CITY OF BOYNTON BEACH
PLANNING AND DEVELOPMENT BOARD
MEETING AGENDA

DATE: Tuesday, September 24, 2019 **TIME: 6:30 PM**

PLACE: Intracoastal Park Clubhouse 2240 N. Federal Highway

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1. **Pledge of Allegiance**
2. **Roll Call**
3. **Agenda Approval**
4. **Approval of Minutes**

   4.A.

5. **Communications and Announcements: Report from Staff**
6. **Old Business**
7. **New Business**

   7.A. Approve request for New Site Plan (NWSP 19-002) to construct a one (1) story, 1,989 square foot professional office building and related site improvements on a 12,822 square foot vacant lot located at the northwest corner of NW 7th Court and Boynton Beach Boulevard. Applicant: Joni Brinkman of Urban Design Kilday Studios.

   7.B. Approve BIRD Property Future Land Use Map amendment (LUAR 19-004) from the Palm Beach County's Industrial (IND) classification to the City's Industrial (I) classification. City-initiated.

   Approve BIRD Property Rezoning (LUAR 19-004) from the Palm Beach County's Light Industrial (IL) zoning district to the City's M-1 Light Industrial zoning district. 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 of her designee will so note the failure to establish a quorum and the meeting shall be concluded. Board members may not participate further even when purportedly acting in an informal capacity.

NOTICE

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PLANNING AND DEVELOPMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH

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

CITY OF BOYNTON BEACH
AGENDA ITEM REQUEST FORM

PLANNING AND DEVELOPMENT MEETING DATE: 9/24/2019

REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD:

EXPLANATION OF REQUEST:

HOW WILL THIS AFFECT CITY PROGRAMS OR SERVICES?

FISCAL IMPACT:

ALTERNATIVES:

STRATEGIC PLAN:

STRATEGIC PLAN APPLICATION:

CLIMATE ACTION:

CLIMATE ACTION DISCUSSION:

Is this a grant?

Grant Amount:

ATTACHMENTS:

	Type	Description
🗋	Minutes	08-27-19 minutes

MINUTES
PLANNING AND DEVELOPMENT BOARD
COMMISSION CHAMBERS, CITY HALL
INTRACOASTAL PARK CLUBHOUSE, BOYNTON BEACH, FLORIDA
MONDAY, AUGUST 27, 2019, 6:30 P.M.

PRESENT:
David Katz, Chair
Trevor Rosecrans, Vice Chair
Butch Buoni
Will Hatcher
Floyd Zonenstein
Golene Gordon, Alternate
Tim Litsch, Alternate

STAFF:
Ed Breese, Principal & Zoning Administrator
Colin Groff, Assistant City Management
Ian Singer, City Attorney
Hanna Matras, Planner
Amanda Bassiely, Planner II
Jennifer Johnson, Prototype, Inc.

ABSENT:
Malcolm Gropper
Chris Simon

Chair Katz called the meeting to order at 6:31 p.m.

1. Pledge of Allegiance

2. Roll Call

Roll was called, and it was determined a quorum was present. It was noted that Mr. Vogel is no longer an alternate; and Tim Litsch introduced himself as the new alternate.

3. Agenda Approval

Upon motion duly made and seconded, the agenda was approved.

4. Approval of Minutes – None

5. Communications and Announcements: Report from Staff

Mr. Breese referred to information before the Board on the Fourth Annual Planning Officials Training Workshop. Any interested Board members should email Mr. Breese so funding can be secured for attendance. Chair Katz, Mr. Hatcher, and Ms. Gordon volunteered to attend.

Chair Katz asked Staff on the status of the Dalmater [phonetic] project; Mr. Breese said no permits have been submitted thus far; there have been meetings with various interested parties to redesign the project somewhat; and extensions have been granted by the State through April 25, 2022. The Ocean 1 project also does not have any permit applications on file, Phase 2 is being considered before Phase 1, and extension for a valid vested projected is through March 2, 2023.

Chair Katz asked, in regards to the meeting in June on the Sustainability Ordinance, if this will have any effect on the Mall Project. The City Attorney said at the hearing for the Sustainability Guidelines that no; Mall applications were in in advance of the adoption of the Ordinance and would not be subject to it. However, Staff will work with the applicant to get as much of the sustainability guidelines worked into the project as possible.

6. Old Business – None

7. New Business

7.A. Approve request for abandonment of a portion of the unimproved NE 3rd Street right-of-way, north of NE 9th Avenue, in connection with the dedication of property from the Community Redevelopment Agency (CRA) and realignment, and extension of NE 3rd Street from NE 9th Avenue to Martin Luther King, Jr. Boulevard (ABAN 19-001). Applicant: Michael Simon, CRA Executive Director.

Mr. Breese provided the PowerPoint presentation (see attached). Staff has reviewed the matter and is in support, utility companies have no objections. Staff recommends approval of the request.

Chair Katz opened the floor for public comments, there being none, continued with comments from the Board. Mr. Simon as about plans for development on the street; Mr. Breese said the CRA intends to construct a two-way street with sidewalk and on-street parking on both sides, if the design allows.

Motion made by Mr. Simon, seconded by Mr. Buoni, to approve request for abandonment of a portion of the unimproved NE 3rd Street right-of-way, north of NE 9th Avenue, in connection with the dedication of property from the Community Redevelopment Agency (CRA) and realignment, and extension of NE 3rd Street from NE 9th Avenue to Martin Luther King, Jr. Boulevard (ABAN 19-001). In a voice vote, the motion passed unanimously (7-0).

7.B. Approve MLK Overlay and Use Matrix Revisions Part I (CDRV 19-006) -- Amending the LAND DEVELOPMENT REGULATIONS: (1) Chapter 1. General Administration, Article II. Definitions; (2) Chapter 2. Land Development Process, Article II. Planning and Zoning Division Services; (3) Chapter 3. Zoning, Article III. Zoning Districts and Overlays, and Article IV. Use Regulations; and (4) Chapter 4. Site Development Standards, Article V. Minimum off-Street Parking Requirements, to implement modifications to MLK Overlay, modifications to rezoning-master plan application process, corrections pertaining to Mixed-Use zoning districts and revisions to Use Matrix, Residential and Lodging category. Applicant: City-initiated.

Ms. Bassiely stated this item is another amendment to the LDR Code to help align the Land Use Regulations with the CRA Plan and accomplish other clean-ups. Ms. Bassiely explained the

following: (1) Clean-up of revisions and mistakes in previous versions; (2) Update of the MLK Overlay; (3) First of a series of provisions that will come before the Board; (4) Update of the definitions related to previous cleanups.

Chair Katz opened the floor to public comment:

- **Susan Oyer, 140 SE 27th Way,** had some questions:
  - Does this allow for hotels, are any expected? Ms. Bassiely said the revisions aren't specific to MLK, it is for all zoning districts across the board.
  - Will the trees be shade trees or the small Cathedral Oaks as shown in illustrations? Ms. Bassiely said canopy trees will be required unless there are limitations, e.g., overhead wires, etc. Ms. Oyer had additional questions on how trees would be utilized on MLK to discuss with Ms. Bassiely.
  - Exclusion of single family detached housing, citing the use of such housing in neighboring areas. Ms. Bassiely said in a specific boundary, they would not be allowed. The CRA plan actual underlying zoning district wouldn't allow them either because the land use is mixed-use and some areas are local retail commercial. Chair Katz added that the CRA is looking for density in this area which single-family homes would not provide; perhaps the CRA would be well-served if they looked to acquire the 35 or so Palm Beach County Housing Authority lots that are in the HOB to build single-family homes on those, to which Ms. Oyer agreed. Ms. Bassiely noted that existing single-family homes are not rendered non-conforming and are permitted to stay. This language is for redevelopment.
  - Would existing homes be allowed to add detached home or convert a garage into a living space? Ms. Bassiely said, no, not in a single-family zone, adding there is a staff group meeting on affordable housing issues and these items are being discussed.

Chair Katz closed the floor to public comment.

Mr. Simon asked about depth of sidewalk issues. Ms. Bassiely said the purpose of the overlays is to be assured of a consistent streetscape, which wouldn't matter whether it is mixed use or local retail commercial. Mr. Simon next wondered what would fall under the purview for outdoor dining; Ms. Bassiely said this has been a recent topic for consideration, stating the five foot allowance is a minimum, and a new restaurant going in can go deeper, to a maximum of fifteen feet. A discussion on previously built, mixed use development ensued.

Motion made by Mr. Rosecrans, seconded by Mr. Hatcher, to approve MLK Overlay and Use Matrix Revisions Part I (CDRV 19-006) -- Amending the LAND DEVELOPMENT REGULATIONS: (1) Chapter 1. General Administration, Article II. Definitions; (2) Chapter 2. Land Development Process, Article II. Planning and Zoning Division Services; (3) Chapter 3. Zoning, Article III. Zoning Districts and Overlays, and Article IV. Use Regulations; and (4) Chapter 4. Site Development Standards, Article V. Minimum off-Street Parking Requirements, to implement modifications to MLK Overlay, modifications to rezoning-master plan application process, corrections pertaining to Mixed-Use zoning districts and revisions to Use Matrix, Residential and Lodging category. In a voice vote, the motion passed unanimously (7-0).

7.C. Approve efficiency improvements to the Site Plan Review Process (CDRV 19-007) -- Amending the LAND DEVELOPMENT REGULATIONS Chapter 2. Land Development Process, Article II. Planning and Zoning Division Services, Section 2. F. Site Plan, Including Time Extension and Modifications that begin implementing staff recommendations from the internal review of the City's development review process. Applicant: City-initiated.

Ms. Bassiely stated this is an exciting and bigger project that the entire Department is working on. A new process called Development Process Review where all processes in four major categories will be streamlined for more efficient accessibility. In a PowerPoint presentation, the five parts of the first process, Site Plan Review, were explained.

Chair Katz opened the floor to public comment:

- **Susan Oyer, 140 SE 27th Way,** had some questions:
  - Objected to extensions for developers to have countless opportunities to continue indefinitely. Why does this continue to be allowed, holding up development? Mr. Breese first talked about the site plan time extensions, that a demonstration in good faith be given to move the project along that warrants a time extension. The City is preempted by the Governor's act which basically says any time an emergency is declared, more time can be added to permits, projects, etc., that could have been affected by the time extension. A discussion ensued on various exceptions and disagreements with the Governor's edict.

Chair Katz closed the floor to public comment.

Mr. Simon had questions on example of the two-story to four-story building, if only the third floor is being added, would it not require review? Ms. Bassiely said it would go through a different process, but must be in compliance with the Land Development Regulations.

Mr. Rosecrans wondered if there was a contentious proposal and the developer decided to add another story, would the public be able to air their grievances. Ms. Bassiely said if the zoning regulations were met and had no adverse effect. A discussion followed on "work-around" exceptions on concepts, but height exceptions would require Commission approval. Mr. Breese said if there was any kind of approval originally associated with the plans, other than a straight site plan, it would need to go back through the process. A few hypotheticals were discussed to test the statement.

Mr. Groff said this question has been looked at in order to anticipate someone trying to take shortcuts. Two things that would affect this, first, if it was a contentious project going through and it received a site plan, that means it has a potential for adverse effects. The Staff would put it back through the process. Second, if it is controversial, it would only be allowed to go through one time and the particulars for avoiding such loopholes were explained. Either way, it would have to go back through the process. An additional discussion on hypotheticals ensued. Chair Katz did disclose that he has had discussions with Staff on some of these items.

Mr. Buoni asked about site plan modifications, specifically, who has the deciding factor on adverse effect on nearby property? What input does the public have? Ms. Bassiely said Staff would make that determination. Mr. Groff added it would be City Staff, and proceeded to explain the criteria Staff would follow in making said decisions; Staff does not do this in a vacuum, accepts input from the public, and would not want to approve something that is controversial. More discussion followed on hypothetical examples, with Ms. Bassiely giving specific answers on existing zoning ordinances, noting that some of these conversations are already happening in first part of the Development Process Review and falls under transparency and education.

Motion made by Mr. Simon, seconded by Mr. Buoni, to approve efficiency improvements to the Site Plan Review Process (CDRV 19-007) -- Amending the LAND DEVELOPMENT REGULATIONS Chapter 2. Land Development Process, Article II. Planning and Zoning Division Services, Section 2. F. Site Plan, Including Time Extension and Modifications that begin implementing staff recommendations from the internal review of the City's development review process as described with a note to the City to seek solutions for public input or notification within the process of the applications. In a voice vote, the motion passed unanimously (7-0).

8. Other – None

9. Comments by Members

Chair Katz wanted to reiterate that attendance at the City Planning Officials Training would be a good idea, citing past trainings as really helpful.

10. Adjournment

Motion to adjourn was made by Mr. Buoni and seconded by Mr. Simon. The meeting was adjourned at 7:29 p.m.

Attachments: Fourth Annual Planning Officials Training Workshop
PowerPoint presentation NE 3rd Street Connection Realignment
PowerPoint presentation on MLK Overlay and Use Matrix Revisions
PowerPoint presentation Site Plan Review Process

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

CITY OF BOYNTON BEACH
AGENDA ITEM REQUEST FORM

PLANNING AND DEVELOPMENT MEETING DATE: 9/24/2019

REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD: Approve request for New Site Plan (NWSP 19-002) to construct a one (1) story, 1,989 square foot professional office building and related site improvements on a 12,822 square foot vacant lot located at the northwest corner of NW 7th Court and Boynton Beach Boulevard. Applicant: Joni Brinkman of Urban Design Kilday Studios.

EXPLANATION OF REQUEST:
The subject site is currently vacant. The parcel is zoned C-2 (Neighborhood Commercial) according to the Official Zoning Map of the City of Boynton Beach, and the Land Use designation is LRC (Local Retail Commercial) according to the Future Land Use Map of the City of Boynton Beach Comprehensive Plan. Additionally, the parcel has 73.97 feet of frontage along Boynton Beach Boulevard and a lot depth of 174.01 feet.
Joni Brinkman of Urban Design Kilday Studios, representing Omar Shidadeh, is requesting New Site Plan approval to construct a 1,989 square foot one (1) story office building and related site improvements on a 12,822 square foot vacant lot.

HOW WILL THIS AFFECT CITY PROGRAMS OR SERVICES?
The City's water capacity would meet the projected potable water demand 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. Also, City staff reviewed the site plan and determined that current staffing levels would be sufficient to meet the expected demand for police and fire services.

FISCAL IMPACT: Fees associated with permits and business tax as well as property taxes for the proposed site improvements.

ALTERNATIVES: None recommended.

STRATEGIC PLAN:

STRATEGIC PLAN APPLICATION: N/A

CLIMATE ACTION: No

CLIMATE ACTION DISCUSSION: N/A

Is this a grant?

Grant Amount:

ATTACHMENTS:

Type	Description
Staff Report	Staff Report
Location Map	Exhibit A_Location Map
Drawings	Exhibit B_Site Plan - SP-1
Drawings	Exhibit B_Boundary Survey
Drawings	Exhibit B_Elevations - A3.01 AC
Drawings	Exhibit B_Floor Plan - A2.01
Drawings	Exhibit B_Landscape Plan - LA-1
Drawings	Exhibit B_Paving, Grading and Drainage Plan - PD-2
Drawings	Exhibit B_Water and Sewer Plan - WS-1
Drawings	Exhibit B_Photometric Plan - PHM-1
Conditions of Approval	Conditions of Approval
Development Order	Development Order

DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
MEMORANDUM NO. PZ 19-028

STAFF REPORT

TO:	Chair and Members Planning and Development Board
THRU:	Ed Breese Planning and Zoning Administrator
FROM:	Luis Bencosme Planner I
DATE:	September 10, 2019
PROJECT NAME/NO:	OFS Office / NWSP 19-002
REQUEST:	New Site Plan

PROJECT DESCRIPTION

Property Owner: Omar Shihadeh

Applicant: Joni Brinkman, Urban Design Kilday Studios

Location: NW Corner of Boynton Beach Boulevard and NW 7th Court (see Exhibit "A" – Location Map)

Existing Land Use: Local Retail Commercial (LRC)

Proposed Land Use: No change proposed

Existing Zoning: Neighborhood Commercial (C2)

Proposed Zoning: No change proposed

Proposed Use: Request for New Site Plan approval to construct a one-story, 1,989 square foot professional office building and related site improvements.

Acreage: 0.294 Acres (12,822 square feet)

Adjacent Uses:

North: Developed single-family properties with a Low Density Residential (LDR) future land use classification, and zoned Single-Family (R1A);

South: Right-of-way of Boynton Beach Boulevard, then farther south developed multi-tenant commercial property with a Local Retail Commercial (LRC) future land use classification, and zoned Neighborhood Commercial (C2);

East: Developed single-tenant commercial property with an existing office use

(Immigration Attorney, Richard A. Hujber, Esq.), and a Local Retail Commercial (LRC) future land use classification, and zoned Neighborhood Commercial (C2); and

West: Developed multi-tenant commercial property with office and healthcare uses (Foot Health Center, SS&F Acquisition Corp and Adult & Pediatric Dermatology), with a Local Retail Commercial (LRC) future land use classification, and zoned Neighborhood Commercial (C2)

PROPERTY OWNER NOTIFICATION

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

BACKGROUND/ PROPOSAL

The subject site is currently vacant. The parcel has 73.97 foot of frontage along Boynton Beach Boulevard and a lot depth of 174.01 feet.

Joni Brinkman of Urban Design Kilday Studios, representing Omar Shidadeh, is requesting New Site Plan approval to construct a 1,989 square foot single-story office building on a 12,822 square foot vacant lot and related site improvements.

ANALYSIS

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 was received from the traffic division indicating that development meets the Traffic Performance Standards (TPS) of Palm Beach County.

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.

Police / Fire: Staff reviewed the site plan and determined that current staffing levels would be sufficient to meet the expected demand for police and fire 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 SP1) shows that the proposed development will have one point of ingress/egress along N.W. 7th Court. The two-way driveway entrance is of sufficient width to allow safe and convenient traffic flow. Also, the entrance has been proposed as far as possible from the intersection.

Circulation: The proposed off-street parking area has been designed with an emphasis on safety, order and accessibility. According to the site plan (Sheet SP1), the project includes a 25 feet wide two-way drive aisle that would allow efficient traffic flow and vehicle maneuverability. Waste removal trucks will not be required to access the site, as rollout containers will be utilized for the office space with the containers placed out on the scheduled day of pickup. The Fire Department has reviewed the site circulation and is satisfied with the design.

Parking: The site plan (Sheet SP1) depicts a proposed gross floor area of 1,989 square feet. Per code, properties used as business/ professional office use are required to provide 1 off-street parking space per 300 square feet of gross floor area. Additionally, code requires development projects with 25 parking spaces or less to include at least 1 handicap accessible parking space. The proposed development would be required to provide a minimum of 7 standard size parking spaces including 1 accessible handicap space. The site plan depicts the provision of 8 parking spaces on the north side of the property, which include 1 parking space designated for handicap use and an EV charging station. The handicap space has been proposed near the building to maximize proximity to the building entrance. The parking spaces have been reviewed and approved, including the size and location of the handicap space, by both the Engineering Division and Building Division. Furthermore, all necessary traffic control signage and pavement markings will be provided to clearly delineate areas on site and direction of circulation.

Landscaping: New construction is required to be buffered and screened appropriately along the interior side yard and rear yard lot lines with landscaping composed of native and drought resistant trees and hedges in order to reduce the impact on adjacent properties. The Landscape Plan (LA-1) shows that the project will meet buffer/ screening code requirements with the provision of a Suburban Landscape Buffer Type 1 along the interior side property line as it abuts a property with a similar use and zoning district, and Suburban Landscape Buffer Type 2 along the rear yard lot line as it abuts a single-family property zoned R1A (Single-Family). The proposed Type 1 Buffer consists of a 5 ft. wide landscape strip along the interior side lot line composed of drought resistant trees (Japanese Privet) and shrubs (Dwarf Fire Bush and Dwarf Podocarpus). The 5 ft. wide utility easement between the interior side lot line and landscape buffer will be planted with drought tolerant Perenial Peanut groundcover. The proposed Type 2 Landscape Buffer along the rear yard lot line is composed of two types of trees (Live Oak and Japanese Privet), a decorative masonry and stucco wall with two continuous hedges (Dwarf Fire Bush and Wild Coffee) on the inside of wall and 1 continuous hedge (Small-Leaf Clusia) on the outside of the wall facing the residential property. Additionally, a landscape strip along the NW 7th Court right-of-way has been integrated in the landscape design to further screen the off-street parking lot. The strip will be planted with two hedges composed of two colorful/ flowering species of shrubs (Dwarf Red Taiwan Ixora and Compact Spicy Jatropha) and 3 Live Oak Trees.

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 L-1) indicates that 100% of the proposed plant material have a low to medium watering demand. The code also limits the use of sod to park and open space areas intended for passive or active recreation purposes or when required for drainage and

stormwater management (e.g., swales, retention, detention areas) when the use of other drought tolerant surface materials is not feasible. The plan indicates that a variety of drought tolerant groundcover will be used in lieu of sod. The swale area will be planted with Perennial Peanut ground cover. Also, a total of 18 trees will be planted throughout the site.

In order to satisfy the number of canopy tree species required by code, 3 different types of drought tolerant species have been provided (Orange Geiger Tree, Japanese Privet and Live Oak). A pair of Orange Geiger trees have been proposed on each side of the entrance to satisfy the City's "Signature Tree" requirement. The applicant proposes the use of butterfly attracting plants such as Jatropha, Wild Coffee, Dwarf Firebush and Dwarf Ixora as part of their planting schedule.

Building and Site: The project proposes a single-story structure with a flat roof/ parapet, as well as a hip roof feature to emphasize the front entrance. The building complies with the C-2 zoning district building and site regulations. According to the Site Plan, the required and proposed setbacks are as follows:

Yard	Required Setback (ft.)	Proposed Setback (ft.)
Front	30	30
corner	20	20
Interior	15	15
Rear	30	93.5

The floor plan (Sheet A1) indicates the total building footprint would be 1,989 square feet of professional office space with an open office design that may be kept as a single tenant or transformed into two tenants in the future. The building will have two swinging glass door entrances facing Boynton Beach Boulevard and a second pair of swinging glass door entrances facing NW 7th Court.

Building Height: Per code, the maximum height allowed in the C2 zoning district is 25 feet. The building has been designed with a flat roof and parapet to screen roof-top mechanical equipment, as well as a hip roof feature at the front of the building. The building elevations (Sheet A3.01C) show that the hip roof is the highest point of the structure, which has a mean-roof height of 24 feet. Therefore, the building's height is below 25 feet, maximum height allowed in the C2 zoning district, and comparable to buildings in the immediate vicinity.

Design: The form, architectural features, color pallet, size and height of the proposed building are compatible and in harmony with adjacent nearby buildings and neighborhood character. The ample use of facade articulation makes the building design aesthetically pleasing, visually attractive and interesting. The project architect used a combination of attached columns, wall scoring, decorative cornice and eyebrows. The building would be painted with 5 complementary colors. The building's base and body would be differentiated with two soft shades of gray (Mindful Gray and Repose Gray). The facade architectural features and accents (i.e. eyebrows, columns, cap, bands etc.) have been highlighted with Dorian Gray, Black Fox Gray, blue and white. The south building facade fronting Boynton Beach Boulevard has been enhanced by the provisions of taller walls and a hip roof

feature that exceeds the height of the flat roof parapet to provide vertical articulation. The rest of the building has a flat roof with a parapet. The flat roof will be covered with a white reflective surface to make the building design more sustainable and environmentally friendly as it is an effective method to cool the building by reflecting sunlight back into the atmosphere. Downspouts and gutters have been concealed by integrating them in the building's architecture as required by code.

Public Art: The applicant is in communication with Debby Coles-Dobay, Public Arts Manager, in regards to the provision of an appropriate public art piece on site.

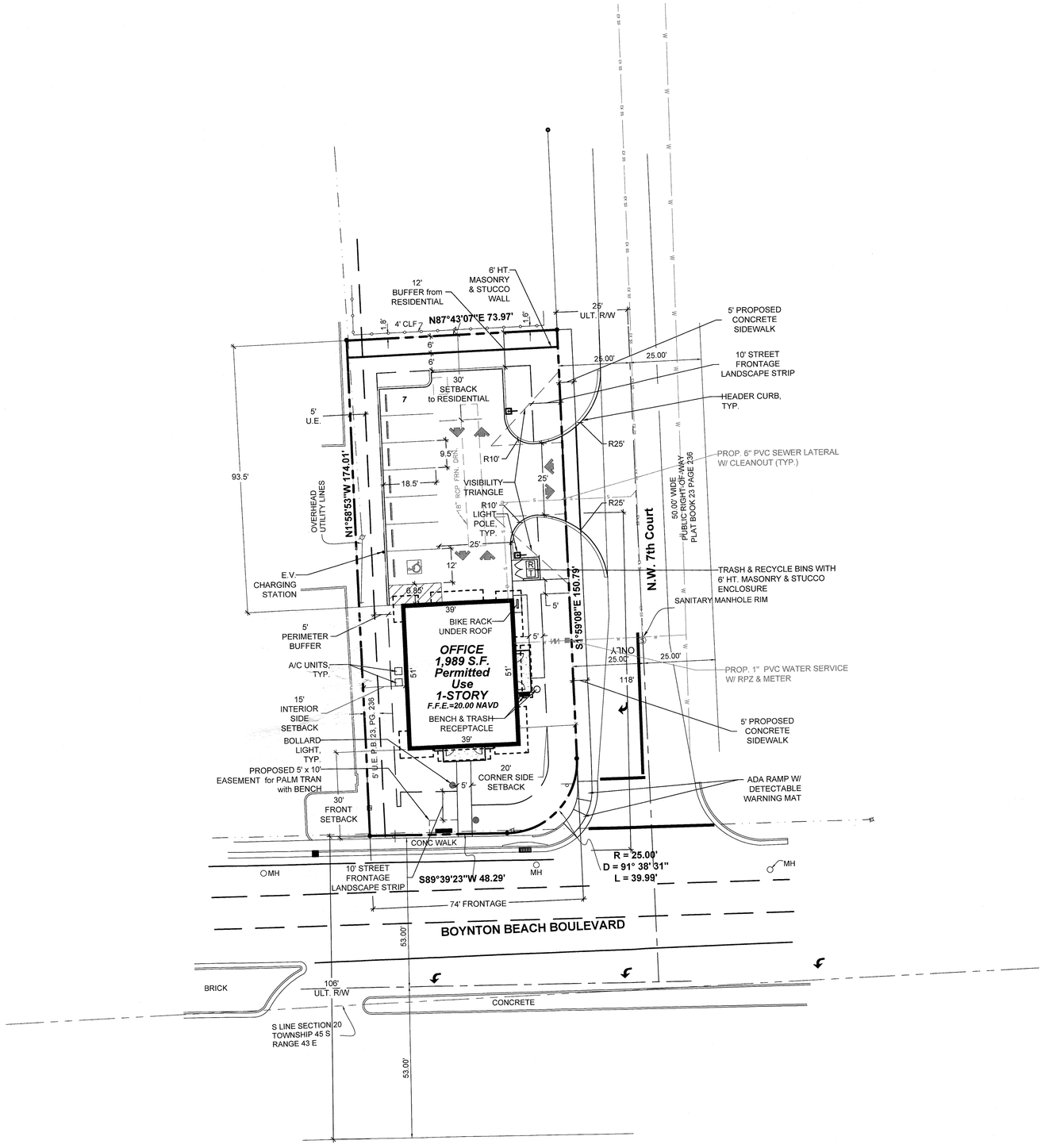
Site Lighting: The photometric plan (Sheet PM-1) proposes a total of 2 light poles in the parking lot. One of the light poles will be located on the south side of the parking lot near the trash bins enclosure, and the second pole near the north side of the entrance. The light poles would be mounted at a height of 18 feet and support a shielded Viento Small LED light fixture by Extra Light LED Lighting Solutions. In addition, there are 2 proposed wall lantern light fixtures that would illuminate the front entrance area, as well as bollard light fixtures that would illuminate the walkway. The lighting levels proposed comply with the City requirement of a maximum allowance of 5.9 foot-candle spot readings.

Signage: The allowable wall sign area for the proposed building is 58.5 square feet. The building elevations (A3.01 BW and A3.01 AC) depict three 18.94 square feet signs on the south, east and north building elevations. The proposed aggregate sign area (56.82 square feet) would be below the allowable sign area. A condition of approval will be included in the Development Order to ensure the wall sign on the north elevation facing residential properties is not illuminated.

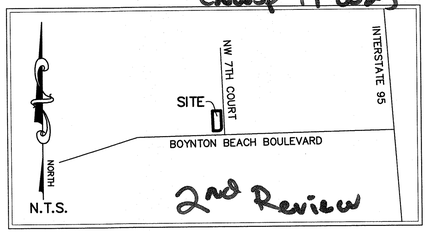
RECOMMENDATION

The Development Application Review Team (DART) has reviewed this request for New Site Plan approval and recommends approval contingent upon satisfying all comments indicated in Exhibit "C" – Conditions of Approval. Any additional conditions recommended by the Board or City Commission shall be documented accordingly in the Conditions of Approval.

LOCATION MAP



LOCATION MAP OFS Office Building (CNWSP 19-002)



SITE DATA

GROSS AREA:	(12,822 S.F.) .294 AC.
ZONING:	C2 NEIGHBORHOOD COMMERCIAL
LAND USE:	LOCAL RETAIL COMMERCIAL
PROPOSED USE:	BUSINESS / PROFESSIONAL OFFICE
GROSS FLOOR AREA:	1,989 S.F.
BUILDING HEIGHT:	MAX. 25' / 1 STORY
LOT COVERAGE REQUIRED: LOT COVERAGE PROVIDED	MAX. 40% 15%
MINIMUM LOT AREA REQUIRED: MINIMUM LOT AREA PROVIDED:	5,000 S.F. 12,822 S.F.
MINIMUM LOT FRONTAGE REQUIRED: MINIMUM LOT FRONTAGE PROVIDED:	50' 74'
MINIMUM LOT DEPTH REQUIRED: MINIMUM LOT DEPTH PROVIDED:	100' 174'
FAR REQUIRED: FAR PROVIDED:	MAX. .50 .16
PARKING REQUIRED @ 1 SP. / 300 S.F.: PARKING PROVIDED:	7 SPACES 7 SPACES
HANDICAPPED PARKING REQUIRED: HANDICAPPED PARKING PROVIDED:	1 SPACE 1 SPACE
ELECTRIC VEHICLE CHARGING STATION REQUIRED: ELECTRIC VEHICLE CHARGING STATION PROVIDED:	0 SPACES 1 SPACE

RECEIVED
AUG 13 2019
PLANNING & ZONING

SETBACKS:	REQUIRED	PROVIDED
FRONT	30'	30'
CORNER SIDE	20'	20'
INTERIOR SIDE	15'	15'
REAR*	30'	93.5'

*AS MEASURED ADJACENT TO RESIDENTIAL USE

LANDSCAPED OPEN SPACE:	6,097 S.F. = 48%
VEHICULAR USE AREAS:	4,125 S.F. = 32%
SIDEWALKS & OTHER PAVED SURFACES:	611 S.F. = 4%
BUILDING COVERAGE:	1,989 S.F. = 16%
	100%
PERVIOUS AREA:	6,097 S.F. = 48%
IMPERVIOUS AREA:	6,725 S.F. = 52%
	100%

NOTES

1) ALL ABOVE GROUND MECHANICAL EQUIPMENT SUCH AS, BUT NOT LIMITED TO, EXTERIOR UTILITY BOXES, METERS AND TRANSFORMERS SHALL BE DEPICTED ON ALL PLANS AND SHALL BE VISUALLY SCREENED. BACK-FLOW PREVENTERS SHALL BE PAINTED TO MATCH THE PRIMARY STRUCTURE.

DEVELOPMENT TEAM

DEVELOPER/ APPLICANT: OFS PROPERTY HOLDINGS
414 SOUTH POWERLINE ROAD
DEERFIELD BEACH, FL 33442

CIVIL ENGINEER & SURVEYOR: CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
(561) 392-1991

ARCHITECT: TI ARCHITECTURE, INC.
1100 South Federal Highway, Suite 2
Boynton Beach, FL 33435
(561) 523-7889

LANDSCAPE ARCHITECT/ PLANNER: URBAN DESIGN KILDAY STUDIOS
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
(561) 366-1100

LIGHTING ENGINEER: E&C ENGINEERS
13812 GERANIUM PLACE
WELLINGTON, FL 33414
(561) 712-1149

urban design kilday STUDIOS
Urban Planning & Design
Landscape Architecture
Communication Graphics
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udkstudios.com
#LCC000035

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REGISTERED LANDSCAPE ARCHITECT JOHN SCOTT KILDAY LA#794 STATE OF FLORIDA

OFS Office Building

Boynton Beach, Florida

Site Plan

NORTH

0 10' 20' 40'

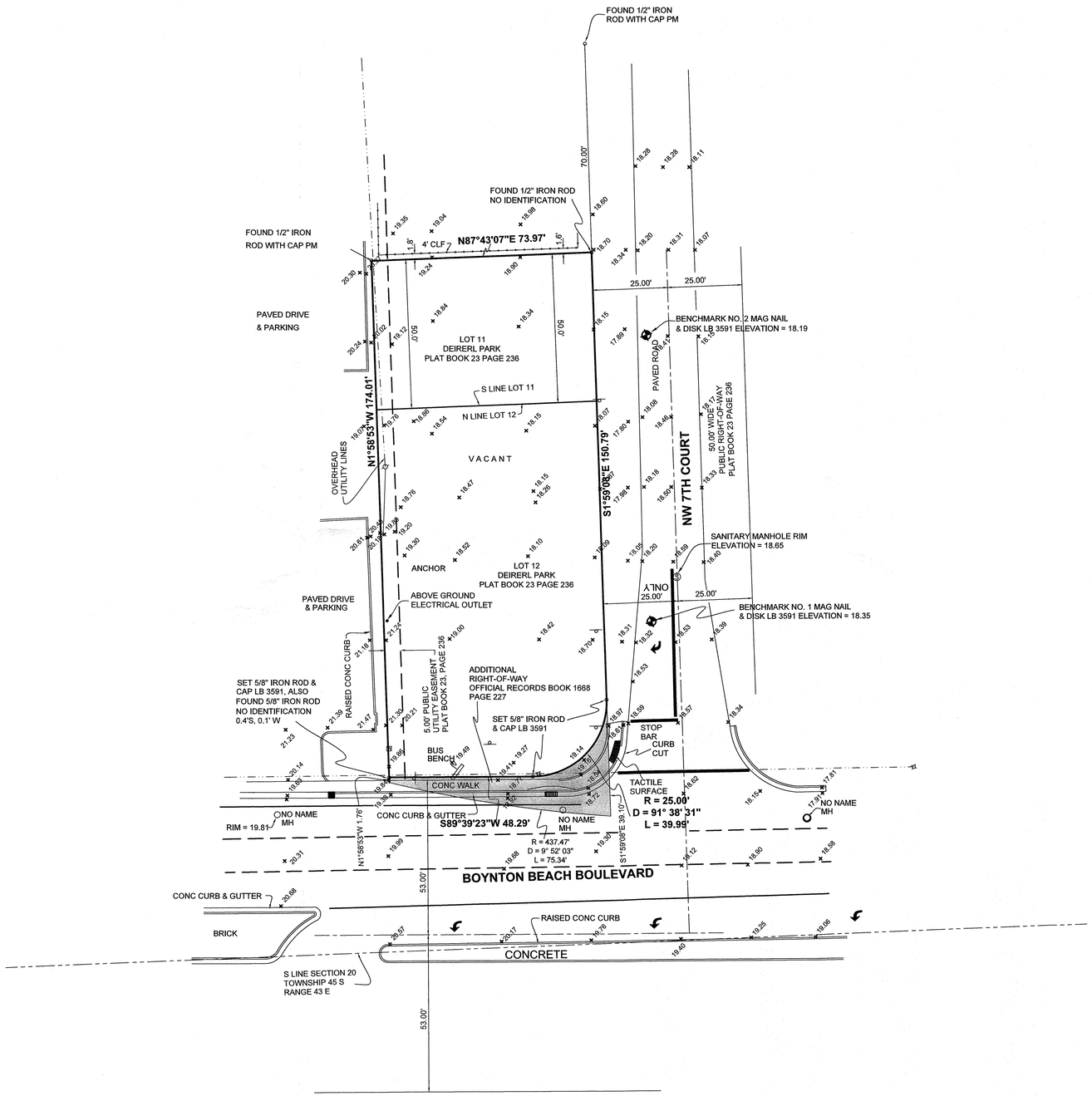
Scale: 1" = 20'-0"

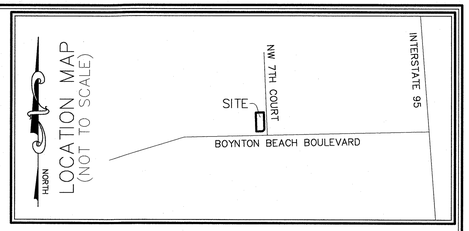
Date:	Apr. 29, 2019
Project No.:	19-000.000
Designed By:	HLC
Drawn By:	HLC
Checked By:	JB

Revision Dates:
06.17.19 SUBMITTAL - HLC
08.13.19 DART RESUBMITTAL - HLC

SP-1
of 1

Drawing name: H:\JOBS\NW 7th Ct & West Boynton Bch Blvd_19-000\OFS Prop Holdings LLC_PL_000\Drawings\Site Plan\2019-08-01 SP for DART RESUBMITTAL.dwg





LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
C.O. – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
L.A.E. – LIMITED ACCESS EASEMENT
O/S – BUILDING OFFSET
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C.– POINT OF COMMENCEMENT
PGS – PAGE(S)
P.R.M.–PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT–OF–WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)

SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
– LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– SET 5/8" IR/CAP LB 3591
– SANITARY MANHOLE
– DRAINAGE MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
– CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
– ELECTRICAL WIRES OVERHEAD
– ANCHOR
– WATER METER
– RPZ
– GROUND LIGHT
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS–OF–WAY, EASEMENTS, ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON PALM BEACH COUNTY REENGINEERING BENCHMARK "INDUST" WITH A PUBLISHED ELEVATION OF 19.57.
4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF LOT 12, DEIRERL PARK, PLAT BOOK 23, PAGE 236, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA HAVING A BEARING OF NORTH 01° 58' 53" WEST.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. FLOOD ZONE: "X"; COMMUNITY PANEL NO. 12099C 0789 F; DATE: OCTOBER 5, 2017.

DESCRIPTION

LOT 12 AND THE SOUTH 50 FEET OF LOT 11, DEIERL PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE(S) 236, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA. LESS THE RIGHT–OF–WAY FOR STATE ROAD 804 (BOYNTON BEACH BOULEVARD), AS CONVEYED TO THE STATE OF FLORIDA AT OFFICIAL RECORDS BOOK 1668, PAGE 227, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS–OF–WAY OF RECORD.

CONTAINING 12,822 SQUARE FEET, OR 0.294 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON MAY 29, 2019. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J–17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DAVID P. LINDLEY
STATE OF FLORIDA
PROFESSIONAL LAND SURVEYOR
LB #3591

DAVID P. LINDLEY PLS
REGI. LAND SURVEYOR #5005
STATE OF FLORIDA – LB #3591

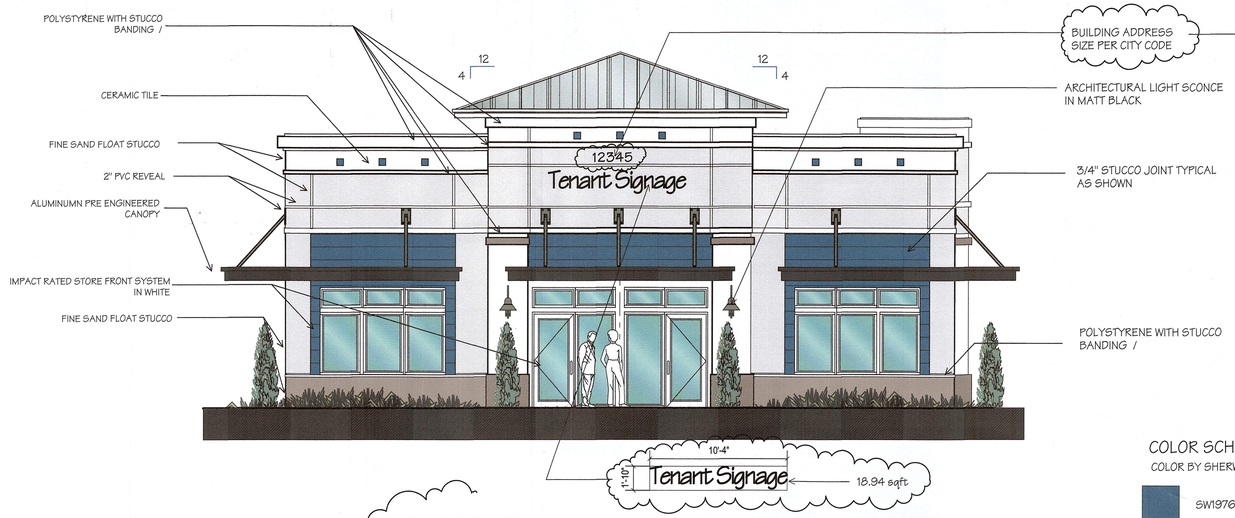
REVISIONS		DATE	BY
FILE NAME CAUFNWTH SY01.DWG			

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)–392–1991 / FAX (561)–750–1452

NW 7TH COURT BOUNDARY SURVEY

DATE	MAR 2019
DRAWN BY	SAS
F.B./ PG.	ELEC.
SCALE	1" = 20'

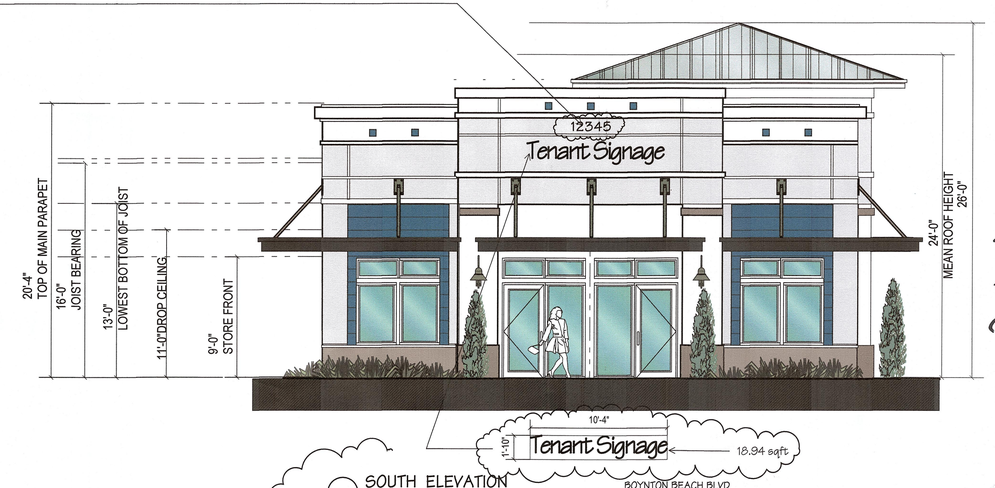
JOB # 8501
SHT.NO. 1
OF 1 SHEETS



EAST ELEVATION (FRONT)

N.W. 7TH COURT

SCALE: 3/16 =1'-0"



SOUTH ELEVATION (LEFT)

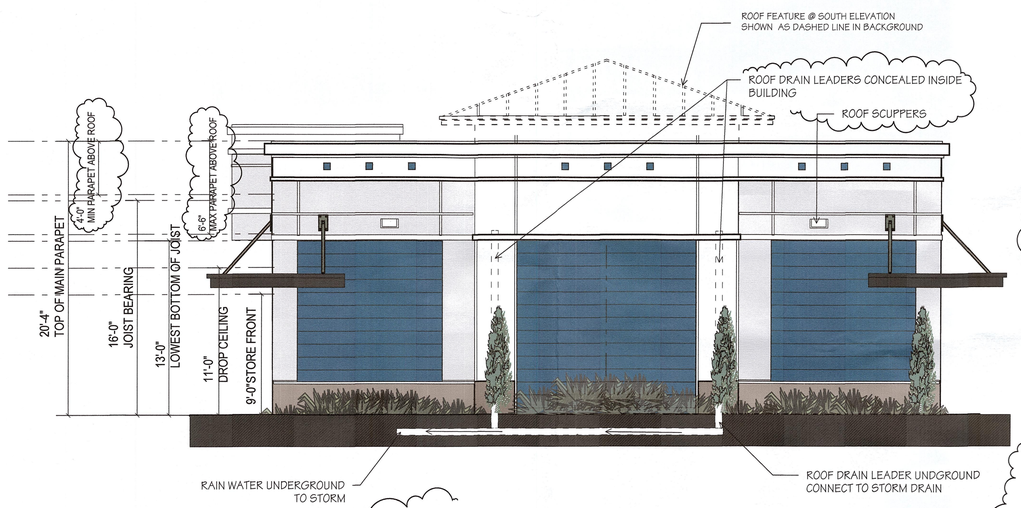
BOYNTON BEACH BLVD

SCALE: 3/16 =1'-0"

COLOR SCHEME

COLOR BY SHERWIN-WILLIAMS

- SW1976 DRESS BLUE
- SW7020 BLACK FOX GRAY ALUMN CANOPY
- SW7017 DORIAN GRAY
- SW7016 MINDFUL GRAY
- SW7015 REPOSE GRAY
- SW7757 HIGH REFELCTIVE WHITE
- UNI-CLAD STANDING SEAM METAL ROOF MILL FINISH



WEST ELEVATION REAR)

TO ADJACENT WEST LOT

SCALE: 3/16 =1'-0"

NOTE:
1- ANY EQUIPMENT ATATCHED TOP THE BUILDING SHALL BE PAINTED THE SAME AS THE FEILD COLOR IT IS PLACED ON
2- ANY ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW @ A DISTANCE OF 600'-0" FROM ANY DIRECTION - PLEASE NOTE THERE IS NO ROOF TOP EQUIPMENT ALL HVAC IS DESIGNED TO BE ON GRADE AND INTERNAL TO THE STRUCTURE . MIN PARAPET HEIGHT ABOVE ROOF DECK IS 4'-0" AT THE EAST SIDE OF THE ROOF SLOPING TO THE WEST WHERE THERE IS A PARAPET HEIGHT OF 6'-6'
3- FLAT PORTIONS OF THE ROOF SHALL BE COVERED IN A WHITE REFLECTIVE SURFACE USE 80 MIL TPO SINGLE PLY ROOF MEMBRANE OVER STRUCTURAL METAL ROOF DECK

MIN BUILDING WALL SIGN CRITERIA

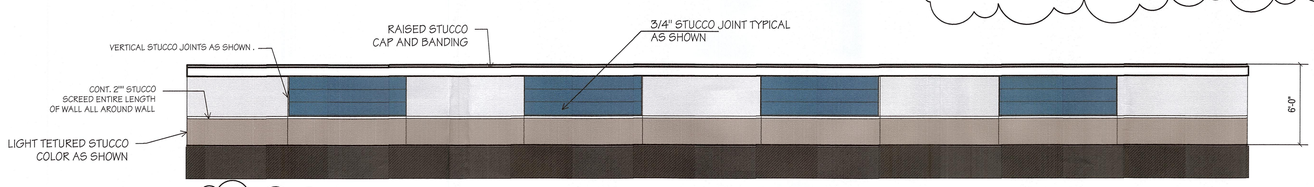
MIN BUILDING WALL SIGN CRITERIA
BUILDING FRONTAGE
@ BOYNTON BEACH BLVD = 39'-0" X 1.5 = 58.5 SQFT
PROPOSED SIGN = 18.94 SQFT PER SIGN X 3 SIGNS = 56.83 SQFT
SIGN SQFT AS SHOWN IS COMPLIANT

ALL BUILDING SIGNAGE IS TO BE UNDER SEPERATE PERMIT. IN COMPLIANCE WITH ALL CITY ORIDINANCES AND CODES REGARDING :
SIZE , COLOR , LIGHTING , FONT AND PLACEMENT . SIGN DESIGN IS NOT PER THE ARCHITECT . Sign is shown for potential location and size

NORTH ELEVATION (RIGHT)

PARKING LOT

SCALE: 3/16 =1'-0"

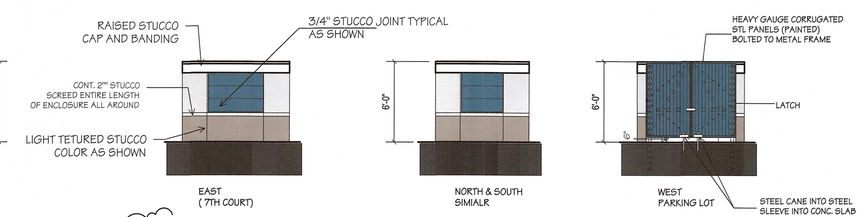


SITE WALL

SOUTH SIDE SHOWN - NORTH SIDE IS SAME

PARKING LOT

SCALE: 3/16 =1'-0"



TRASH / RECYCLING ENCLOSURE

SCALE: 3/16 =1'-0"

TUTTLE ISDITH
ARCHITECTURE, INC.
1100 SOUTH FEDERAL HWY
SUITE 2
BOYNTON BEACH, FL
561-952-7969
AA #26001725

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PREFERENCE. DO NOT SCALE DRAWINGS.

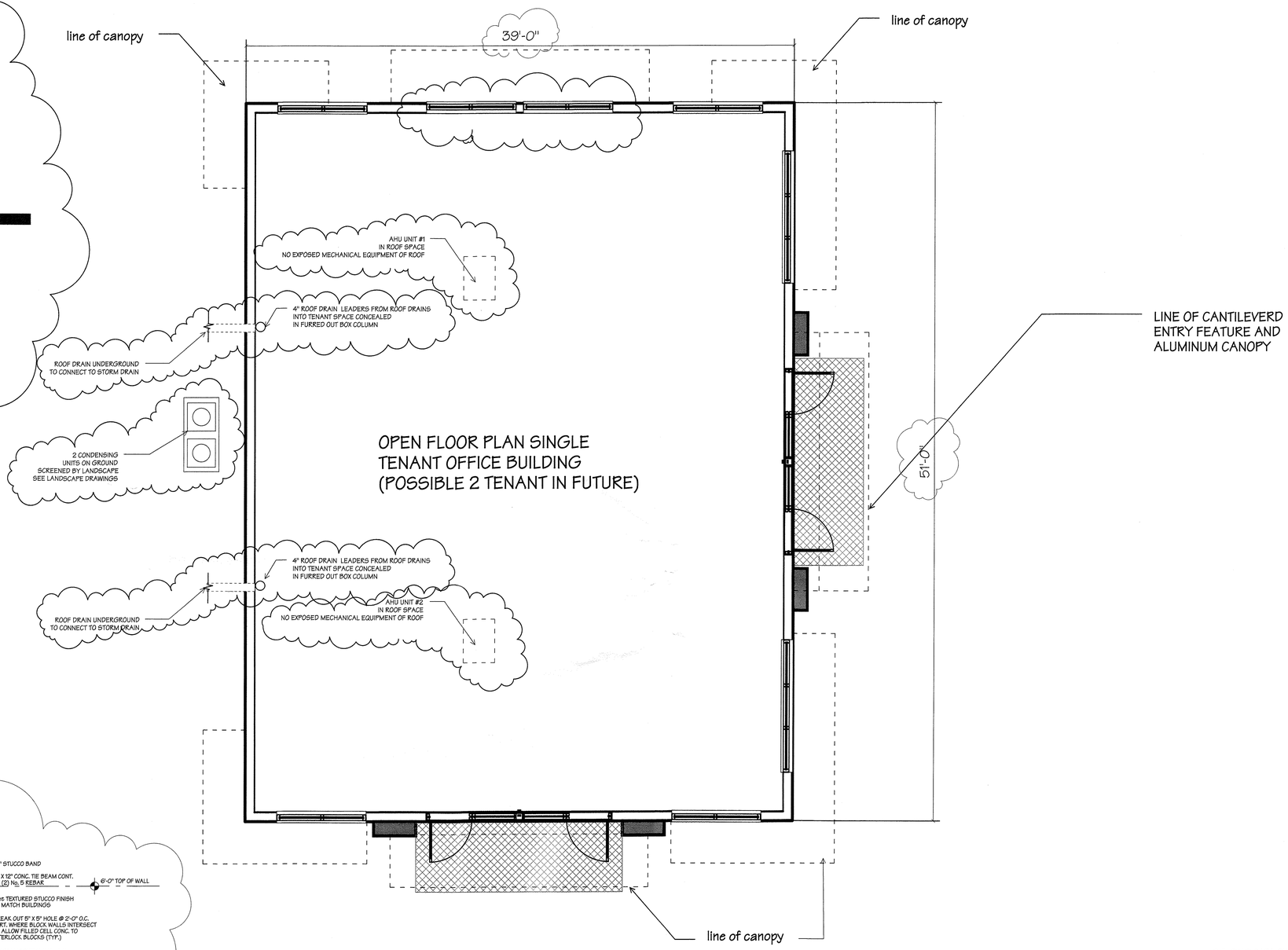
PROPOSED 1 STORY OFFICE BUILDING
N.W. 7TH COURT
BOYNTON BEACH , FLORIDA

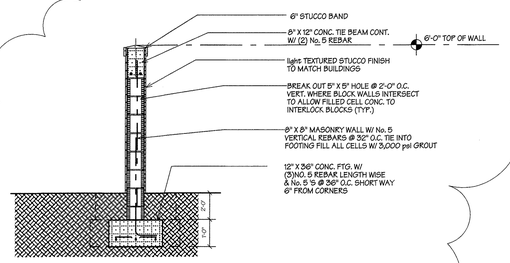
REVISIONS	DATE
1 CITY COMMENT RESPONSE	EJI 6/12/19

Site Plan Submission	4/15/19
Permit	
Bid	
Date	3/19/19
Scale	AS NOTED
Drawn	EJI
Job	
Sheet	A3.01 AC

49775 - Northland - One Light Outdoor Wall Lantern by Kichler Lighting

Family/Collection:
Northland
Back Plate Width:
6.00"
Depth/Extension:
17.25"
Height:
12.00"
Height from Center:
3.00"
Width/Diameter (in):
10.00"
# of Bulbs:
1
Standard Wattage:
100W
Bulb Type:
A19
Voltage Rating:
120V
Material:
Aluminum
FINISH: MATT BLACK





2 SITE WALL SECTION

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

N

FLOOR PLAN

BUILDING FOOTPRINT GROSS SQFT = 1,989 SQFT

not inclusive of pilaster or
area under canopy

1/4" = 1'-0"

SEE LANDSCAPE DRAWINGS FOR
LANDSCAPE , SEE CIVIL FOR SIDE
WALKS AND PARKING LOTS

BUILDING DATA CHART
NEW CONSTRUCTION

OCCUPANCY CLASSIFICATION OF TENANT Per 2017 FBC 319 .1 — B- BUSINESS
Per Florida Building Code (FBC), 2017 Edition
TYPE OF CONSTRUCTION (Per Table 503)
NEW BUILDING — 2017-FBC- Type VB Unprotected, UnSprinklered

ENCLOSED BUILDING AREA — 1,890 SQFT

SEPARATION RATING REQ.-BETWEEN BAYS.
1-HOUR REQ. - 1-HR -PROVIDED IN FUTURE

TOTAL NUMBER OF EXITS REQ.PER TENANT BAY : = 1 , PROVIDED 2 PER TENANT BAY

Extinguishing Requirements (36-3.5)
Portable Fire Extinguishers per NFPA 10 (1 per 2500 sq.ft.)
1 required per bay ---PROVIDE 1 per bay
not to exceed 75'-0" travel

TUTTLE ISDITH
ARCHITECTURE, INC.
1000 CENTRAL WAY
SUITE 2
BOYNTON BEACH, FL 33435
561-952-7999
AA #26001725

AA #0015355

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS

SINGLE STORY
OFFICE BUILDING
@
N.W. 7th Court
BOYTON BEACH , FLORIDA

REVISIONS	DATE
1 CITY COMMENT RESPONSE	EJI 8/12/19

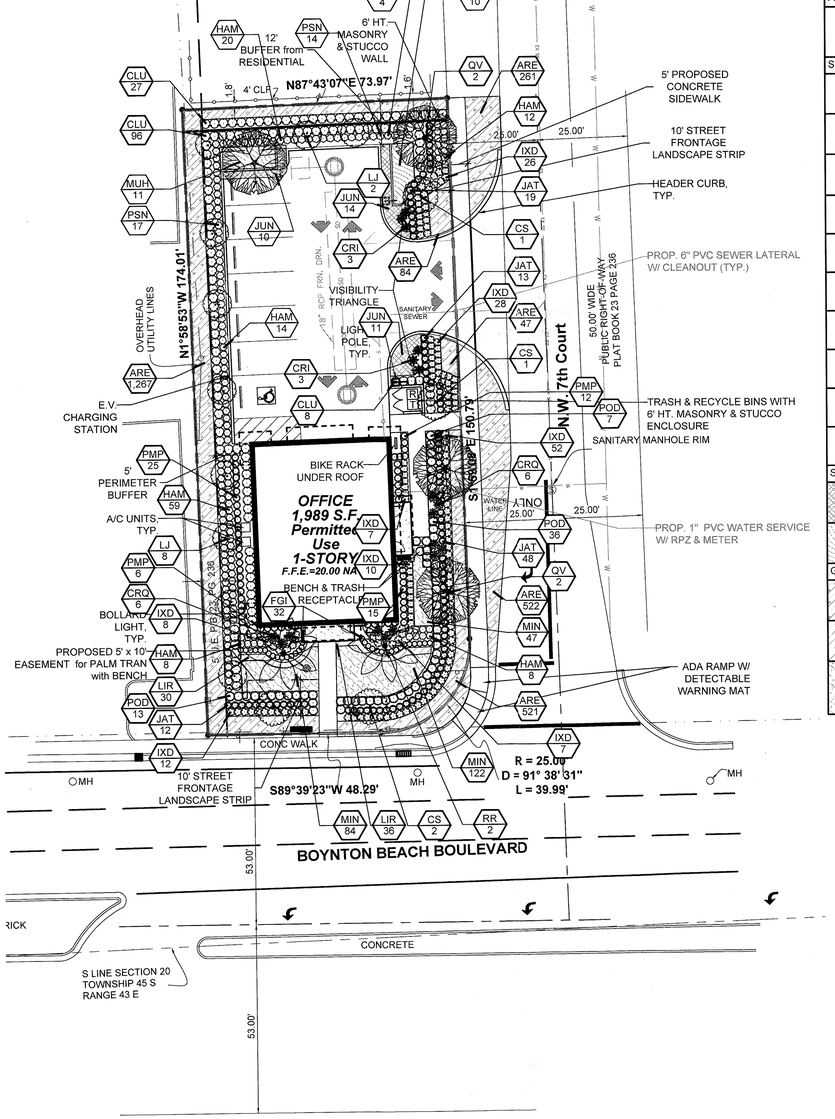
Site Plan Submission	
Permit	
Bid	
Date	4/19/19
Scale	AS NOTED
Drawn	EJI
Job	
Sheet	A2.01
Of	X/X Sheets

Northwest 7th Court
LANDSCAPE PLANS

NOTE: *These Landscape Plans have been prepared to satisfy City of Boynton Beach zoning requirements and to conceptually reflect landscape requirements for the site. They are not to be utilized for construction drawings until final engineering and architectural plans are available. These drawings are not to be used for Building Permit application until these plans are finalized.*

SHEET INDEX

COVER SHEET & PLANT LIST LA-1
PLANTING DETAILS LA-2
PLANTING SPECIFICATIONS LA-3



PLANT LIST

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
	CS	4	Cordia sebestena / Orange Geiger Tree Florida #1, B&B, 12` ht. x Min. 4` spr., Min 2.5"-3" cal., Single straight trunk, Full even canopy++	Yes	Very
	LJ	10	Ligustrum japonicum / Japanese Privet Florida #1, B&B, Min. 8` ht. x Min. 6`-8` spr., Multi-trunk tree standards, full dense canopy, Min. 4" total caliper for all stems	No	Very
	QV	4	Quercus virginiana / Live Oak Florida #1, B&B, 14` ht. x Min. 6` spr., Min. 4" cal., Single straight trunk, Full even canopy, No low crotch++	Yes	Very
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
	RR	2	Roystonea regia / Florida Royal Palm Florida #1, F.G., 6`-7` greywood, 15`-16` O.A.Ht., Min. 16"-18" d.b.h., Full head, No scarred trunk++	Yes	Moderate
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
	CLU	131	Clusia guttifera / Small-Leaf Clusia Florida #1, Min. 7 gal., Min. 36" ht. x Min. 30" spr., @ 30" o.c., Full and dense shrub, Full to base	Yes	Moderate
	CRI	6	Crinum augustum / Crinum Lily Min. 7 Gal., 30" Ht. x 30" Spr., Full and Even Foliage, no scarred foliage	No	Moderate
	CRQ	12	Crinum augustum `Queen Emma` / `Queen Emma` Crinum Min. 7 Gal., 30" Ht. x 30" Spr., Full and Even Foliage, No Scarred Foliage	No	Moderate
	FGI	32	Ficus microcarpa `Green Island` / Green Island Ficus Min. 3 Gal., 12" Ht. x 12" Spr., 18" O.C., Full and Dense Shrub, Full to Base	No	Moderate
	HAM	125	Hamelia patens `Compacta` / Dwarf Fire Bush Min. 3 Gal., 18" Ht. x 18" Spr., 24" O.C., Full and Dense Shrub, Full to Base	Yes	Moderate
	IXD	150	Ixora x `Petite Taiwan Red` / Dwarf Red Taiwan Ixora Min. 3 Gal., 18" Ht. x 12" Spr., 24" O.C., Full and Dense Shrub, Full to Base	No	Moderate
	JAT	92	Jatropha integerrima `Compacta` / Compact Spicy Jatropha Min. 3 Gal., 18" Ht. x 18" Spr., 24" O.C., Full and Dense Shrub, Full to Base	No	Very
	POD	56	Podocarpus macrophyllus / Southern Yew Min. 3 Gal., 36" Ht. x 18" Spr., 30" O.C. Full and Dense Shrub, Full to Base	No	Moderate
	PMP	58	Podocarpus macrophyllus `Pringles` / Dwarf Podocarpus Min. 3 Gal., 18" Ht. x 16" Spr., 24" O.C., Full and Dense Shrub, Full to Base	No	Moderate
	PSN	31	Psychotria nervosa / Wild Coffee Min. 3 Gal. 18" Ht. x18" Spr. 24" O.C. Full and Dense Shrub, Full to Base	Yes	Moderate
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
	JUN	35	Juniperus chinensis `Parsonii` / Parsoni Juniper Florida #1, Min. 3 gal., Min. 6" ht. x Min. 12" spr., @ 30" o.c., Full dense plants	No	Very
	MUH	21	Muhlenbergia capillaris / Pink Muhly Florida #1, Min. 3 gal., Min. 12" ht. x Min. 12" spr. @ 3` o.c., Full dense plants	Yes	Very
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
	ARE	2,702	Arachis glabrata `Ecoturf` / Perennial Peanut Rooted cuttings in flats., Min. 4" ht., 8" spr., @ 12" o.c., Fully rooted plants, Full dense plants.	No	Very
	LIR	66	Liriope muscari `Super Blue` / Super Blue Lirope 1 Gal., Min. 8" ht. x Min. 8" spr., @ 14" o.c., Min. 3 plants per pot, Full dense plants, Fully rooted plants	No	Moderate
	MIN	253	Trachelospermum asiaticum `minima` / Asiatic Jasmine `Minima` Florida #1, Min. 1 gal., Min. 4" ht. x Min. 12" spr., @ 18" o.c., Min. 6 plants per pot, Fully rooted & dense, 1/2" deep mulch with mini pine bark nuggets	No	Moderate

NOTES

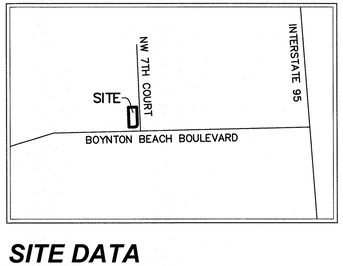
1) Landscape Plan based on a survey by Caulfield and Wheeler, Inc. dated March 2019.
1. All landscape material shall conform to the most recent standards as outlined in the "Grades and Standards for Nursery Plants" published by the Florida Department of Agriculture and Consumer Services.
2. Sight triangles shall be provided and maintained by owner clear of vegetation to provide unobstructed visibility between 30 inches and 8 feet above grade.
3. Utility easements shall not encroach into landscape buffers more than 5 feet or as permitted by code.
4. FDOT Type "D" or "F" curb or wheel stops to be provided along all landscape areas.
5. All installation work shall be carried out in a professional manner in accordance with standard nursery and installation practices.
6. Quantities on Plant Schedule are for convenience only. Landscape contractor is responsible for all plants shown on Landscape Plans.
7. All landscape areas shall be sodded, mulched or otherwise covered with ground cover per these plans as labeled.
8. Trees shown on this plan are graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
9. Trees are to be installed with a ten foot (10') separation from any water main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree is to be installed with a root barrier system in accordance with the planting details shown hereon.
10. Automatic Irrigation System to be provided for all landscape areas with minimum 100% coverage.
11. Water source for Irrigation System to be non-potable water.
12. Irrigation pump station shall be equipped with a rain sensor.
13. Contractor to coordinate planting operations all underground utility providers and Call "Sunshine Dig" to flag utility locations prior to commencing planting operations for any portion of the site.
14. Landscape Contractor to hand dig planting holes for trees and/or shrubs within five (5') of all FP&L easements.
15. Ground mounted mechanical equipment to be screened per these plans and per As-Built equipment locations at time of landscape installation. Contractor to notify Owner / Owner's Representative of additional required plant material quantities at time of landscape installation for additional mechanical equipment or relocated equipment that may require additional landscape screening.
16. Plantings adjacent to overhead lines to comply with FP&L's "Right Tree in the Right Place" guidelines for minimum separations to overhead lines.
17. Florida Royal Palms shall have a minimum of six (6) feet of clear wood at time of planting.
18. All above ground mechanical equipment such as, but not limited to, exterior utility boxes, meters and transformers shall be depicted on all plans and shall be visually screened. Back-flow preventers shall be painted to match the primary structure.

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

LANDSCAPE EXCAVATION & BACKFILL NOTES

- Tree and shrub planting beds which fall within or near roadway areas shall be completely excavated and back-filled with topsoil. All shell-rock or other base materials, and all subsoil and debris, shall be completely removed from beneath such planting areas, to a minimum depth of 36". Upon completion of excavation, landscape architect or owner shall inspect the excavated area prior to backfilling with topsoil.
- All tree and/or shrub planting areas within 8' of building foundations, and any other planting areas where significant buried construction debris is encountered, shall be completely excavated to a minimum depth of 36". Upon completion of excavation, landscape architect or owner shall inspect the excavated area prior to backfilling with topsoil.

LOCATION MAP



SITE DATA

GROSS AREA:	(12,822 S.F.) .294 AC.
ZONING:	C2 NEIGHBORHOOD COMMERCIAL
LAND USE:	LOCAL RETAIL COMMERCIAL
PROPOSED USE:	OFFICE
BUILDING HEIGHT:	MAX. 25' / 1 STORY

DEVELOPMENT TEAM

DEVELOPER/ APPLICANT: OFS PROPERTY HOLDINGS
414 SOUTH POWERLINE ROAD
DEERFIELD BEACH, FL 33442

CIVIL ENGINEER & SURVEYOR: CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
(561) 392-1991

ARCHITECT: TI ARCHITECTURE, INC.
1100 South Federal Highway, Suite 2
Boynton Beach, FL 33435
(561) 523-7889

LANDSCAPE ARCHITECT/ PLANNER: URBAN DESIGN KILDAY STUDIOS
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
(561) 366-1100

LIGHTING ENGINEER: E&C ENGINEERS
13812 GERANIUM PLACE
WELLINGTON, FL 33414
(561) 712-1149

urban design kilday STUDIOS
Urban Planning & Design
Landscape Architecture
Communication Graphics
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udkstudios.com
#LCC000035

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REGISTERED LANDSCAPE ARCHITECT
LARRY L. COHEN
LA#734
STATE OF FLORIDA

OFS Office Building

Boynton Beach, Florida
Landscape Plan - Cover Sheet

Drawing name: H:\JOBS\NW7th Ct & West Boynton Bus Bldg_19-000\CS Prop Holdings LLC_FL_0000\narrative\Plans\2019-06-19 LP for Resubmittal.dwg

NORTH
0 10' 20' 40'
Scale: 1" = 20'-0"

Date:	June 7, 2019
Project No.:	19-000.000
Designed By:	HLC
Drawn By:	HLC
Checked By:	JB

Revision Dates:
06.17.19 SUBMITTAL - HLC
08.13.19 DART RESUBMITTAL - HLC
08.19.19 POST-DART RESUBMITTAL - HLC

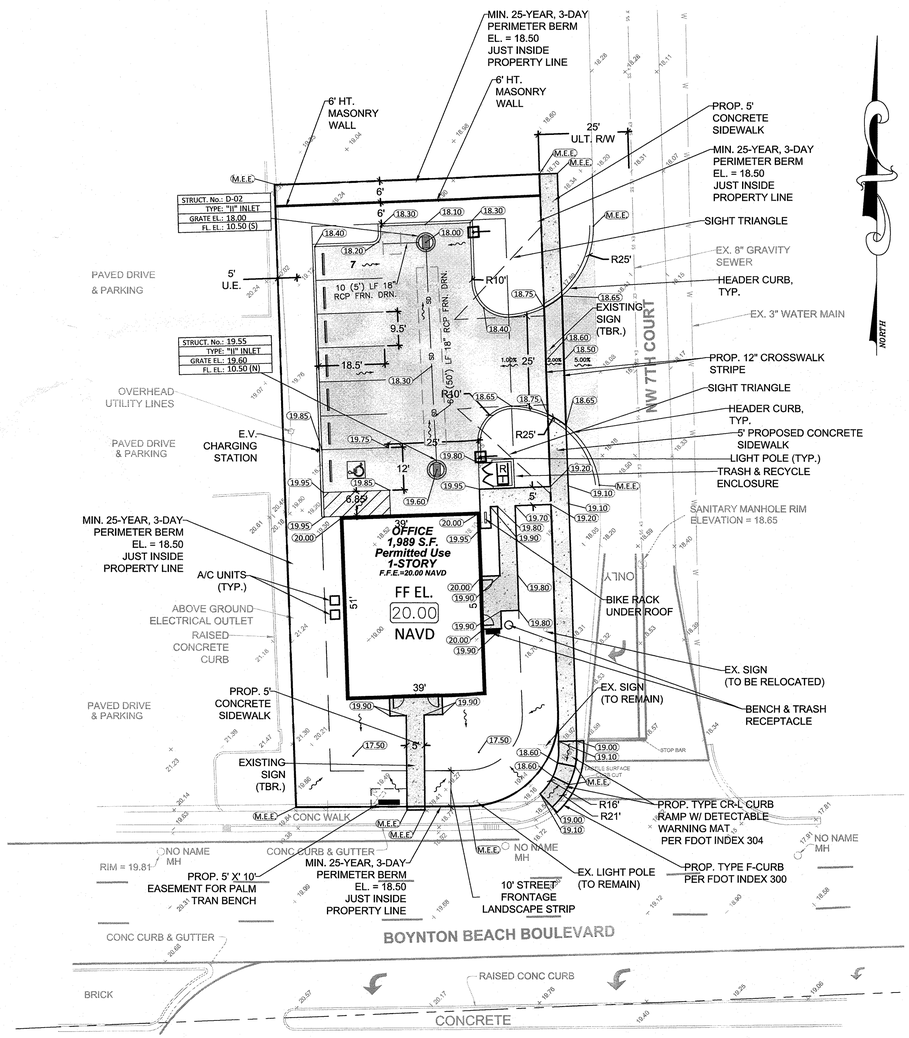
LA-1
of 3

GENERAL NOTES

1. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION
2. ALL DRAINAGE SYSTEMS SHALL BE PUMPED COMPLETELY DRY AND LAMPED AS A REQUIREMENT OF THE FINAL DRAINAGE INSPECTIONS.
3. ALL SIDEWALK SHALL BE CONSTRUCTED AT 1.5% MAXIMUM CROSS SLOPE.
4. SIDEWALKS ABUTTING LOTS/UNITS/CLUBHOUSE TO BE CONSTRUCTED AT TIME OF BUILDING CONSTRUCTION, WHILE COMMON AREA SIDEWALK WILL BE INSTALLED FROM START OF JOB.
5. STRUCTURAL FILL WILL BE REQUIRED TO BE USED UNDER ALL BUILDING PADS, RIGHTS-OF-WAY, AND OTHER STRUCTURAL ELEMENTS.
6. PAVEMENT MARKINGS AND GEOMETRICS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.

LEGEND

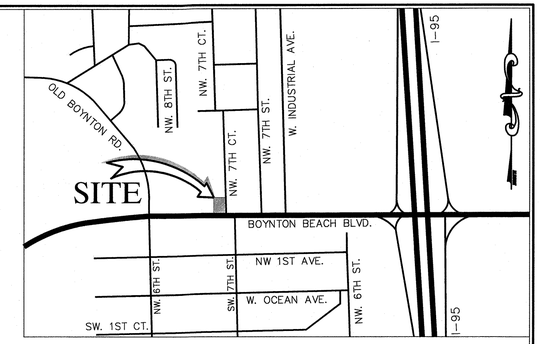
- FF EL. / NAVD — FINISHED FLOOR EL.
- PROPOSED GRADE
- EXISTING GRADE
- FLOW ARROW
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED PRIVACY WALL
- DETECTABLE WARNING MAT
- M.E.E. — MATCH EXISTING ELEVATION



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



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Sunshine State One Call of Florida, Inc.

CONTRACTOR NOTE:
CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.

REV. PER CITY COMMENTS	08/12/19	NJA
REVISIONS	DATE	BY
FILE NAME: 8501		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

PROPOSED NW 7TH COURT OFFICE BUILDING

PAVING, GRADING, & DRAINAGE PLAN

CITY OF BOYNTON BEACH, FL

DATE	06/14/19
DRAWN BY	NJA
F.B./ PG.	N/A
SCALE	1"=20'

RYAN D. WHEELER LICENSED 71407 RYAN D. WHEELER PROFESSIONAL ENGINEER LICENSE # 71407 STATE OF FLORIDA DATE: AUG 2, 2019

JOB #	8501
SHT.NO.	PD-2
OF	9 SHEETS

ALL ELEVATIONS SHOWN IN NAVD88 UNLESS OTHERWISE NOTED

CONVERSION: NGVD = NAVD88 + 1.54'

GENERAL NOTES

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2. ALL DRAINAGE SYSTEMS SHALL BE PUMPED COMPLETELY DRY AND LAMPED AS A REQUIREMENT OF THE FINAL DRAINAGE INSPECTIONS.
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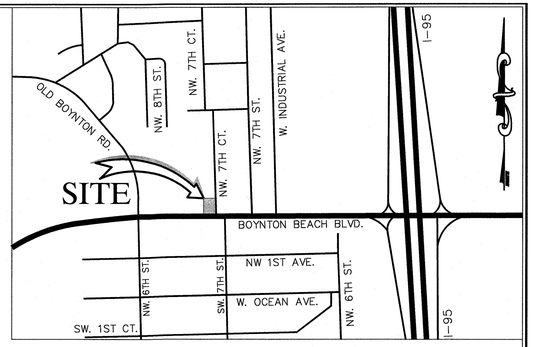
4. SIDEWALKS ABUTTING LOTS/UNITS/CLUBHOUSE TO BE CONSTRUCTED AT TIME OF BUILDING CONSTRUCTION, WHILE COMMON AREA SIDEWALK WILL BE INSTALLED FROM START OF JOB.
5. STRUCTURAL FILL WILL BE REQUIRED TO BE USED UNDER ALL BUILDING PADS, RIGHTS-OF-WAY, AND OTHER STRUCTURAL ELEMENTS.
6. THE MUCK AND GUMBO SHALL BE REMOVED IN THE AREA OF AND WITHIN 10 FEET OF PROPOSED PAVEMENT OR FOUNDATION AREAS.
7. PAVEMENT MARKINGS AND GEOMETRICS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.

ALL ELEVATIONS SHOWN IN NAVD88 UNLESS OTHERWISE NOTED

CONVERSION: NGVD = NAVD88 + 1.54'

LEGEND

- PROPOSED WATER LINE (SIZE NOTED)
- PROPOSED GATE VALVE AND BOX
- PROPOSED REDUCER
- FIRE HYDRANT
- SAMPLE POINT
- EXWM — EXISTING WATER LINE
- EXWM — EXISTING GATE VALVE
- EXSD — EXISTING PIPE AND INLET
- PROPOSED SANITARY SEWER LINE
- PROPOSED SAN. SEW. SERVICE
- C.O. — CLEANOUT (C.O.)
- EXSAN — EXISTING SANITARY SEWER LINE
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- DOUBLE SEWER SERVICE
- SINGLE SEWER SERVICE



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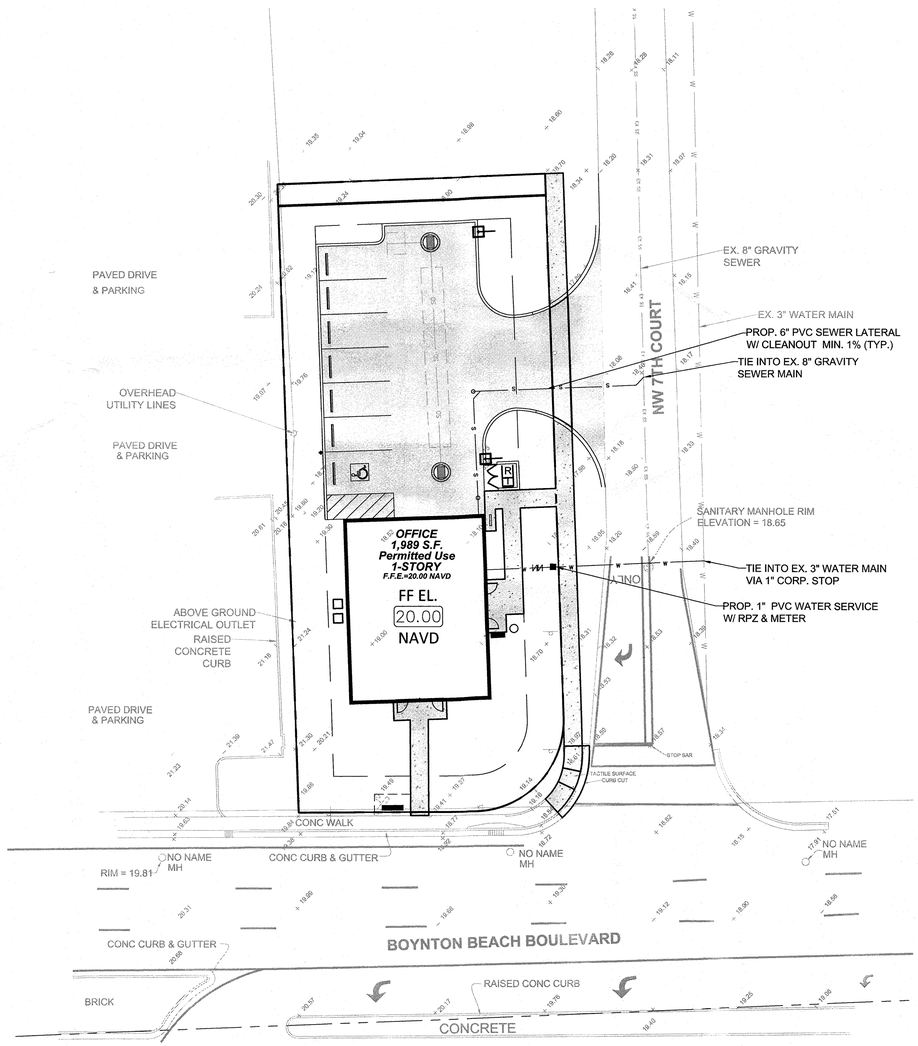
Sunshine State One Call of Florida, Inc.

CONTRACTOR NOTE:
CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV. PER CITY COMMENTS	08/12/19	NJA
REVISIONS	DATE	BY
FILE NAME: 8501		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

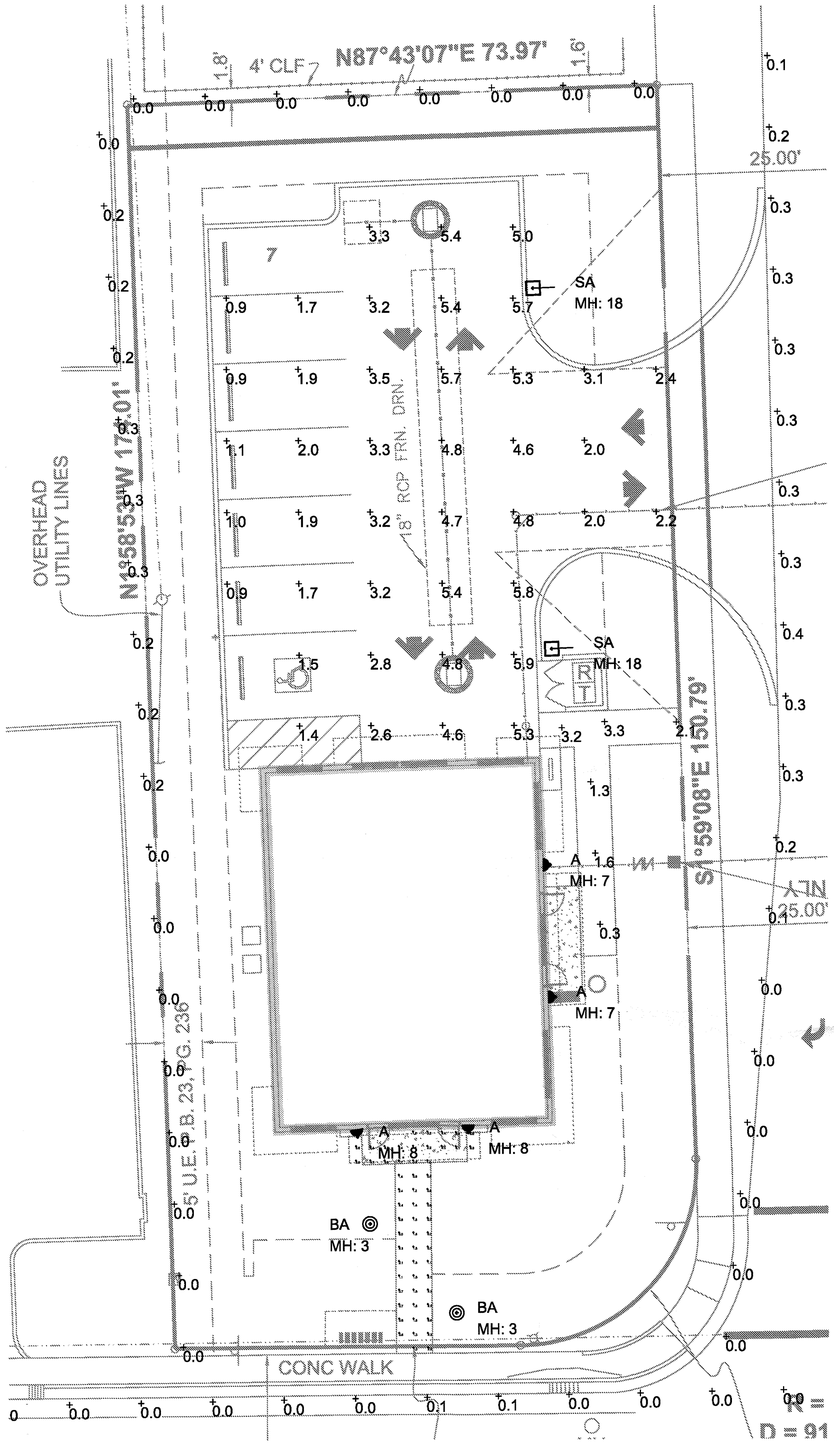
PROPOSED NW 7TH COURT OFFICE BUILDING

WATER & SEWER PLAN
CITY OF BOYNTON BEACH, FL

DATE	06/14/19
DRAWN BY	NJA
F.B./ PG.	N/A
SCALE	1"=20'

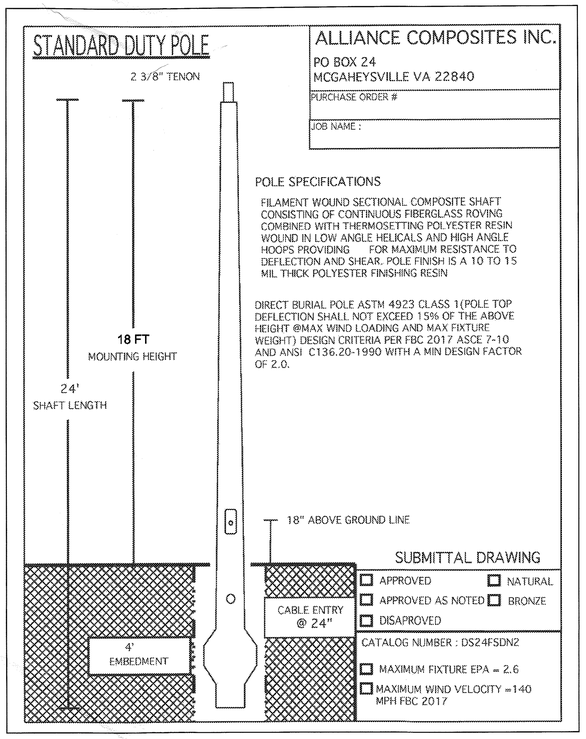
RYAN D. WHEELER
LICENSE
RYAN D. WHEELER
PROFESSIONAL ENGINEER
LICENSE NO. 71427
STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED ENGINEER
FOR THE FIRM
DATE AUGUST 2, 2019

JOB #	8501
SHT.NO.	WS-1
OF 9	SHEETS



PHOTOMETRIC PLAN

1" = 10FT



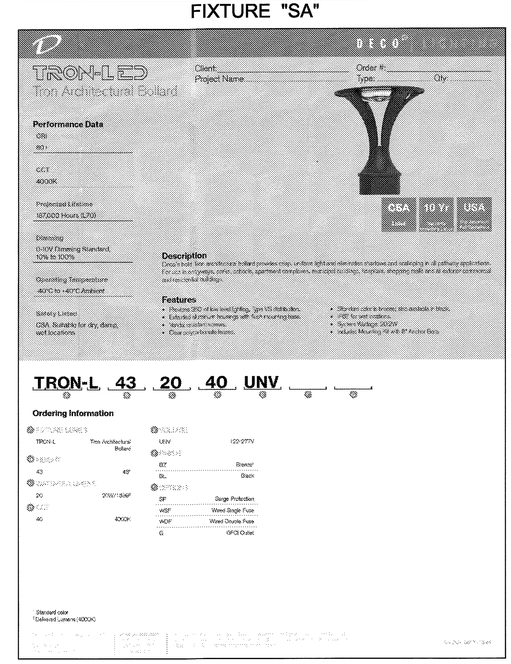
Luminaire Schedule				
Symbol	Qty	Label	Description	Lum. Lumens
	4	A	LED SCONCE SELECTED BY ARCHITECT	1652
	2	SA	XTRA LIGHT#: VNTLED3011004SNDIM520 / MTD AT 18' AFG	13870
	2	BA	TRON-LED-20-40-UNV	1539

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Percent. point from 0 to 1fc
LIGHT SPILL ON BOYNTON BEACH BLV	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.	N.A.
LIGHT SPILL ON NW 7TH CT	Illuminance	Fc	0.18	0.4	0.0	N.A.	N.A.	N.A.
PARKING AREA	Illuminance	Fc	3.34	5.9	0.9	3.71	6.56	7.3
PEDESTRIAN	Illuminance	Fc	1.97	3.3	0.3	6.57	11.00	N.A.
PROPERTY LINE	Illuminance	Fc	0.08	0.3	0.0	N.A.	N.A.	N.A.
SOUTH PEDESTRIAN	Illuminance	Fc	2.53	5.6	0.5	5.06	11.20	N.A.

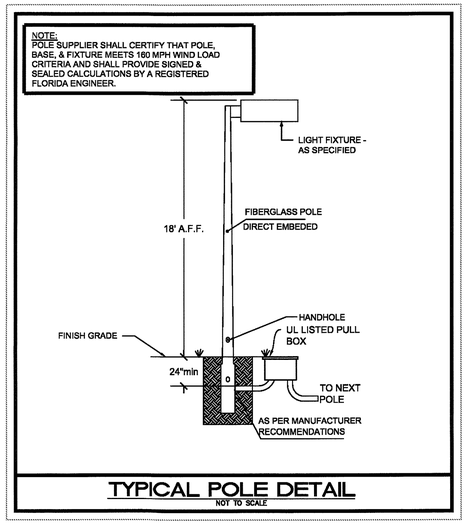
THIS PHOTOMETRIC PLAN IS DESIGNED TO MEET THE CITY OF BOYNTON BEACH REQUIREMENTS FOR PARKING LOT LIGHTING. AS DESCRIBED IN LAND DEVELOPMENT REGULATIONS CHAPTER 23.

ALL LIGHTING FIXTURES WILL UTILIZE A LIGHT SOURCE IN THE WARM WHITE SPECTRUM.

FIXTURE "SA"



BOLLARD "BA" 36" HIGH



TYPICAL POLE DETAIL

NOT TO SCALE

E&C Engineers
Cert. of Auth # 26558
13812 Geranium Place
Wellington, FL 33414
Tel (561) 712 1149
email: ed@ecengineers.com
JOB # 19-3390
Eduardo (Ed) Samour, P.E.
Registered Electrical Engineer
P.E. # 41186
Date: AUG 1 2019

PROPOSED 1 STORY OFFICE BUILDING
N.W. 7TH COURT
BOYNTON BEACH , FLORIDA

REVISIONS	DATE

Site Plan Submission
Permit
Bid
Date
Scale
Drawn
Job
Sheet

PHM-1

EXHIBIT C

Conditions of Approval

Project Name: OFS Office Building
File number: NWSP 19-002
Reference: 2nd review plans identified as a Major Site Plan Modification with an August 13th, 2019 Planning and Zoning Department date stamp marking.

ENGINEERING / PUBLIC WORKS / FORESTRY / UTILITIES		
Comments: None. All previous comments addressed at DART meeting.		
FIRE		
Comments: None. All previous comments addressed at DART meeting.		
POLICE		
Comments: None. All previous comments addressed at DART meeting.		
BUILDING DIVISION		
Comments: None. All previous comments addressed at DART meeting.		
PARKS AND RECREATION		
Comments: None.		
PLANNING AND ZONING		
Comments:		
1. 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.	X	
2. Palm Beach County Palm Tran requested the applicant dedicate a 7' by 15' bus stop easement for a new covered bus stop shelter facing Boynton Beach Boulevard to be constructed and maintained by the property owner. Be advised that the design and architecture of the structure should be compatible with the design of the principal building. Please revise all drawings to show the above requested information, and provide elevations and details of the structure.	X	

3. Ensure the wall sign on the north elevation is not illuminated as it is facing residential properties.	X	
COMMUNITY REDEVELOPMENT AGENCY		
Comments: Not applicable.		
PLANNING & DEVELOPMENT BOARD CONDITIONS		
Comments: To be determined.		
CITY COMMISSION CONDITIONS		
Comments: To be determined.		
ADDITIONAL REPRESENTATIONS / COMMITMENTS The applicant or applicant's representatives made the following representations and commitments during the quasi-judicial and/or public hearings that now constitute binding obligations of the applicant. The obligations have the same weight as other conditions of approval. _____ _____ _____		

S:\Planning\SHARED\WP\PROJECTS\OFS Office Building\NWSP 19-002 COA - REVISED 9.16.19.doc

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

PROJECT NAME: OFS Office Building (NWSP 19-002)

APPLICANT: Joni Brinkman, Urban Design Kilday Studios

APPLICANT'S ADDRESS: 610 Clematis Street, Suite CU02, West Palm Beach, FL 33401

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

APPROVAL SOUGHT: New Site Plan approval to construct a one (1) story, 1,989 sq. ft. professional office building and related site improvements on a 12,822 square foot vacant lot.

LOCATION OF PROPERTY: Northwest corner of NW 7th Court and Boynton Beach Boulevard.

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

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

1. Application for the approval sought was made by the Applicant in a manner consistent with the requirements of the City's Land Development Regulations.

2. The Applicant
   ___ HAS
   ___ HAS NOT

   established by substantial competent evidence a basis for the approval requested.

3. The conditions for development requested by the Applicant, administrative staff, or suggested by the public and supported by substantial competent evidence are as set forth on Exhibit "C" with notation "Included."

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

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

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

7. Other: _____
   _____
   _____

DATED:_____ _____
City Clerk

S:\Planning\SHARED\WP\PROJECTS\OFS Office Building\NWSP 19-002 DO.doc

CITY OF BOYNTON BEACH
AGENDA ITEM REQUEST FORM

PLANNING AND DEVELOPMENT MEETING DATE: 9/24/2019

REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD:
Approve BIRD Property Future Land Use Map amendment (LUAR 19-004) from the Palm Beach County's Industrial (IND) classification to the City's Industrial (I) classification. City-initiated.

Approve BIRD Property Rezoning (LUAR 19-004) from the Palm Beach County's Light Industrial (IL) zoning district to the City's M-1 Light Industrial zoning district. City-initiated.

EXPLANATION OF REQUEST:
The 1.89 acre site is currently developed with two small warehouses but predominantly used for an outdoor storage of boats, RVs and other motor vehicles. Prior to October of 2010, the site was one of the two parcels —the other being a Palm Beach County School District property—occupying a small Palm Beach County enclave. After the School District's parcel was annexed on October 5th, the City invoked regulations of Section 171.046, F.S., to execute an Interlocal Agreement (ILA) with Palm Beach County for the final elimination of the enclave through annexation of the subject property .

Since the annexation was City-initiated, the land use amendment and rezoning did not have to be processed concurrently. The postponement was initially due to the interpretation of state statutes, requiring a property owner to connect an onsite sewage treatment system to a publicly owned sewerage system, if available. Presently, a connection to the City's sewer service is not deemed to be a requirement for the property's reclassification and rezoning from the County's to the City's future land use and zoning categories. The connection will be reconsidered upon application for site improvements in the future (none are currently planned).

The Industrial (I) future land use classification, and the M-1 zoning district proposed for the property reflect the initial recommendations considered at the time of annexation and based on the following:

- The subject request does not propose a change in the type of the future land use and zoning designations of the property as they would remain industrial; it would merely replace the existing County's industrial FLU classification and zoning with the corresponding City's industrial FLU and zoning.

- The subject request is consistent with the City's strong position—set forth in the Comprehensive Plan—in support of retaining and, wherever possible, increasing industrially-designated land.

The current use of the property is permitted in the proposed M-1 zoning district. Existing nonconformities, if any, will remain legal and only addressed in the context of future applications for site improvements.

Staff considered alternative FLU and zoning designations for the subject site, consistent with the sourrounding properties. Both adjacent retail centers carry the Local Retail Commercial (LRC) classification; the zoning of the BJ's is Planned Commercial Develoment (clearly not an option here), while the Boynton Plaza is zoned C-3. The LRC FLU classiffication and C-3 zoning would mean downzoning of the property,

and making the existing use nonconforming. Moreover, the site's location and limited accessibility would restrict opportunities for commercial development. Potential land assembly with the post office property to the north may create such opportunites in the future.

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

FISCAL IMPACT: No fiscal impact

ALTERNATIVES: None recommended

STRATEGIC PLAN:

STRATEGIC PLAN APPLICATION: N/A

CLIMATE ACTION: No

CLIMATE ACTION DISCUSSION: N/A

Is this a grant?

Grant Amount:

ATTACHMENTS:

Type	Description
Staff Report	Staff report
Location Map	Exhibit A. Location Map
Location Map	Exhibit C. Proposed Future Land Use
Location Map	Exhibit B. Current Conditions
Location Map	Exhibit D. Proposed Zoning

DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
MEMORANDUM NO. PZ 19-021
STAFF REPORT

TO:	Chair and Members Planning and Development Board
THRU:	Ed Breese Planning and Zoning Administrator
FROM:	Hanna Matras, Senior Planner
DATE:	September 11, 2019
PROJECT:	Bird Property LUAR 19-004
REQUEST:	Approve the annexed BIRD Property Future Land Use Map Amendment from the Palm Beach County's Industrial (IND) classification to the City's Industrial (I) classification and Rezoning from the Palm Beach County's Light Industrial District (IL) to the City's M-1 Light Industrial District. City-initiated.

PROJECT DESCRIPTION

Property Owner:	B B & R LLC
Applicant:	City-initiated
Location:	125 NW 31st Terrace South (Exhibit "A")
Existing Land Use/ Zoning:	Palm Beach County: Industrial (IND)/ Light Industrial District (IL)
Proposed Land Use/ Zoning:	Industrial (I)/ M-1 Light Industrial District
Acreage:	1.89 acres

Adjacent Uses:

North: U.S Postal Service facility, classified Public & Private Governmental/ Insitutional and zoned PU, Public Usage;

South: Vacant parcel owned by School Board of Palm Beach County; farther south, Congress Middle School; both properties classified Low Density Residential (LDR) and zoned PU, Public Usage;

East: Right-of-way for 31st Terrace; farther east developed commercial property (Boynton Plaza, anchored by Publix), classified Local Retail Commercial (LRC) and zoned C-3, Community Commercial; and

West: Developed commercial property (BJ's Wholesale Club), classified Local Retail Commercial (LRC) and zoned PCD, Planned Commercial Development.

BACKGROUND

The 1.89 acre site is currently developed with two small warehouses but predominantly used for an outdoor storage of boats, RVs and other motor vehicles. Prior to October of 2010, the site was one of the two parcels—the other being a Palm Beach County School District property—occupying a small Palm Beach County enclave. After the School District's parcel was annexed on October 5th, the City invoked regulations of Section 171.046, F.S., to execute an Interlocal Agreement (ILA) with Palm Beach County for the final elimination of the enclave through annexation of the subject property .

Since the annexation was City-initiated, the land use amendment and rezoning was not required to be processed concurrently and was postponed to a later date. Initially, the postponement was due to the City's interpretation of regulations included in Chapter 381.00655, F.S., pertaining to a property owner's obligation to connect onsite sewage treatment system to an available publicly owned sewerage system. The City's sewer service was available for connection prior to annexation, but the cost would have been, at that time, a significant financial burden on the owner who faced revenue losses in the aftermath of the "great recession."

Presently, a connection to the City's sewer service is not a requirement for the property's reclassification and rezoning from the County's to the City's future land use and zoning categories. The connection will be reconsidered upon application for site improvements in the future (none are currently planned).

The Industrial (I) future land use and the M-1 zoning district proposed for the property follow the initial recommendation considered at the time of annexation and stemming from the City's strong position in support of increasing the industrial land supply.

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 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.*

The subject request does not propose a change in the type of the future land use and zoning designations of the property as they would remain industrial; it merely replaces the County's with the City's FLU category and zoning district.

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.*

Comprehensive Plan
Retaining industrial FLU classification and industrial zoning on the site is consistent with the Comprehensive Plan policies.

Starting in the year 2000, the City begin to loose industrial/heavy commercial land as the booming housing market supported numerous conversions of land with industrial and commercial designations to residential uses. Between 2000 and 2006, some 135 acres lost their industrial designation, not including Quantum, which retained the designation although a large percentage of its acreage has been converted to uses other than industrial.

In 2014, in response to this trend, the City amended the Comprehensive Plan's Future Land Use Element by adding several policies promoting preservation and expansion of industrial lands to support employment opportunities and diversification of the tax base. These Policies included:

Policy 1.17.1 *The City shall continue to review the Land Development Regulations to improve approval processes and to remove unnecessary hurdles hindering industrial and commercial uses that create jobs, contribute to the tax base, and accommodate market trends.*

Policy 1.17.2 *The City shall preserve industrial land for industrial and job-generating purposes; will work to ensure these sites are utilized to their full potential as development and redevelopment occurs, and will encourage private*

investment through targeted incentives.

Policy 1.17.3 *The City shall monitor the amount of land available for industrial/commercial development and, by the end of 2017, review the Future Land Use and Official Zoning maps for recommendations pertaining to current location and potential expansion of industrial and commercial districts.*

Policy 1.17.4 *Future redevelopment plans for areas outside of the CRA shall ensure that any loss of land with industrial or general commercial designations through a recommended reclassification to other uses will be offset by expansion of such land in other locations.*

Policy 1.17.6 *The City shall continue to apply Economic Development Benefits review criteria to all rezoning and Future Land Use Map amendment requests to limit the conversion of industrial and commercial land to other uses.*

Policy 1.17.7 *The City shall restrict the non-industrial use of industrial lands to uses that are of a type, size and number so as to be complementary to industrial activities, and that do not deplete the supply of industrial land, and do not create potential land use conflicts with industrial activities.*

Land Development Regulations

The current use of the property is permitted in the proposed M-1district. Existing nonconformities, if any, will remain legal and only addressed in the context of future applications for site improvements.

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.*

As stated in criterion "a," the subject request would merely replace the existing County's industrial future land use classification and zoning with the corresponding City's industrial FLU and zoning.Therefore—arguably—it would retain, rather than create, an isolated zoning district and land use classification.

The land use pattern in adjacent and nearby areas is eclectic in that it incoporates large retail developments (BJ's and Boynton Plaza), institutional uses (postal service facility and the Congress Middle School), as well as a Stoneheven residential community. The school parcel adjacent to the property is currently vacant; in any case, given that the only access to the subject property is through 31st Terrace South, potential traffic generated by any future use should not be a major concern to the school. Moreover, projects would require adequate screening.

Staff considered alternative FLU and zoning designations for the subject site, consistent with the sourrounding properties. Both adjacent retail centers carry the Local Retail Commercial (LRC) classification; the zoning of the BJ's is Planned Commercial Develoment (clearly not an option here), while the Boynton Plaza is zoned C-3. The LRC FLU classiffication and C-3 zoning would mean downzoning of the property, and making the existing use nonconforming. Moreover, the site's location and limited accessibility would restrict opportunities for commercial development. Potential land assembly with the post office property to the north may create such opportunites in the future.

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.*

N/A—the request does not meet any of the three sustainability criteria .

d. 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.*

Availability of public services was reviewed at the time of annexation. The City provides water service to the property; the sanitary sewer service is not provided but readily available as the lift station for the sewer is located by the northeast corner of the property. The owners would be responsible for the on-site improvements for the connection.

e. 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.

See responses to criteria "a" and "c." The subject request would replace the County's industrial FLU and zoning designations with the corresponding City's industrial FLU classification and zoning district. The amendments are unlikely to affect property values in the surrounding area.

g. Economic Development Impact Determination for Conventional Zoning Districts*. For rezoning/FLUM amendments involving rezoning to a conventional zoning district, the review shall consider whether the proposal would further Economic*

Development Program, but also determine whether the proposal would:

(1) Represent a potential decrease in the possible intensity of development, given the uses permitted in the proposed land use category and/or zoning district; and

(2) Represent a potential decrease in the number of uses with high probable economic development benefits.

The request aims at protecting industrially designated land (see response to criterion "b"). It does not affect intensity of development or decrease the number of uses with potential economic development benefits.

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.

See response to criterion "g" above. The proposed FLU amendment/rezoning retain industrial land.

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

The criterion does not apply.

i. 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.*

No plans for the property improvements have been submitted since the annexation approval.

CONCLUSION/RECOMMENDATION

As indicated herein, staff has reviewed the proposed FLU amendment and rezoning and

determined that the request is consistent with the policies of the Comprehensive Plan and meets the review criteria for the subject applications. Therefore, staff recommends approvals of the subject requests.

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EXHIBIT A

SITE LOCATION MAP

0 0.015 0.03 0.06 0.09 Miles

EXHIBIT C

BIRD PROPERTY: PROPOSED FLU

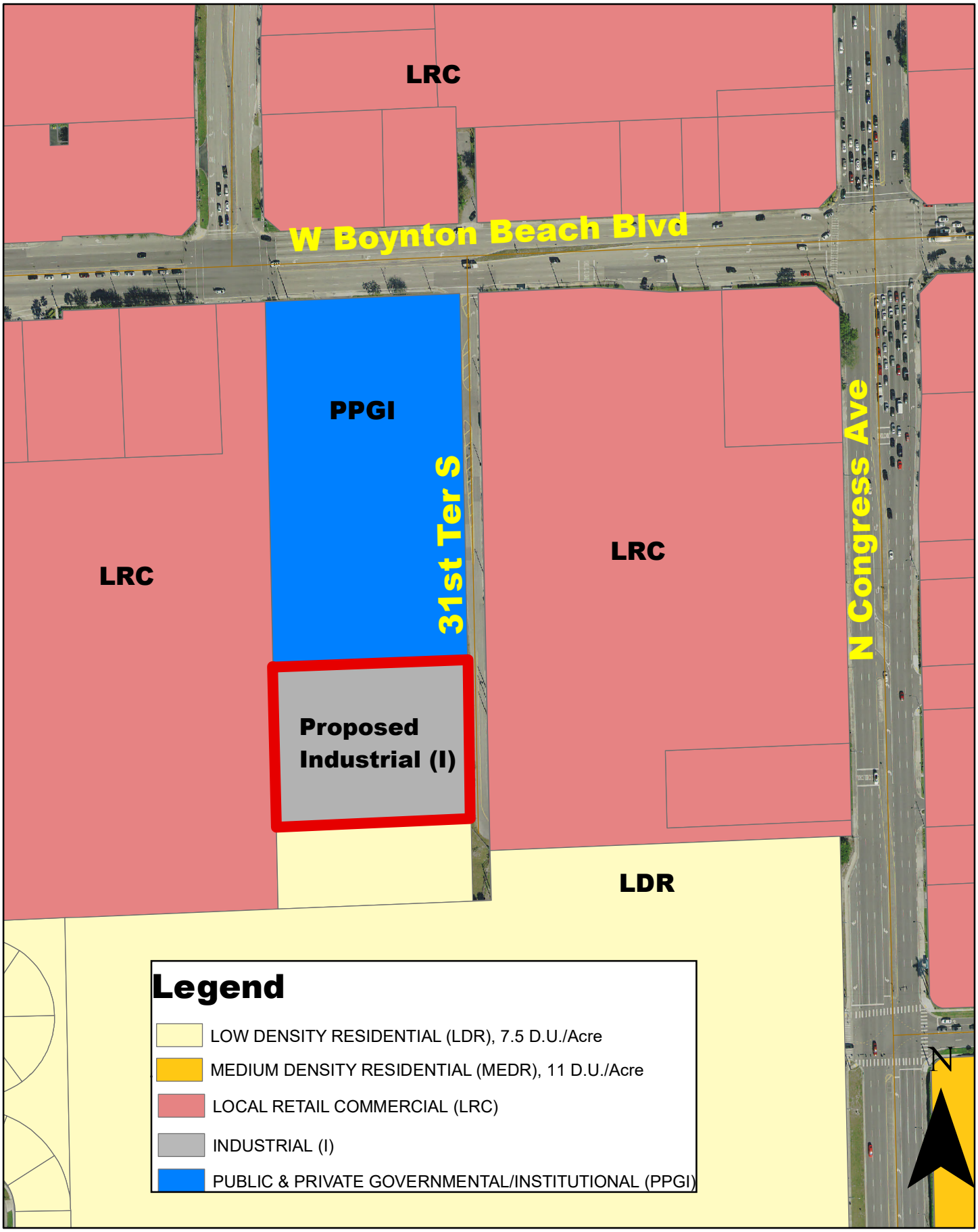
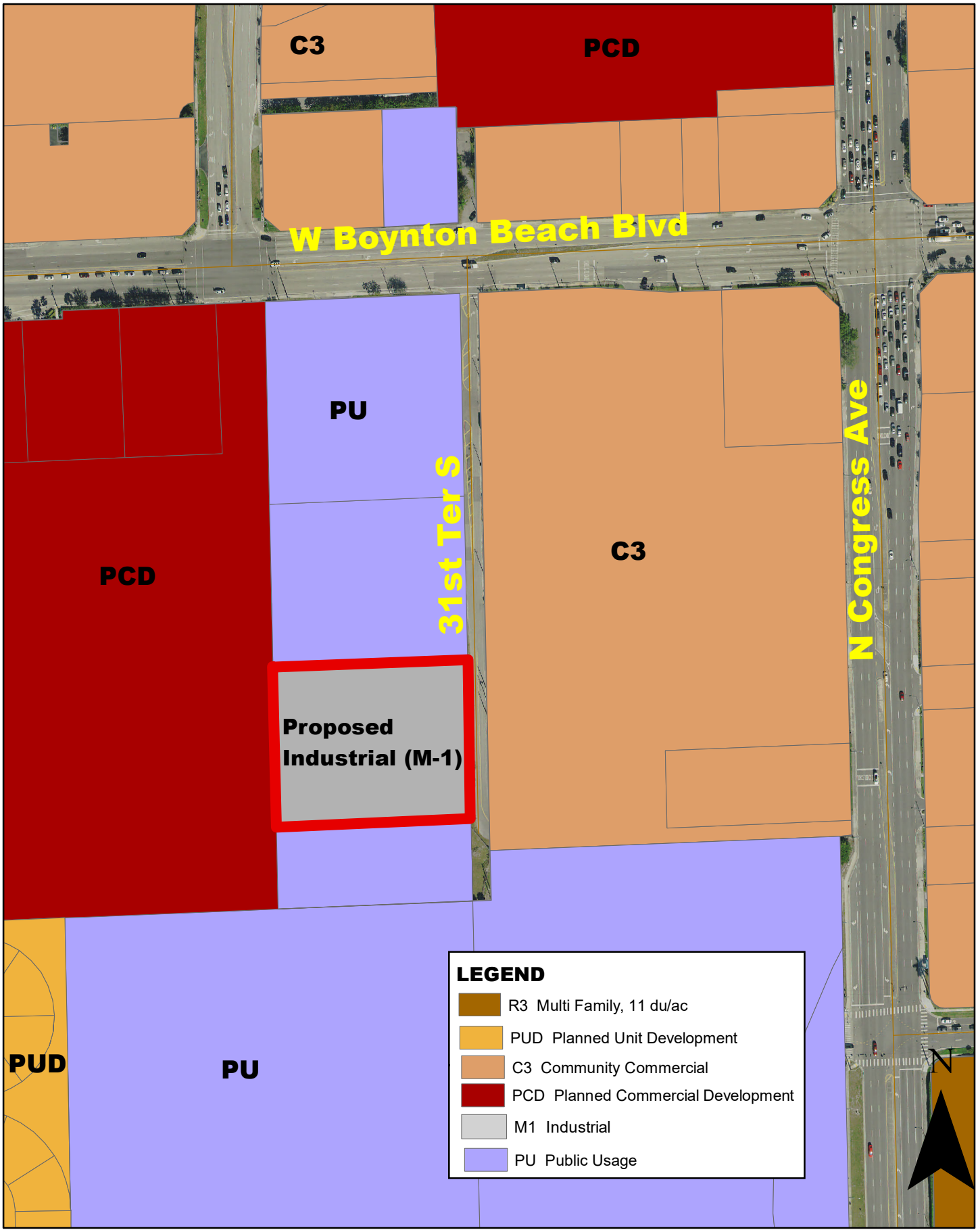


EXHIBIT B

EXISTING SITE CONDITIONS

EXHIBIT D

BIRD PROPERTY: PROPOSED ZONING



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