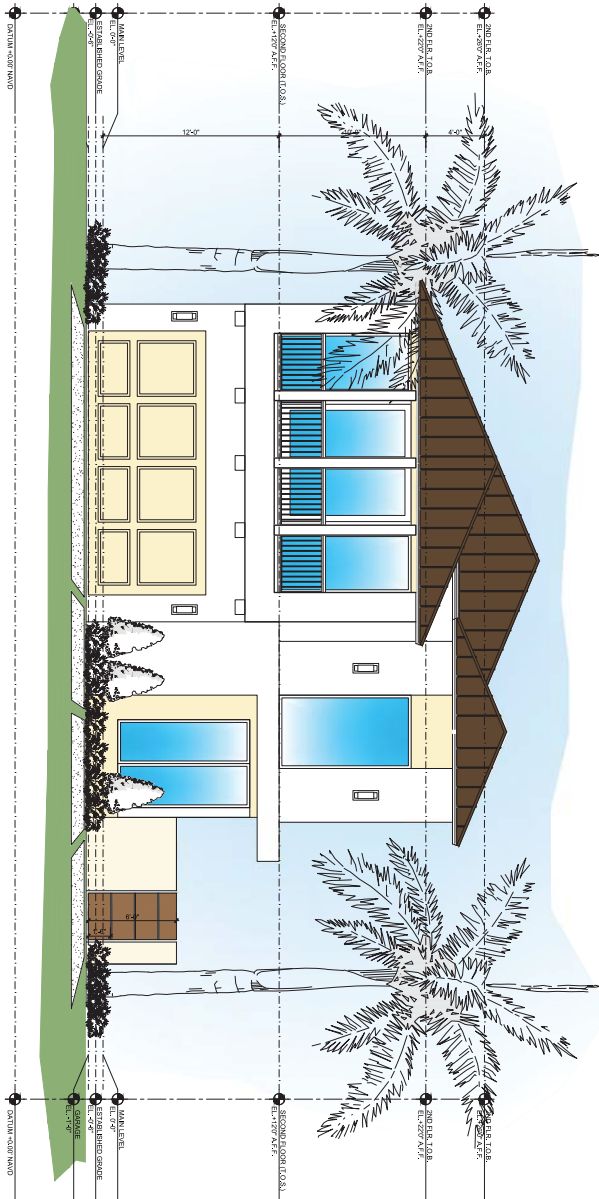
OPEN AREA	
IMPERVIOUS COVERAGE	2.49% F
DRAINAGE	60.6% F
POLE TERRACE	117.5% F
TOTAL	3.26% F = 61.5%
TOTAL OPEN AREA	1.69% F = 36.5%
3.17% - 3.26% - 1.69%	

GENERAL NOTES

1. TYPICAL CATCHER OR POT-HOLE IS DEFINED FOR NO-DRAINAGE
 (SEE SHEET 16) HOWEVER FOR THIS PROJECT, NO DRAINAGE



TOTAL AIR CONDITIONED	
AREA TABULATION	
A.C. - 1ST FLOOR	161.58 SQ.
A.C. - 2ND FLOOR	144.58
TOTAL AREA	306.16
TOTAL NON-AIR CONDITIONED + AIR CONDITIONED	
AREA TABULATION	
2-CAR GARAGE	44.58 SQ.
A.C. - 1ST FLOOR	161.58
A.C. - 2ND FLOOR	144.58
COVERED ENTRY	31.58
FRONT BALCONY	47.58
OUTDOOR LIVING	235.58
TOTAL AREA	592.82



1 FRONT ELEVATION - OPTION A



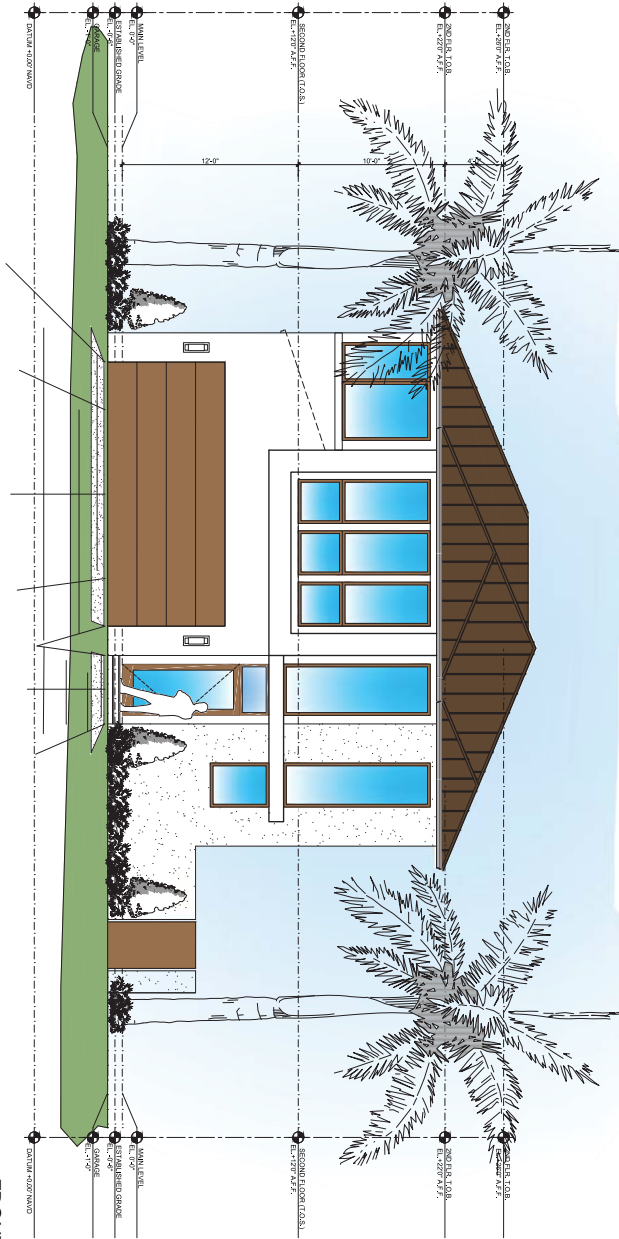
2 FRONT ELEVATION - OPTION B

PRELIMINARY - NOT FOR CONSTRUCTION 08-14-18

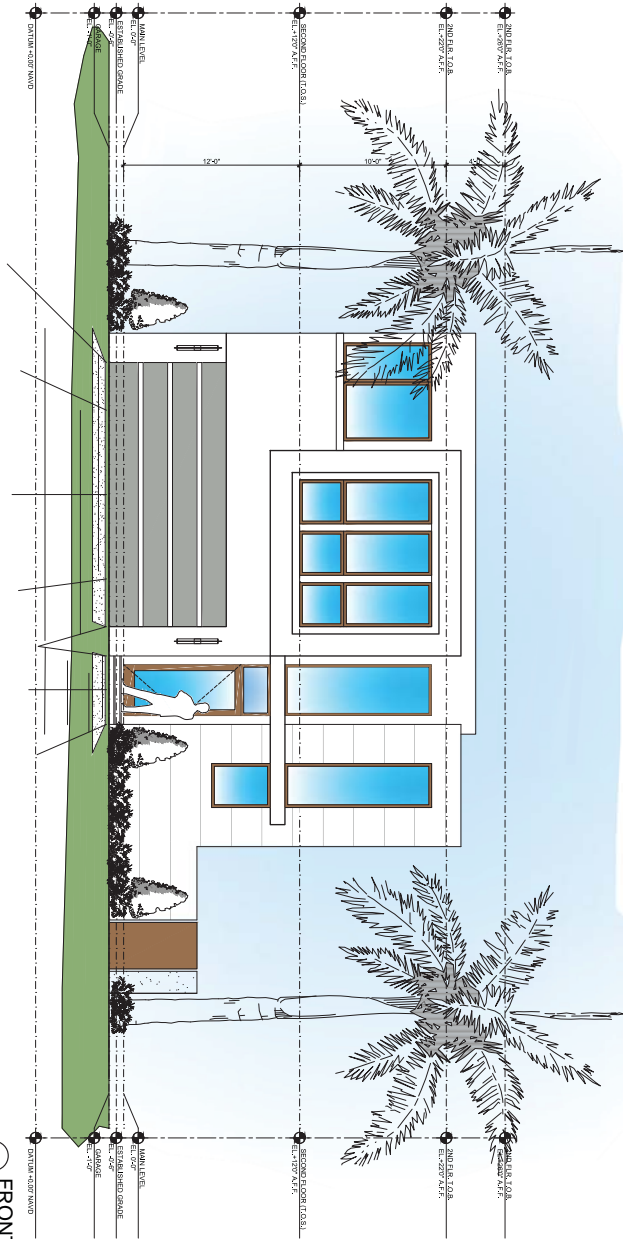
OPEN AREA	
INTERPOLYMER COVERAGE	2.48% S.F.
TOTAL OPEN AREA	2.79% S.F. = 53%
S.175 - 2.28% *	

GENERAL NOTES
1. TAPER CL OOK OR PROTOCOL LIGHTING FOR NIGHTTIME USE SHALL BE ABOVE OR NEAR ENTRYWAY.





1 FRONT ELEVATION - OPTION A



2 FRONT ELEVATION - OPTION B

SITE PLAN SUBMISSION 11-26-18

EXHIBIT D

Conditions of Approval

Project Name: Country Trail PUD
 File number: NWSP 19-001
 Reference: 3rd review plans identified as a Major Site Plan Modification with a November 27, 2018 Planning and Zoning Department date stamp marking.

DEPARTMENTS	INCLUDE	REJECT
ENGINEERING / PUBLIC WORKS / FORESTRY / UTILITIES		
Comments:		
1. A swale acceptable to the City Engineer is required on the outside of the proposed perimeter berm(s) to capture the runoff and prevent it from flowing off-site.		
2. Since there is no outfall, this site must demonstrate that the top of the perimeter berm is at the 100 year/ 3 day storm stage.		
3. If the site imports stormwater runoff in the predevelopment condition, it will be required to accommodate this runoff in the post development condition; additional off-site topographic survey information will be required.		
FIRE		
Comments: None. All previous comments addressed at DART meeting.		
POLICE		
Comments: None. All previous comments addressed at DART meeting.		
BUILDING DIVISION		
Comments: None. All previous comments addressed at DART meeting.		
PARKS AND RECREATION		
Comments:		
4. Park impact fees are due at time of permitting.		
PLANNING AND ZONING		
Comments:		

DEPARTMENTS	INCLUDE	REJECT
5. Prior to permitting, label all building elevations with selected colors and materials.		
6. Provide homeowner documents which indicate: <ul style="list-style-type: none"> Individual homeowners may not remove any of the approved landscape buffer material. Landscape and lawn area will be maintained by HOA Homeowner's fences along the west are allowed to bisect the buffer and connect to the wall/fence. 		
7. Prior to permitting, provide selected paint schemes for the homes and associated manufacturer paint samples.		
8. Prior to permitting revise Landscape Sheet L-2 to simply depict new plant material, relocated trees in their designated relocation spot and those trees to remain in place.		
9. Move the site address to be centered at the top of the monument signs		
10. Additional needed comments regarding proposed signage will be rendered at time of permitting.		
11. Prior to permitting update and correct parking calculations on the site plan.		
COMMUNITY REDEVELOPMENT AGENCY		
Comments: Not applicable.		
PLANNING & DEVELOPMENT BOARD CONDITIONS		
Comments: To be determined.		
CITY COMMISSION CONDITIONS		
Comments: To be determined.		

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

PROJECT NAME: Country Trail PUD (NWSP 19-009)

APPLICANT: M2D Country Trail, LLC

APPLICANT'S ADDRESS: 755 NW 17th Avenue, Suite 107 Delray Beach, FL 33445

DATE OF HEARING RATIFICATION BEFORE CITY COMMISSION: February 5, 2019

APPROVAL SOUGHT: Request for approval of Country Trail PUD's New Site Plan to construct a new development with 26 two-story single-family residences and associated site improvements on a 5.17 acre site.

LOCATION OF PROPERTY: 2600 County Lake Trail, Boynton Beach, FL

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



CITY OF BOYNTON BEACH AGENDA ITEM REQUEST FORM

PLANNING AND DEVELOPMENT MEETING DATE: 12/17/2018

REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD:

REQUEST: Approve Boynton Beach Mall Future Land Use Map Amendment from Development of Regional Impact (DRI) to Mixed Use Low (MXL). Applicant: City-initiated.

REQUEST: Approve the Comprehensive Plan's Future Land Use Element text amendment to delete the Boynton Beach Mall DRI from the list of DRI-classified sites. Applicant: City-initiated.

EXPLANATION OF REQUEST:

The Boynton Beach Mall encompasses approximately 108 acres and currently has six owners. The four parcels that constitute the largest part of the area are owned by Washington Prime Group (Boynton Beach Mall LLC). Other property owners include Macy's Florida Stores, Regional Enterprises, Dillard's, Istar Florida 2015 Cinemas and Christ Fellowship Church.

The Mall's main, single-story structure houses the anchor retail tenants of Macy's, Dillards, JCPenney and Sears as well as the Christ Fellowship Church. The other two buildings are the Cinemark Boynton Beach movie theater and Sears Auto Center.

The proposed future land use amendment, changing the Mall's future land use classification from Development of Regional Impact (DRI) to Mixed Use Low (MXL), has been initiated by City staff in preparation for the site's future redevelopment. (Note that the pine preserve, a part of the original DRI, will retain its Recreational classification.) While the redevelopment will likely proceed in phases and involve site planning for each, the rezoning will be processed concurrently with a master plan for the entire site. There is at present no master plan application. The subject FLUM amendment is accompanied by the concurrently processed amendment to the Comprehensive Plan's Future Land Use Element (CPTA 19-001), which eliminates the Boynton Beach Mall DRI from the list of DRI-classified sites.

Since the size of the property under consideration exceeds ten acres, both the proposed FLUM amendment and the concurrent text amendments to the Future Land Use Element are subject to the Expedited State Review Process per provisions of Chapter 163.3184(3) and (5), Florida Statutes. If the Commission approves the proposed amendments, they will be transmitted for review to the Florida Department of Economic Opportunity (DEO), the state land planning agency. The final adoption by the City Commission is tentatively planned for April 2019.

There are several factors contributing to the need for the proposed amendment:

Development order for Boynton Beach Mall DRI expired.

The Future Land Use Element's definition of the DRI future land use for the Mall includes minimum and maximum intensity of retail/commercial development measured in square feet of gross leasable space as approved by the DRI development order. Since the subject development order expired, this definition no longer has actionable meaning and will be eliminated. Concurrently, the Mall would be assigned a new FLU of Mixed Use Low.

Enclosed mall as model for a shopping center is becoming obsolete. Closures of traditional enclosed malls in the U.S. have been reported for over a decade. Some of these malls are able to reinvent themselves to become “lifestyle shopping” mixed use projects or outlet centers, some are redeveloped as health or conference facilities, and some have accommodated nontraditional tenants such as churches and schools.

The proposed Mixed Use Low FLU reclassification (and subsequent rezoning) will provide flexibility in both uses and design to allow the Mall to “reinvent” itself. The variety of options MXL offers is crucial to the successful redevelopment of the property and the continued success of the entire Congress Avenue commercial hub.

The Mall’s current zoning is not conducive for redevelopment

The Mall’s current zoning is C-3, Community Commercial, a conventional zoning district under the Local Retail Commercial (LRC) future land use. Neither provides appropriate framework for creativity and flexibility in design that the property needs to be successfully redeveloped.

Mall redevelopment is included in City’s strategic plans

The City’s *Strategic Plan 2018-2022* lists the Mall’s redevelopment as item #18 in the portfolio of strategic projects starting FY2018-2019. The document notes that the redevelopment of the Mall site will be part of a future planning effort embracing an area tentatively referred to as the Congress Avenue Corridor District.

As expected, the need for improvements/redevelopment of the Mall was also recognized by the City’s *2016-2021 Economic Development Strategic Plan* (Goal 4, Objective 4.2).

HOW WILL THIS AFFECT CITY PROGRAMS OR SERVICES? No significant impact on either programs or services

FISCAL IMPACT:

No impact at this time, but future redevelopment of the Mall will contribute to the City’s tax base.

ALTERNATIVES: None recommended

STRATEGIC PLAN:

STRATEGIC PLAN APPLICATION:

Mall redevelopment listed as item #18 in the portfolio of strategic projects starting FY1018-2019 (*Strategic Plan 2018-2022*).

CLIMATE ACTION: No

CLIMATE ACTION DISCUSSION:

N/A

Is this a grant?

Grant Amount:

ATTACHMENTS:

Type	Description
▣ Staff Report	BB MALL LUAR 19-002 and CPTA 19-001
▣ Location Map	EXHIBIT A1. BB MALL Ownership
▣ Location Map	EXHIBIT A2. BB MALL Aerial
▣ Location Map	EXHIBIT B. BB MALL Current FLU
▣ Amendment	EXHIBIT C. BB MALL Proposed FLU
▣ Location Map	EXHIBIT D. BB MALL Current Zoning
▣ Amendment	EXHIBIT E. BB MALL FLU Text Amendment

**DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
MEMORANDUM NO. PZ 18-064**

STAFF REPORT

TO: Chair and Members
Planning and Development Board

THRU: Ed Breese
Planning and Zoning Administrator

FROM: Hanna Matras, Senior Planner

DATE: December 7, 2018

PROJECT: Boynton Beach Mall's Future Land Use Map Amendment (LUAR 19-002) and related Comprehensive Plan's Text Amendment (CPTA 19-001)

REQUEST: Approve Boynton Beach Mall Future Land Use Map Amendment from Development of Regional Impact (DRI) to Mixed Use Low (MXL) and the Comprehensive Plan's Future Land Use Element text amendment to delete the Boynton Beach Mall DRI from the list of DRI-classified sites. City-initiated.

PROJECT DESCRIPTION

Property Owners: Boynton Beach Mall, LLC (owned by Washington Prime Group, LLC)—four (4) parcels; remaining parcels owned by Macy's Florida Stores, LLC; Regional Enterprises, LLC; Dillard's, Inc.; Istar Florida 2015 Cinemas, LLC; and Christ Fellowship Church, Inc. (**Exhibit "A1"**)

Applicant: City of Boynton Beach

Location: Area bounded by Boynton Canal on the north, Old Boynton Road on the south, developed commercial properties/Congress Avenue on the east, LWDD L-23 Canal on the northwest and Javert Street on the southwest (**Exhibit "A2"**)

Existing Land Use/
Zoning: Development of Regional Impact (DRI), **Exhibit "B"** / C-3, Community Commercial (**Exhibit "D"**);

Proposed Land Use/
Zoning: Mixed Use Low (MXL), **Exhibit "C"**) / No change in zoning

Acreage: +/- 108.30 acres

Adjacent Uses:

North: Right-of-way for Boynton Canal; farther to the northwest, a mobile home community Sand and Sea Village in the unincorporated Palm Beach County, classified HR-8 High Residential and zoned RS, Residential Single Family; to the northeast, Savannah Lakes Apartments, classified Medium Density Residential (MeDR) and zoned PUD, Planned Unit Development, and farther east, Courtyard By Marriott Boynton Beach Hotel, classified Local Retail Commercial (LRC) and zoned C-3, Community Commercial;

South: Right-of-way for Old Boynton Road, and farther south, Walmart and other developed commercial properties, classified Local Retail Commercial (LRC) and Office Commercial (OC) and zoned C-3, Community Commercial and C-1, Office Commercial;

East: Developed commercial office and retail properties, then right-of-way for Congress Avenue; farther east-northeast, developed commercial outparcels of the the mixed use development of Boynton Village, classified Mixed Use Low (MXL) and zoned SMU, Suburban Mixed Use; to the southeast, commercial development of Town Center, classified Local Retail Commercial (LRC) and zoned C-3, Community Commercial; and

West: To the southwest, right-of-way for Javert Street; farther west, developed single-family home subdivision of West Boynton in the unincorporated county, classified Medium Residential (MR) and zoned RS, Residential Single Family; to the northwest, LWDD L-23 Canal and then a pine preserve area, classified Recreational (R) and zoned REC, Recreation.

BACKGROUND

The Boynton Beach Mall (the Mall), an enclosed shopping center, is a Development of Regional Impact (DRI) pursuant to the provisions of Chapter 380.06 of the Florida Statutes. It was approved as a DRI by Palm Beach County through issuance of Development Order dated May 7, 1974 (Resolution No. 74-343). The Development Order included 10 (ten) impact-mitigating conditions, with 7 (seven) pertaining to road improvements/traffic circulation and a requirement that the pine area located in the northwest area of the site be preserved.

THE SITE

The Mall is bounded by Javert Street on the southwest, LWDD L-23 Canal on the northwest, North Congress Avenue on the east, Boynton Canal on the north and Old Boynton Road on the south. The four parcels owned by the Boynton Beach Mall LLC comprise the largest part of the area under consideration (the company also owns the pine preserve area, which will retain its current future land use of Recreational). The other property owners are Macy's Florida Stores, Regional Enterprises, Dillard's, Istar Florida 2015 Cinemas and Christ Fellowship Church.

The Mall's main, single-story structure houses the anchor retail tenants of Macy's, Dillards, JCPenney and Sears as well as the Christ Fellowship Church. The other two buildings are the Cinemark Boynton Beach movie theater and Sears Auto Center.

The current mall includes 1,074,939 sq. ft. GLA (gross leasable area) of retail and 79,500 sq.ft. GFA (gross floor area) of theater, for a total of 1,154,439 sq.ft..

THE BRIEF HISTORY OF THE MALL

- **1982:** The City annexes the property with the proposed development (Ordinance No. 82-38); adopts a development order for the Boynton Beach Mall permitting 1,108,000 GLA retail (consistent with the Palm Beach County's Resolution No. 74-343); approves Future Land Use amendment for the property from the Palm Beach County's Commercial Potential to the City's Local Retail (Ordinance No. 82-41) and rezoning from the County's CG General Commercial to the City's C-3 Community Commercial (Ordinance No. 82-44). Outparcels fronting North Congress Avenue are also annexed, and likewise reclassified/rezoned to the same categories.
- **1985:** The Mall opens on October 2nd.
- **1988:** The City annexes a 5.83 acre parcel included in the original DRI area as a pine preserve area (Ordinance No. 88-11), giving the property Recreational (R) future land use classification and REC (Recreation) zoning designation in 1991.

Amendments to the Boynton Beach Mall DRI Development Order (1989-2005)

- **1989:** Amendments allow for the increase of the retail GLA from 1,108,000 to 1,244,449 sq. ft. to accommodate addition of the Sears store (**Resolution No. 89-UUU, 12/19/89**).

Amendments are appealed by the state planning agency (the former Department of Community Affairs) and the Treasure Coast Regional Planning Council for inadequate protection of the pine area, and deficiencies pertaining to drainage and mitigation of traffic impacts.

- **1991:** Amendments reflect settlement of the above mentioned appeal. The developer revises the site plan and agrees to preserve the native habitat in the area in perpetuity through Restrictive Covenants. Additional conditions include requirements pertaining to littoral zone planting design and management plan and hazardous materials management plan (**Resolution No. 91-37, 3/5/91**).
- **1996/1998:** Amendments extend the buildout date and include revisions to the transportation mitigation conditions (**Resolution No. 96-26, 2/20/96 and Resolution No. 98-123**).
- **2005:** Amendments provide for a conversion of 169,510 square feet of the existing retail GLA (through the demolition of the Macy's store, which relocated to the former Burdines' space) to a 79,500 square foot multi-screen movie theater with 3,650 seats, and the addition of 17,528 of new retail space (**Resolution No. 05-049**). The overall square footage is reduced from 1,244,449 to 1,154,439.

Amendment to Boynton Beach Mall FLU with DRI as New FLU Category (2008)

In 2004, the City approved the amendment to the text of the Comprehensive Plan's Future Land Use Element establishing a Development of Regional Impact (DRI) as a future land use classification (Ordinance No. 04-012). The new DRI FLU category was a solution generated in collaboration with Florida Department of Community Affairs, the former state land planning agency; it addressed the absence of a mixed use classification applicable for property outside downtown area where such classification already existed. The DRI FLU was defined separately for the City's three (3) DRIs, using the density, intensity and traffic generation limits for each as approved in the respective DRI development orders.

Initially, the DRI FLU was only applied to one of the three sites, Motorola DRI, which redeveloped under the name of Renaissance Commons. The two remaining DRIs, Quantum and Boynton Beach Mall, were not reclassified till 2008, as a part of the state-mandated Evaluation and Appraisal (EAR)-based Comprehensive Plan text and map amendments (Ordinance No. 08-007).

The pine preserve—a part of the Boynton Beach Mall DRI—retained its Recreation (R) FLU category.

Expiration of Boynton Beach Mall DRI Development Order (2012)

The initial termination date of the Boynton Beach Mall DRI Development Order was set for December 31, 2010. However, prior to that date, in 2009, the mall owner requested and was granted a two (2) – year extension pursuant to the Community Renewal Act, a growth management law that intended, among other things, to assist local communities' economic recovery after the period of inactivity forced by the "Great Recession." Ultimately, the development order expired on December 12, 2012.

Purchase of Dillard's Property by Christ Fellowship Church (2012)

In December of 2012, Christ Fellowship Church (CFC) purchased one of the two Dillard's properties. The CFC became one of a growing number of churches locating in vacant or obsolete former commercial spaces such as malls and abandoned "big-box" buildings, taking advantage of lower cost of remodeling a vacant building rather than constructing a new facility.

Washington Prime Group Takes Over the Mall (2014)

In 2014, Simon Property Group, the Mall's owner, spun off their lower-tier mall assets, including the Boynton Beach property, to an entity known as Washington Prime Group.

THE PROPOSED ACTION AND THE PROCESS

This action—the future land use amendment changing the Mall's future land use classification from Development of Regional Impact (DRI) to Mixed Use Low (MXL)—has been initiated by City staff in preparation for the site's future redevelopment. While the redevelopment will likely proceed in phases and involve site planning for each, the rezoning will be processed concurrently with a master plan for the entire site. There is at present no master plan application.

The subject amendment to the Future Land Use Map (FLUM) is accompanied by the concurrently processed amendment to the Comprehensive Plan's Future Land Use Element (CPTA 19-001), which eliminates the Boynton Beach Mall DRI from the list of DRI-classified sites.

Since the size of the property under consideration exceeds ten acres, both the proposed FLUM amendment and the concurrent text amendments to the Future Land Use Element are subject to the Expedited State Review Process per provisions of Chapter 163.3184(3) and (5), Florida Statutes. If the Commission approves the proposed amendments, they will be transmitted for review to the Florida Department of Economic Opportunity (DEO), the state land planning agency. The final adoption by the City Commission is tentatively planned for April 2019.

REVIEW BASED ON CRITERIA

The following analysis addresses all the criteria for review of Comprehensive Plan Map amendments and rezonings listed in the Land Development Regulations, Chapter 2, Article II, Section 2.B.3 and Section 2.D.3.

- a. Demonstration of Need. A demonstration of need may be based upon changing conditions that represent a demand for the proposed land use classification and zoning district. Appropriate data and analysis that adequately substantiates the need for the proposed land use amendment and rezoning must be provided within the application.***

There are several factors contributing to the need for the proposed amendment:

- Development order for Boynton Beach Mall DRI expired.

The Future Land Use Element's definition of the DRI future land use for the Mall includes minimum and maximum intensity of retail/commercial development measured in square feet of gross leasable space as approved by the DRI development order. Since the subject development order expired, this definition no longer has actionable meaning and will be eliminated. Concurrently, the Mall would be assigned a new FLU of Mixed Use Low.

- Enclosed mall as model for a shopping center has become obsolete.

Boynton Beach Mall has been ailing for several years, as shown by the the Palm Beach County Property Appraiser's annual "Top Taxpayers" reports for the City. There was an especially sharp drop in appraised value of Boynton Mall LLC properties between 2016 and 2017—nearly \$13 million, from \$46,339,832 to \$33,517,168, as the mall's anchors JC Penney and Sears continued to suffer declining sales.

Closures of traditional enclosed malls in the U.S. have been reported for over a decade. Some of these malls are able to reinvent themselves to become "lifestyle shopping" mixed use projects or outlet centers, some are redeveloped as health or conference facilities, and some have accommodated nontraditional tenants such as churches and schools. The *Outlook* section in the Cushman & Wakefield U.S. Shopping Center report for the first quarter of 2018 states: "*The gap will widen between mall classes (...). Class B will look at non-traditional mall tenants and innovation to survive (...). Closures of weakest malls and centers will ramp up in the second half of 2018. The reinvention of these dying malls as mixed use projects will gain momentum in 2019 and beyond.*"

The proposed Mixed Use Low FLU reclassification (and subsequent rezoning) will provide flexibility in both uses and design to allow the Mall to "reinvent" itself. The variety of options MXL offers is crucial to the successful redevelopment of the property and the continued success of the entire Congress Avenue commercial hub.

- The Mall's current zoning is not conducive for redevelopment

The Mall's current zoning is C-3, Community Commercial, a conventional zoning district under the Local Retail Commercial (LRC) future land use. Neither provides appropriate framework for creativity and flexibility in design that the property needs to be successfully redeveloped.

- Mall redevelopment is included in City's strategic plans

The City's *Strategic Plan 2018-2022* lists the Mall's redevelopment as item #18 in the

portfolio of strategic projects starting FY2018-2019. The document notes that the redevelopment of the Mall site will be part of a future planning effort embracing an area tentatively referred to as the Congress Avenue Corridor District.

As expected, the need for improvements/redevelopment of the Mall was also recognized by the City's 2016-2021 *Economic Development Strategic Plan* (Goal 4, Objective 4.2)

b. Consistency. *Whether the proposed Future Land Use Map amendment (FLUM) and rezoning would be consistent with the purpose and intent of, and promote, the applicable Comprehensive Plan policies, Redevelopment Plans, and Land Development Regulations.*

Consistency with Comprehensive Plan and strategic plans

The proposed FLUM amendment is consistent with the intent of several Comprehensive Plan Future Land Use Element policies, including:

Policy 1.3.1d Mixed Use category shall provide for the vertical or horizontal mixing of land uses within a single site in order to allow development and redevelopment in specific geographic areas of the City that take maximum advantage of existing utility systems and services; and promote compact development, safe and pedestrian-friendly streets, and provide transportation choices.

Policy 1.7.4 By the end of 2017, the City shall evaluate a need for redevelopment plans for specific areas of the City that are not within the City's designated Community Redevelopment Area. If an evaluation determines such a need, the development of such plans shall be added to staff work program.

Policy 1.8.2 The City shall discourage urban sprawl by;

- A. Continuing to promote compact developments within the City's utility service areas, while requiring the maximization of all public services for each development in the most cost effective manner possible; and*
- B. Requiring, in all future development and redevelopment in the City, land use patterns that are non-strip in nature and demonstrate the ability to attract and encourage a functional mix of uses.*

As per the response to criterion "a," the proposed amendment is also consistent with, and initiates the implementation of, the objectives of the City's *Strategic Plan 2018-2022* and the 2016-2021 *Economic Development Strategic Plan* pertaining to redevelopment of Boynton Beach Mall.

In 2019, pursuant to Policy 1.7.4, staff will resume work—initiated in 2018—on a comprehensive redevelopment plan for the Congress Avenue corridor. Since the proposed Mixed Use Low is the only mixed use classification for lands west of Interstate 95, it will be a clear choice as the plan’s FLU recommendation for the site. Moreover, the incoming master plan for the Mall will be reviewed with the anticipated recommendations regarding the FLU, connectivity and overall design for the nearby corridor areas in sight.

Consistency with Land Development Regulations (LDR)

The consistency with the LDRs and the need for any Code reviews— potentially required given the size and complexity of the project—will be assessed at the master plan/rezoning phase of the project. The sole zoning district corresponding to the proposed MXL future land use category and applicable to the areas west of Interstate 95 is SMU, Suburban Mixed Use.

c. Land Use Pattern. *Whether the proposed Future Land Use Map amendment (FLUM) and rezoning would be contrary to the established land use pattern, or would create an isolated zoning district or an isolated land use classification unrelated to adjacent and nearby classifications, or would constitute a grant of special privilege to an individual property owner as contrasted with the protection of the public welfare. This factor is not intended to exclude FLUM reclassifications and rezonings that would result in more desirable and sustainable growth for the community.*

The proposed FLUM would not be contrary to the established land use pattern nor would it create an isolated FLU classification. The land use pattern in adjacent and nearby areas is eclectic: it incorporates commercial uses of small and large retail (including Walmart), offices, a hotel (Courtyard by Marriott), as well as residential uses of single-family, multi-family and mobile homes. Given that the subject site contains about 108 acres, the proposed amendment can hardly be considered an “isolated land use classification”; moreover, the proposed FLU category of MXL extends over an 80 acre area of Boynton Village community on the east side of North Congress Avenue. Finally, the MXL future land use classification will very likely be recommended for other areas of the Congress Avenue Corridor District and will replace the DRI classification of Renaissance Commons when that DRI expires.

d. Sustainability. *Whether the proposed Future Land Use Map amendment (FLUM) and rezoning would support the integration of a mix of land uses consistent with the Smart Growth or sustainability initiatives, with an emphasis on 1) complementary land uses; 2) access to alternative modes of transportation; and 3) interconnectivity within the project and between adjacent properties.*

The subject FLUM amendment is not accompanied by rezoning with a master plan; however, the proposed MXL will eventually support a large mixed use project with uses

complementary to those within the project as well as those in the surrounding areas. Interconnectivity will be one of the top project design requirements. Visitors and residents will have access to PalmTran bus service along Congress Avenue.

e. Availability of Public Services / Infrastructure. *All requests for Future Land Use Map amendments shall be reviewed for long-term capacity availability at the maximum intensity permitted under the requested land use classification.*

Water and Sewer. Long-term capacity availability for potable water and sewer for the subject request has been confirmed by the Utilities Department (see attached letter).

Solid Waste. The Palm Beach County Solid Waste Authority determined that sufficient disposal capacity will be available at the existing landfill through approximately the year 2046.

Drainage. Drainage will be reviewed in detail as part of site plans, land development, and building permit review processes.

Traffic. The traffic impacts associated with the future redevelopment of the mall are not expected to exceed the 3,306 PM Peak Hour trip cap established in the Boynton Beach Mall DRI Development Order for the approved 1,244,449 Sq. ft. GLA. (Note that the constructed square footage and the related PM Peak Hour trips are below the above thresholds). The trip generation equivalency analysis will be performed at the rezoning/master plan phase.

Schools. The School Capacity Availability Determination application will be submitted with a site plan/master plan package.

f. Compatibility. *The application shall consider the following factors to determine compatibility:*

(1) Whether the proposed Future Land Use Map amendment (FLUM) and rezoning would be compatible with the current and future use of adjacent and nearby properties, or would negatively affect the property values of adjacent and nearby properties; and

(2) Whether the proposed Future Land Use Map amendment (FLUM) and rezoning is of a scale which is reasonably related to the needs of the neighborhood and the City as a whole.

The proposed FLUM amendment would be compatible with the current and future use of adjacent and nearby properties. As previously stated (see response to criterion “c”), the land use pattern in adjacent and nearby areas is eclectic: it incorporates commercial uses of small and large retail (including Walmart), offices, a hotel (Courtyard by Marriott), as well as residential uses of single-family, multi-family and mobile homes. The

proposed FLU category of MXL covers 80 acres of Boynton Village on the east side of North Congress Avenue. Moreover, the MXL will likely be recommended for lands along the Congress Avenue Corridor District currently designated Local Retail Commercial (LRC), as this FLU classification would not effectively promote redevelopment. MXL will also replace the DRI classification of Renaissance Commons when that DRI expires.

The redevelopment of the Mall will have a positive effect on property values of surrounding properties. (At the master planing/site planning phases of the project, efforts will be taken to mitigate any negative impact of redevelopment on the single-family residential neighborhood to the west of the site.) While expanding the “Urban Village” model with its emphasis on walkability and public spaces from the Congress Avenue’s east to the west side, the proposed amendment will assure that the Congress Avenue Corridor continues to grow and thrive as the City’s main commercial hub. It would benefit both the neighborhood and the City as a whole.

g. Direct Economic Development Benefits. *For rezoning/ FLUM amendments involving rezoning to a planned zoning district, the review shall consider the economic benefits of the proposed amendment, specifically, whether the proposal would:*

- (1) Further implementation of the Economic Development (ED) Program;*
- (2) Contribute to the enhancement and diversification of the City’s tax base;*
- (3) Respond to the current market demand or community needs or provide services or retail choices not locally available;*
- (4) Create new employment opportunities for the residents, with pay at or above the county average hourly wage;*
- (5) Represent innovative methods/technologies, especially those promoting sustainability;*
- (6) Be complementary to existing uses, thus fostering synergy effects; and*
- (7) Alleviate blight/economic obsolescence of the subject area.*

As mentioned above (criterion “b”), redevelopment of the Boynton Beach Mall is supported by the City’s *Strategic Plan 2018-2022* and the *2016-2021 Economic Development Strategic Plan* and therefore the requested action meets criterion “g(1)”. Furthermore, the ensuing project has a potential to:

- Enhance the City’s tax base, reversing the downside of the Mall’s “legacy” properties’ taxable value. As noted in response to criterion “a,” between 2016 and 2017 the value of properties owned by Boynton Beach Mall LLC declined from \$46,339,832 to \$33,517,168 (criterion “g2”);
- Replace the economically obsolete shopping center—enclosed mall—with a mixed use project driven by market demand and promoting sustainability through design attributes pertaining to energy saving, public realm development, alternative transportation etc. (criteria “g3”, “g5”, and “g7”);

- Create/strengthen synergy of land uses on-site and within the Congress Avenue Corridor area as a whole (criterion “g6”).
- Contribute to the net job growth and/or replace some lost low-wage retail positions with better employment opportunities (criterion “g4”) if uses such as professional offices are eventually included.

h. Commercial and Industrial Land Supply. *The review shall consider whether the proposed rezoning/FLUM amendment would reduce the amount of land available for commercial/industrial development. If such determination is made, the approval can be recommended under the following conditions:*

(1) The size, shape, and/or location of the property makes it unsuitable for commercial/industrial development; or

(2) The proposed rezoning/FLUM amendment provides substantiated evidence of satisfying at least four of the Direct Economic Development Benefits listed in subparagraph “g” above; and

(3) The proposed rezoning/FLUM amendment would result in comparable or higher employment numbers, building size and valuation than the potential of existing land use designation and/or rezoning.

The proposed FLUM amendment can potentially reduce the amount of land available for commercial development since the MXL category encourages a mix of residential and commercial uses. Inclusion of residential uses supports the “live, work and play” motto embodying the lifestyle of the “Urban Village.”

As noted above in response to criterion “g”, the amendment has a potential to deliver all listed benefits, meeting condition “h(2).”

i. Alternative Sites. *Whether there are adequate sites elsewhere in the City for the proposed use in zoning districts where such use is already allowed.*

N/A (See response to criterion “a.”)

j. Master Plan and Site Plan Compliance with Land Development Regulations. *When master plan and site plan review are required pursuant to Section 2.D.1.e above, both shall comply with the requirements of the respective zoning district regulations of Chapter 3, Article III and the site development standards of Chapter 4.*

N/A. The request is for FLUM only.

CONCLUSION/RECOMMENDATION

As a result of the above analysis, the proposed request is consistent with the intent of the policies of the Comprehensive Plan and the recommendations of the City's Strategic Plan and the Economic Development Strategic Plan.

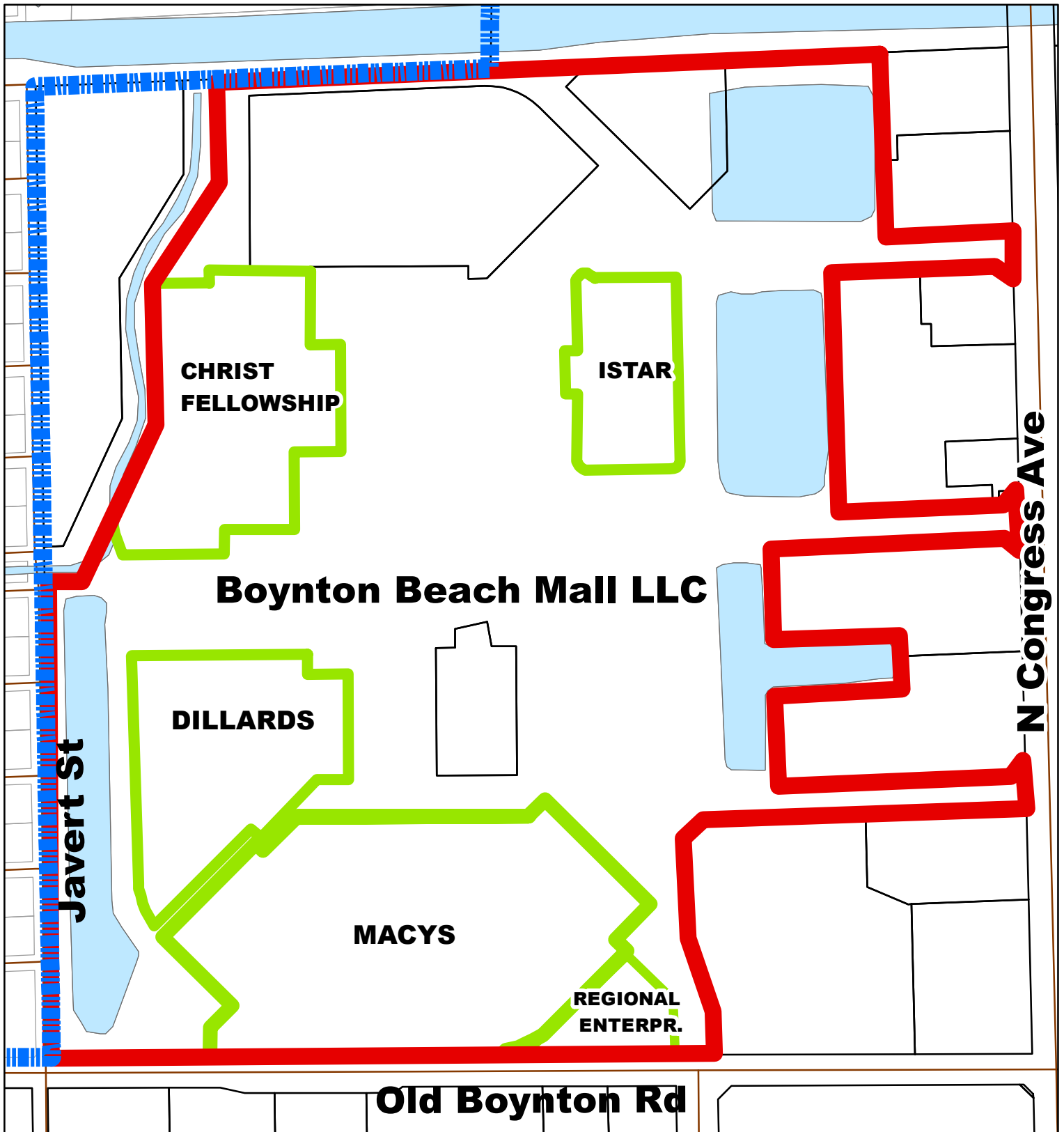
Staff recommends approval of the proposed Future Land Use Map amendments for transmittal to the State for an Expedited State Review.

ATTACHMENTS

S:\Planning\SHARED\WP\PROJECTS\Boynton Beach Mall LUAR 19-002\STAFF REPORT\BB Mall LUAR 18-003 Staff Report 11_01.doc

BOYNTON BEACH MALL LOCATION MAP

OWNERSHIP OF PROPERTIES

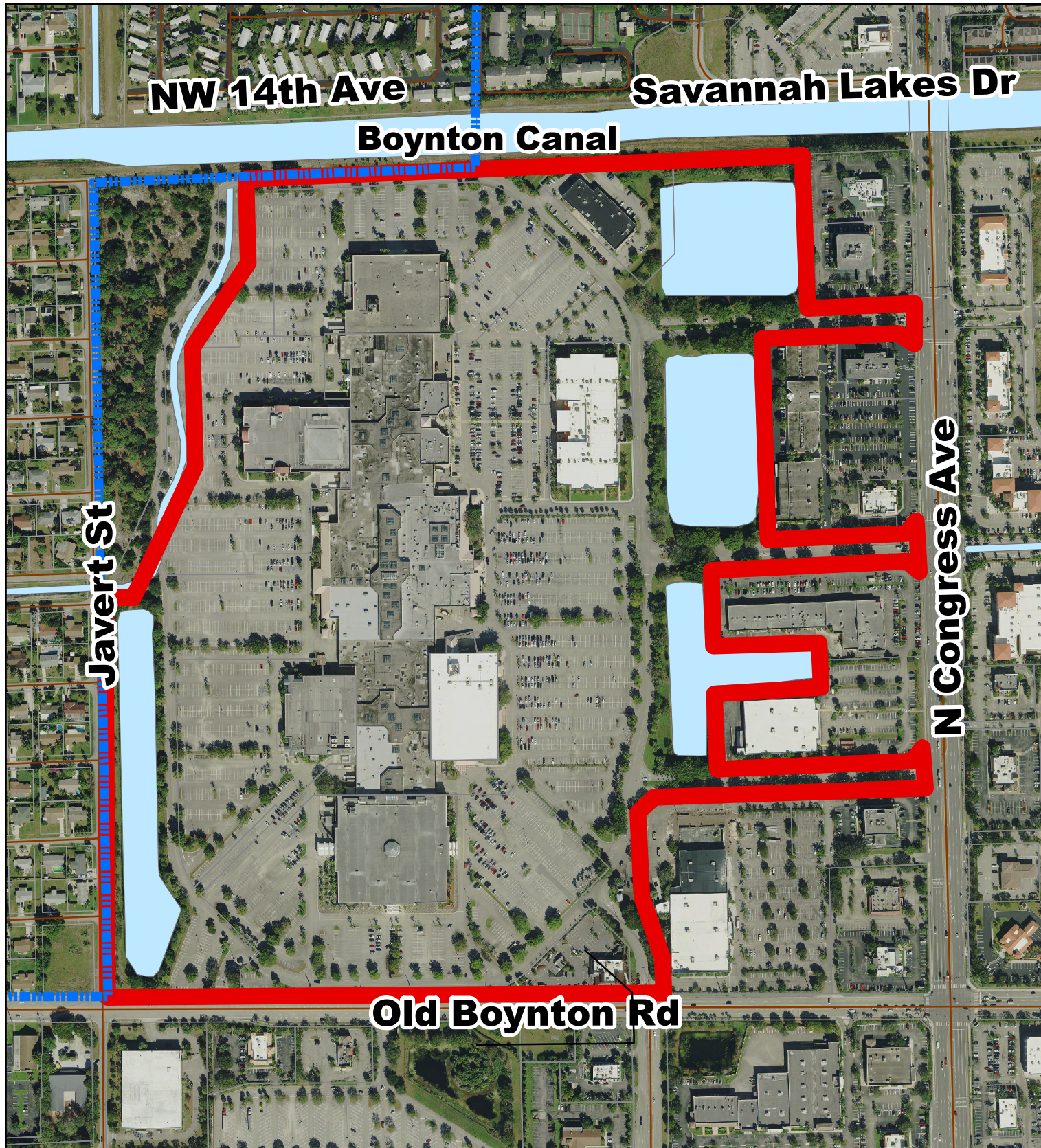


LEGEND

- City boundary
- Owners other than Boynton Mall LLC



BOYNTON BEACH MALL DRI LOCATION MAP



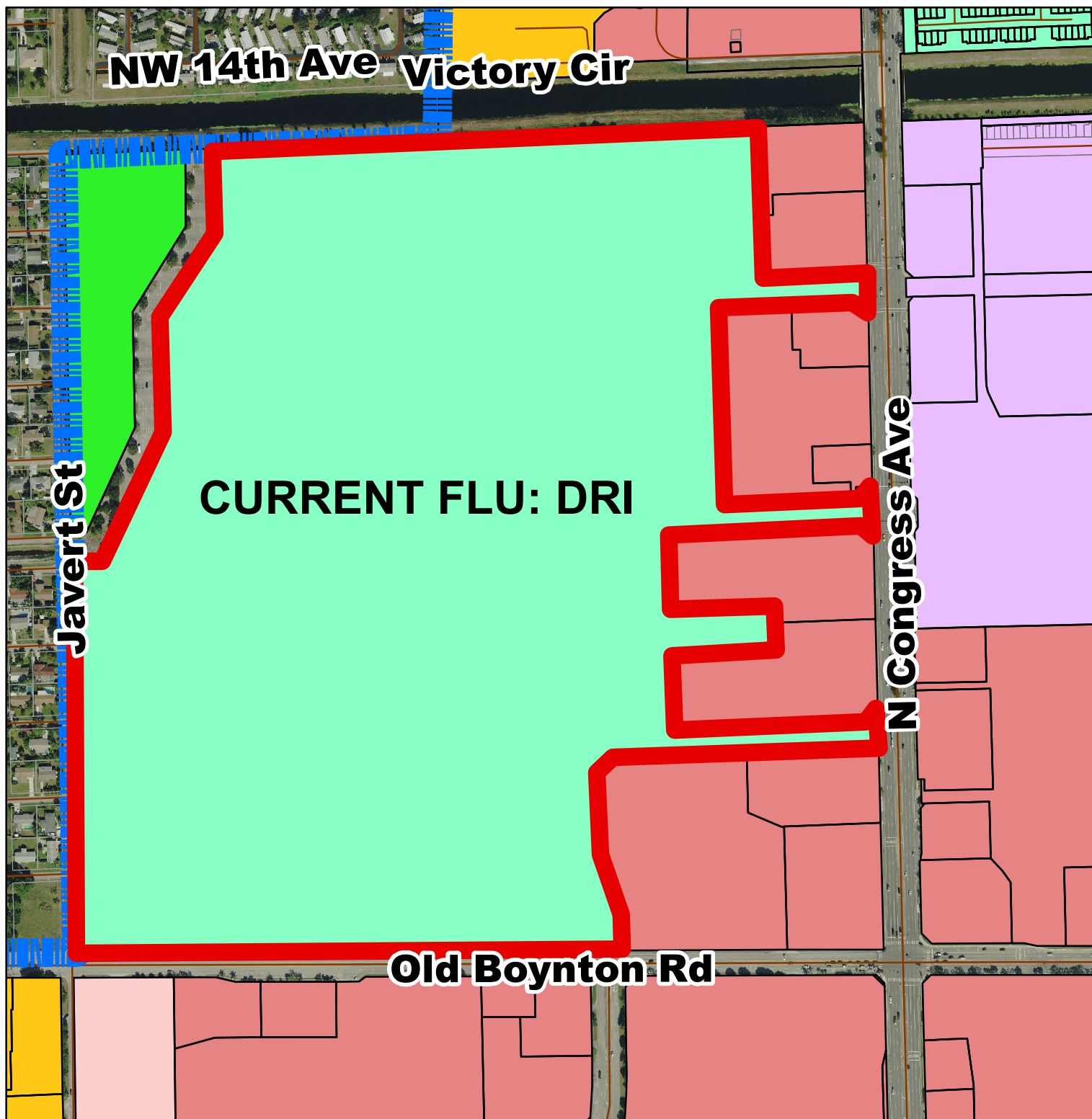
LEGEND

 City boundary



0 75 150 300 450 600
feet

BOYNTON BEACH MALL CURRENT FLU



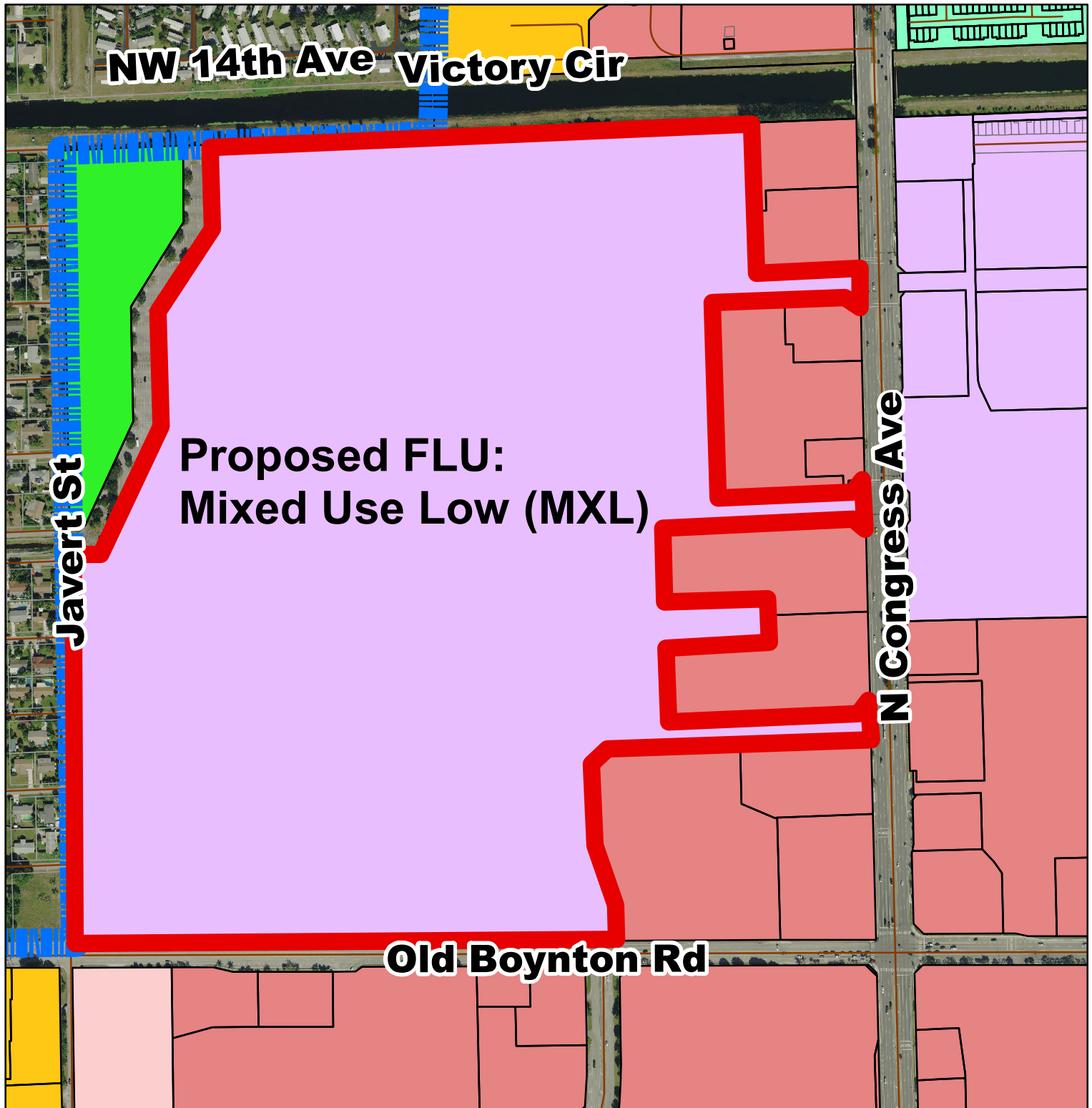
LEGEND: FLU classifications

- MEDIUM DENSITY RESIDENTIAL (MEDR); 11 D.U./Acre
- MIXED USE LOW (MXL); 20 D.U./Acre
- DEVELOPMENT OF REGIONAL IMPACT (DRI)
- LOCAL RETAIL COMMERCIAL (LRC)
- OFFICE COMMERCIAL (OC)
- RECREATIONAL (R)



0 80 160 320 480 640
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 Page 5 of 12

BOYNTON BEACH MALL PROPOSED FLU



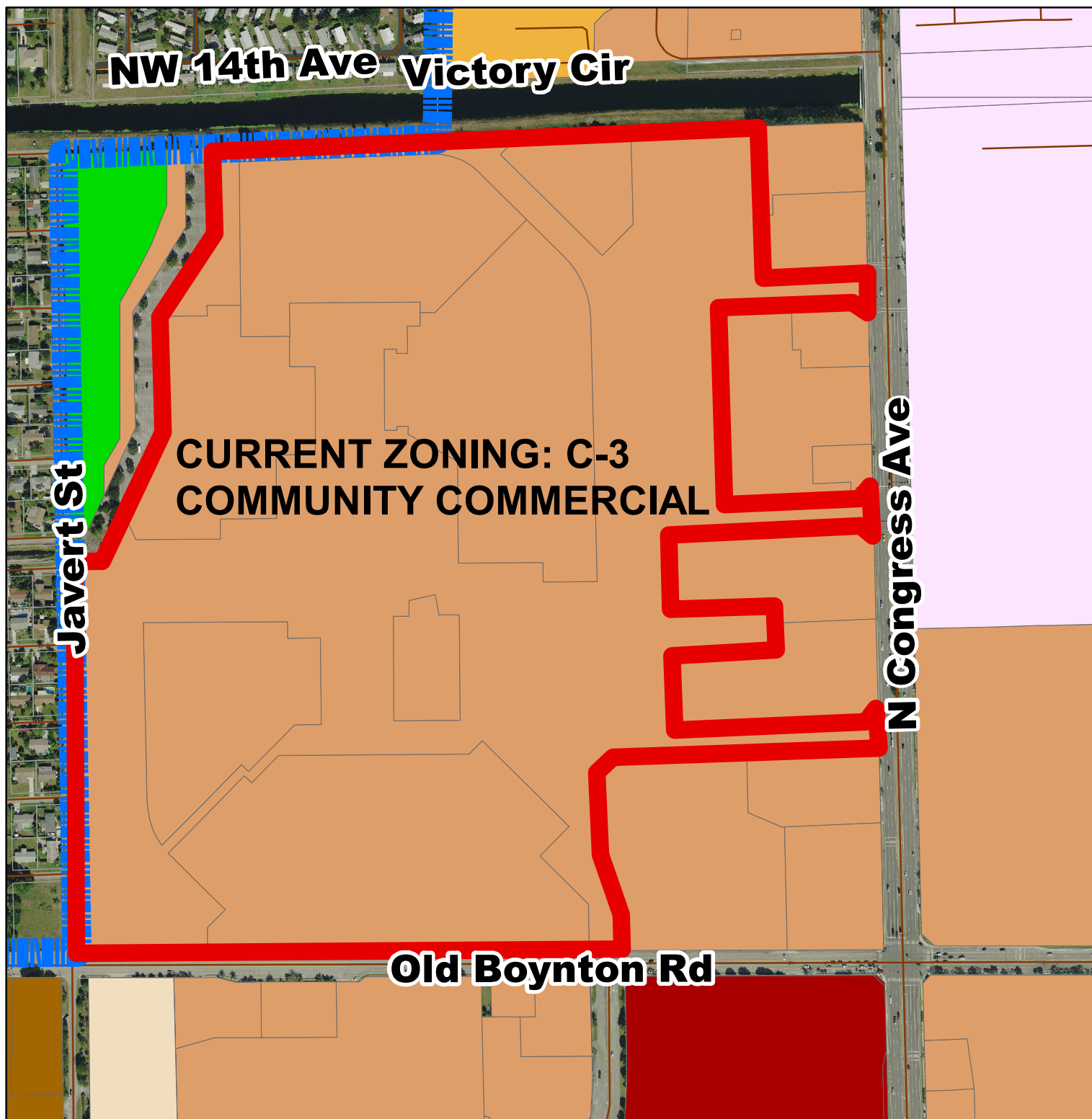
LEGEND: FLU classifications

- MEDIUM DENSITY RESIDENTIAL (MEDR); 11 D.U./Acre
- MIXED USE LOW (MXL); 20 D.U./Acre
- DEVELOPMENT OF REGIONAL IMPACT (DRI)
- LOCAL RETAIL COMMERCIAL (LRC)
- OFFICE COMMERCIAL (OC)
- RECREATIONAL (R)



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 Page 5 of 12

BOYNTON BEACH MALL CURRENT ZONING



LEGEND: ZONING DISTRICTS

- PUD Planned Unit Development
- C1 Office Professional
- C3 Community Commercial
- PCD Planned Commercial Development
- SMU Suburban Mixed Use, 20 du/ac
- REC Recreation



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 Page 5 of 12

PROPOSED AMENDMENT TO FLU ELEMENT: EXHIBIT E

Consistent with the Renaissance Commons DRI Development Order, the approved land uses and intensities shall be as follow:

Land Use	Minimum-Maximum Intensity		
High density Residential	1,085 du	to	2,016 du
Office Commercial	173,460 sf	to	322,140 sf
Local Retail/General Commercial	149,100 sf	to	276,900 sf

Traffic generation for the Renaissance Commons DRI shall not exceed 1,634 p.m. peak hour trips (For compliance with Article 12, Traffic Performance Standards of the Palm Beach County Unified Land Development Code).

- ~~2. The Boynton Beach Mall Development of Regional Impact (DRI), approved in Palm Beach County by resolution R-74-343, and most recently amended by City of Boynton Beach Resolution 05-049, is a single use retail mall.~~

~~Consistent with the Boynton Beach Mall DRI Development Order, the approved land use and intensity shall be as follow:~~

Land Use	Minimum-Maximum Intensity		
Local Retail Commercial	808,107 gla*	to	1,500,771 gla

~~*Gross Leasable Area~~

~~Traffic generation for the Boynton Beach Mall DRI shall not exceed 3,306 p.m. peak hour trips (For compliance with Article 12, Traffic Performance Standards of the Palm Beach County Unified Land Development Code) as approved in the ADA dated May 7, 1974.~~

3. The **Quantum Park (fka Boynton Beach Park of Commerce) Development of Regional Impact (DRI)** approved by City of Boynton Beach Ordinance 84-51, and most recently amended by Ordinance 12-001, is a mixed use project containing industrial, office, commercial, residential and governmental/institutional uses.

Consistent with the Quantum Park DRI Development Order, the approved land uses and intensities shall be as follows:



CITY OF BOYNTON BEACH AGENDA ITEM REQUEST FORM

PLANNING AND DEVELOPMENT MEETING DATE: 12/17/2018

REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD: Request for Major Site Plan modification approval to construct one-story building additions totaling 6,657 square feet, to an existing three (3) building, 10,865 square foot, warehouse complex, for a total of 17,722 square feet, and related site improvements. Applicant: Jose Obeso, J.A.O. Architects & Planners.

EXPLANATION OF REQUEST:

Jose Obeso, representing NAM Real Estate LLC, is requesting Major Site Plan Modification approval to construct one-story building additions totaling 6,657 square feet, to an existing three (3) building, 10,865 square foot, warehouse complex, for a total of 17,722 square feet, and related site improvements. The design proposal is to construct warehouse additions between the existing warehouse structures and along the south side of the southernmost building to create a large singular warehouse structure.

The site has a considerable amount of existing mature landscape material, which is unusual for heavy commercial / industrial properties of this nature. Some of the plant material includes several large canopy trees, including 10 Gumbo Limbo, 4 Mahogany, 4 Yellow Tabebuia, and 2 Royal Poinciana trees, all to be retained. In addition, the north and south landscape buffers are densely planted with 8 foot tall Areca Palms, providing a visual barrier from surrounding properties. Also, the site has an existing 7 foot tall concrete block wall along the west property line, abutting R2 (Duplex) zoned properties. The building additions are designed to match the existing structures on site, including the parapet wall cornice treatment, arched relief wall impressions, diamond shaped accent elements, smooth stucco finish, and paint colors.

The Development Application Review Team (DART) has reviewed this request for Major Site Plan Modification approval and recommends approval contingent upon satisfying all comments indicated in Exhibit "C" – Conditions of Approval.

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

FISCAL IMPACT: Collection of fees associated with the required building permits and increase in taxable value of the property.

ALTERNATIVES: None recommended.

STRATEGIC PLAN:

STRATEGIC PLAN APPLICATION: N/A

CLIMATE ACTION:

Is this a grant?

Grant Amount:

ATTACHMENTS:

Type	Description
▣ Staff Report	Staff Report
▣ Location Map	Location Map
▣ Drawings	Cover Sheet
▣ Drawings	Data Sheet
▣ Drawings	Survey
▣ Drawings	Demolition Plan
▣ Drawings	Site Plan
▣ Drawings	Floor Plan 1
▣ Drawings	Floor Plan 2
▣ Drawings	Building Elevations
▣ Drawings	Landscape Plan
▣ Drawings	Civil Plan
▣ Drawings	Photometric Plan
▣ Drawings	Photometric Detail Plan
▣ Conditions of Approval	Conditions of Approval
▣ Development Order	Development Order

**DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
MEMORANDUM NO. PZ 18-066**

STAFF REPORT

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

FROM: Ed Breese
Planning & Zoning Administrator

DATE: December 6, 2018

PROJECT NAME/NO: 403 NE 3rd Street Warehouse / MSPM 19-001

REQUEST: Major Site Plan Modification

PROJECT DESCRIPTION

Property Owner: NAM Real Estate LLC

Applicant: Jose Obeso, J.A.O. Architects & Planners

Location: 403 NE 3rd Street (see Exhibit "A" – Location Map)

Existing Land Use: General Commercial (GC)

Proposed Land Use: No change proposed

Existing Zoning: General Commercial (C-4)

Proposed Zoning: No change proposed

Proposed Use: Request for Major Site Plan modification approval to construct one-story building additions totaling 6,657 square feet, to an existing three (3) building, 10,865 square foot, warehouse complex, for a total of 17,722 square feet, and related site improvements.

Acreage: 52,520 square feet

Adjacent Uses:

North: Unimproved right-of-way of NE 4th Avenue, then farther north developed commercial properties with a General Commercial (GC) future land use classification, and zoned General Commercial (C-4);

South: South half of the abandoned right-of-way of NE 3rd Avenue, then farther south vacant commercial property with a General Commercial (GC) future land use classification, and zoned General Commercial (C-4);

East: Right-of-way of NE 3rd Street, then farther east developed commercial properties with a General Commercial (GC) future land use classification, and zoned General

Commercial (C-4); and

West: Developed residential properties with a Medium Density Residential (MeDR) future land use classification, and zoned R-2 (Single and Two-Family Residential).

Site Details: The subject site is currently developed with three (3) warehouse structures totaling 10,865 square feet and associated parking. The parcel has 323 foot of frontage along NE 3rd Street and a lot depth varying from 140 to 189 feet.

BACKGROUND

Proposal: Jose Obeso, representing NAM Real Estate LLC, is requesting Major Site Plan Modification approval to construct one-story building additions totaling 6,657 square feet, to an existing three (3) building, 10,865 square foot, warehouse complex, for a total of 17,722 square feet, and related site improvements. The design proposal is to construct warehouse additions between the existing warehouse structures and along the south side of the southernmost building to create a large singular warehouse structure.

ANALYSIS

Concurrency:

Traffic: A traffic statement for the proposed project was sent to the Palm Beach County Traffic Division for concurrency review in order to ensure an adequate level of service. A traffic concurrency approval letter has been received from Palm Beach County which indicates the building additions will add 2 AM peak hour trips and 3 PM peak hour trips.

School: School concurrency is not required for this type of project.

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, subject to the applicant making a firm reservation of capacity, following site plan approval. Solid Waste disposal capacity has been evidenced through the issuance of a certificate of availability by Palm Beach County Solid Waste Authority.

Police / Fire: Staff reviewed the site plan and determined that current staffing levels would be sufficient to meet the expected demand for services.

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

Vehicular Access: The site plan (Sheet A-2) shows that the four (4) existing points of ingress/egress along the east side of the property connecting to NE 3rd Street will remain, with the only change proposed being the widening of the drive aisle width of the

northernmost driveway.

Circulation: Vehicular circulation would include a one-way circulation pattern around the entire perimeter of the site, entering the northernmost driveway, continuing around the back of the building, and exiting through the southernmost drive. Waste Removal and Fire Department representatives have reviewed the site circulation and are satisfied with the design.

Parking: The site plan (Sheet A-2) depicts a total of 17,722 square feet of warehouse building, with the existing buildings and additions. The existing parking on site will be modified to accommodate the proposed building additions, including a change from angle parking, as depicted on Sheet A-1, to 90 degree parking. The owner proposes the building to serve as storage for his business. A single-user warehouse building of this size would require 23 parking spaces, based upon the applicable minimum parking standard of one (1) parking space per 800 square feet of building. The site plan depicts the provision of 23 parking spaces, including one (1) designated for handicap use. A loading space is depicted at the rear of the building, adjacent to the rear service drive. All parking spaces are located on the east side of the building, and the stalls, including the size and location, were reviewed and approved by both the Engineering Division and Building Division. In addition, all necessary traffic control signage and pavement markings will be provided to clearly delineate areas on site and direction of circulation.

Landscaping: The site has a considerable amount of existing mature landscape material, which is unusual for heavy commercial / industrial properties of this nature. Some of the plant material includes several large canopy trees, including 10 Gumbo Limbo, 4 Mahogany, 4 Yellow Tabebuia, and 2 Royal Poinciana trees, all to be retained. In addition, the north and south landscape buffers are densely planted with 8 foot tall Areca Palms, providing a visual barrier from surrounding properties. As part of the proposed site improvements, the applicant proposes the addition of Pigeon Plum, Pitch Apple, Japanese Blueberry trees, required City signature trees at the drive entrances, and Sabal Palm trees. Shrubs and groundcovers include Small Leaf Clusea, Viburnum, Podocarpus, Dwarf Firebush, Wart Fern and Blue Porterweed shrubs and groundcovers, with the Firebush and Blue Porterweed being butterfly attractors. A Creeping Fig vine will be placed up against the arched impressions on the building, providing a living wall appearance.

The pervious area totals 21.6% of the entire site and consist of landscaped areas. Additionally, the landscape code requires that 50% or more of the plant material be native species or low to medium water demand varieties, as denoted in the South Florida Water Management District's WaterWise Guide. The plant list (Sheet LP-1) indicates that 65% of the proposed trees and 74% of the shrubs are native.

Building and Site: The proposed building additions are designed as one (1)-story, and as previously noted, the design proposal is to construct warehouse additions between the existing warehouse structures and along the south side of the southernmost building to create a large singular warehouse structure. The floor plans (Sheets A-3 & A-4) depict the newly connected spaces, and labels the space as storage use. As a result, the building additions comprise 6,657 square feet, and along with the existing three (3) warehouse buildings consisting of 10,865 square foot, the total of the unified building after the additions will total 17,722 square feet. The proposed

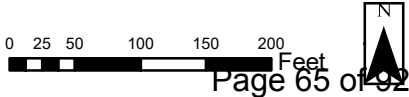
placement of the building additions complies with the minimum setbacks of the C4 zoning district, with the building setback between 49 and 80 feet from the east side (front) property line (minimum 25 feet required), approximately 32 feet from the west (rear) property line (minimum 30 feet required), and between 25 and 33 feet from the side property lines (minimum 15 feet required). In addition, the site has an existing 7 foot tall concrete block wall along the west property line, abutting R2 (Duplex) zoned properties. The plan also depicts the installation of a new 11-foot by 11-foot pergola in the center courtyard area, with benches beneath. A covered bike rack is depicted at the southeast corner of the expanded building.

- Building Height:** The building elevations (Sheet A-7) indicate the highest point of the structure would be the top of the parapet element at the front of the new building additions, measuring 23'- 6" in height. The typical roof height is proposed at 16', well below the maximum of 45 feet allowed in the C4 zoning district, and comparable to buildings in the immediate vicinity.
- Design:** The building additions are designed to match the existing structures on site, including the parapet wall cornice treatment, arched relief wall impressions, diamond shaped accent elements, smooth stucco finish, and paint colors. According to the color rendering, the body paint color would be white, "*Extra White*" – Sherwin-Williams 7006. The trim is proposed as a dark green, customized by Sherwin-Williams to match the existing. This color is also utilized on the diamond accents and the arched impressions on the building.
- Public Art:** The applicant has indicated they will pay into the Art in Public Places fund, rather than place art on their site. The anticipated fee is \$3,500.
- Site Lighting:** The photometric plans (Sheets A-6 & A-8) propose a total of seven (7) freestanding lights, consisting of a silver color aluminum pole and a slim-line LED light fixture by U.S. Architectural Lighting, also silver in color, and mounted at 20 feet in height. In addition, there are seven (7) wall mounted fixtures, matching the pole light fixture, and mounted at 14 feet in height. The fixtures are all downcast type as required by code, the light levels comply with the City requirement of a maximum allowance of 5.9 foot-candle spot readings, and the LED lighting is specified as "Warm White".
- Signage:** No new signage is anticipated. Should the applicant decide to add signage at a later date, it will be reviewed for compliance with the City's sign code and appropriateness with the site and building design.

RECOMMENDATION

The Development Application Review Team (DART) has reviewed this request for Major Site Plan Modification approval and recommends approval contingent upon 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.

LOCATION MAP



ARDEN PARK WAREHOUSE ADDITION

403 N.E. 3RD STREET
BOYNTON BEACH

EXISTING COLORS
TO REMAIN

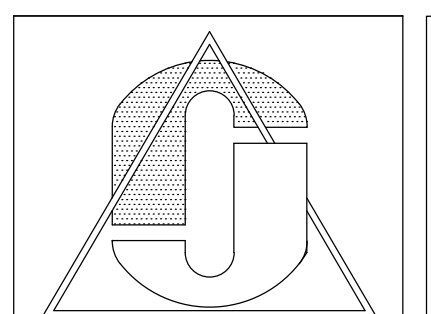
VINE:
CREEPING FIG

SMOOTH STUCCO FINISH
COLOR: EXTRA WHITE TO MATCH EXISTING
COLOR CODE: SW 1006
MANUFACTURER: SHERWIN WILLIAMS
FINISH: SATIN

SMOOTH STUCCO FINISH
COLOR: CUSTOM GREEN TO MATCH EXISTING
COLOR CODE: N/A
MANUFACTURER: SHERWIN WILLIAMS
FINISH: SATIN



PROP. FRONT ELEVATION



JAO.
ARCHITECTS
&
PLANNERS
380 N.W. BOCA RATON BLVD.
SUITE 10
BOCA RATON, FL 33488
TEL (561) 391-4115
FAX (561) 391-4173
E-MAIL: JAOARCH@aol.com

GENERAL NOTES	
1	CONSTRUCTION SHALL FOLLOW 'FLORIDA BUILDING CODE-2017, 6TH EDITION AS ADOPTED BY THE COUNTY AS APPLICABLE AND ALL APPLICABLE AMENDMENTS.
2	BUILDER SHALL COORDINATE ALL THE WORK OF ALL THE TRADES.
3	BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT IN WRITING IMMEDIATELY IF THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.
4	DO NOT SCALE DRAWINGS.
5	SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW. THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE CODE, CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE, IN ITS ENTIRETY, AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
6	THE BUILDER RESERVES THE RIGHT TO SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED ON THESE DRAWINGS WITHOUT ANY PRIOR NOTICE. ITEMS WHICH, WHEN SUBSTITUTED, REQUIRE APPROVAL OF THE BUILDING OFFICIAL, WILL BE SUBMITTED TO THE BUILDING OFFICIAL.
7	BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.
8	CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
9	WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
10	N/A
11	ALL FIXED GLASS, AND GLASS BLOCK SHALL BE INSTALLED TO WITHSTAND 140 MPH WIND LOAD.
12	TRUSS MANUFACTURER SHALL SUBMIT FOUR (4) COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER, OR THEIR ROOF TRUSS DESIGN FOR APPROVAL INCLUDING TWO COPIES FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION. TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC AHJ'S AND MISCELLANEOUS EQUIPMENT. COORDINATE LOCATIONS WITH BUILDER PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS.
13	PROVIDE GROUTED CELL AT BEARING POINT OF EACH GIRDER TRUSS.
14	ALL INTERIOR LOAD BEARING PARTITIONS TO BE CONSTRUCTED WITH BEARING CLIPS, TOP AND BOTTOM EACH STUD, AS PER CODE.
15	CONCRETE SHALL CONFORM TO ACI 318-02 BLDG. CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ASTM C 91-01 SPECIFICATION FOR MASONRY CEMENT; ACI 530.1-02 SPECIFICATIONS FOR MASONRY STRUCTURE.
16	CONCRETE SLABS SHALL HAVE A MIN. 2500 PSI COMPRESSIVE STRENGTH AND ALL STRUCTURAL CONCRETE SHALL HAVE A MIN. 3000 PSI COMPRESSIVE STRENGTH. MINIMUM CONCRETE COVER OVER REINFORCING SHALL BE: -SLABS ON VAPOR BARRIER - 3/4" -BEAMS AND COLUMNS - 1 1/2" -FORMED CONCRETE BELOW GRADE - 2" -UNFORMED CONCRETE BELOW GRADE - 3"
17	REINFORCING STEEL: GRADE 60 (FY = 60,000), ASTM A615-82 S1.
18	PLACING DRAWINGS AND BAR LISTS SHALL CONFORM TO A.C.I.'S 'MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES,' (A.C.I. 315-80).
19	DETAILS OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH 'MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION', AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS OTHERWISE INDICATED.
20	ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.
21	CONCRETE BEAM SIZES MAY BE INCREASED (8" MAXIMUM) AS REQUIRED FOR ARCHITECTURAL DETAILS OR TO FIT BLOCK COARSING. DROP BOTTOM OF TIE BEAMS AS REQUIRED AT WINDOW AND DOOR BEAMS (2" MAXIMUM) AND ADD 2 - 15 BOTTOM IF DROP EXCEEDS 8".
22	DOVEL COLUMN AND WALL REINFORCING TO FOOTING WITH SAME SIZE AND NUMBER OF DOVELS AS VERTICAL BARS ABOVE. VERTICAL CELLS FOR MASONRY TO BE GROUTED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR UNOBSTRUCTED CELL.
23	CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF THE GROUTED CELLS AT EACH LIFT OVER 4'-0" HIGH. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION, AND BEFORE GROUTING.
24	REINFORCING STEEL SHALL BE LAPPED 30 BAR DIAMETERS MINIMUM WHERE SPLICED, AND SHALL BE WIRED TOGETHER. PROVIDE CORNER BARS SAME SIZE AND NUMBER AS HORIZ. BEAM REINFORCING AT EACH FACE. LAP 30 BAR DIAMETERS MIN. STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE 'TIMBER CONSTRUCTION MANUAL', AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
25	ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED WITH COMPATIBLE FASTENERS. ARSENATE TYPE PT. IS NOT PERMITTED. PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS AND THE WOOD AS REQUIRED PER APPLICABLE CODE.
26	BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRIDGING USED DURING ERECTION OF THE TRUSSES TO PREVENT COLLAPSE OR DAMAGE TO SAME.
27	DIMENSIONAL LUMBER FOR HEADERS AND COLUMNS SHALL BE SOUTHERN YELLOW PINE, NO.2 OR BETTER OR SHALL PROVIDE ALLOWABLE STRESS VALUES OF 1200 PSI IN BENDING FOR SINGLE MEMBER USES, 90 PSI IN HORIZONTAL SHEAR AND SHALL HAVE A MODULE OF ELASTICITY OF 1600 KSI OR BETTER, AS DETERMINED BY AN APPROVED LUMBER GRADING AGENCY.
28	STRUCTURAL STEEL SHALL CONFORM TO THE A.I.S.C. 'SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDING', 1989 EDITION.
29	MATERIALS SHALL CONFORM TO THE APPLICABLE ASTM SPECIFICATION AS FOLLOWS: -SHAPES, PLATES, ANCHOR BOLTS - A 36-81 A -MACHINE BOLTS - A 325-83 C -TUBULAR STEEL - A 500-82 A GRADE B (46 KSI)
30	WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY 'STRUCTURAL WELDING CODE'. ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE AWS. A51 E10XX. SEE FOUNDATION NOTES AND FRAMING NOTES FOR MORE INFORMATION ON THESE ITEMS.
31	TOPICAL CURING REQUIRED FOR ALL SLABS AND FLAT WORK (UNO). NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.

DEMOLITION GENERAL NOTES:	
1.	CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH OWNER'S REGULATIONS AND REQUIREMENTS PRIOR TO STARTING CONSTRUCTION. HE SHALL VISIT SITE AND BE RESPONSIBLE FOR KNOWING ALL OBSERVABLE CONDITIONS.
2.	CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PROVIDING PEDESTRIAN PROTECTION DURING CONSTRUCTION (IF APPLICABLE) TO COMPLY WITH ALL FEDERAL, STATE & LOCAL CODES AND OSHA REGULATIONS.
3.	ALL DIMENSIONS AND GRADES ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLANS CHANGES.
4.	PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
5.	ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. ALL WORK AND MATERIALS SHALL COMPLY WITH SOUTH FLORIDA BLDG. CODE 2014 (PALM BEACH COUNTY ED) AND ALL OTHER LOCAL ORDINANCES.
6.	CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINISHES, FIXTURES AND MATERIALS WITH OWNER.
7.	PROTECT ALL EXISTING AREAS AS WELL AS ALL NEW & EXISTING MATERIALS FROM NEW CONSTRUCTION (DUST, DAMAGAE, ETC.)
8.	ALL TRADES TO CLEAN UP THE JOBSITE DAILY OF ALL DEMOLISHED TRASH, COMBUSTIBLE WASTE MATERIALS, DUST, AND DEBRIS SHALL BE REMOVED FROM THE SITE AT THE END OF EACH SHIFT OR MORE FREQUENTLY AS NECESSARY FOR SAFE OPERATION.
9.	PROVIDE DEMOLITION & CONSTRUCTION SCHEDULE TO OWNER & ARCHITECT BEFORE COMMENCING WITHANY WORK.
10.	COORDINATE WITH BUILDING MANAGEMENT ON WORK TO BE PERFORMED. OBTAIN ALL NECESSARY APPROVALS AND OR PERMITS PRIOR TO COMMENCING WITH ANY WORK.
11.	COORDINATE DEMOLITION SO AS NOT TO INTERFERE WITH THE NORMAL OPERATION OF OTHERS.
12.	CONTRACTOR TO PROVIDE HIS OWN DUMPSTER FOR TRASH REMOVAL & IS NOT ALLOWED TO USE ANY EXISTING DUMPSTER ON SITE.
13.	ANY DAMAGE OCCURRING DURING DEMOLITION SHALL BE FIXED OR REPLACED BY THIS CONTRACTOR TO MATCH EXISTING.
14.	GENERAL CONTRACTOR TO INSURE THAT BASE BUILDING, LIFE SAFETY & ENVIRONMENTAL CONTROL SYSTEMS (IF AVAILABLE) REMAIN OPERABLE AT ALL TIMES & TO COORDINATE W/ THE BUILDING ENGINEER ON ALL ITEMS PERTAINING TO THESE SYSTEMS.
15.	GENERAL CONTRACTOR TO USE HIS OWN DISCRETION IN SELECTING THE MATERIALS IN THE BEST CONDITION FOR REUSE. ALL NEW FIXTURES TO MATCH EXISTING.
16.	REMOVE ALL FLOORING FINISHES, WINDOW (IF APPLICABLE), OR BUILT-IN'S SHOWN OR INDICATED ON PLANS OR NOTES.
17.	A MEANS OF EGRESS (IF APPLICABLE) FOR FIRE ESCAPE SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING THIS WORK.
18.	DISCONNECT & REMOVE ALL LIGHT FIXTURES, WIRING CONDUITS, OUTLETS & ELECTRICAL EQUIPMENT IN WALLS SHOWN OR INDICATED ON PLANS AND NOTES.
19.	EXISTING HVAC EQUIPMENT / SPRINKLER SYSTEM TO REMAIN. RELOCATE & SUPPLEMENT EXISTING EQUIPMENT TO ACCOMMODATE NEW CONSTRUCTION (IF APPLICABLE).
20.	CLEAN ALL RENOVATED AREAS & PREPARE FOR NEW CONSTRUCTION & FINISHES.
21.	THE REMOVAL AND OR REPLACEMENT OF BUILDING MATERIALS & SUPPLIES SHALL NOT HINDER OR INTERFERE WITH EMERGENCY RESPONSE ACCESS TO THE PROPERTY OR VICINITY THEREOF (INCLUDING STREETS, ROADS, FIRE LANES).
22.	CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE AND LEAVE THE BUILDING READY TO CLEAN. ALL GLASS SHALL BE THOROUGHLY CLEANED AT COMPLETION OF CONSTRUCTION. ANY PAINT SPECKS AND OTHER CONSTRUCTION MARKS SHALL BE REMOVED FROM ALL FINISHED SURFACES.

BLDG. DESIGN DATA	
CODES: FLORIDA BLDG. CODE 2017, 6TH ED. NFPA FL. FIRE PREVENTION CODE 2013 NFPA 13,12,140. FLORIDA SPECIFIC NFPA 1 FIRE CODE 2015 ED. FLORIDA SPECIFIC NFPA 101 LIFE SAFETY CODE 2015 ED. NEC NATIONAL ELECTRIC CODE 2015. WIND LOAD AS PER ASCE-11-10	
DESIGN CRITERIA	
COUNTY	PALM BEACH
BUILDING CATEGORY	ENCLOSED
BASIC WIND SPEED, mph	170 VULT
BASIC WIND SPEED, mph	132 ASD
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE CATEGORY	C
NUMBER OF STORIES:	1
BUILDING HEIGHT:	1 - 38'-0" ABOVE GRADE'
VELOCITY PRESSURE	43.31 lbf
INTERNAL PRESSURE COEFFICIENT	+/- .10
LEVEL OF ALTERATION	III
CONSTRUCTION TYPE	III B
OCCUPANCY	S-2

BUILDING CODES NOTE:	
LAND USE DESIGNATION:	INDUSTRIAL
ZONING DISTRICT:	C4 - GENERAL COMMERCIAL
FUTURE LAND USE MAP CLASSIFICATION:	GC - GENERAL COMMERCIAL
MIN. LOT AREA: 5,000 SF. MIN. REQ.	14,979 SF. PROVIDED
REQUIRED SETBACKS	
FRONT BUILDING	25 FEET
SIDE BUILDING	15 FEET
REAR BUILDING	30 FEET (RESIDENTIAL)

PROPOSED SETBACKS FOR NEW BUILDINGS				
PROPOSED BUILDING	EAST SETBACK	WEST SETBACK	SOUTH SETBACK	NORTH SETBACK
BUILDING 'D'	72'-3"	36'-0"	EXIST.	EXIST.
BUILDING 'E'	58'-2"	31'-11"	EXIST.	EXIST.
BUILDING 'F'	49'-6"	46'-5"	EXIST.	33'-0"
MAX. BUILDING COVERAGE PERMITTED: 40% PROPOSED: 2163 %				
MAX. BUILDING HEIGHTS PERMITTED: (4) STORIES OR 45'-0" PROPOSED: 20'-9" HT.				

FIRE EXTINGUISHER NOTE (IF APPLIES)
MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER IS 75 FT FOR ORDINARY HAZARD AREAS. FIRE EXTINGUISHERS TO BE MOUNTED A MINIMUM OF 4 INCHES AND MAXIMUM OF 5'-0" FROM FLOOR IF FIRE EXTINGUISHER IS LESS THAN 40LBS IN WEIGHT.

DRAWING INDEX	
COVER SHEET PROP. FRONT ELEVATION	C-0V
SURVEY	I OF 1
GENERAL NOTES, DATA, LOCATION MAP	A-0
EXISTING DEMOLITION SITE PLAN	A-1
PROPOSED SITE PLAN	A-2
PROPOSED FIRE HYDRANT COVERAGE PLAN	A-2a
PROPOSED FLOOR PLANS	A-3
PROPOSED FLOOR PLAN & PARTIAL ELEVATIONS	A-4
PROPOSED LIFE SAFETY PLAN	A-5
PROPOSED PHOTOMETRIC PLAN	A-6
PROPOSED ELEVATIONS	A-7
PROPOSED DETAILS	A-8
CIVIL ENG. LOCATION MAP AND SHEET INDEX	C-1
GRADING, PAVING, DRAINAGE, WATER AND	C-2
EXISTING SEWER PLAN	
DEMOLITION, PAVEMENT AREA PLAN	C-3
POLLUTION PREVENTION PLAN AND PAVEMENT	C-4
MARKING AND SIGNAGE	
NOTES AND DETAILS	C-5
NOTES AND DETAILS	C-6
LANDSCAPE PLAN	LP-1
SPECIFICATIONS	LP-2
IRRIGATION PLAN	IR-1

SCOPE OF WORK
1. NEW BUILDINGS ADDITION 2. NEW ENCLOSURE FOR TRASH CONTAINERS 3. RE-DESIGNED PARKING LOT 4. RE-DESIGNED VEHICULAR PATHWAY

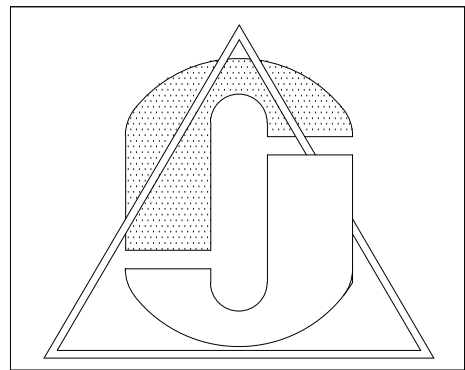
NOTE
NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY, LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, PER NFPA 1103.11.
A TIMER CLOCK OR PHOTOCELL LIGHTING FOR NIGHTTIME USE SHALL BE ABOVE OR NEAR ENTRWAYS.
ALL BUILDING EQUIPMENT ATTACHED TO THE BUILDING SHALL BE REQUIRED TO BE PAINTED TO MATCH THE BUILDING.

SITE CALCULATIONS:			
EXISTING SITE AREA:	49,716 SF.		
PROPOSE SITE ADDITION:	2,804 SF.		
TOTAL LOT SF.:	52,520 SF.		
EXIST. BLDG 'A':	3,986 SF.		
EXIST. BLDG 'B':	3,440 SF.		
EXIST. BLDG 'C':	3,439 SF.		
EXIST. TOTAL SF.:	10,865 SF.		
PROP. BLDG 'D':	3,046 SF.		
PROP. BLDG 'E':	3,206 SF.		
STORAGE	605 SF.		
PROP. TOTAL BLDG SF.:	17,122 SF.		
LOT COVERAGE RATIO:	PROPOSED	MAX. ALLOWABLE	
17,122 SF. / 52,520 SF. =	33.7%	40%	
IMPERVIOUS AREA:	EXISTING	PROPOSED	PROPOSED PERCENTAGE
SIDEWALK:	2,053 SF.	2,454 SF.	4.67 %
VEHICULAR USE:	21,083 SF.	20,330 SF.	38.70 %
TOTAL IMPERVIOUS AREA:	23,136 SF.	22,784 SF.	43.37 %
	EXISTING	PROPOSED	
PERVIOUS AREA:			
LANDSCAPE AREA:	15,812 SF.	12,014 SF.	22.8 %

BUILDING DATA:	
EXISTING BUILDINGS A, B AND C :	GROUP S-2 WAREHOUSE TYPE III B UNPROTECTED.
PROPOSED BUILDINGS D, E AND :	GROUP S-2 WAREHOUSE TYPE III B UNPROTECTED.
STORAGE	
THIS BUILDING SHALL BE REGULATED AS ONE BUILDING SEPARATED INTO SIX SEPARATE 2 HR. FIRE RATED BAYS. IT SHALL BE USED BY A SINGLE TENANT.	

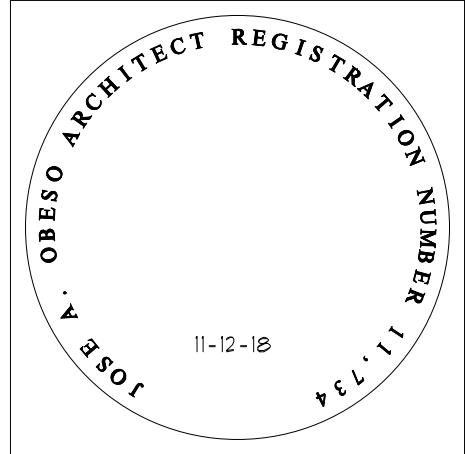
PARKING CALCULATIONS:	
EXISTING BLDG 'A':	4.98 SPACES
EXISTING BLDG 'B':	4.30 SPACES
EXISTING BLDG 'C':	4.29 SPACES
TOTAL EXIST. PARKING SPACES:	13.57 SPACES
PROPOSED BLDG 'D':	3.80 SPACES
3,046 SF STORAGE @ 1/800	
PROPOSED BLDG 'E':	4.00 SPACES
3,206 SF STORAGE @ 1/800	
PROPOSED BLDG 'F':	.75 SPACES
605 SF STORAGE @ 1/800	
PROP. TOTAL PARKING SPACES REQ. FOR LOT:	8.55 SPACES (9)
PROP. TOTAL PARKING SPACES PROVIDED FOR LOT:	22.12 SPACES
PROP. TOTAL PARKING SPACES PROVIDED FOR LOT:	23 SPACES
REGULAR (9' X 18')	22 SPACES
H/C (12' X 18')	1 SPACES
TOTAL PARKING	23 SPACES
REQUIRED PARKING SPACES	PROP. PARKING SPACES
18 SPACES	23 SPACES
OFF-LOADING SPACES CALCULATIONS:	
TOTAL OFFLOADING SPACES REQ. FOR ALL BLDGS ON SITE	1 SPACE
TOTAL OFFLOADING SPACES PROPOSED FOR ALL BLDGS ON SITE	1 SPACE
LEGAL DESCRIPTION:	
LOTS 30 THRU 35, ARDEN PARK, AND THAT PORTION OF THE ALLEY LYING BETWEEN LOTS 32 AND 33, LYING WEST OF THE WEST RIGHT OF WAY LINE ON NW 3RD STREET, AS SHOWN ON THE RECORD PLAT OF ARDEN PARK, IN PLAT BOOK 2, PAGE 96, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.	

ARDEN PARK WAREHOUSE ADDITION	
403 N.E. 3RD STREET BOYNTON BEACH, FLORIDA	
DATE OF LAST REVISION: 11-20-18	
REVISIONS:	
1.	
2.	
3.	
4.	
5.	
6.	



GENERAL INFORMATION	
FOR THE PROJECT:	403 N.E. 3RD STREET BOYNTON BEACH, FLORIDA
© 2018 JAO ARCHITECTS AND PLANNERS. NO PART OF THESE PLANS OR REPRODUCTIONS IN ANY FORM WHATSOEVER MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JAO ARCHITECTS AND PLANNERS. THESE PLANS, SPECIFICATIONS, AND SCHEDULES ARE THE PROPERTY OF JAO ARCHITECTS AND PLANNERS AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE DESCRIBED HEREIN. ANY OTHER USE OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF JAO ARCHITECTS AND PLANNERS IS STRICTLY PROHIBITED. THE ARCHITECT MAKES NO WARRANTY OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN, AND THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THESE PLANS, SPECIFICATIONS, AND SCHEDULES.	

JAO. ARCHITECTS & PLANNERS	
300 N.W. BOCA RATON BLVD. SUITE 105 BOCA RATON, FL 33431	
TEL (561) 391-4115 FAX (561) 391-4173 E-MAIL JADARCH@AOL.COM	



DATE DRAWN:	6-18-17
DRAWN BY:	MM
CHECKED BY:	JAO
JOB NUMBER:	17-037
SHEET NO:	A-0

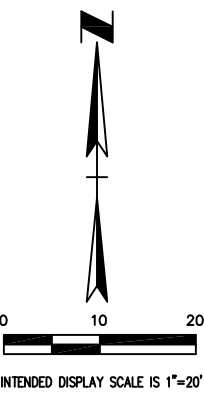


Date of Survey: JULY 27, 2018

Property Address:
403 NE 3rd STREET
BOYNTON BEACH, FL 33435

This Survey is for the benefit of only the following parties:
1) NAM REAL ESTATE LLC

PCN No. 08-43-45-21-18-000-0300
TOTAL GROSS PROJECT ACREAGE: 1.21
TOTAL GROSS PROJECT SQUARE FOOTAGE: 52,512



- LEGEND
- [W] = WATER METER
 - [☆] = LIGHT POST
 - [R/W] = RIGHT OF WAY
 - [C] = CENTERLINE
 - [OHW] = OVERHEAD WIRES
 - [P] = WOOD POWER POLE
 - [E] = ELECTRIC BOX
 - [F] = FIRE HYDRANT
 - [D] = DIMENSION PER RECORD PLAT
 - [M] = FIELD MEASUREMENT
 - [S] = SPOT ELEVATION
 - [T] = TELEPHONE BOX
 - [V] = WATER VALVE
 - [BFP] = BACKFLOW PREVENTER
 - [CB] = CATCH BASIN
 - [SM] = SEWER MANHOLE
 - GR ELEV = CATCH BASIN GRATE ELEVATION
 - INV ELEV = CATCH BASIN INVERT ELEVATION

- SURVEY NOTES
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
 2. BEARINGS BASE: N07°59'31"E RELATIVE TO THE CENTERLINE OF N.E. 3rd STREET.
 3. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X, PANEL No. 12099 C 0793 F, DATED 10/5/2017.
 4. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
 5. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS SURVEY IS NOT VALID.
 6. UNDERGROUND IMPROVEMENTS, UTILITIES AND FOUNDATIONS ARE NOT LOCATED UNLESS OTHERWISE NOTED.
 7. ADDITIONS OR DELETIONS TO THE SURVEY MAPS OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 8. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
 9. SURVEY BASED ON LEGAL DESCRIPTION PROVIDED BY CLIENT.
 10. THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED BY A THIRD ORDER LEVEL LOOP FROM NGS BENCHMARK G-402 1991 WITH A PUBLISHED ELEVATION OF 11.309. ALL SPOT ELEVATIONS WERE OBTAINED WITH A TRIMBLE S8 ROBOTIC TOTAL STATION.

DESCRIPTION
LOTS 30 THROUGH 35, ARDEN PARK, AND THAT PORTION OF THE ALLEY LYING BETWEEN LOTS 32 AND 33, LYING WEST OF THE WEST RIGHT OF WAY LINE OF N.E. 3RD STREET, AS SHOWN ON THE PLAT OF ARDEN PARK, IN PLAT BOOK 2, AT PAGE 96, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH THE NORTH HALF (1/2) OF THE ABANDONED ROAD LYING SOUTH AND ADJACENT THERETO.

SURVEYOR'S CERTIFICATION
This drawing and the prerequisite field survey have been prepared to conform with the applicable Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes and is based on documentary evidence as provided to the undersigned surveyor and existing field evidence. This certification is a statement of professional opinion and is not an expressed or implied warranty or guarantee. This survey is for the sole and exclusive benefit of the parties named hereon and for the specific purpose noted, and must not be relied upon by any other individual or entity whatsoever, and is not transferable under any circumstances. No liability or responsibility is assumed by the undersigned surveyor for any other use of this survey or to any party not specifically named hereon. This drawing is not valid without the signature and the original raised embossed seal of the undersigned surveyor and reproduction of this drawing without the written permission of the undersigned surveyor is hereby forbidden.

Thomas E. Whidden
Professional Surveyor and Mapper
Florida License Number LS6225



Whidden Surveying & Mapping, Inc.
9200 Belvedere Road, Ste 114
Royal Palm Beach, FL 33411
Phone: 561.790.5515
Fax: 561.790.6557
www.whiddensurveying.com
Licensed Business No. 7232

CL	TW	9/28/18	ADD. BLDG. HEIGHT/USE, ACREAGE, PCN
DRAWN	CHECKED	DATE	REVISIONS

DRAWING NO. 18-0518
CAD FILE NO. 403NE3RD
SHEET OF
1 1

BOUNDARY AND TOPOGRAPHIC SURVEY
403 N.E 3RD STREET
BOYNTON BEACH, FLORIDA
Section 21
Township 45 South
Range 43 East

DRAWN: CL CHECKED: TEW DNG. DATE: 07/25/18
FIELD PERSON(S): CORNELIUS/CORNELIUSII
FIELD DATE(S): 07/27/18
FIELD BOOK(S): W-201
PAGE(S): 17-20
DATA COLLECTOR FILE(S): 403NE3RD.DC

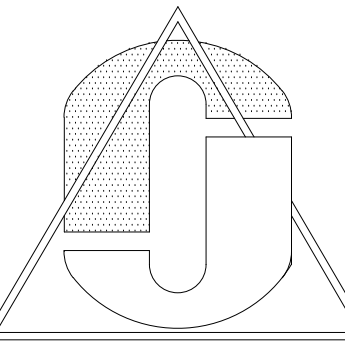
ARDEN PARK
WAREHOUSE
ADDITION

403 N.E. 3RD STREET
BOYNTON BEACH, FLORIDA

DATE OF LAST REVISION: 11-20-18

REVISIONS:

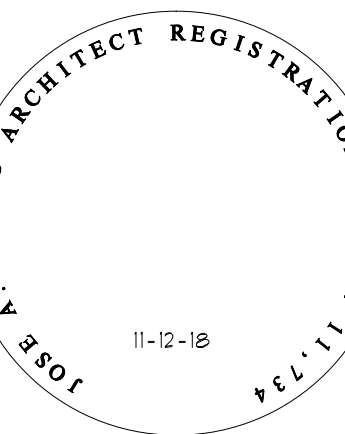
- 1.
- 2.
- 3.
- 4.
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- 6.



EXIST. / DEMO. SITE PLAN
FOR THE PROJECT:
403 N.E. 3RD STREET
BOYNTON BEACH, FLORIDA

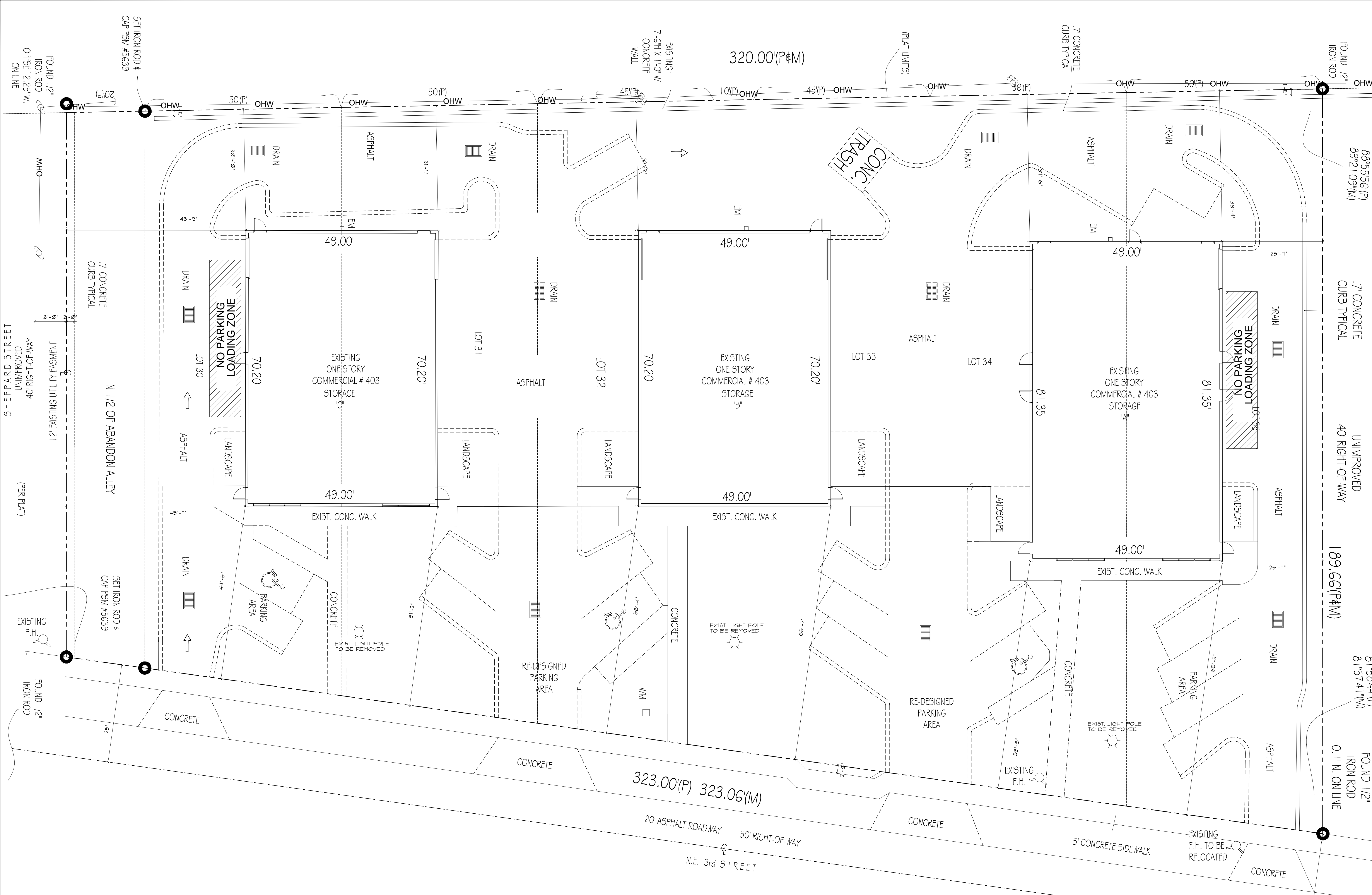
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JAO.
ARCHITECTS
&
PLANNERS
3100 N.W. BOCA RATON BLVD.
SUITE 115
BOCA RATON, FL 33431
TEL: (561) 391-4115
FAX: (561) 391-4173
E-MAIL: JADARCH@AOL.COM



DATE DRAWN: 6-18-17
DRAWN BY: JAO
CHECKED BY: JAO
JOB NUMBER: 17-037
SHEET NO:

A-1



LEGEND	
—	EXISTING TO REMAIN
- - - -	EXISTING TO BE REMOVED

EXIST./DEMO SITE PLAN

SCALE: 3/32" = 1'-0"

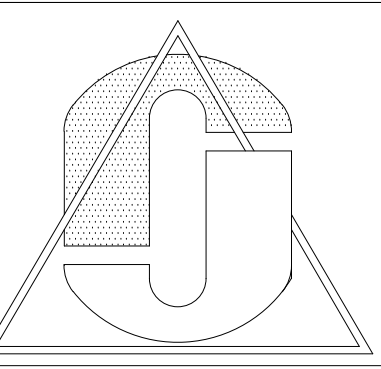
ARDEN PARK
WAREHOUSE
ADDITION

403 N.E. 3RD STREET
BOYNTON BEACH, FLORIDA

DATE OF LAST REVISION: 11-20-18

REVISIONS:

1.	
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PROPOSED SITE PLAN
FOR THE PROJECT: 403 N.E. 3RD STREET
BOYNTON BEACH, FLORIDA

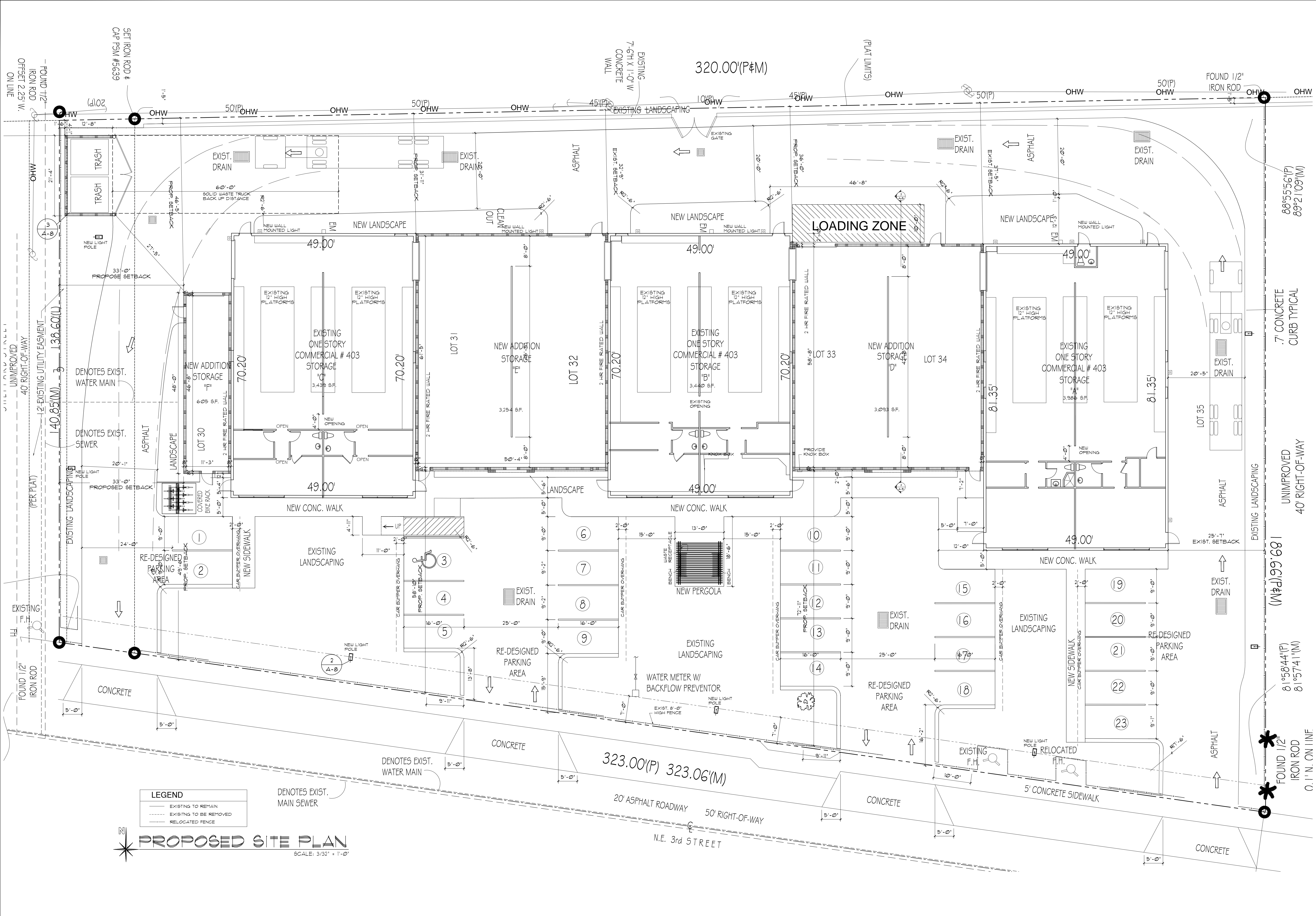
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JAO.
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DATE DRAWN: 6-18-17
DRAWN BY: JAO
CHECKED BY: JAO
JOB NUMBER: 17-037
SHEET NO:

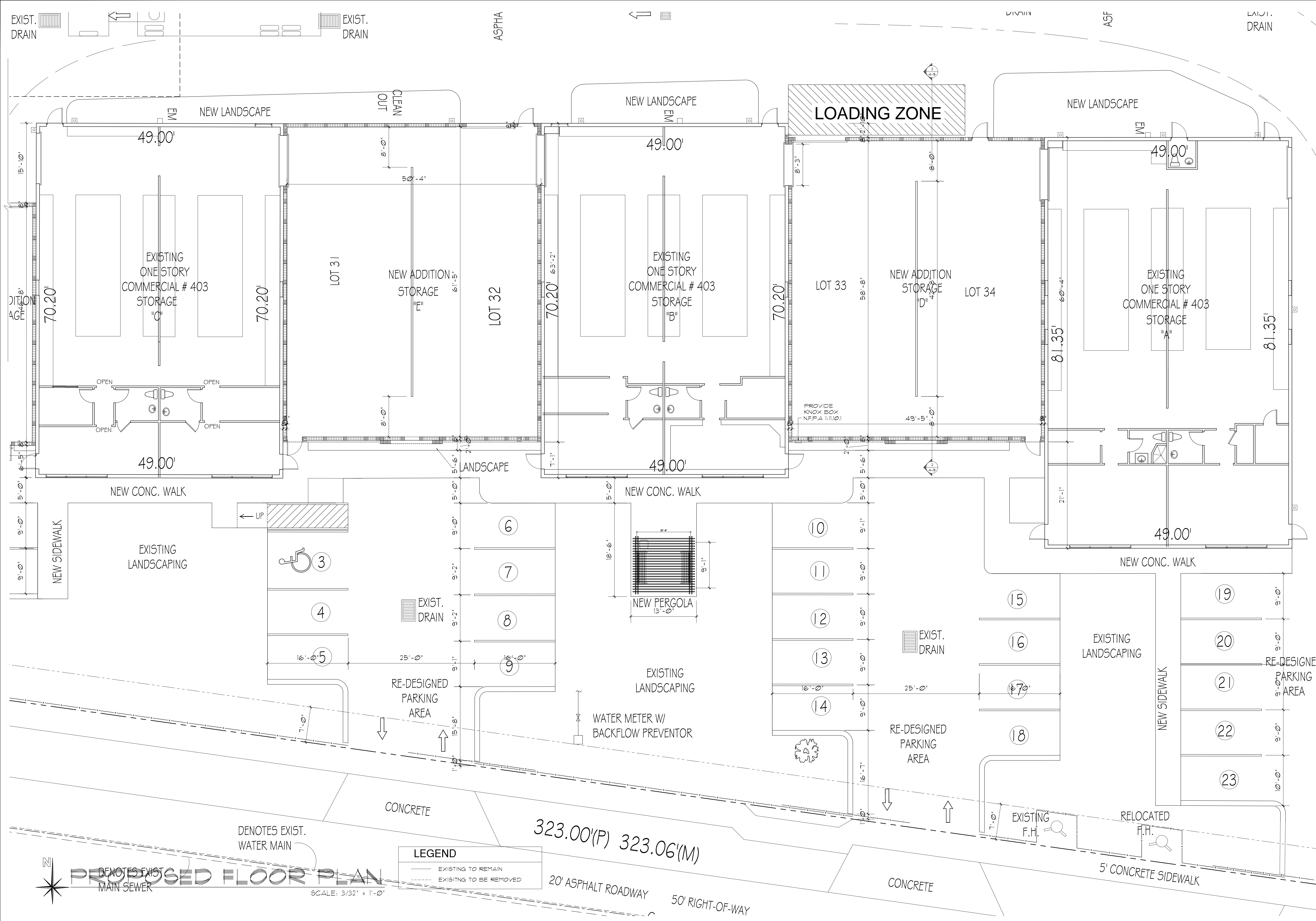
A-2



LEGEND

---	EXISTING TO REMAIN
---	EXISTING TO BE REMOVED
---	RELOCATED FENCE

PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"



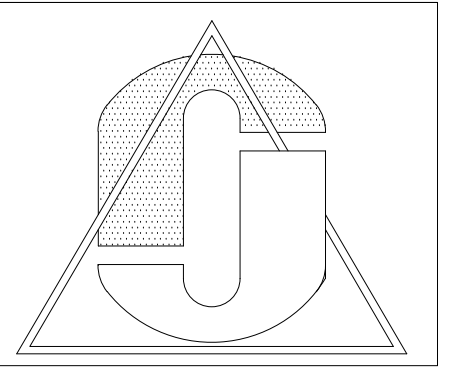
ARDEN PARK WAREHOUSE ADDITION

403 N.E. 3RD STREET
BOYNTON BEACH, FLORIDA

DATE OF LAST REVISION: 11-20-18

REVISIONS:

1.	
2.	
3.	
4.	
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PROPOSED FLOOR PLANS

FOR THE PROJECT: 403 N.E. 3RD STREET
BOYNTON BEACH, FLORIDA

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JAO ARCHITECTS & PLANNERS

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DATE DRAWN: 6-18-17
DRAWN BY: JAO
CHECKED BY: JAO
JOB NUMBER: 17-037
SHEET NO: **A-3**

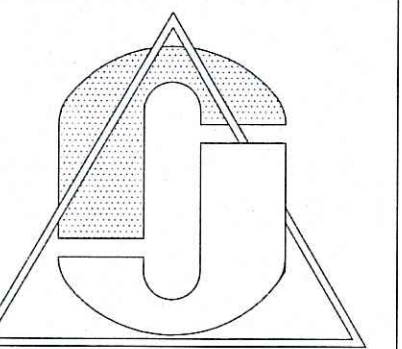
ARDEN PARK
WAREHOUSE
ADDITION

403 N.E. 3RD STREET
BOYNTON BEACH, FLORIDA

DATE OF LAST REVISION: 11-12-18

REVISIONS:

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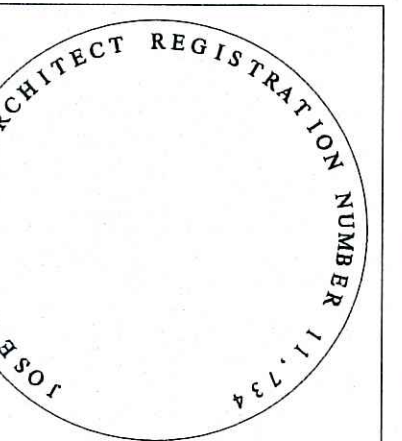
PROP. ELEVATIONS

FOR THE PROJECT:
403 N.E. 3RD STREET
BOYNTON BEACH, FLORIDA

CONTENTS:

J.A.O.
ARCHITECTS
&
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DATE DRAWN: 6-18-17

DRAWN BY: HEM

CHECKED BY: JAO

JOB NUMBER: 17-037

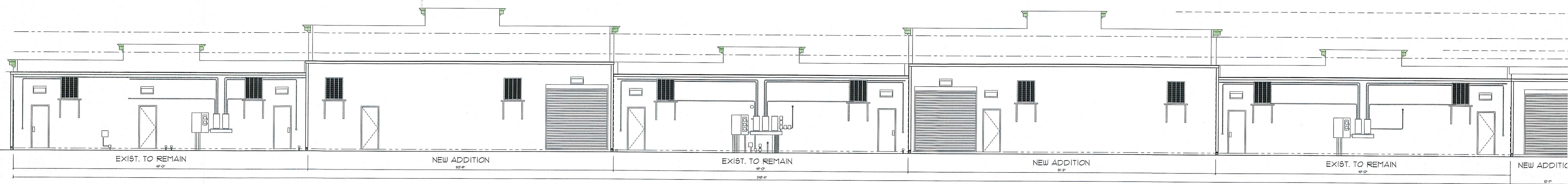
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A-7

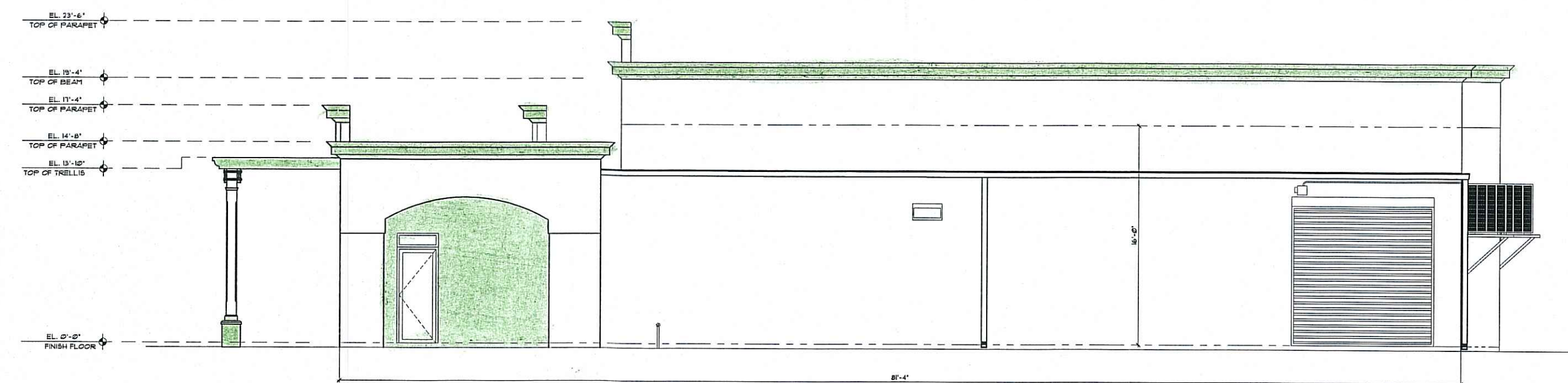


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

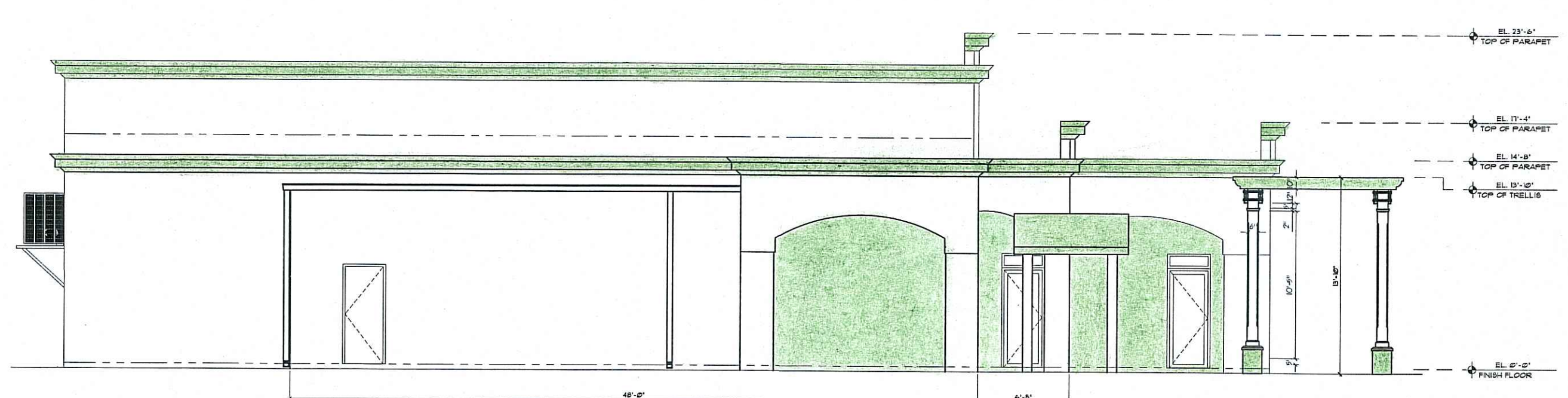
NOTE:
FOR FRONT ELEVATION COLOR
RENDERING SEE COVER SHEET



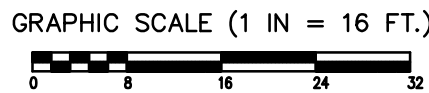
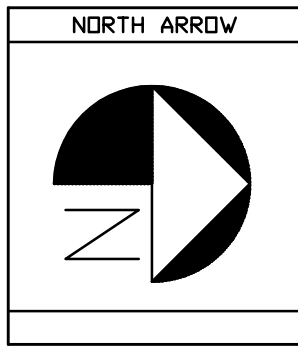
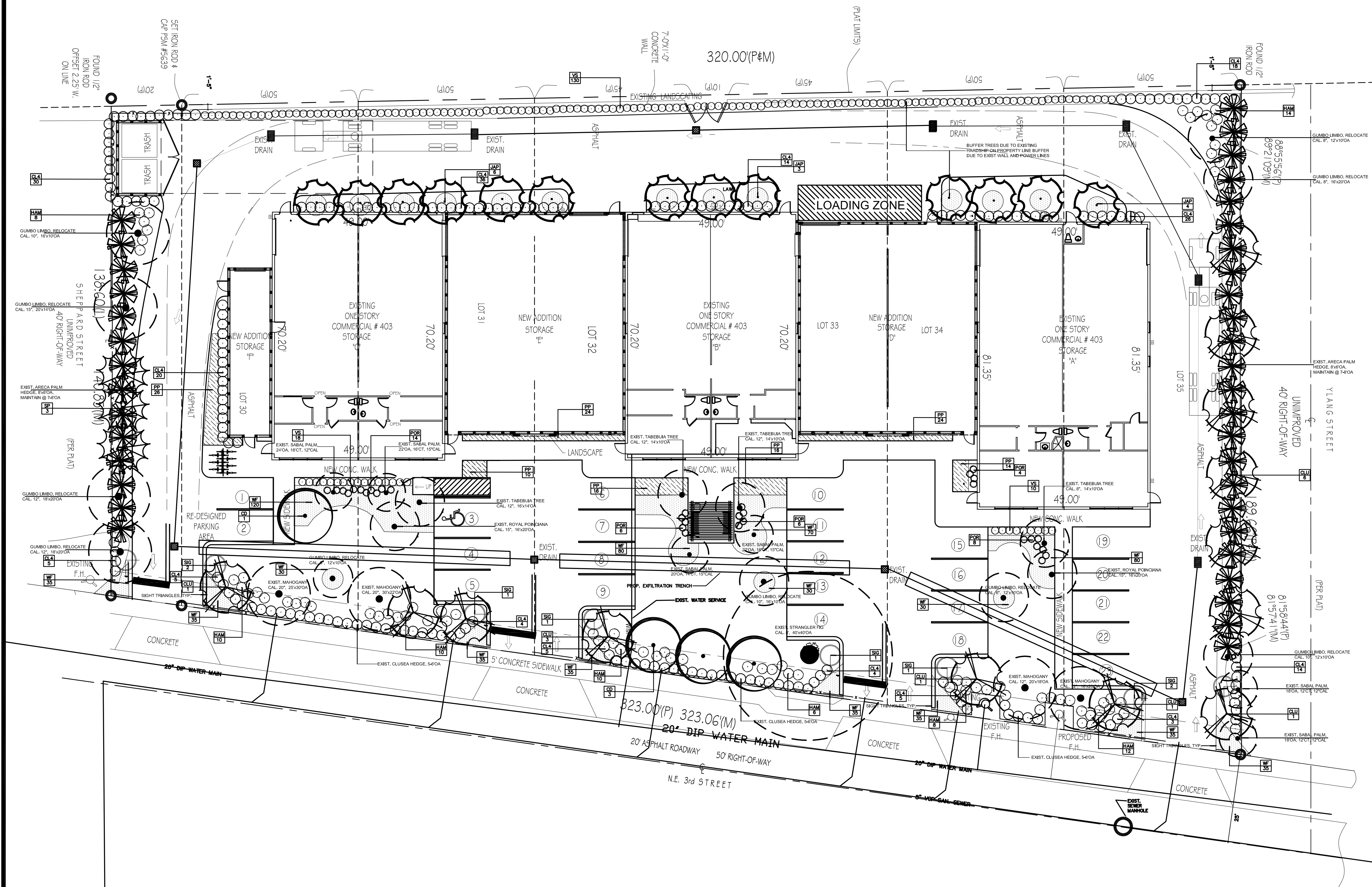
REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



SITE LANDSCAPE PLAN

SCALE: 1"=16'

PROPOSED PLANT LIST

EXISTING TREES AND PALMS TO REMAIN OR RELOCATE

2	Delonix Regia/ Royal Poinciana	15" CAL, 16x20' OA
4	Swietenia Mahoganii/Mahogany	6-12" CAL, 12-20'x10-16' OA
10	Bursera Simaruba/Gumbo limbo	8-12" CAL, 14-18'x10-14' OA
4	Tabebuia Aurea/Yellow Tabebuia	10-12" CAL, 18-24' OA, 10-16' CT
6	Sabal Palmetto/Cabbage Palm	

TREES AND PALMS

*CLU	13	Clusia rosea/Pitch Apple	14x5' OA, 4" CAL @6' AG, 30" OC, ST
*CD	4	Coccoloba Diversifolia/Pigeon Plum	14x5' OA, 4" CAL @6' AG, 30" OC, ST
JAP	13	Elaeocarpus decipiens/Japanese Blueberry	14x5' OA, 4" CAL @6' AG, STD, full
*SP	3	Sabal Palmetto/Cabbage Palm	10-14' CT, 16-20' OA, 12" CAL, full
SIG	8	Garcinia Spicata/Garcinia Signature Tree	5-6' OA, STD, full
or		Bougainvillea Purpurata/Purple Bougainvillea	5-6' OA, STD, full

SHRUBS

*HAM	78	Hamelia Patens/Dwarf Firebush	3 GAL, 3' OA, 36" OC, full
*CL4	189	Clusia Gutifera/Small Leaf Clusia	7 GAL, 3-4"x24" OA, 24" OC, full
VS	158	Viburnum Suspensum/Sandankwa viburnum	3 GAL, 24"x24" OA, 24" OC, full
*POR	38	Stachytarpheta Jamaicensis/Blue Portenweed	3 GAL, 24" OC, full
PP	130	Podocarpus Pringles/Dwarf Pringles Podocarpus	3 GAL, 18"x18" OA, 24" OC, full

GROUNDCOVERS

WF	690	Micosorum Scolopendrium/Wart Fern	1 GAL, 10"x10" OA, 16" OC, full
SOD	As Req'd	St Augustine Floratan Sod	SQ. FT.

NOTES

SITE CALCULATIONS

LANDSCAPE SITE DATA

LAND USE	INDUSTRIAL
ZONING DISTRICT	C4 - GENERAL COMMERCIAL
FUTURE LAND USE	GC - GENERAL COMMERCIAL

NET SITE AREA	52,520 S.F. (100%) 1.20AC
BUILDING AREA	17,817 S.F. (33.90%)
PAVING & CONCRETE AREA	23,461 S.F. (44.60%)

TOTAL IMPERVIOUS AREA	41,278 S.F. (78.40%)
TOTAL PERVIOUS OPEN AREA	11,242 S.F. (21.60%)

PERIMETER & ROW BUFFER REQUIREMENTS:

TREES REQUIRED (880 LF / 30 LF)	30 Trees
TREES PROVIDED	34 Trees

SHRUBS REQUIRED (880 LF / 2 LF)	440 Shrubs
SHRUBS PROVIDED	500+ Shrubs

VUA REQUIREMENTS:

TREES REQUIRED (1/ISLAND)	10 Trees
TREES PROVIDED	10 Trees

PERVIOUS SITE AREA REQUIREMENTS:

TREES REQUIRED (11240SF/1200SF)	10 Trees
TREES PROVIDED	12 Trees

ENTRY SIGNATURE TREE REQUIREMENTS:

TREES REQUIRED (2T/ENTRY)	8 Trees
TREES PROVIDED	8 Trees

TOTAL TREES REQUIRED:	50 Trees (50% Native)
TOTAL TREES PROVIDED:	56 Trees (65% Native)

TOTAL SHRUBS REQUIRED:	440 Shrubs (50% Native)
TOTAL SHRUBS PROVIDED:	600+ Shrubs (74% Native)

GENERAL LANDSCAPE NOTES-BOYNTON BEACH

- All planting notes to be Florida #1 grade or better as stated in "grades and standards for nursery plants" part I and part II (2002), State of Florida, Department of Agriculture, Tallahassee.
- All prohibited plant species shall be eradicated from the site by licensed arborist.
- All plant material to be handled and planted in accordance with standard nursery practices.
- All plant material to be guaranteed for a period of ninety (90) days from date of installation.
- All planting beds to receive three (3) inches of recycled bark or other mulch, type "B", or better, (no cypress mulch)
- All planting areas must be irrigated to provide (100% coverage & 100% overlap) by an automatic irrigation w/water sensor system installed by certified irrigation contractor.
- Any damage to existing landscape or irrigation on site or ROW during construction shall be contractors responsibility for replacement and repair.
- Sod and irrigation will be provided within all the unpaved areas including the R.O.W.
- All mechanical equipment must be screened on three sides w/ a hedge, solid fence or wall to a height minimum 6' above the item.
- All underground utilities should be located prior to commencement of landscape construction.
- The general contractor is responsible for rough grade within two-three (2-3) inches of final grade.
- Exist soil within all landscape islands, interior landscape strips and perimeter landscape strips, adjacent to vehicular use areas, shall be excavated down to a depth of thirty (30) inches, except for a 12" buffer from the inside of curb or pavement. A suitable planting soil mixture of fifty/fifty (50/50) sixty/forty (60/40) (sand/topsoil) will be used instead to backfill. An open landscape bed inspection prior to backfilling will be required to insure the thirty (30) inch depth has been met.
- In case of discrepancies, the landscape plan counts takes precedence over the plant list.
- All existing trees to remain will be trimmed by ISA certified arborist in accordance w/ ANSI A300 standards and protected by appropriate barrier.
- A minimum distance of 15 ft. separates all trees from pole lights and overhead utility lines.
- Within all site triangles there shall be unobstructed visibility at a level within 2.5' and 8' above pavement level.
- All trees, palms and shrubs except sod must be a min. 5' from all utilities (ie, mains, meters, hydrants, service lines, etc) and must incorporate a tree barrier. Where overhead wires exist, use FPL approved understory trees.
- Areas less than 12" in perimeter landscape strips and islands will be mulched not sodded and eventually will be covered by future growth of adjacent shrubs.
- All perimeter hedges to be maintained at a min. 3ft in height to provide vehicle screening.
- All details, notes, specifications are per City of Boynton Beach Standards.

WAREHOUSE SITE

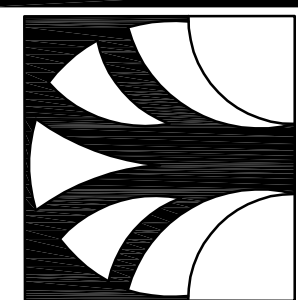
403 NE 3RD STREET, BOYNTON BEACH, FLORIDA.

SITE LANDSCAPE PLAN

MAJESTIC VIEWS

Landscape Architects, Inc
Landscape Architecture - Construction Management

4711 Cypress Drive South, Boynton Beach, FL 33436
Phone (561) 752-9835 Fax (561) 752-4110
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LOUIS ILIAS VLAHOS
LANDSCAPE ARCHITECT

LA #6666677
LC #26000319

REV. NO.	DATE
REV. #1.	11.12.18

JOB NO:

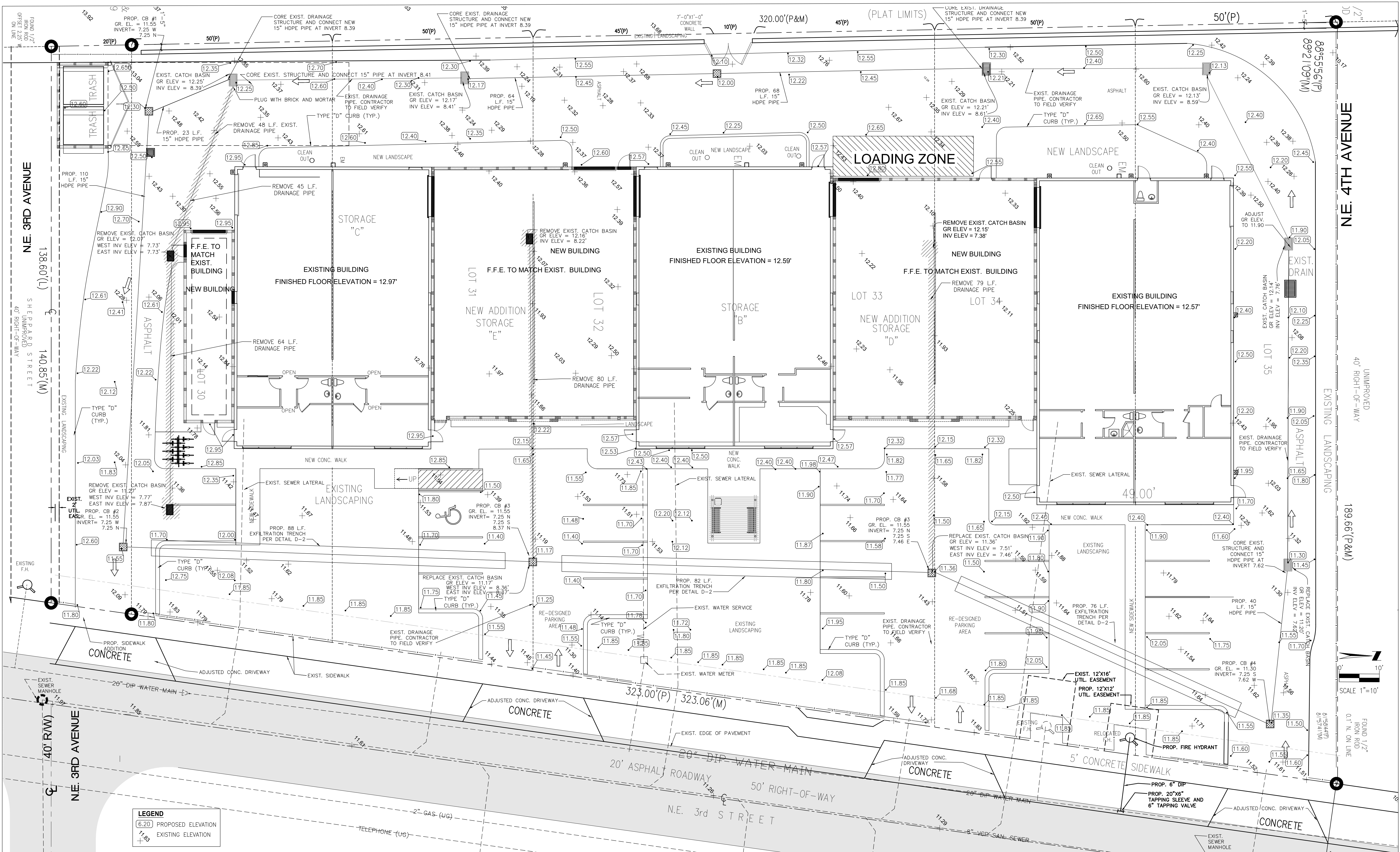
DRAWN BY: LIV

DATE: 09.20.18

SCALE: 1" = 16'

SHEET NO.

LP-1



Florida
Consulting
Engineers,
Inc.



134 N.W. 16TH STREET, SUITE 1
BOCA RATON, FLORIDA 33432
PHONE: (561) 353-1152
E-MAIL:
ZJ@FLCENGINEERS.COM

DATE	REVISIONS
-	-
-	-
-	-
-	-

DATE	REVISIONS
-	-
-	-
-	-
-	-

Zuhair M. Jalloul, P.E.
Fl. License. No.: 35416

DATE SEPT. 20, 2018
SCALE AS SHOWN
DWNG. BY P.E.S.
CHECKED BY Z. JALLOUL
PROJECT NO. 150601

403 N.E. 3RD STREET
BOYNTON BEACH, FLORIDA

GRADING, PAVING, DRAINAGE, WATER
AND EXISTING SEWER PLAN

SHEET NUMBER
C-2
OF 6

SOLID STATE AREA LIGHTING

RAZAR WALLMOUNT-LED

SPECIFICATIONS

OPTICAL HOUSING

Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance < 0.003") to facilitate thermal transfer of heat to housing and cooling fins. The Optical Housing bolts to the Electrical Housing forming a unified assembly. The minimum wall thickness is .188".

ELECTRICAL HOUSING

Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly. Minimum wall thickness is .188". Fixture Mounting Plate affixes to mounting surface over a recessed box. Electrical Housing anchors on the top edge of the Mounting Plate and stainless steel recessed socket head screws tighten the Electrical Housing to the Mounting Plate from the bottom.

PLUS OPTICAL MODULES

Emitter (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED reflector. The asymmetric distributions, have a micro-reflector inside the reflector which is directed the house side emitter output towards the street side and functions as a house side shielding element. Reflectors are injection molded H12 acrylic. Each LED reflector is sealed to the PCB over an emitter and all reflectors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED reflectors produce Type II, III and Type IV site/area distributions as well as other specialty asymmetric distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)

Constant current electronic with a power factor of >.90 and a minimum operating temperature of 40°F. Driver(s) is/are UL and cUL recognized and mounted to a driver assembly plate that has slotted holes to facilitate ease of assembly removal for future installation. Quick disconnects for incoming power and optical assembly power are provided. Driver(s) accept an input of 120-277V, 50/60Hz and utilize 0-10V dimming, 347V-480V, 50, 60Hz also available on some models. Surge protector supplied for field installation at the most conveniently serviceable location.

LED EMITTERS

High output LEDs are utilized with drive currents ranging from 350mA to 1050mA, 70°C Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

FINISH

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion, 400°F bake for maximum hardness and durability.

U.S. Architectural Lighting

10100 West 17th Avenue, Suite 100, Denver, CO 80240
Phone: (303) 440-0000 Fax: (303) 440-0001
www.usalighting.com

U.S. ARCHITECTURAL LIGHTING

2015209

WALL PACK
FULL CUT OFF
DARK SKY COMPLIANT

WALL MOUNTED LIGHT
FIXTURE

NTS.

NOTES

THE LIGHTING MECHANISM FOR ALL FIXTURES WILL UTILIZE WARM WHITE LIGHTING TECHNOLOGY.

LIGHT POLE WILL BE ALUMINUM AND SILVER IN COLOR

LIGHT FIXTURES WILL BE SILVER IN COLOR

RTA

Round Tapered Aluminum Pole
No Arm — Direct Buried

Pole Cap - Aluminum
With Stainless Steel Screws
(Tenon Option Available -
See Mounting Designation)

D Top Diameter

A Mounting Height

B Wall Thickness
Tapered Aluminum Tube
Alloy 6063-T6

Handhole

C Butt Diameter

E Embed Length

Ground Line

Wire Access Slots - 1-3/4" x 6"
2@180°

3" to 6"

Seal: Aluminum or Powder Coated Finish per Customer Specification.

C BUTT DIA.	D TOP DIA.	E EMBED
5	3	3'
6	4.5	4'
7	4.5	5'
8	4.5	5'
9	4.5	6'
10	6	6'

C and D Dimensions in Inches

LIGHT POLE DETAIL

NTS.

SOLID STATE AREA LIGHTING

RAZAR SERIES-LED

SPECIFICATIONS

PROJECT NAME:

PROJECT TYPE:

OPTICAL HOUSING

Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance < 0.003") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM

Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly with integral cooling fins surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photovoltaic receptacle. Solid barrier wall separates optical and electrical compartment. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLUS OPTICS

Emitter (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED reflector. In asymmetric distributions, a micro-reflector inside the reflector re-directs the house side emitter output towards the street side and functions as a house side shielding element. Reflectors are injection molded H12 acrylic. Each LED reflector is sealed to the PCB over an emitter and all reflectors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED reflectors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)

Constant current electronic with a power factor of >.90 and a minimum operating temperature of 40°F. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50, 60Hz, 0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaires supplied with 20KV surge protector for field accessible installation.

LED EMITTERS

High output LEDs are utilized with drive currents ranging from 350mA to 1050mA, 70°C Minimum. LED's are available in standard Neutral White (4000K) or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED'S

PCA (Phosphor Converted Amber) LED's utilize phosphor to create color output similar to LS lamps and have a slight output in the blue spectral bandwidth. T8A (True Amber) LED's utilize indirect heat sink design to create a slight output in the blue spectral bandwidth only without the use of phosphors.

FINISH

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion, 400°F bake for maximum hardness and durability.

MAST ARM FITTER/ELECTRICAL HOUSING

Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal mast arm. Two (2) straps with two (2) bolts each encircle the lower half of the mast arm. Upper half of the mast arm is self-centering straps that position the angle of the luminaire at 0°, +15°, +30° or -30° up from the horizontal. All hardware is stainless steel.

U.S. Architectural Lighting

10100 West 17th Avenue, Suite 100, Denver, CO 80240
Phone: (303) 440-0000 Fax: (303) 440-0001
www.usalighting.com

U.S. ARCHITECTURAL LIGHTING

2018002

RAZAR

(MODELS RZR-G, RZR, RZR-B & RZR-MAF*)

PATENT PENDING

FIXTURE	A	B	C	D
RZR-G	16"	34.5"	3"	7"
RZR	14.75"	34.25"	2.25"	6.25"
RZR-B	11.5"	32"	2.25"	6.25"
RZR-MAF	15"	34.25"	2.25"	4"

*DIMENSIONS ARE OF 7/17

4

A-B

POLL MOUNTED LIGHT FIXTURE

NTS.

1. ALL CONSTRUCTION SHALL CONFORM WITH BUILDING AND LANDSCAPE CODES.

2. ACCENT SHRUBS TO HAVE MIN. PLANTED HEIGHT OF 18" AT 24" O.C. ON THE WALLLED SIDES.

3. GATES SHALL HAVE DROP PINS TO DROP IN TO HOLES IN SLAB (CLOSED) AND INTO SLEEVES IN THE PAVEMENT (OPEN). FENCE GATES SHALL HAVE SLATS TO SCREEN DUMPSTER.

4. FITCH SLAB TO REAR AND PROVIDE DRAIN HOLES. IF SLAB DRAIN REQUIRED, FITCH TO DRAIN.

5. CONCRETE PAD TO BE 6" THICK WITH 6"x6" #10 WIRE MESH WITH 2500 PSI CONCRETE.

6. MIN. SIZE SHALL BE 10'X10' CLEAR OPENING OF GATE POSTS.

7. THERE SHALL BE A CLEAR UNOBSTRUCTED VERTICAL DISTANCE OF 15 FEET MIN. ABOVE THE DUMPSTER, MEASURED FROM THE SLAB.

10'-0" MIN. OPENING

8'x8" CONST. CAP W/ (2) #5

POURED COLUMN AT THE 4 CORNERS AND EVERY 4 FEET TIED TO CAP AND FOOTER WITH (2) #4

STUCCO COLOR AND GATES SHALL MATCH COLOR OF ADJ. BUILDINGS

DRAIN HOLES (NOTE #4)

6" MINIMUM (NOTE #5)

12'X16" CONTINUOUS FOOTER WITH (2) #5

ACCENT SHRUBS (NOTE #2)

6'-0" MIN. HT.

DUMPSTER ENCLOSURE
SECTION

3

A-B

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

ARDEN PARK
WAREHOUSE
ADDITION

403 N.E. 3RD STREET
BOYNTON BEACH, FLORIDA

DATE OF LAST REVISION: 11-20-18

REVISIONS:

1.

2.

3.

4.

5.

6.

SECTION AND DETAILS

FOR THE PROJECT:

403 N.E. 3RD STREET
BOYNTON BEACH, FLORIDA

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JAO.
ARCHITECTS
&
PLANNERS

3100 N.W. BOCA RATON BLVD.
SUITE 115
BOCA RATON, FL 33431

TEL (561) 391-4115
FAX (561) 391-4173
E-MAIL JADARCH@AOL.COM

JOSE A. JORISO ARCHITECT REGISTRATION NUMBER 11-12-18

DATE DRAWN: 6-18-17

DRAWN BY: JAO

CHECKED BY: JAO

JOB NUMBER: 17-037

SHEET NO:

A-8

EXHIBIT "C"

Conditions of Approval

Project Name: 403 NE 3rd Street Warehouse
File number: MSPM 19-001
Reference: 3rd review plans identified as a Major Site Plan Modification with a November 21, 2018 Planning and Zoning Department date stamp marking.

DEPARTMENTS	INCLUDE	REJECT
ENGINEERING / PUBLIC WORKS / FORESTRY / UTILITIES		
Comments:		
1. At the time of permit submittal, please ensure the dumpster detail includes a sewer drain connection to the sewer lateral.		
FIRE		
Comments: None, all previous comments addressed at DART meeting.		
POLICE		
Comments: None, all previous comments addressed at DART meeting.		
BUILDING DIVISION		
Comments:		
2. Please note that changes or revisions to these plans may generate additional comments. Acceptance of these plans during the DART (Development Application Review Team) process does not ensure that additional comments may not be generated by the commission and at permit review.		
PARKS AND RECREATION		
Comments: None		
PLANNING AND ZONING		
Comments:		

DEPARTMENTS	INCLUDE	REJECT
3. It is the applicant's responsibility to ensure that the application requests are publicly advertised in accordance with Ordinance 04-007 and Ordinance 05-004, and an affidavit with attachments (ownership list, radius map, and copy of mailing labels) is required to be provided to the City Clerk and Planning & Zoning one (1) week prior to the first public hearing.		
COMMUNITY REDEVELOPMENT AGENCY		
Comments: None.		
PLANNING & DEVELOPMENT BOARD CONDITIONS		
Comments: To be determined.		
CITY COMMISSION CONDITIONS		
Comments: To be determined.		

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

PROJECT NAME: 403 NE 3rd Street Warehouse (MSPM 19-001)

APPLICANT: Jose Obeso, J.A.O. Architects & Planners

APPLICANT'S ADDRESS: 3100 NW Boca Raton Blvd., Suite 115, Boca Raton, FL 33431

DATE OF HEARING RATIFICATION BEFORE CITY COMMISSION: January 15, 2019

APPROVAL SOUGHT: Request for Major Site Plan modification approval to construct a one-story building addition consisting of 6,657 square feet, to an existing 10,865 square foot warehouse complex, for a total of 17,722 square feet, and related site improvements., in the C4 (General Commercial) zoning district.

LOCATION OF PROPERTY: 403 NE 3rd 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 "D" with notation "Included."

4. The Applicant's request is hereby
 ___ GRANTED subject to the conditions referenced in paragraph 3 above.
 ___ DENIED

5. This Order shall take effect immediately upon issuance by the City Clerk.

6. All further development on the property shall be made in accordance with the terms and conditions of this order.

7. Other: _____

DATED: _____
City Clerk



CITY OF BOYNTON BEACH AGENDA ITEM REQUEST FORM

PLANNING AND DEVELOPMENT MEETING DATE: 12/17/2018

REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD: Approve modifications to parking requirements (CDRV 19-001) - Amending the LAND DEVELOPMENT REGULATIONS, Chapter 4. Zoning, Article V. Minimum Off-Street Parking Requirements, Section 2.A. & B., to revise parking requirements for residential uses, and modifications to shed requirements (CDRV 19-002) – Amending the LAND DEVELOPMENT REGULATIONS, Chapter 3. Zoning, Article V. Supplemental Regulations, Section 3.E., to increase potential siting locations for permanent sheds and storage structures. City initiated.

EXPLANATION OF REQUEST:

The proposed parking amendments are an effort to continue to move the City towards a greener, more sustainable environment. Staff is recommending these minor adjustments to the current regulations to consider the automobile ownership characteristics unique to household types, including those with lower than average incomes, development sustainability, and environmentally sensitive design, while maintaining what staff believes is a reasonable and adequate parking requirement. The proposed revisions would create greater opportunities for increased landscaping, and pervious area through the reduction in the amount of pavement on residential sites. (See Attachment A for greater detail)

The proposed shed and storage structure amendments are designed to increase potential siting locations for permanent sheds and storage structures on corner lots, which can present some difficulties, as a result of large building setbacks from both street rights-of-way. This condition may result in limited back and side yards for these accessory structures. The proposed regulations would allow the placement of sheds in a side corner yard with certain limitations and safeguards. (See Attachment B for greater detail)

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

FISCAL IMPACT: N/A

ALTERNATIVES: None recommended.

STRATEGIC PLAN:

STRATEGIC PLAN APPLICATION: N/A

CLIMATE ACTION: Yes

CLIMATE ACTION DISCUSSION: Natural Systems (NS-5): Assess existing codes to reduce the "heat island effect" due to dark or asphalt surfaces.

Is this a grant?

Grant Amount:

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Attachment	Attachment A
<input type="checkbox"/> Attachment	Attachment B
<input type="checkbox"/> Staff Report	Staff Report

ATTACHMENT “A”

Land Development Regulations, Chapter 4. Zoning, Article V. Minimum Off-Street Parking Requirements:

Sec. 2. Standards.

A. General.

1. Rules and Methodology.

a. Parking space requirements shall be computed on the basis of the principal use of a structure or lot, and using gross floor area unless stated otherwise in this article. Gross floor area, for the purposes of this subsection, shall include the floor area occupied by the principal use, plus the floor area occupied by all other enclosed spaces, including but not limited to storage rooms, maintenance and mechanical rooms, offices, lounges, restrooms, lobbies, basements, mezzanines, and hallways.

b. Where several principal uses exist in one (1) structure or on one (1) lot, parking space requirements shall be computed separately for each principal use, unless stated otherwise in this article. Where parking spaces are required in this article for each of several principal uses that commonly occur together, this is done for the purpose of clarification only, and shall not limit the application of the requirement contained in this paragraph.

c. A use shall be considered a principal use, for the purposes of this subsection, if it could exist separately from all other uses in the same structure or on the same lot, and would by itself generate significant parking demand.

d. Where several principal uses exist in one (1) building or part of a building, and the floor area of each principal use cannot be clearly delineated, the parking space requirement for the use requiring the greatest number of parking spaces shall apply.

e. Where a use is not listed below, parking space requirements shall be determined by the City Commission after review and recommendation by the Director of Planning and Zoning or designee.

f. Where the number of required parking spaces as computed includes a fraction, the number of required parking spaces shall be the computed number rounded to the next highest whole number.

g. Except as provided in Section 3.E. below, there shall be provided, at the time of the erection of any structure or establishment of any use, a number of off-street parking spaces in accordance with the following minimum requirements, and subject to the parking requirements of this subsection. Where a structure or use is enlarged or increased in capacity by any means, including a change in building occupancy which requires the provision of additional parking spaces, or a change in use to or which requires additional parking spaces, the minimum number of parking spaces shall be computed by applying these requirements to the entire structure or use.

2. Minimum Number of Required Off-Street Spaces for Non-Residential Uses. No fewer than four (4) parking spaces shall be provided for any non-residential use.

3. Location of Off-Street Parking Areas.

a. Residential. Required parking spaces for all dwellings shall be located on the same lot as the dwelling to be served.

b. Non-residential. Required parking spaces for all non-residential uses shall be owned by the owner of the building or lot to be served, and shall be located on the same lot, or not more than three hundred (300) feet distance, unless the property is located within those areas defined within the adaptive re-use section of the Code (Chapter 4, Article 5, Section 4). In those areas, required parking spaces may be leased within three hundred (300) feet of the use in which they serve, subject to Board and City Commission approval, and the property shall be posted with signage indicating to patrons the location of the leased parking.

4. Driveways and other impervious surfaces within front or side yards of single- and two-family dwelling units.

a. Applicability. The requirements of this section are applicable to new construction projects, modifications that increase air-conditioned living space and/or number of bedrooms, and requests for a Certificate of Use.

b. Driveways shall be constructed of concrete, asphalt, or other hard-surface as approved by the City Engineer. Where possible, design and construction should maximize the albedo **reflective properties** and minimize the heat island effect of such improvements. Also where possible, tandem parking design, **defined as the arrangement of two parking spaces placed one behind the other**, is encouraged to minimize impervious surface area and maximize the environmental design of the project.

c. Such surfaces shall not exceed 40% of the minimum front yard area.

5. Tandem parking for multi-family developments. Tandem parking spaces may be counted as meeting the parking requirements in multi-family developments only in such instances where the tandem spaces are assigned to the same dwelling unit. The number and location of the tandem parking spaces are subject to review and approval of the Planning & Zoning Director.

B. Table 4-17. Residential and Lodging Uses.

Residential and Lodging Uses	Standard Number of Required Parking Spaces
Building area size is based upon gross floor area (in square feet) unless specifically expressed otherwise.	
Single-family, duplex dwelling, or mobile home:	x ^{1, 2}
Efficiency or one (1)-bedroom apartment:	1.5 ^{1, 2, 3}
Within Mixed Use Core district:	1.33 ³
Two (2) or more bedroom apartment:	2 ^{1, 2, 3}

Within Mixed Use Core district:	1.66 ^{2, 3}
Dormitories:	1 per unit
Hotel & motel suite:	1.25 per unit ⁶
Within Mixed Use Core district:	1 per unit
Group home (types 1 and 2):	2 ^{1, 2}
Group home (type 3)	1 per 3 beds
Bed & breakfast:	1 ^{2, 4}
Live/work unit:	1 per 2 units ⁵

¹ A. For construction of a new single-family or two-family structure, A a minimum of two (2) spaces are required per unit, or 1 space per bedroom, whichever is greatest. An exception may be made when the house is constructed for individuals meeting purchase or eligibility requirements that include maximum income thresholds, then a maximum of 2 parking spaces shall be required per dwelling unit. For those structures with five (5) or more bedrooms, the required parking greater than four (4) spaces would be noted on the permit drawings, labeled as a future parking space and sited and designed to conform to City standards. This provision would establish how the additional space(s) can be accommodated if needed in the future, to prevent overflow of vehicles onto the lawn areas or the public right-of-way. Except that dwellings with 5 or more bedrooms are required 1.5 spaces per bedroom. This requirement shall apply to new construction, reconstruction, expansion of existing homes that increase the number of bedrooms, or when the home is subject to an application for a business tax receipt or certificate of use.

B. For expansions to existing single-family or two-family structures that increase the number of bedrooms, only the new bedrooms are required to provide additional parking in compliance with footnote 1.A. above. At a minimum, no less than two (2) parking spaces shall be provided for each dwelling unit.

C. For single-family or two-family structures that require a change in use or occupancy, and/or a certificate of use and business tax receipt, a minimum of two (2) spaces are required per unit, or 1 space per bedroom, whichever is greatest.

D. For new single-family subdivisions or planned developments with attached or detached single-family dwellings, a detailed justification may be submitted for review during the development review process requesting exemption from these regulations, which demonstrate, through recognized professional parking studies or parking analyses of similar projects constructed by the developer or other similar projects constructed within the City, that a lesser parking requirement is warranted.

² Residential driveways can be used to satisfy, or partially satisfy the parking space requirements for single-family detached dwelling units, duplexes, and multi-family dwelling units containing garages, provided such driveways are of sufficient size to meet the parking space requirements of this subsection. A residential driveway of sufficient size shall be provided prior to the issuance of a certificate

of occupancy. If garages are used towards meeting minimum parking requirements, said garages shall remain open and available for vehicle parking consistent with the design represented at time of approval. For all required parking spaces not located within an enclosed garage, the first parking space shall be the minimum size required for a handicap space, exclusive of public or private rights-of-way, and all other required spaces must be dimensioned in accordance with current city standards. All driveways shall be setback at least two (2) feet from interior side and corner side property lines, and maintained and drained so as to prevent nuisance conditions or a danger to the public and/or adjacent property owners. Any expansion to an existing driveway shall require a zoning permit from the Planning and Zoning Division in accordance with the procedures specified in Chapter 2, Article II, Section 5.B.; however, any driveway expansion (or similar impervious surface) that is equal to or greater than eight hundred (800) square feet shall require the approval of a land development permit in accordance with Chapter 2, Article III, Section 3. Any work, such as a driveway, proposed within the swale (right-of-way) shall require a permit from the Engineering Division in accordance with the procedures specified in Chapter 2, Article III, Section 4.

³ Guest parking shall be provided at a rate of 0.15 spaces per unit for residential developments consisting of three (3) or more dwelling units.

⁴ Required parking shall be calculated on the basis of one (1) space per each employee, manager, or owner and one (1) parking space for each guest unit. Newly created parking may be located only in the rear and side yard.

⁵ In addition to the required parking for the residential unit, the city requires that one (1) parking space per two (2) live/work units be provided to meet business activity needs. Parking provided to meet this requirement shall be located on the lot, built into or under the structure, or within three hundred (300) feet of the unit in which the use is located. The distance shall be a straight line measurement from a point on the boundary line of the property of the subject unit to the closest boundary line of the property on which the parking is located. Parking provided to accommodate said space, including driveways of adequate depth in front of the unit's garage, shall not serve as meeting required parking for the unit's residential use.

⁶ Hotel/motel uses open to the general public, such as a restaurant or lounge, shall provide parking at a rate of fifty percent (50%) of the requirement of a standalone operation.

ATTACHMENT “B”

LAND DEVELOPMENT REGULATIONS, Chapter 3. Zoning, Article V. Supplemental Regulations

Sec. 3. Common Building Appurtenances, Freestanding Structures, and Site Amenities, Excluding Walls and Fences.

E. Sheds and Storage Containers.

1. Permanent Sheds and Storage Structures. Permanent sheds and storage structures may be designed either attached (to) or detached from the principal building, and shall comply with the following regulations:

a. Location and Size.

- (1) Sheds and storage structures shall not be allowed within the required front or corner side yards, including forward of the front or side corner building lines, except as follows:

(a) In order to provide relief for those properties with restricted development footprint as a result of providing two (2) front setbacks from abutting rights-of-way, a shed or storage structure that is one hundred (100) square feet or less may be placed in a side corner yard, provided it is setback a minimum of twelve and one-half (12.5) feet from the side corner property line, and no closer than twenty-five (25) feet from the front property line. A maximum of one (1) shed may be permitted within this reduced setback. Please refer to Section 3.E.1.c. below for proper screening requirements;

- (2) Sheds and storage structures that are one hundred (100) square feet or less shall be setback at least three (3) feet from the rear and interior side property lines. The maximum height of any shed or storage structure shall be eight (8) feet for flat roofs or a mean height of nine (9) feet for sloped roofs;

- (3) Sheds and storage structures greater than one hundred (100) square feet or in excess of the height restriction of subparagraph E.1.a.(2) above shall comply with the minimum setbacks required for the principal building. The maximum allowable height of the shed or storage structure shall not exceed the zoning district regulations for which it is located or the roofline of the principal building, whichever is more restrictive; and

- (4) All attached sheds or storage structures shall have exterior access only; no access from within the principal building is allowed.

- b. Number of Structures. A lot may contain more than one (1) shed or storage structure; however, any additional structure shall comply with the minimum setbacks required for the principal building, regardless of size.
- c. Screening. Sheds and storage structures shall be effectively screened with a wall, fence, landscape material, or a combination thereof, installed at a height no less than one-half the height of the shed or storage structure, where visible from an abutting property or right-of-way.

- d. Miscellaneous. See Section 3.E.2. below for additional regulations regarding the use of mobile and temporary storage container units. Sheds and storage areas that are designed and used in connection with fire escapes or unenclosed staircases shall be regulated in accordance with Section 3.A.4. above.
- 2. Mobile and Temporary Storage Container Units. Mobile and temporary storage container units shall only be allowed in residential zoning districts and must comply with the following regulations:
 - a. Number of Units. Only one (1) mobile or temporary storage container unit may be allowed per lot for a single-family or duplex home. A maximum of two (2) units may be allowed at any given time within multi-family developments.
 - b. Location. Mobile or temporary storage container units shall not be located within rights-of-way and must comply with the following location criteria:
 - (1) Single-family or Duplex Homes. The units shall only be allowed within the required front or corner side yards if placed on a driveway or other hard surfaced area, and setback at least five (5) feet from any property line. The unit shall not be allowed within the required rear and side interior yard, or the space allotted for the principal building.
 - (2) Multi-family Developments:
 - (a) The location of units shall be restricted to guest parking spaces or other designated overflow parking areas;
 - (b) The location of the units shall not interfere with any emergency or service vehicle operations;
 - (c) The units shall be setback at least five (5) feet from all property lines;
 - (d) The units shall not be placed in tandem with each other within one (1) parking space; and
 - (e) The units shall not be stacked on top of each other.
 - c. Dimensions. The size of a mobile or temporary storage container unit shall not exceed the following dimensions:
 - (1) Maximum width of eight (8) feet;
 - (2) Maximum depth of sixteen (16) feet;
 - (3) Maximum height of eight (8) feet; and
 - (4) Maximum floor area of one hundred twenty-eight (128) square feet.
 - d. Time Limit. The maximum time for a mobile or temporary storage container unit to remain on a property shall be forty-five (45) days.
 - e. Maintenance. The mobile or temporary storage container unit shall be maintained in good condition, free from evidence of deterioration, rust, holes, or breaks. The unit shall be kept locked when not in use.

- f. Prohibition of Hazardous Materials. The owner, supplier, or tenant shall ensure that no hazardous substances shall be stored or kept in the mobile or temporary storage container unit.



**DEPARTMENT OF DEVELOPMENT
PLANNING AND ZONING
Memorandum PZ 18-069**

TO: Chair and Members
Planning & Development Board

FROM: Ed Breese
Planning and Zoning Administrator

DATE: December 10, 2018

RE: Approve modifications to parking requirements (CDRV 19-001) - Amending the LAND DEVELOPMENT REGULATIONS, Chapter 4. Zoning, Article V. Minimum Off-Street Parking Requirements, Section 2.A. & B., to revise parking requirements for residential uses, and modifications to shed requirements (CDRV 19-002) – Amending the LAND DEVELOPMENT REGULATIONS, Chapter 3. Zoning, Article V. Supplemental Regulations, Section 3.E., to increase potential siting locations for permanent sheds and storage structures.

EXPLANATION

Parking Amendments

In an effort to continue to move the City towards a greener, more sustainable environment, staff is recommending to reduce the required parking standards for certain residential uses. The proposed changes are based on the continued analysis of the City's minimum parking requirements applicable to residential land uses, as started last year in conjunction with the first test of regulations (CDRV 17-006) intended to address parking deficiencies documented in certain areas of the city and possibly associated with overbuilt or expanded houses, group homes, vacation rentals, etc. Those regulations resulted in revisions to the parking requirements to mandate a parking space be provided for each bedroom of the dwelling unit, and for those dwelling units with five (5) or more bedrooms, 1.5 parking spaces per bedroom. The unintended impacts of increasing parking requirements for home expansions and group homes, applied to all residential categories, has the consequences of adversely impacting developments that may have lower than the typical vehicle ownership / parking demand. These proposed minor adjustments to the current regulations are intended to consider the automobile ownership characteristics unique to household types, including those with lower than average incomes, development sustainability, and environmentally sensitive design, while maintaining what staff believes is a reasonable and adequate parking requirement. The proposed revisions would create greater opportunities for increased landscaping, and pervious area through the reduction in the amount of pavement on residential sites. In essence, the proposed amendments would:

- Distinguish between, and create separate requirements for, 1) the construction of a new single-family or two-family structure; 2) expansions to single-family or two-family

structures which create additional bedrooms; 3) change of use and/or occupancy of single-family or two-family structures, as well as those requiring a certificate of use and business tax receipt; and 4) new single-family subdivisions or planned developments with attached or detached single-family dwellings.

- Allow flexibility, facilitate cost savings, and support sustainable design by reducing unneeded impervious surfaces.
- Remove multi-family developments from the previous regulations.
- Retain the language created under CDRV 17-006 which limited the amount of the front yard that could be paved for parking purposes to 40%, thus preserving the amount of greenspace.

The suggested parking amendments can be best described below:

1. Creation of four (4) categories of regulations for parking for single-family and two-family structures as opposed to the one (1) scenario contained in Code Review 17-006.
2. The first category is for the construction of a new single-family or two-family structure, in which parking required will be a minimum of two (2) parking spaces or one (1) per bedroom whichever is greatest. For those structures with five (5) or more bedrooms, the required parking greater than four (4) spaces would be noted on the permit drawings, labeled as a future parking space, and sited and designed to conform to City standards. This provision would establish how the additional space(s) can be accommodated if needed in the future, to prevent overflow of vehicles onto lawn areas or the public right-of-way.
3. The second category is for expansions to single-family or two-family structures, in which bedrooms are added. In this instance, only the new bedrooms are subject to providing additional parking.
4. The third category is for existing single-family or two-family structures which undergo a change in use or occupancy, or are required a certificate of use or business tax receipt. In these instances, a minimum of two (2) parking spaces or one (1) per bedroom whichever is greatest.
5. The fourth and last category is for new single-family subdivisions or planned developments with attached or detached single-family dwellings. These typically larger developments may submit a detailed justification through a parking study or analysis for staff review in determination of the required parking ratio.
6. Additionally, as part of this amendment, multi-family developments are removed from these same requirements adopted under CDRV 17-006

(see Attachment "A" for greater detail of the proposed amendments to the parking regulations).

Shed and Storage Structures Amendment

The locating of sheds on corner lots can present some difficulties, as a result of the builder constructing the residence with large building setbacks from both street rights-of-way. This condition may result in limited back and side yards for siting accessory structures such as sheds. In some instances, property owners have subsequently constructed a screened porch, a patio, or a pool, and have little or no useable yard due to the original construction of the house. The purpose of this

suggested amendment is to eliminate the loss of useable yard characteristic of many corner lot properties due to large setbacks.

(see Attachment "B" for greater detail of the proposed amendments associated with locating sheds and storage structures).

CONCLUSION / RECOMMENDATION

Staff proposes these code amendments to in an effort to equitably impose parking requirements across a variety of single-family and two-family home development scenarios, and to provide greater options for placement of sheds and storage structures on corner lots.

Attachments

S:\Planning\SHARED\WP\SPEC PROJ\CODE REVIEW\CDRV 19-001 & 19-002\Staff Report.doc