



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

DATE: Tuesday, September 26, 2017

TIME: 6:30 PM

PLACE: City Hall Chambers

- 1. Pledge of Allegiance**
- 2. Roll Call**
- 3. Agenda Approval**
- 4. Approval of Minutes from Planning and Development Board Meeting meeting**
- 5. Communications and Announcements: Report from Staff**
- 6. Old Business**
- 7. New Business**
 - 7.A. Approve Courtyard Gardens Major Site Plan Modification (MSPM 17-007) for a one-story, 51,258 square foot inpatient medical facility with memory care and related site improvements at 3005 S. Congress Avenue, in the C-3 (Community Commercial) zoning district. Applicant: Joni Brinkman, Urban Design Kilday Associates.
 - 7.B. Approve 711 North Federal Highway Abandonment (ABAN 17-007) allowing the abandonment of a portion of the alley immediately west of 711 North Federal Highway, and immediately north of NE 6th Avenue. Applicant: Michael Simon, Executive Director of the Boynton Beach Community Redevelopment Agency (CRA),
 - 7.C. Approve amendments to the LAND DEVELOPMENT REGULATIONS, Chapter 1, Article II, Definitions and Chapter 3, Article IV, Section 3.D, Table 3-28, Use Matrix and Footnote #57 to add definitions, use provisions, and standards that regulate the medical marijuana dispensary industry.
- 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: 9/26/2017

REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD: Approve Courtyard Gardens Major Site Plan Modification (MSPM 17-007) for a one-story, 51,258 square foot inpatient medical facility with memory care and related site improvements at 3005 S. Congress Avenue, in the C-3 (Community Commercial) zoning district. Applicant: Joni Brinkman, Urban Design Kilday Associates.

EXPLANATION OF REQUEST:

Joni Brinkman, of Urban Design Kilday Associates, representing Sannlor Properties, LLC and Courtyard Gardens of Boynton Beach, LLC, is requesting Major Site Plan Modification approval to construct a one-story, 51,258 square inpatient medical facility with memory care and related site improvements. According to information provided by the applicant, the proposed facility will provide 150 beds and specialize in Alzheimer's and dementia care. The site proposed for development was the southern portion of the Manor Care campus, housing a 120-bed assisted living facility, while the northern site housed a nursing and rehabilitation facility (still in operation). The former assisted living facility was ultimately demolished following significant roof damage from hurricane in 2009. Since the building demolition, this property was site plan approved for The Slomin Family Center for Autism (NWSP 10-005), which was never built. After the expiration of the Slomin approval, an application was submitted to construct a 19,000 square foot inpatient detox facility (Novus Medical Center MSPM 15-008), which was denied by the City Commission in November of 2015.

Staff recommends approval, subject to the Conditions of Approval listed in Exhibit C.

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

FISCAL IMPACT: Revenue associated with permit fees, property taxes and business tax.

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	Staff Report
<input type="checkbox"/> Location Map	Location Map
<input type="checkbox"/> Drawings	Site Plan
<input type="checkbox"/> Drawings	Survey
<input type="checkbox"/> Drawings	Floor Plan
<input type="checkbox"/> Drawings	Building Elevations
<input type="checkbox"/> Drawings	Signage Plan
<input type="checkbox"/> Drawings	Landscape Plans
<input type="checkbox"/> Drawings	Civil Plans
<input type="checkbox"/> Drawings	Photometric Plan
<input type="checkbox"/> Conditions of Approval	Conditions of Approval
<input type="checkbox"/> Development Order	Development Order

**DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
MEMORANDUM NO. PZ 17-042**

STAFF REPORT

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

THRU: Michael Rumpf
Planning and Zoning Director

FROM: Ed Breese
Principal Planner

DATE: August 15, 2017

PROJECT NAME/NO: Courtyard Gardens / MSPM 17-007

REQUEST: Major Site Plan Modification

PROJECT DESCRIPTION

Property Owner: Sannlor Properties, LLC

Applicant: Joni Brinkman, Urban Design Kilday Associates

Location: 3005 South Congress Avenue (see Exhibit "A" – Location Map)

Existing Land Use: Local Retail Commercial (LRC)

Existing Zoning: Community Commercial (C3)

Proposed Land Use: No change proposed

Proposed Zoning: No change proposed

Proposed Use: Request for Major Site Plan Modification approval to construct a one-story, 51,258 square foot inpatient medical facility with memory care and related site improvements.

Acreage: 4.4 acres (191,163 square feet)

Adjacent Uses:

North: A developed property containing an inpatient medical facility for nursing and rehabilitation services (Manor Care) with a Local Retail Commercial (LCR) future land use classification, and zoned C-3 (Community Commercial);

South: Right-of-way for North Charter Drive, and farther south is a recreational facility, with a Recreational (R) future land use classification, and zoned REC (Recreation);

East: Right-of-way for Congress Avenue, and farther east is a developed property

consisting of a self-storage facility, with an Industrial (I) future land use classification, and zoned M1 (Industrial); and

West: Right-of-way for Palmland Drive, and farther west is a multi-family development (Chanteclair Villas), with a High Density Residential (HDR) future land use classification, and zoned R-3 (Multi-Family).

Site Details: The subject site is vacant and is located on the northwest corner of Congress Avenue and North Charter Drive. The property is directly adjacent to a similar medical use. The two (2) properties share an ingress/ egress easement from a single access point on Congress Avenue. The site also contains two (2) former access points off of North Charter Drive.

BACKGROUND

Proposal: Joni Brinkman, of Urban Design Kilday Associates, representing Sannlor Properties, LLC and Courtyard Gardens of Boynton Beach, LLC, is requesting Major Site Plan Modification approval to construct a one-story, 51,258 square inpatient medical facility with memory care and related site improvements. According to information provided by the applicant, the proposed facility will provide 150 beds and specialize in Alzheimer's and dementia care.

The site proposed for development was the southern portion of the Manor Care campus, housing a 120 bed assisted living facility, while the northern site housed a nursing and rehabilitation facility (still in operation). The former assisted living facility was ultimately demolished due to hurricane damage in 2009. Since the building demolition, this property was site plan approved for The Slomin Family Center for Autism (NWSP 10-005), which was never built. After the expiration of the Slomin approval, an application was submitted to construct a 19,000 square foot inpatient detox facility (Novus Medical Center MSPM 15-008), which was denied by the City Commission in November of 2015.

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 was received from Palm Beach County indicating that 21 AM peak hour trips and 33 PM peak hour trips would be generated as a result of this project and that no permits are to be issued after the build-out date of December 31, 2021.

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

Utilities: The City's water capacity, as increased through the purchase of up to 5 million gallons of potable water per day from Palm Beach County Utilities, would meet the projected potable water for this project. Sufficient sanitary sewer and wastewater treatment capacity is also currently available to serve the project, 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 services.
- Drainage:** Conceptual drainage information was provided for the City's review. The applicant intends to retain the previously approved detention areas on the east and west portions of the site. 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 A1.1) shows that four (4) primary points of ingress/egress are proposed for the new building. Two of the ingress/egress points, located on the north property line, may be accessed via the recorded ingress/ egress easement that the adjoining properties share. The remaining two entries are along the south property and are accessed by North Charter Drive. Employee parking is located at the western side of the property, behind the building, while general visitor parking will be at the eastern portion of the property, in front of the building.
- Circulation:** Vehicular circulation from each driveway would include two-way circulation that continues throughout the two parking areas. Pedestrian connectivity is provided completely around the building with two (2) connections to the sidewalk along South Congress Avenue, one from the existing sidewalk along North Charter Drive and the other from a new sidewalk connection proposed along the north side of the site.
- Parking:** The site plan (Sheet A1.1) depicts a 51,258 square foot inpatient medical facility with 150 beds, which requires 60 parking spaces, based upon the standard of one (1) parking space per 2.5 beds. The site plan depicts 73 parking spaces, including four (4) designated for handicap use. All proposed parking stalls, including the size and location of the handicap spaces, 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 landscape plan (Sheets PP-1 & PP-2) indicates compliance with the required minimum buffers around the perimeter of the site. The buffer proposed adjacent to Congress Avenue is approximately 130 feet wide and includes landscape pods between the sidewalk and the drainage detention area and another seven (7) foot wide landscape strip at the parking lot. Along the west property line, adjacent to the multi-family community, a fifteen (15) foot wide buffer is provided, which includes an existing six (6) foot high buffer wall with plantings on each side, as required by code. Typical trees utilized in the planting scheme include Green Buttonwood, Silver Buttonwood, Live Oak, Red Maple, Verawood, and Cassia, along with Cocconut, Montgomery, Lady and Sabal palm trees. Additionally, several existing trees on the site will be preserved in place or relocated on site, including Live Oak, Black Olive, Tabebuia, and Tropical Almond canopy trees and Sabal palms. Typical shrubs utilized in the planting scheme include Cocoplum, Green and Silver Buttonwood, Green Island Ficus, Dwarf Fire Bush, and Schefflera.
- The pervious area would total 50% of the entire site and consists of landscaped and open space areas. The landscape code requires that 50% or more of the plant

material be native species or low to medium water demand varieties. All plant materials within the Plant Schedule are designated as native or low water use, other than the annuals/perennials, which total 40 individual plants. The code also limits the use of sod to larger open spaces for passive or active recreation purposes, as well as swales, water detention and retention areas, in an effort to reduce water consumption. The applicant has reduced the amount of sodded areas from the original submittal, limiting placement to the enclosed courtyard area and in and around the drainage detention areas, with the area around each detention area designed as a passive park area with a couple of benches.

Building and Site: The proposed building is designed as a one (1)-story structure with hip roofs at two varying heights to provide architectural character to the structure. The proposed building placement complies with the minimum setbacks of the C-3 zoning district. The proposed building would be setback approximately 169 feet from the east property line; this setback includes the retention area and parking area set in front of the structure. The building's rear setback, which is closest to the multi-family community, is approximately 147 feet; this area includes the employee parking, retention area, and the 15 foot landscape buffer and wall. The floor plan (Sheet A2.1) indicates the proposed building will contain 80 patient rooms, with a total of 150 beds, administrative offices, kitchen and dining halls, and amenities such as a hair salon, wellness center, ice cream parlor, library, and chapel.

Given the plan to use the building for a medical use which is open 24 hours a day and provides 24 hour healthcare and/or treatment, the site design and operational requirements of Ordinance No. 15-002 are applicable. Such requirements include measures for site security including surveillance cameras, limited and controlled access points, operational procedures to restrict unauthorized or unarranged accessing or exiting of the property, and design and screening for privacy of patients. Certain of these regulations may be deemed unnecessary based upon the use or operation, and justification by the applicant. As the proposed use is an assisted living facility for patients suffering with dementia and Alzheimer's, the applicant has chosen to satisfy these requirements through the proposed building design, which establishes security through secured/controlled exterior access points utilizing card key technology and through the use of security cameras in all common areas and hallways. The applicant indicates the controlled access into and out of the facility itself negates the need for a continuous perimeter fence. The primary outdoor amenity for patients is the interior courtyard, which is surrounded on all four (4) sides by the building. Additionally, there is a six (6) foot tall masonry wall and buffer landscaping on the west side of the property.

Building Height: The building elevations (Sheet A2.2) indicate the highest point of the structure to be 26 feet and 1.5 inches in height, with the typical top of roof being approximately 19 feet, well below the maximum height of 45 feet allowed in the C3 zoning district.

Design: The proposed building utilizes many similar design features as many medical facilities. According to the Exterior Elevations (Sheet A2.2), the main body paint color of the building would be a cream "Crescent Moon" – SW 7124. The accent color of the cornice, trim, door and window trim, columns, and brackets would be a white "Extra White" – SW 7006. The shutters and railings would be painted black. The building is designed with a hip roof, with the majority of the roof covered in grey flat concrete tiles and the smaller accent hip roof areas and covered entries

covered with black standing seam metal.

- Public Art:** The applicant has indicated they have not selected the proposed artwork or artist at this time. Based upon the valuation of the project being proposed at nearly \$5.5 million, the artwork to be placed onsite will be valued at approximately \$38,000. Ultimate review and approval of the artist and artwork will be under the purview of the Arts Commission.
- Site Lighting:** The photometric plan (Sheet E1.1) proposes a total of nineteen (19) freestanding pole lights, nine (9) of which would be 20 feet in height, and ten (10) of which would be installed at 15 feet in height. Each would be fitted with new Phillips Gardco Eco LED fixtures, black in color. Additionally, the spot readings are in compliance with the code maximum of 5.9 foot-candles, with an average reading of 1.96 foot-candles. Per Chapter 4, Article VII., Section 3.C. of the Land Development Regulations, all proposed lighting shall be shielded to direct light down and away from adjacent properties and rights-of-way. The height of the pole and wall fixtures was chosen to mitigate any light trespass onto the residential properties over 100 feet away, and in conjunction with the landscape buffer on the west property line, there should be no adverse impacts from the project lighting.
- Signage:** The applicant is proposing two (2) monument site signs, as allowed by code for properties with entrances on two (2) separate roadways. The first sign is proposed along Congress Avenue, setback a minimum of 10 feet from the property line as required by code. The sign is proposed to be externally illuminated, eight (8) feet in height and painted to match the building, with bronze aluminum letters and numerals. The second monument sign is proposed at the easternmost driveway off of North Charter Drive, and will match the design of the Congress Avenue sign, except it will be five (5) feet in height. A wall sign is also proposed on the face of the covered entry.

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 City Commission shall be documented accordingly in the Conditions of Approval.

S:\Planning\SHARED\WP\PROJECTS\Courtyard Gardens\MSPM 17-007\Staff Report.doc

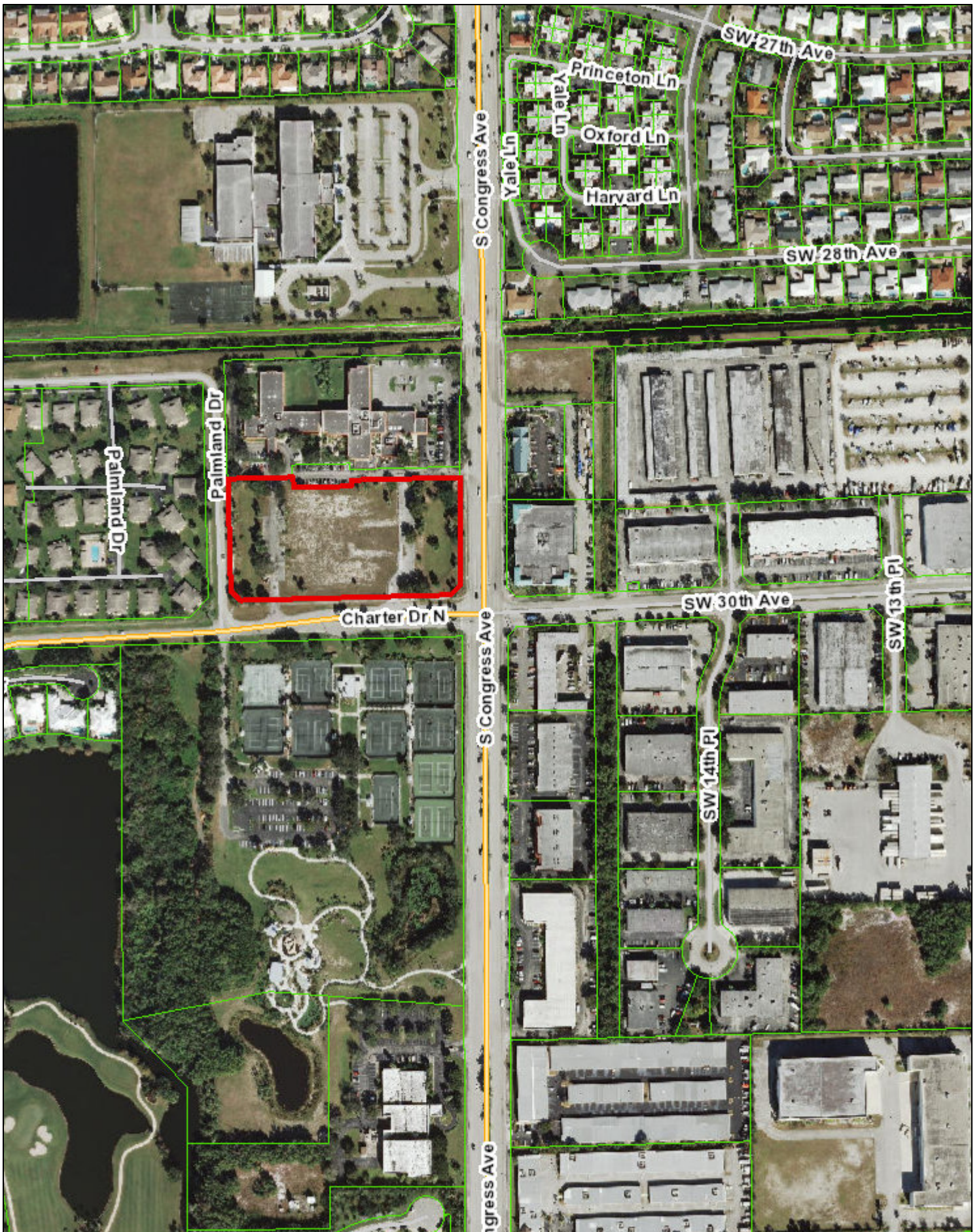
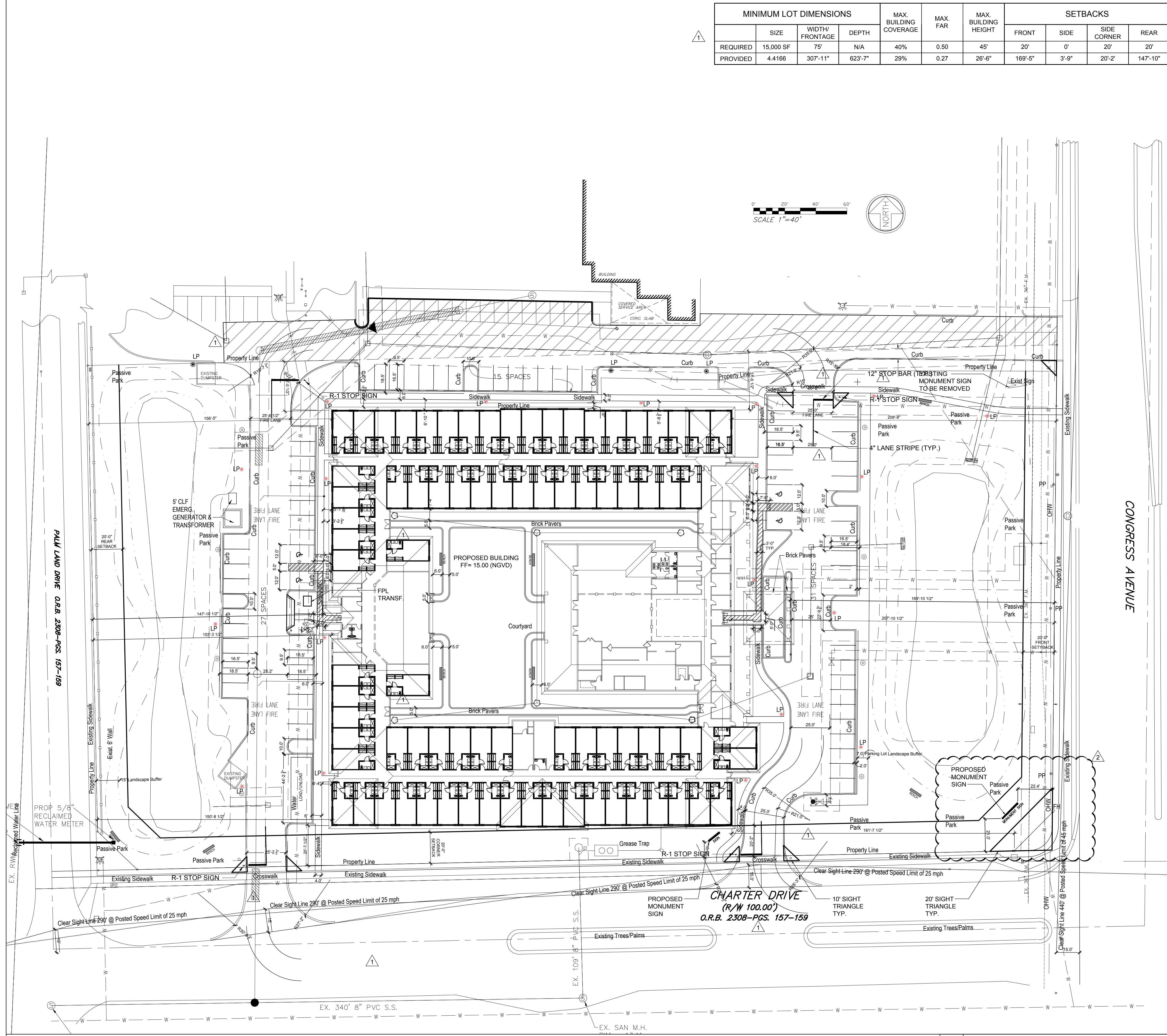


Exhibit "A" Location Map



MINIMUM LOT DIMENSIONS				MAX. BUILDING COVERAGE	MAX. FAR	MAX. BUILDING HEIGHT	SETBACKS			
	SIZE	WIDTH/FRONTAGE	DEPTH				FRONT	SIDE	SIDE CORNER	REAR
REQUIRED	15,000 SF	75'	N/A	40%	0.50	45'	20'	0'	20'	20'
PROVIDED	4,4166	307'-11"	623'-7"	29%	0.27	26'-6"	169'-5"	3'-9"	20'-2"	147'-10"

TABULAR SUMMARY

TOTAL GROSS PROJECT ACREAGE:
191,163.60 SF
4.4 ACRES

FUTURE LAND USE MAP CLASSIFICATION (FLUM):
LOCAL RETAIL COMMERCIAL (LRC)

ZONING DISTRICT:
C3 - COMMUNITY COMMERCIAL

USE:
MEDICAL / CARE OR TESTING (IN-PATIENT)

TOTAL BUILDING AREA:
BEDROOMS 35,350 SF
TRANSITIONAL COMMON AREAS: 11,790 SF
SEVERE COMMON AREAS: 4,118 SF
TOTAL A/C AREA 51,258 SF

VERANDAH, PATIO PORTICO: 4,471 SF

TOTAL NUMBER OF DWELLINGS:
N/A

NUMBER OF BEDROOMS:
40 BEDROOMS TRANSITIONAL
40 BEDROOMS SEVERE

NUMBER OF BATHROOMS:
80 BATHROOMS

NUMBER OF BEDS:
70 DOUBLE OCCUPANCY ROOMS = 140 BEDS
10 SINGLE OCCUPANCY ROOMS = 10 BEDS
TOTAL = 150 BEDS

SIZE OF EACH TYPICAL UNIT:
13'-0" x 26'-9"
13'-0" x 27'-9"

SQUARE FOOTAGE & PERCENTAGE DISTRIBUTION
LANDSCAPED OPEN SPACE: 96,077 S.F. - 50%
VEHICULAR USE AREAS: 33,956 S.F. - 18%
PAVED AREAS: 5,402 S.F. - 03%
BUILDING COVERAGE: 55,729 S.F. - 29%

SURFACE AREA:
PERVIOUS: 96,077 S.F. - 50%
IMPERVIOUS: 95,087 S.F. - 50%
WATER: N/A
TOTAL SURFACE AREA: 191,164 S.F. - 100%

PARKING CALCULATIONS (1 PER 2.5 BEDS)
150 BEDS @ 1 PER 2.5 BEDS = 60 PARKING SPACES REQUIRED
PARKING PROVIDED = 73 PARKING SPACES PROVIDED

CONSTRUCTION TYPE: IIIA, SPRINKLERED

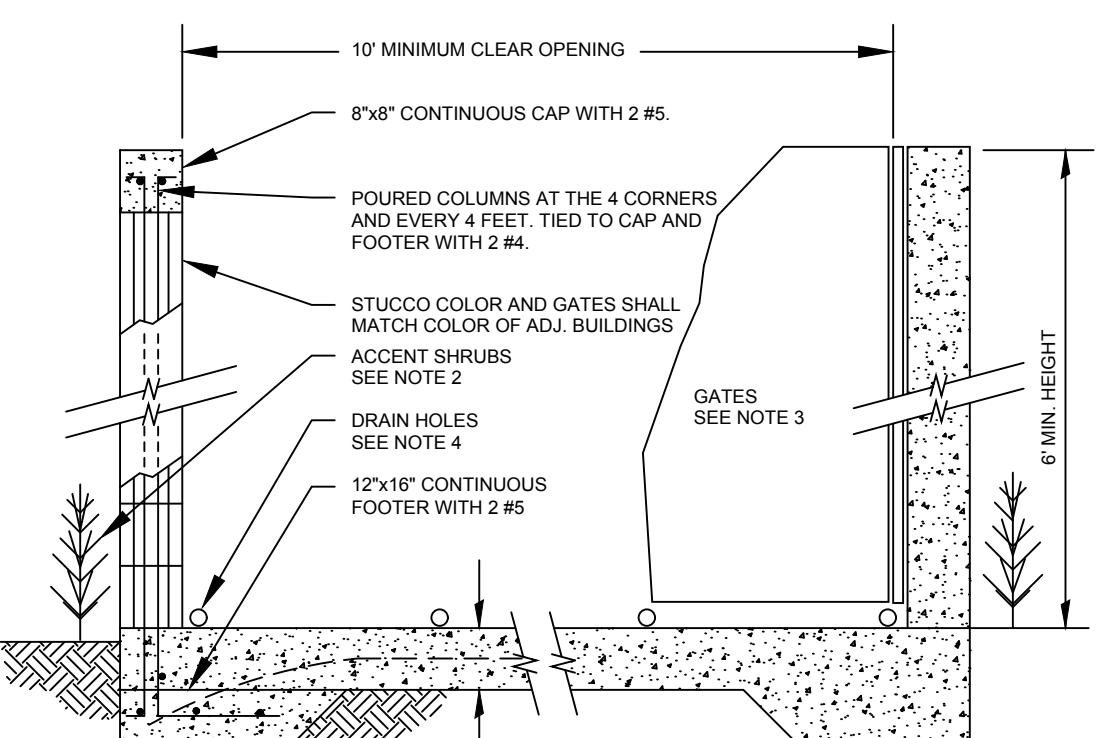
GENERAL NOTES

- ALL PLANS SUBMITTED FOR PERMITTING SHALL MEET THE CITY'S CODES AND THE APPLICABLE BUILDING CODES IN EFFECT AT THE TIME OF PERMIT APPLICATION.
- THE HEIGHT AND AREA FOR BUILDINGS OR STRUCTURES OF THE DIFFERENT TYPES OF CONSTRUCTION SHALL BE COVERED BY THE INTENDED USE OR OCCUPANCY OF THE BUILDING, AND SHALL NOT EXCEED THE LIMITS SET FORTH IN THE 5TH EDITION (2014), TABLE 603.
- THE 5TH EDITION (2014) FOR ACCESSIBILITY STATES THAT BUILDINGS WITH MULTIPLE ACCESSIBLE ENTRANCES SHALL HAVE ACCESSIBLE PARKING SPACES DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCE.
- BUILDINGS, STRUCTURES AND PARTS THEREOF SHALL BE DESIGNED TO WITHSTAND THE MINIMUM WIND LOADS OF 170 MPH WIND FORCES ON EVERY BUILDING OR STRUCTURE SHALL BE DETERMINED BY THE PROVISIONS OF ASCE 7 AND THE PROVISIONS OF THE 5TH EDITION (2014), SECTION 1609 WIND LOADS.
- THE QUANTITY HANDICAP-ACCESSIBLE PARKING SPACES SHALL BE CONSISTENT WITH THE REGULATIONS SPECIFIED IN THE 5TH EDITION (2014) FOR ACCESSIBILITY. THE ACCESSIBLE PARKING SPACES THAT SERVES A USE SHALL BE LOCATED ON THE SHORTEST SAFETY ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE. PER 5TH EDITION (2014) FOR ACCESSIBILITY, BUILDINGS WITH MULTIPLE ACCESSIBLE ENTRANCES SHALL HAVE ACCESSIBLE PARKING SPACES DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCE.
- AT FACILITIES PROVIDING MEDICAL, CARE AND OTHER SERVICES FOR PERSONS WITH MOBILITY IMPAIRMENTS, PARKING SPACES COMPLYING WITH THE 5TH EDITION (2014) FOR ACCESSIBILITY SHALL BE PROVIDED.
- REFER TO SHEET E1.1 FOR EXACT LOCATION OF NEW LIGHT POLES AND FOR PHOTOMETRIC CALCULATIONS.
- IF AN ACCESSIBLE ROUTE HAS LESS THAN 60 INCHES CLEAR WIDTH, THEN PASSING SPACES AT LEAST 60 INCHES BY 60 INCHES SHALL BE LOCATED AT REASONABLE INTERVALS NOT TO EXCEED 200 FEET. A 11' INTERSECTION OF TWO CORRIDORS OR WALKS IS AN ACCEPTABLE PASSING PLACE. PER 2010 FBC FOR ACCESSIBILITY.
- PROVIDE THE TURNING RADIUS FOR THE SITE, BOTH INGRESS AND EGRESS. FIRE DEPT. REQUIREMENTS ARE 21 FEET INSIDE AND 35' OUTSIDE WITH A 236-INCH WHEELBASE, IN ACCORDANCE WITH NFPA 18.2.3.4.3.

DUMPSTER ENCLOSURE DETAIL

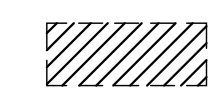
N.T.S.

EXISTING DUMPSTER ENCLOSURES MUST MEET THE 2010 LDR, CHAPTER 4, ARTICLE VI, SECTION 3.E. & SECTION 4.C., AND IN ACCORDANCE WITH ENGINEERING DIVISION STANDARD DRAWING G-4. GC TO INSTALL NEW BLACK GATES PER NOTE 3. DUMPSTER WALLS SHALL BE PAINTED TO MATCH THE COLOR THE PRINCIPAL STRUCTURE.



- NOTES:
- ALL CONSTRUCTION SHALL CONFORM WITH BUILDING AND LANDSCAPE CODES.
 - ACCENT SHRUBS TO HAVE MIN. PLANTED HEIGHT OF 2'-36" AT 24" O.C. ON THE WALLED SIDES.
 - GATES SHALL HAVE DROP PINS TO DROP INTO HOLES IN (OPEN). FENCE GATES SHALL HAVE SLATS TO SCREEN DUMPSTER.
 - PITCH SLAB TO REAR & PROVIDE DRAIN HOLES. IF SLAB DRAIN REQUIRED, PITCH TO DRAIN.
 - CONCRETE PAD TO BE 6" THICK WITH 6X6 #10 WIRE MESH WITH 2500 PSI CONCRETE.
 - MINIMUM SIZE SHALL BE 10'-0"x10'-0" CLEAR OPENING OF GATE POSTS.
 - THERE SHALL BE A CLEAR, UNOBSTRUCTED VERTICAL DISTANCE OF 15 FEET MINIMUM ABOVE THE DUMPSTER, MEASURED FROM THE SLAB.

SITE PLAN LEGEND

 REPRESENTS THE 36" MIN. PATH OF TRAVEL ROUTE IN COMPLIANCE WITH 2014 FBC: ACCESSIBILITY

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"



RODOLFO ACEVEDO AIA
JAMES R. WILLIAMS AIA
7700 CONGRESS AVE.
SUITE 1114
BOCA RATON, FLORIDA 33487
TEL 561 997 1244
FAX 561 997 1675

JAMES R. WILLIAMS - AR 0017581
RODOLFO C. ACEVEDO - AR 0016324

COURTYARD GARDENS ASSISTED LIVING
SITE PLAN APPROVAL
3005 S CONGRESS AVE.
BOYNTON BEACH, FLORIDA

FLORIDA LICENSURE: AA26000219

PROJECT NO. 17017
DESIGNED BY: JW
DRAWN BY: DB
CHECKED BY: JW/MB

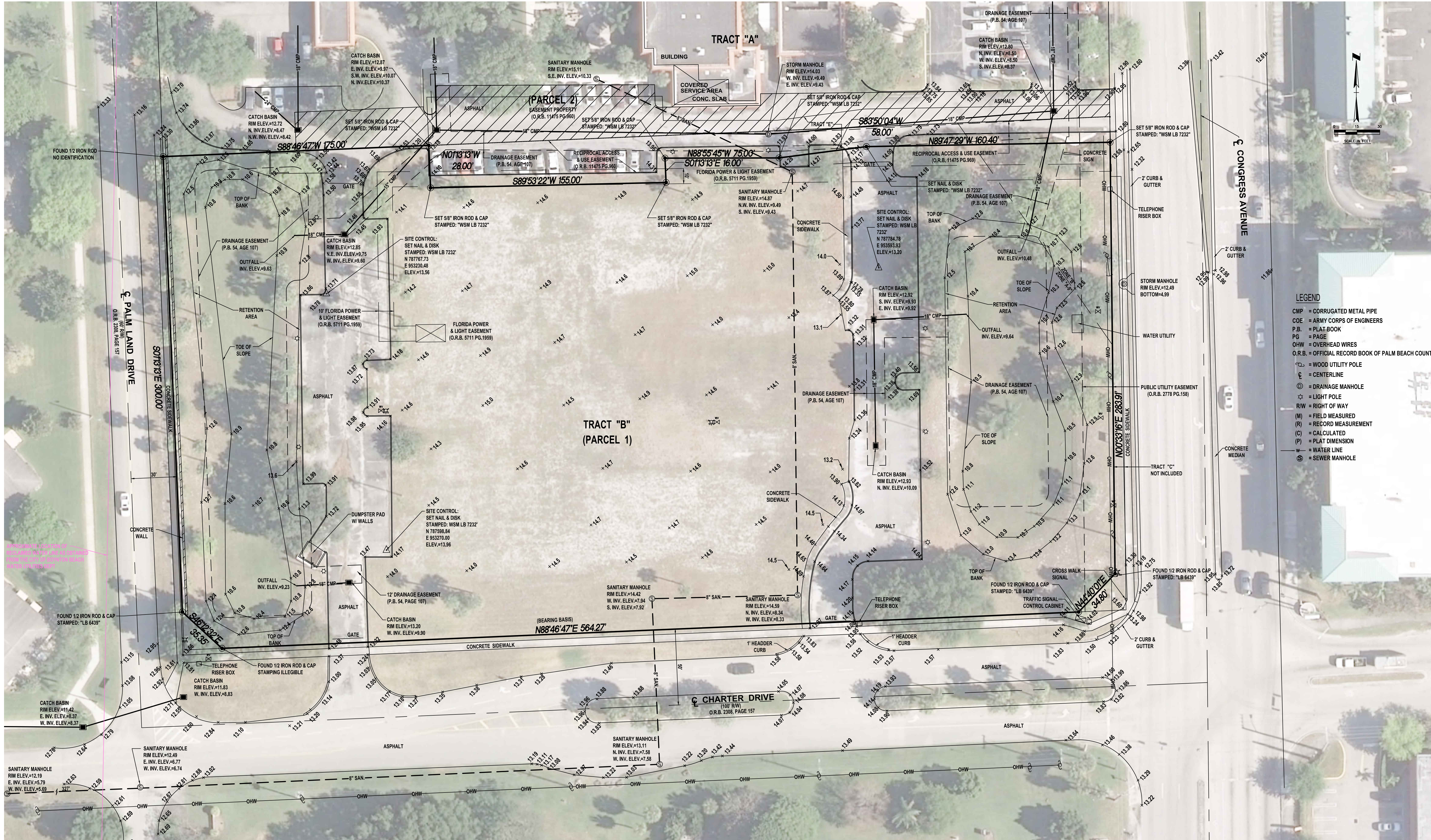
SUBMITTALS:
DESIGN DEV. SET: 06.21.2017
PROGRESS SET: 06.23.2017
SITE PLAN APPROVAL
PERMIT SET: 06.29.2017

REVISIONS:
1 P&Z COMMENTS 08.04.2017
2 P&Z COMMENTS 08.11.2017

ARCHITECTURAL
SITE PLAN

A1.1

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER



DESCRIPTION
TRACT "B", A PORTION OF PLAT OF MANOR CARE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGES 106-107, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
TOGETHER WITH AN EASEMENT IN PARCEL 2:
A PORTION OF TRACT "A" OF THE SAID PLAT OF MANOR CARE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE N.E. CORNER OF SAID PARCEL 1; THENCE SOUTH 88 DEGREES 46'47" WEST, A DISTANCE OF 535.82 FEET; THENCE NORTH 01 DEGREES 13'13" WEST, A DISTANCE OF 25.75 FEET; THENCE NORTH 88 DEGREES 46'47" EAST, A DISTANCE OF 94.91 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 4.32 FEET; A CENTRAL ANGLE OF 198 DEGREES 08'14"; A DISTANCE OF 14.80 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 16'00" WEST, A DISTANCE OF 14.55 FEET; THENCE SOUTH 89 DEGREES 00'33" EAST, A DISTANCE OF 143.88 FEET; THENCE SOUTH 00 DEGREES 12'55" EAST, A DISTANCE OF 12.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 3.06 FEET, A CENTRAL ANGLE OF 89 DEGREES 45'45"; A DISTANCE OF 4.79 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 53'43" EAST, A DISTANCE OF 66.28 FEET; THENCE NORTH 00 DEGREES 28'15" EAST, A DISTANCE OF 7.61 FEET; THENCE SOUTH 89 DEGREES 27'13" EAST, A DISTANCE OF 229.94 FEET; THENCE SOUTH 00 DEGREES 53'16" WEST, A DISTANCE OF 17.84 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES
1. THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND WAS PREPARED AT THE REQUEST OF COURTYARD GARDENS. THE BOUNDARY WAS PREPARED RELYING ON INFORMATION CONTAINED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 17-189N EFFECTIVE DATE MAY 10, 2017 AT 8:00 A.M.
2. BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES FLORIDA EAST ZONE NORTH AMERICAN DATUM OF 1983 (NAD83). ADJUSTMENT OF 2011 AND WERE ESTABLISHED BY REDUNDANT GPS OBSERVATIONS UTILIZING THE TRIMBLE VIRTUAL REFERENCE SYSTEM AND NGS CONTROL STATIONS. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE PLAT OF MANOR CARE, PLAT BOOK 54, PAGE 106 WHICH BEARS NORTH 88°46'47" EAST.
3. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN HEREON THAT MAY BENEFIT OR ENCUMBER THE LAND SHOWN HEREON. THE EASEMENTS AND SOME OTHER DATA WERE PROVIDED IN A CAD FILE FROM BASELINE ENGINEERING FILE NO. 16-06-045 DATED 06/23/2017.
4. LOCATION OF IMPROVEMENTS SHOWN HEREON WERE OBSERVED UTILIZING A TRIMBLE S-6 ROBOTIC TOTAL STATION IMPLEMENT PROCEDURES WHICH MEET OR EXCEED THIRD ORDER CLASS 1 SPECIFICATIONS.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP (S) IS FOR INFORMATIONAL PURPOSE ONLY AND IS NOT VALID.
7. ADDITIONS OR DELETIONS TO THE SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THE IMAGERY SHOWN HEREON WAS OBTAINED FROM WWW.FDOT.ORG, HAS A FLIGHT DATE OF 2015 AND 0.5 PIXEL RESOLUTION.
9. DATE OF FIELD SURVEY AND LAST SITE INSPECTION - 21 JULY 17
10. THE CONTROL POINT ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A THIRD ORDER LEVEL RUN FROM NGS PUBLISHED BENCHMARK "FILLIP" UTILIZING A DNI 22 DIGITAL LEVEL. ALL SECONDARY ELEVATIONS WERE OBTAINED FROM A TRIMBLE S-6 ROBOTIC TOTAL STATION. ALL ELEVATIONS SHOWN HEREON WERE COLLECTED IN NORTH AMERICAN DATUM OF 1988 (NAVD88) AND CONVERTED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) UTILIZING VERTCON ORTHOMETRIC HEIGHT CONVERSION SOFTWARE. SUBTRACT 1.52 FEET TO CONVERT ANY ELEVATION ON THIS DRAWING TO NAVD88.

CERTIFICATE OF SURVEYOR:
I HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

THOMAS E. WHIDDEN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NUMBER 6225

- LEGEND**
- CMP = CORRUGATED METAL PIPE
 - COE = ARMY CORPS OF ENGINEERS
 - P.B. = PLAT BOOK
 - PG = PAGE
 - OHV = OVERHEAD WIRES
 - O.R.B. = OFFICIAL RECORD BOOK OF PALM BEACH COUNTY
 - W = WOOD UTILITY POLE
 - C = CENTERLINE
 - DM = DRAINAGE MANHOLE
 - LP = LIGHT POLE
 - R/W = RIGHT OF WAY
 - (M) = FIELD MEASURED
 - (R) = RECORD MEASUREMENT
 - (C) = CALCULATED
 - (P) = PLAT DIMENSION
 - W = WATER LINE
 - S = SEWER MANHOLE

Whidden Surveying & Mapping, Inc.
9200 Belvedere Road, Ste 114
Royal Palm Beach, FL 33411
Phone: 561.730.8515
Fax: 561.730.8557
www.whiddensurveying.com
Licensed Business No. 7232



DRAWN BY: TEW CHECKED: CLE DATE: 24 JUL 17
FIELD PERSON(S): WRIGHT-CORNEILLUS, J.
FIELD DATE(S): 21 JUL 17
FIELD BOOK(S): 11-186
PAGE(S): 36-45
DATA COLLECTOR FILE(S): 30055CONNESS.DWG

**COURTYARD GARDENS
BOUNDARY & TOPOGRAPHIC SURVEY
PALM BEACH COUNTY, FLORIDA**
SECTION: 6
TOWNSHIP 46 SOUTH
RANGE 43 EAST

DRAWING NO. TASK xx
CAD FILE NO.
30055_CONNESS.dwg
SHEET
OF
1
1



RODOLFO ACEVEDO AIA
JAMES R. WILLIAMS AIA
7700 CONGRESS AVE.
SUITE 1114
BOCA RATON, FLORIDA 33487
TEL 561 997 1244
FAX 561 997 1675

JAMES R. WILLIAMS - AR 0017581
RODOLFO C. ACEVEDO - AR 0016324

COURTYARD GARDENS ASSISTED LIVING SITE PLAN APPROVAL

3005 S CONGRESS AVE.
BOYNTON BEACH, FLORIDA

FLORIDA LICENSURE: AA26002219

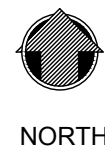
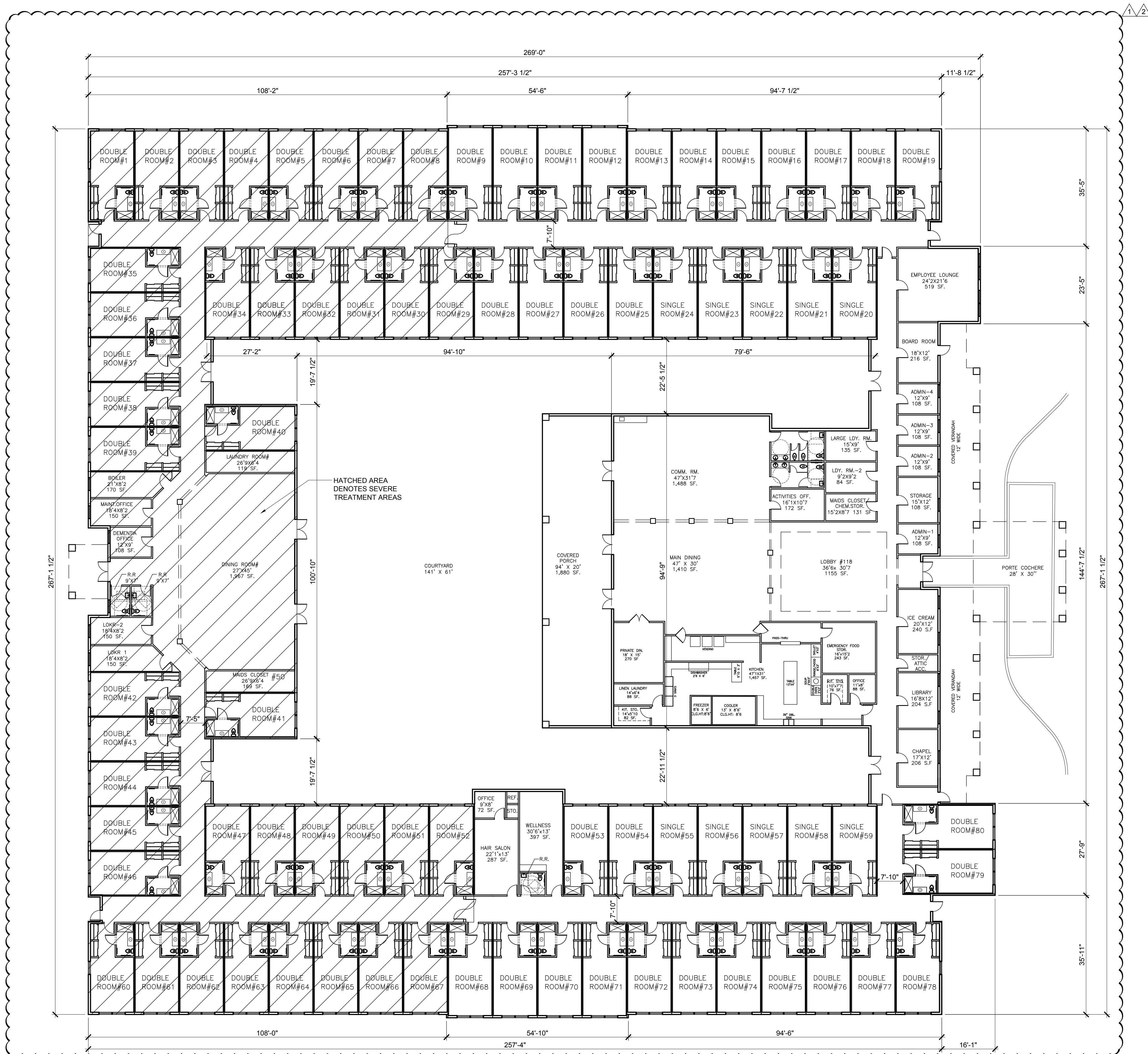
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DESIGNED BY: JW
DRAWN BY: DB
CHECKED BY: JW/MB

SUBMITTALS:
DESIGN DEV. SET: 06.21.2017
PROGRESS SET: 06.23.2017
SITE PLAN APPROVAL
PERMIT SET: 06.29.2017

REVISIONS:
1 P&Z COMMENTS 08.04.2017
2 P&Z COMMENTS 08.11.2017

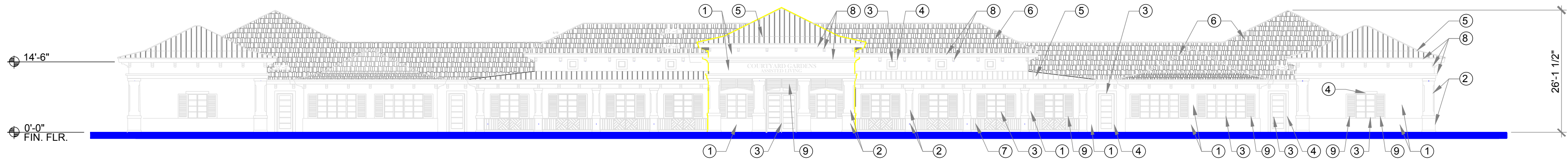
FLOOR PLAN

A2.1

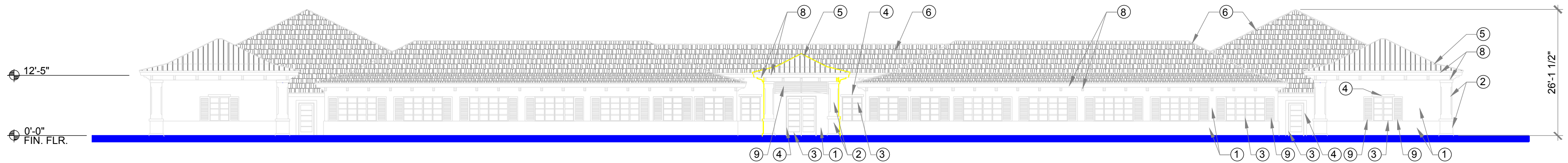


1 FLOOR PLAN
SCALE: 1/16" = 1'-0"

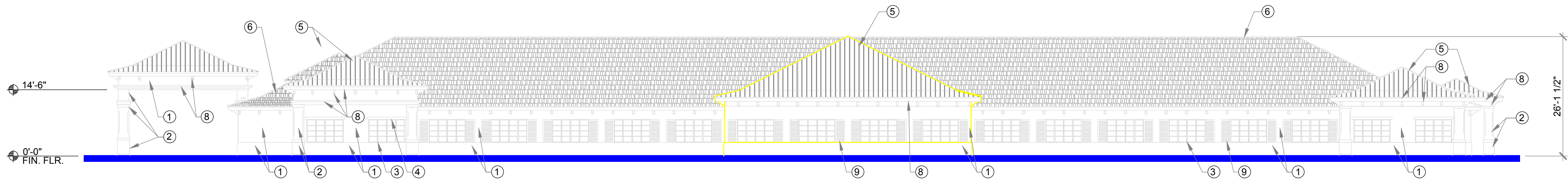
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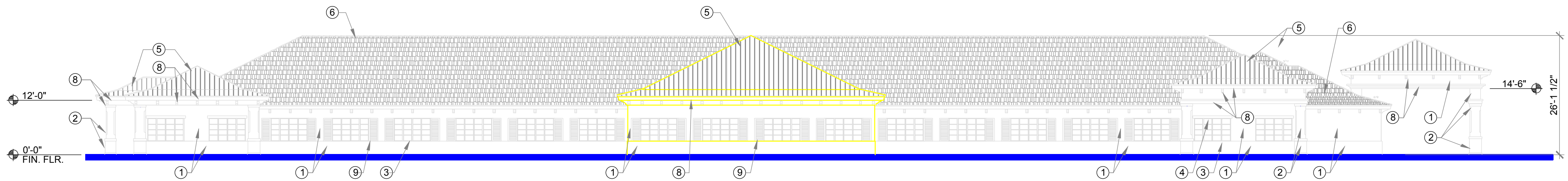
4 EXTERIOR ELEVATIONS - EAST - CONGRESS AVE.
SCALE: 1/16" = 1'-0"



3 EXTERIOR ELEVATION - WEST
SCALE: 1/16" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"

COLOR & MATERIAL LEGEND		
MARK	DESCRIPTION	MATERIAL/COLOR
①	LIGHT TEXTURE PAINTED STUCCO	SHERWIN WILLIAMS "CRESCENT MOON" SW 7124
②	COLUMN	SHERWIN WILLIAMS "EXTRA WHITE" SW 7006
③	DOOR & WINDOW FRAME	ANODIZED ALUMINUM FINISH BLACK COLOR
④	DOOR & WINDOW TRIM	SHERWIN WILLIAMS "EXTRA WHITE" SW 7006
⑤	STANDING SEAM MTL ROOF	ATAS INTERNATIONAL BLACK COLOR WITH PVDF FINISH
⑥	FLAT CONCRETE TILE ROOF	4011 - FLINTRIGE GRAY EAGLE ROOF TILE GRAY EAGLE
⑦	RAILINGS	ANODIZED ALUMINUM FINISH BLACK COLOR
⑧	PRECAST MOULDING & BRACKETS	SHERWIN WILLIAMS "EXTRA WHITE" SW 7006
⑨	SHUTTERS	ANODIZED ALUMINUM FINISH BLACK COLOR



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RODOLFO C. ACAYEDO - AR 0016324

COURTYARD GARDENS ASSISTED LIVING
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3005 S CONGRESS AVE
BOYNTON BEACH, FLORIDA

FLORIDA LICENSURE: AA26002219

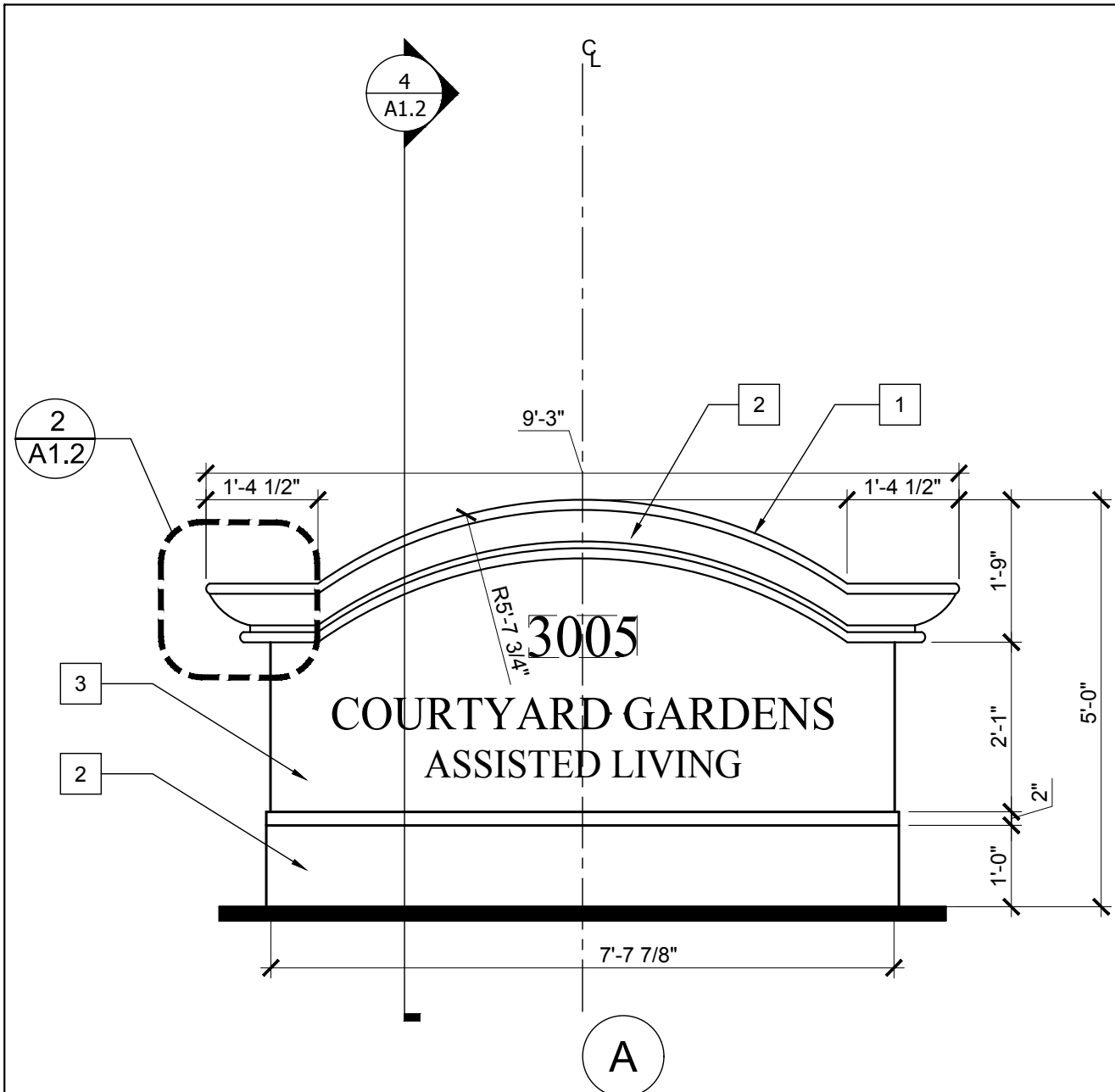
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PROGRESS SET: 06.23.2017
SITE PLAN APPROVAL
PERMIT SET: 06.29.2017

REVISIONS:

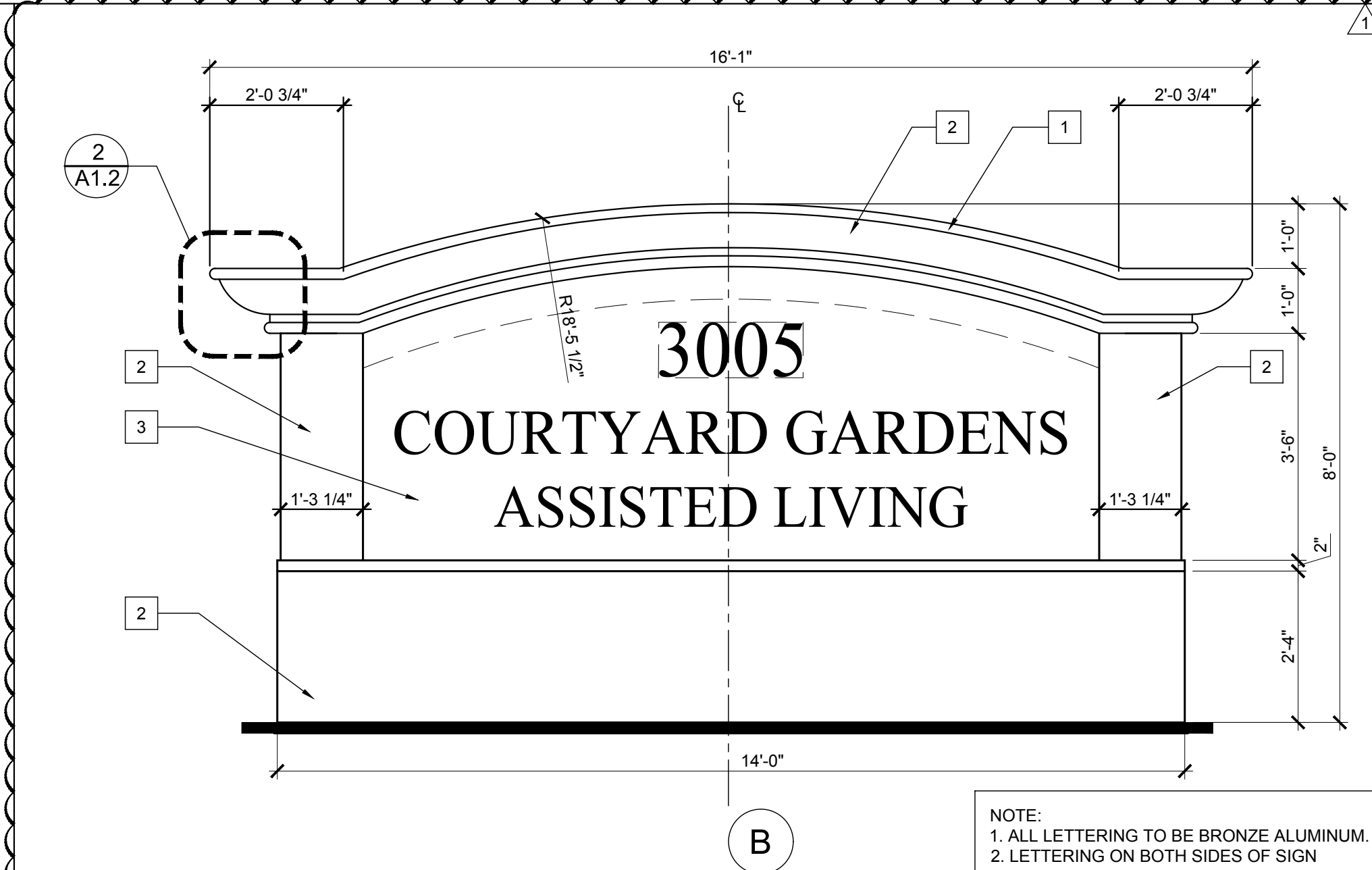
EXTERIOR
ELEVATIONS

A2.2

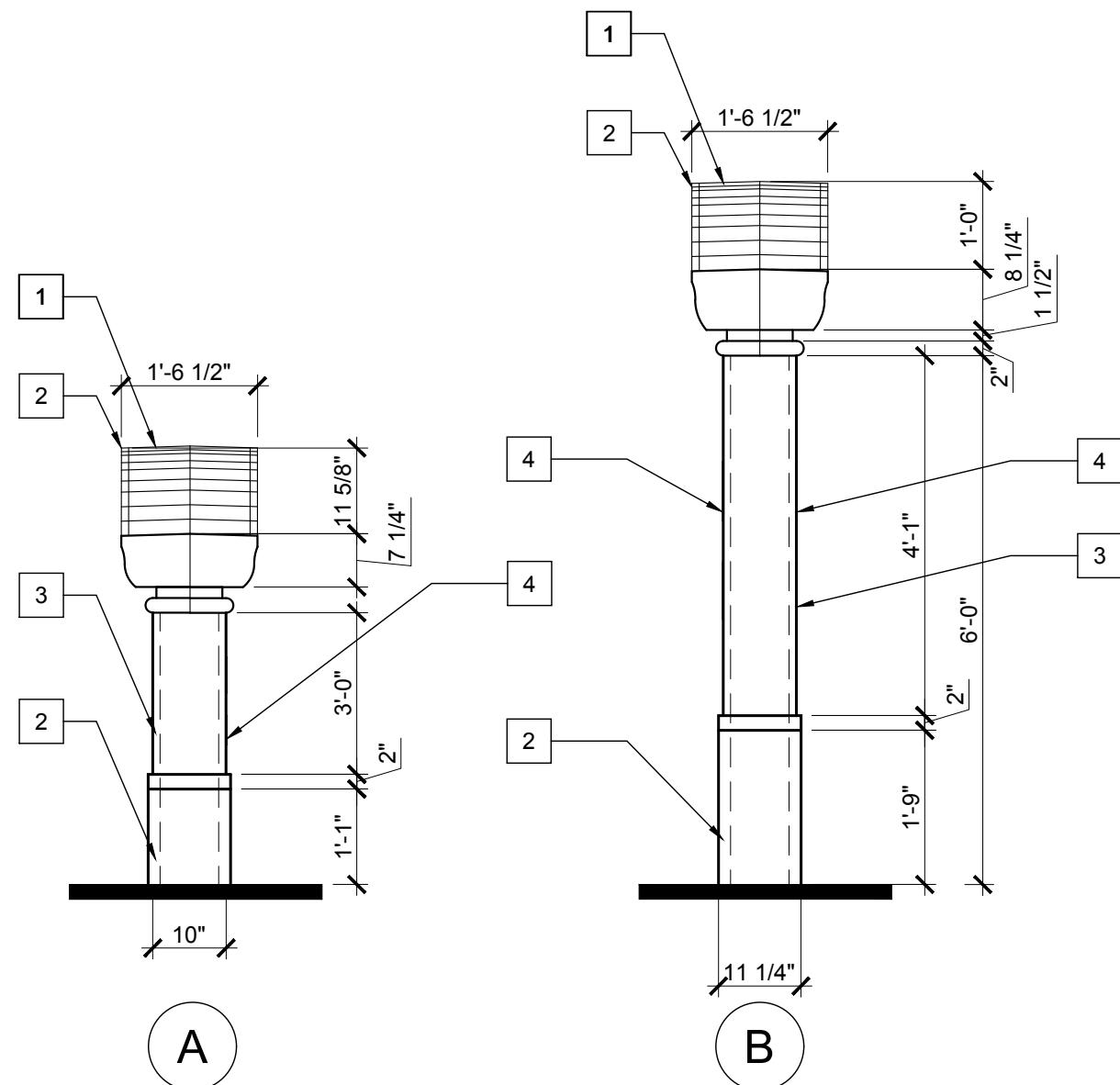
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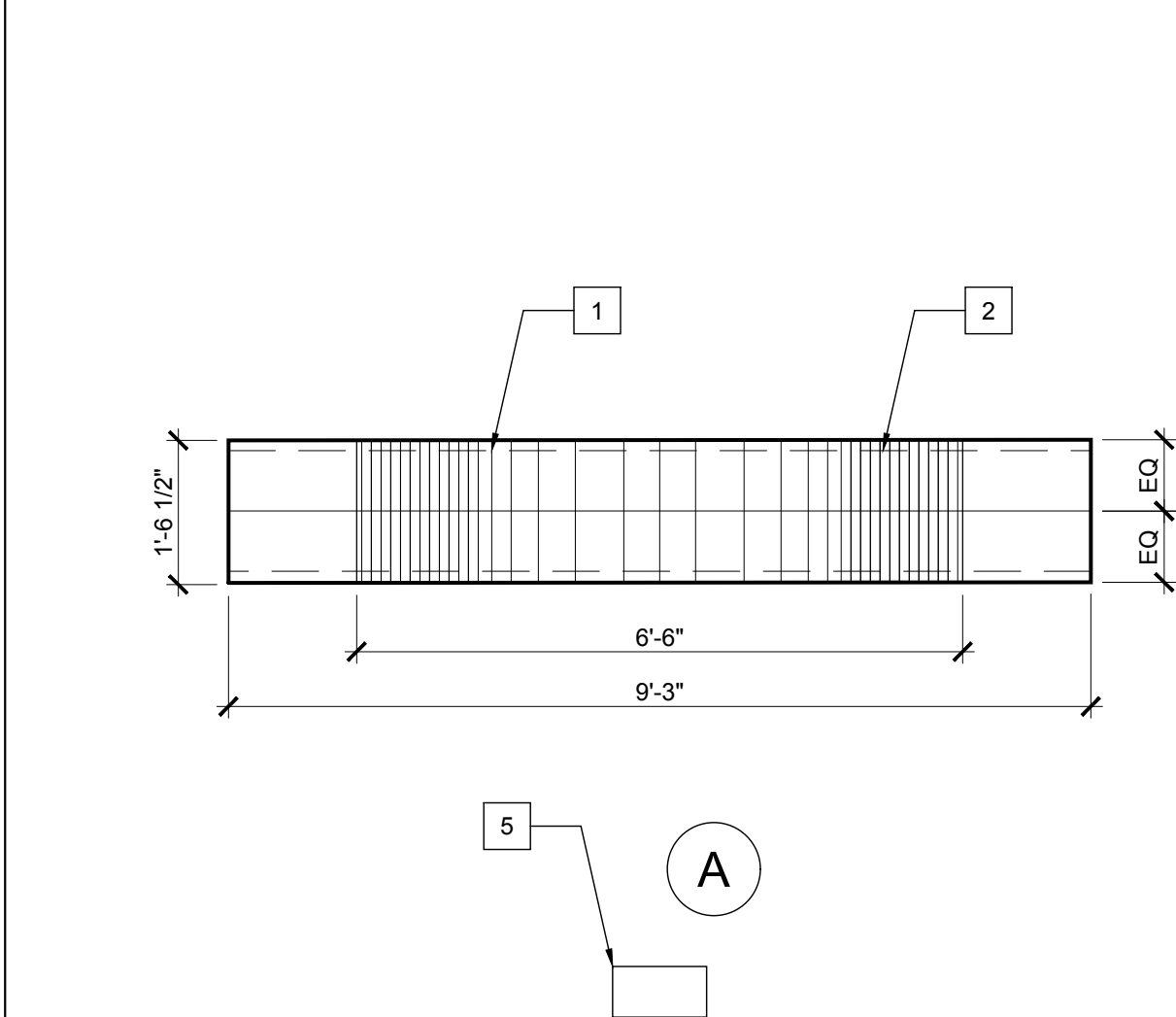
9 FRONT ELEVATIONS
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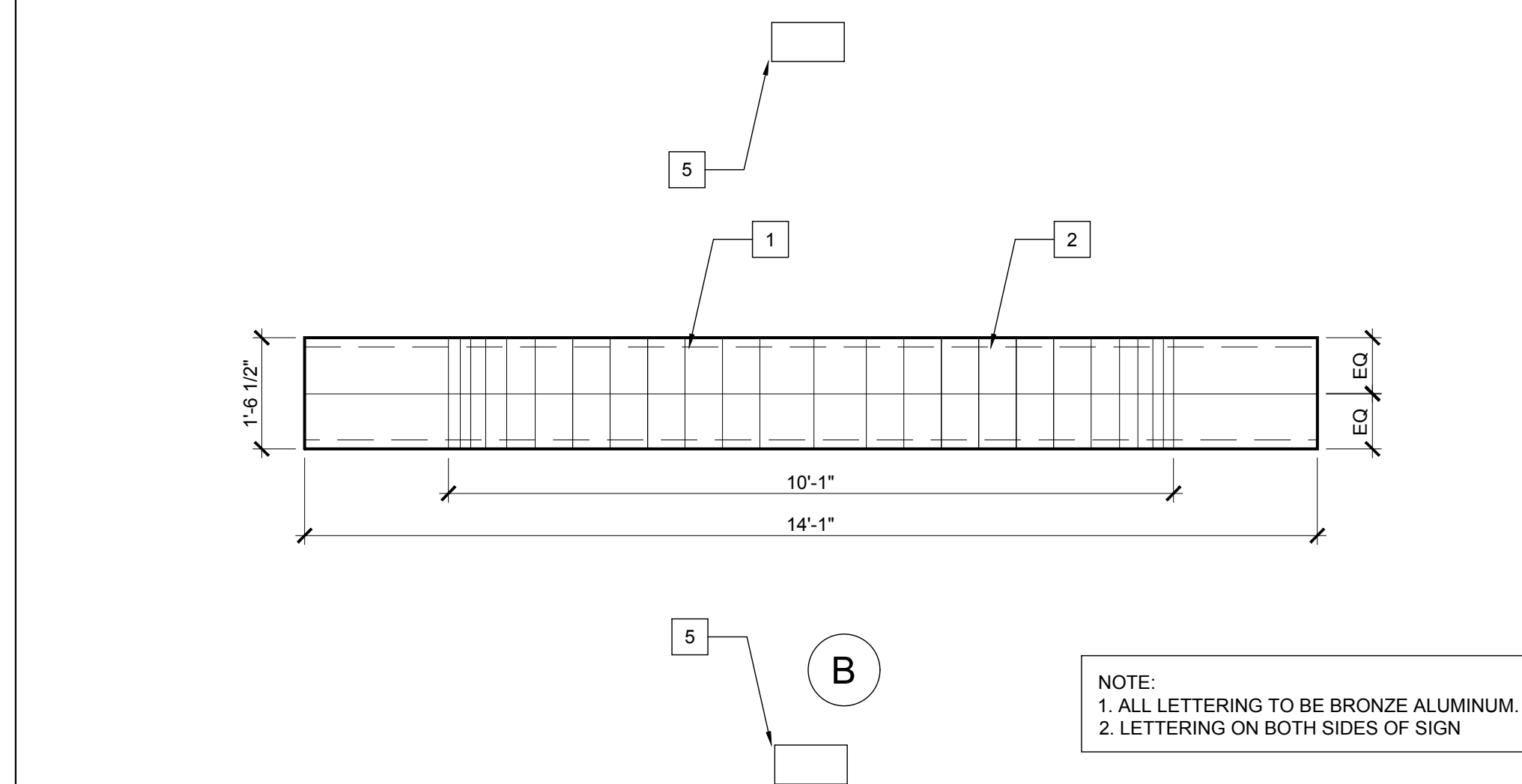
6 FRONT ELEVATIONS
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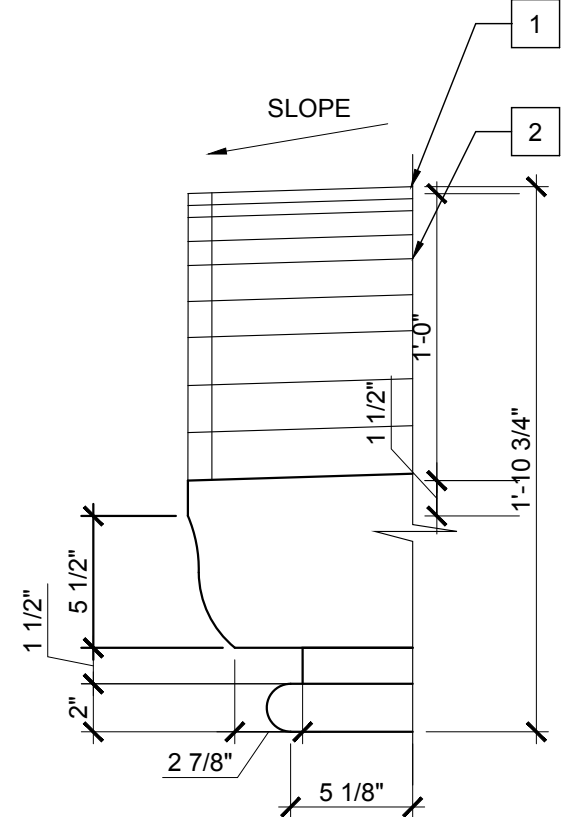
3 TYPICAL SIDE ELEVATIONS
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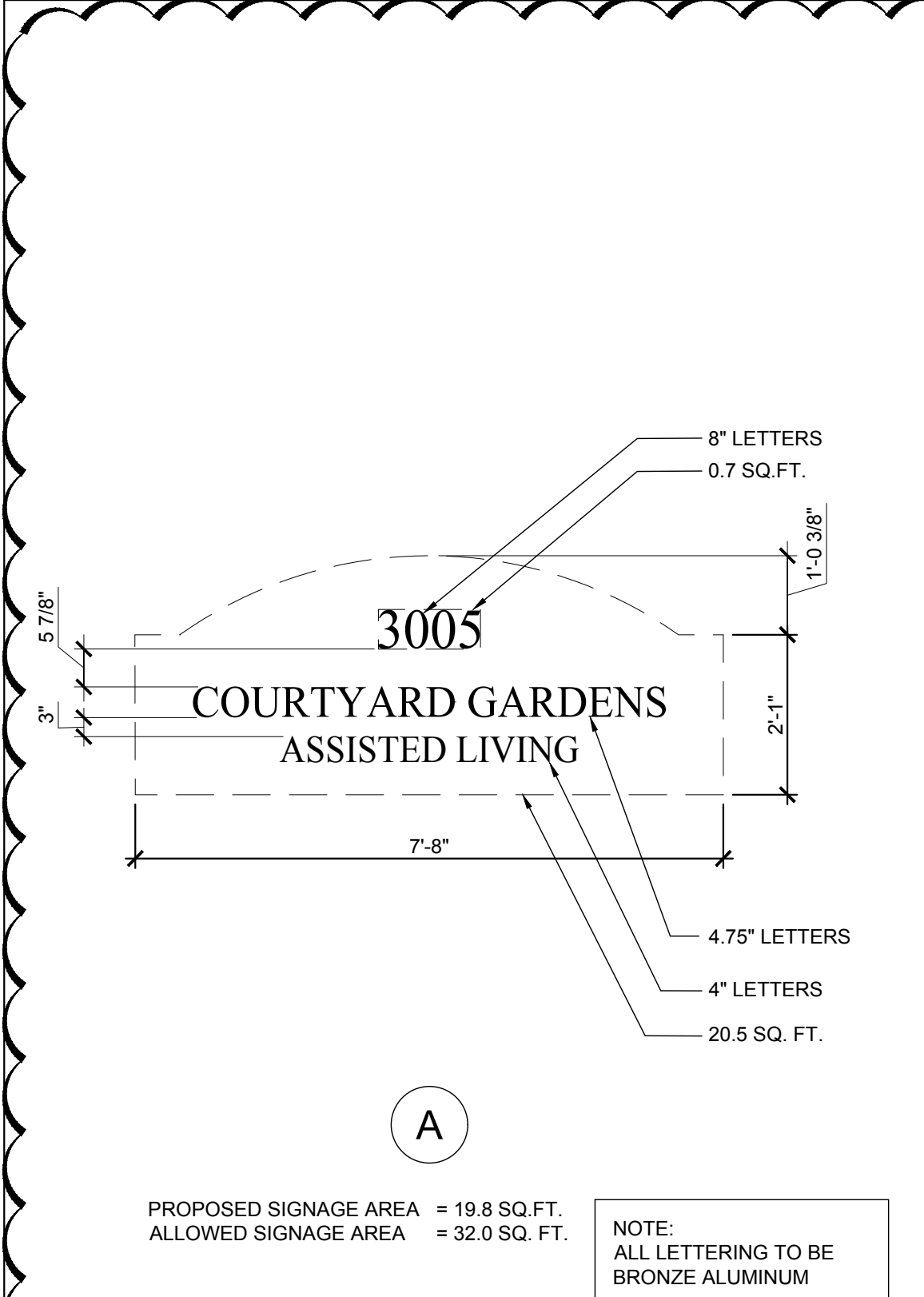
8 TOP VIEW
SCALE: 1/2" = 1'-0"



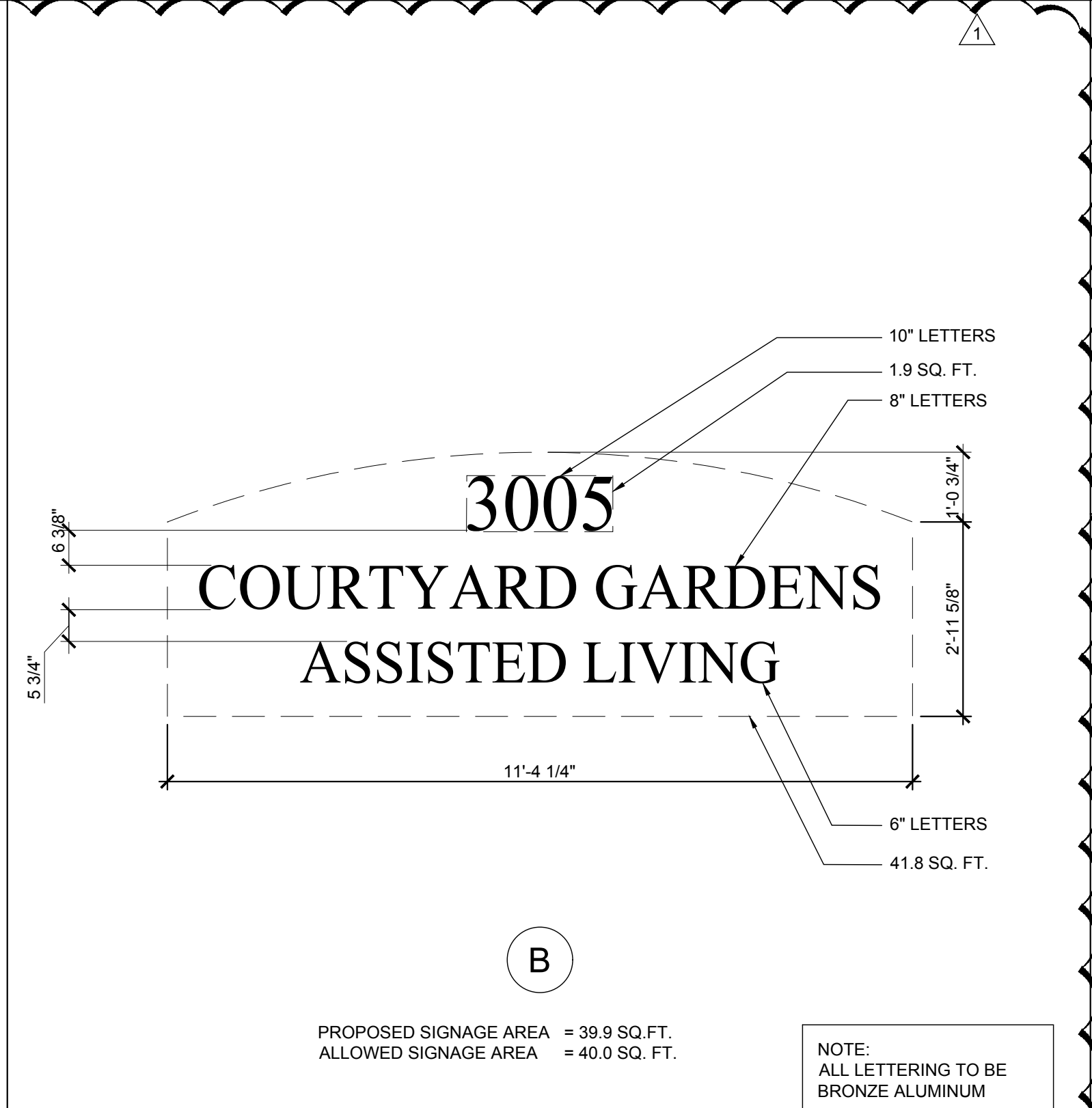
5 TOP VIEW
SCALE: 1/2" = 1'-0"



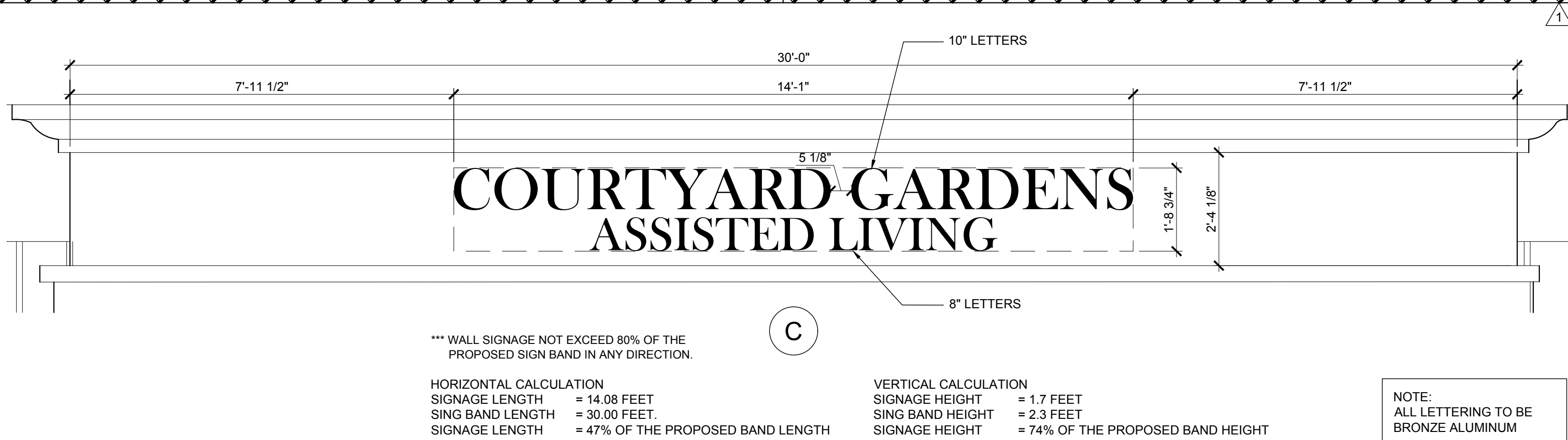
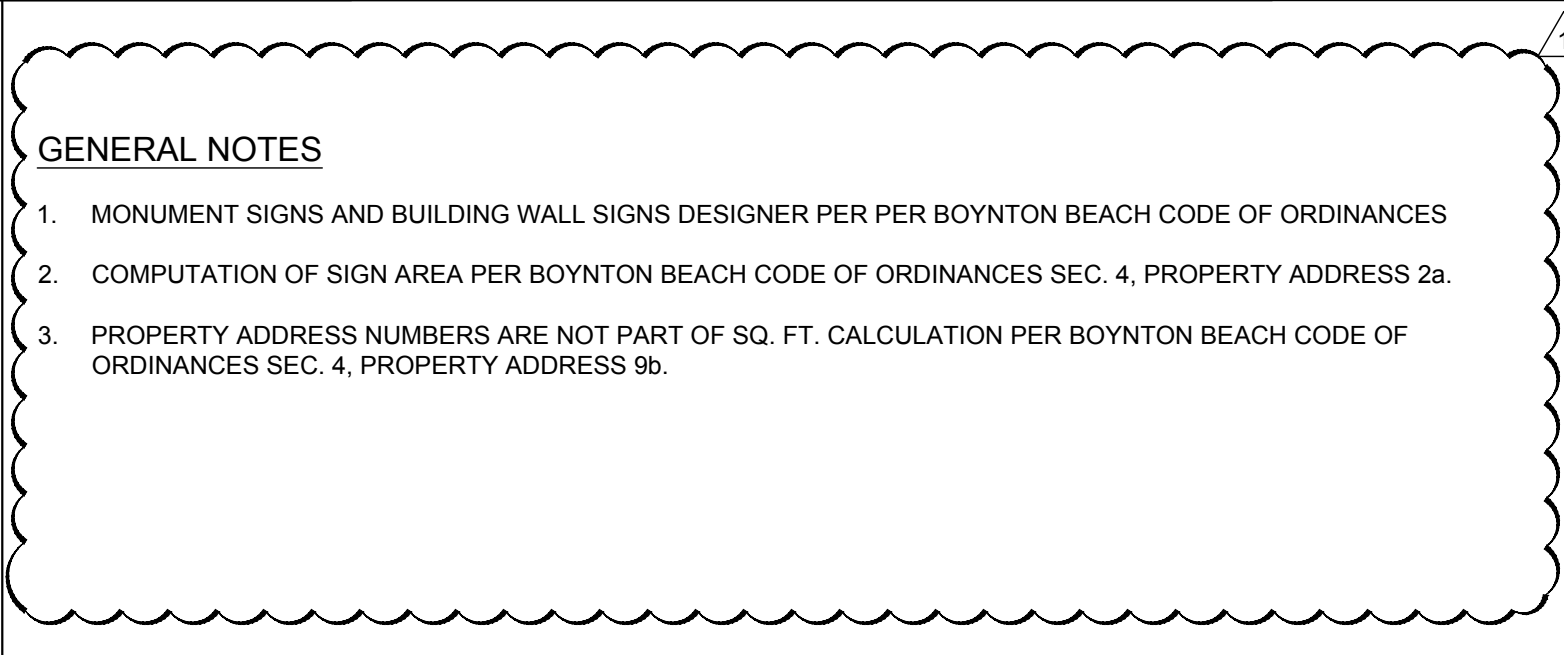
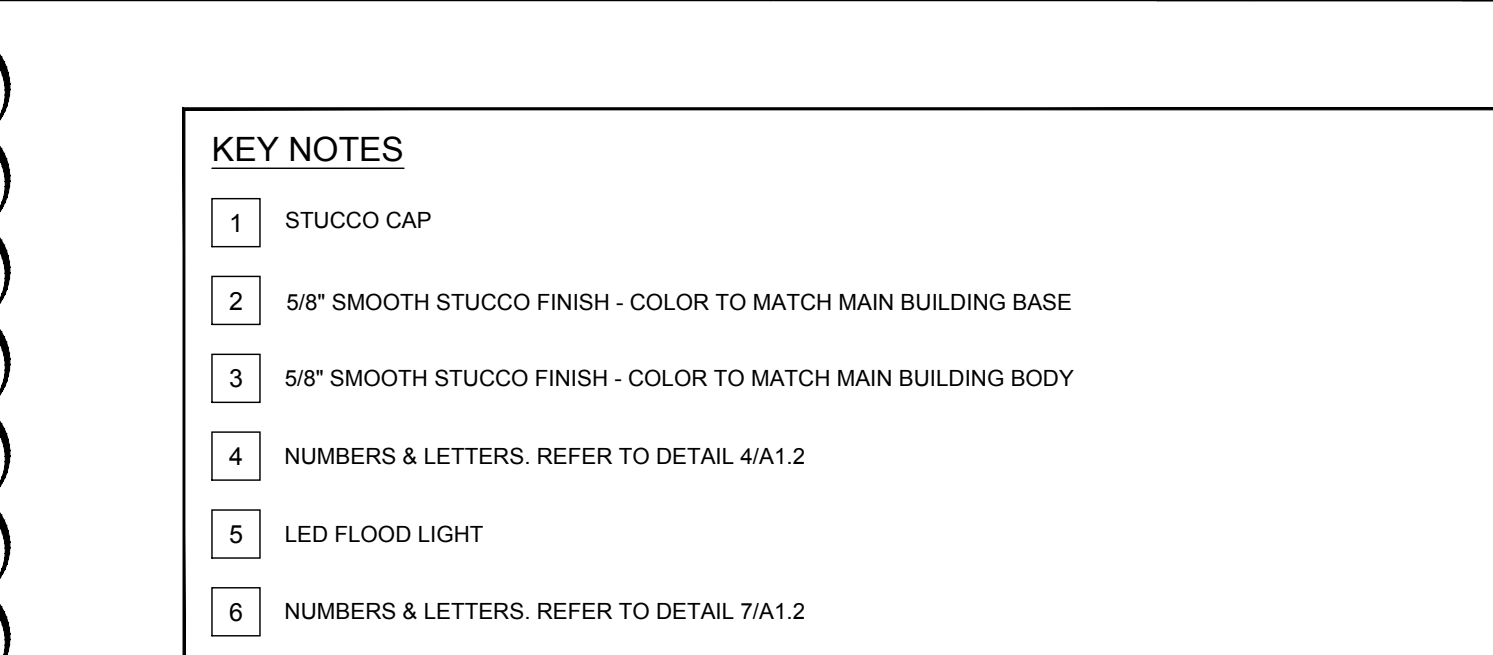
2 STUCCO CAP DETAIL
SCALE: 1-1/2" = 1'-0"



7 LETTERING DETAIL
SCALE: 1/2" = 1'-0"



4 LETTERING DETAIL
SCALE: 1/2" = 1'-0"



1 LETTERING DETAIL WALL SIGNAGE AT PORTE COCHERE
SCALE: 1/2" = 1'-0"



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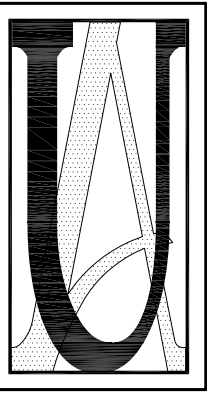
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PROJECT NO. 17017
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SUBMITTALS:
DESIGN DEV. SET: 06.21.2017
PROGRESS SET: 06.23.2017
SITE PLAN APPROVAL
PERMIT SET: 06.29.2017

REVISIONS:
1. P&Z COMMENTS 08.04.2017

MONUMENT
SIGN
PLAN &
DETAILS

A1.2



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Site Planning
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Sustainable Site Design
Water Efficient Irrigation Design
Plan Approvals

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uainc@bellsouth.net
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Revisions

August 8, 2017, 1st Review
Comments

August 11, 2017, DART Review
Relocate Sign, Transformer &
Update Site Lighting Locations

Sheet Title

TREE SURVEY &
RELOCATION PLAN

Drawn By LU

Checked By LU

Date June 23, 2017

Job No. 47417

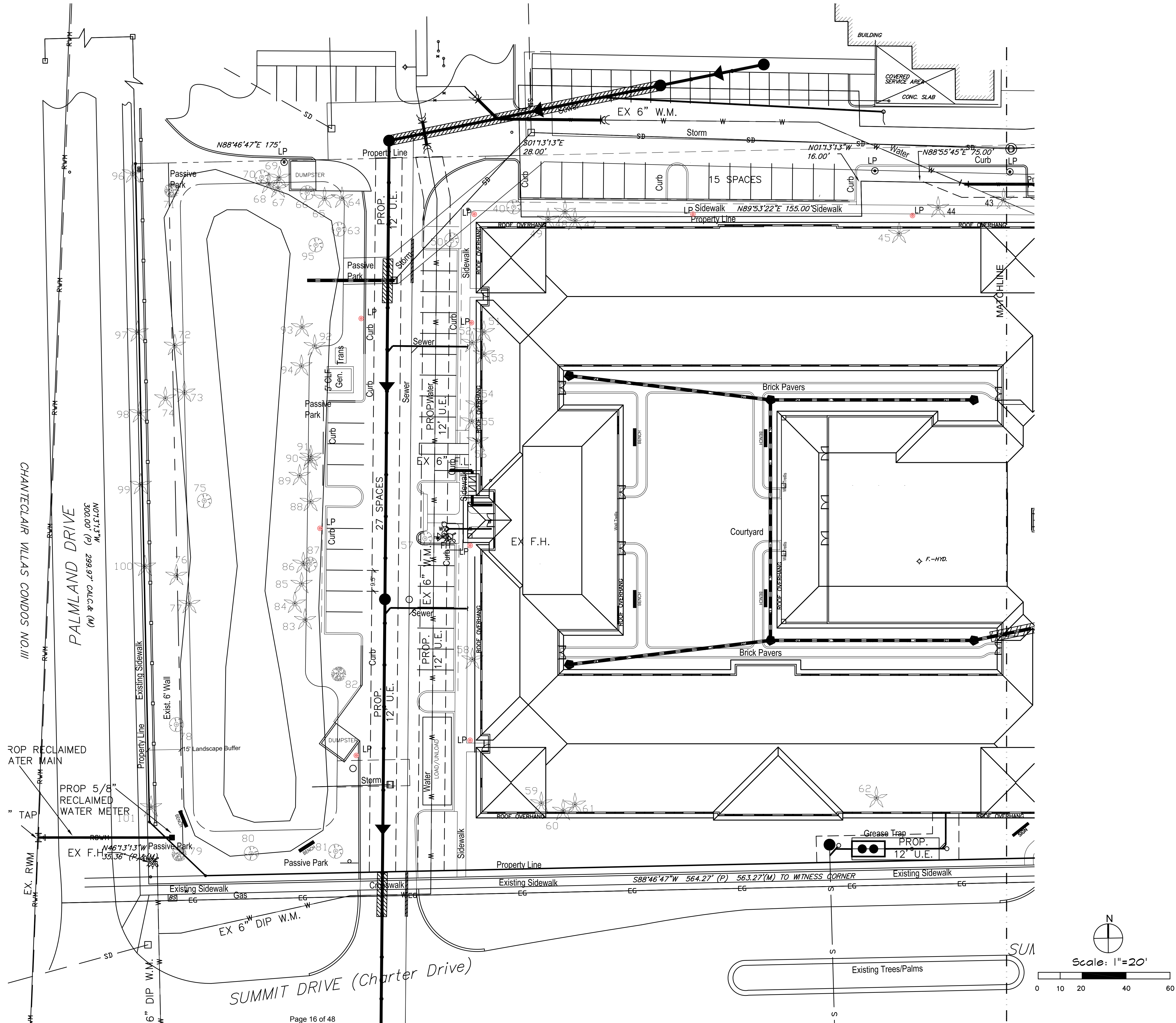
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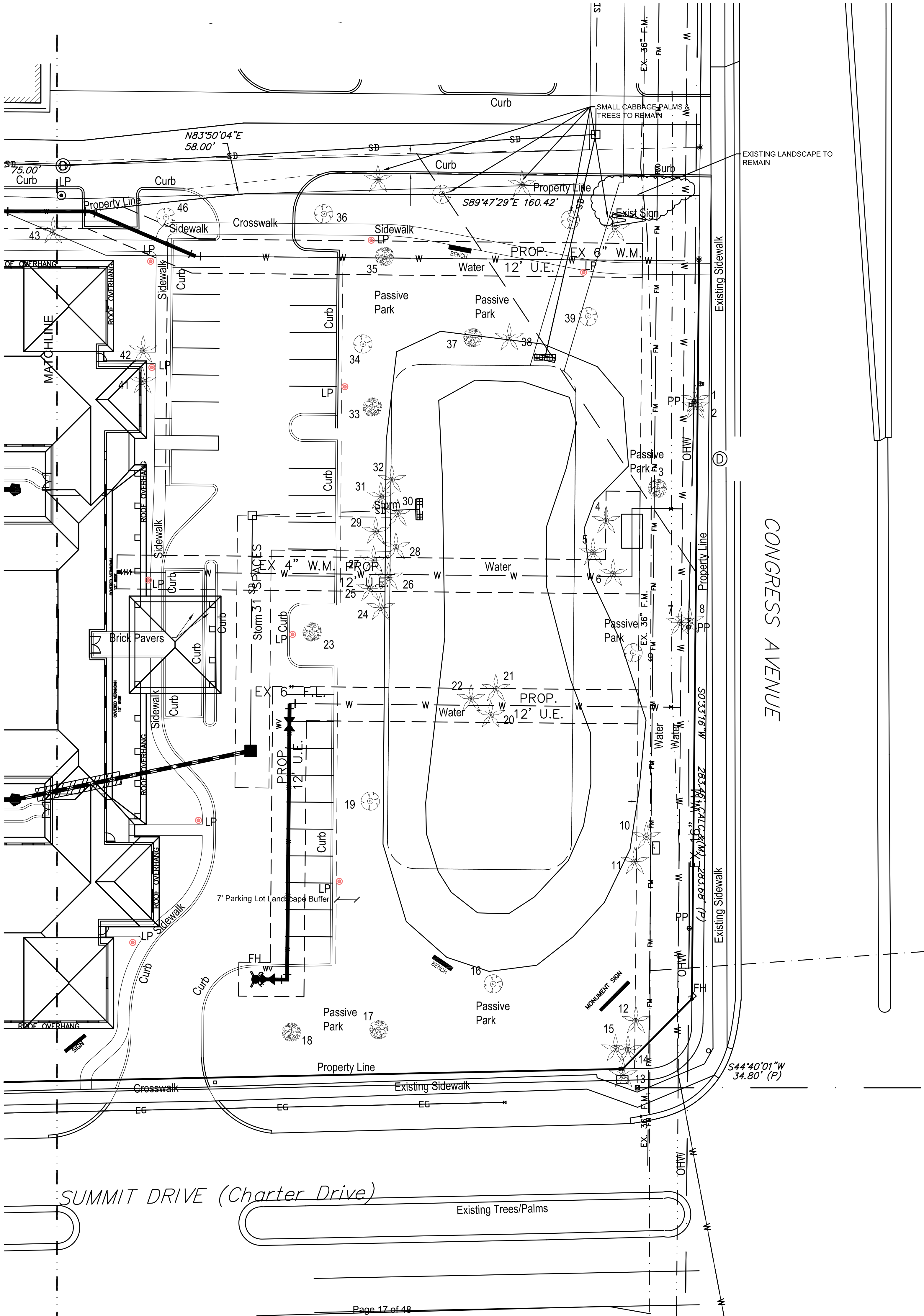
Sheet Number

TS-1

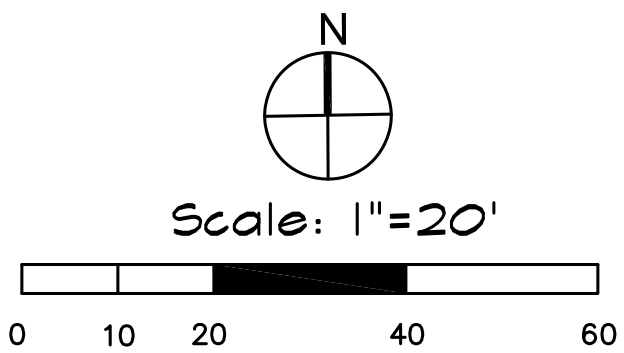
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Courtyard Gardens, Boynton Beach, Florida





Courtyard Gardens, Boynton Beach, FL													
Tree Survey													
June 1, 2017													
TREE NUMBER	TREE	TRUNK	Tree CAL"	Palm CAL"	PALM	FATE	# TREES RELOCATE	# TREES REMOVE	# PALMS REOCATE	# PALMS REMOVE	NOTE	CONDITION	
2				18	Cabbage Palm	REMOVE				1		UNDER POWERLINE	
3	Oak		24			PROTECT						UNDER POWERLINE	
4				8	Cabbage Palm	PROTECT							
5				8	Cabbage Palm	PROTECT							
6				10	Cabbage Palm	PROTECT							
7				18	Cabbage Palm	REMOVE				1		UNDER POWERLINE	
8				14	Cabbage Palm	REMOVE				1		UNDER POWERLINE	
9	Black Olive		14								REMOVE SUCCE GROWTH		
10				11	Cabbage Palm	PROTECT							
11				9	Cabbage Palm	PROTECT							
12				7	Cabbage Palm	RELOCATE			1				
13				8	Cabbage Palm	PROTECT							
14				12	Cabbage Palm	RELOCATE							
15				8	Cabbage Palm	RELOCATE			1				
16	Pink Tab		12			PROTECT				1			
17	Oak		21			PROTECT							
18	Oak		18			PROTECT							
19	Pink Tab		7			REMOVE		1				POOR CONDITION	
20				9	Queen Palm	PROTECT							
21				8	Queen Palm	PROTECT							
22				8	Queen Palm	PROTECT							
23	Oak		27			PROTECT							
24				12	Cabbage Palm	PROTECT							
25				11	Cabbage Palm	PROTECT							
26				11	Cabbage Palm	PROTECT							
27				11	Cabbage Palm	PROTECT							
28				10	Cabbage Palm	PROTECT							
29				10	Cabbage Palm	PROTECT							
30				12	Cabbage Palm	PROTECT							
31				10	Cabbage Palm	PROTECT							
32				10	Cabbage Palm	PROTECT							
33	Oak		31			PROTECT							
34	Pink Tab		13			PROTECT							
35	Oak		16			PROTECT					Damaged Trunk Base		
36	Tropical Almond		23			PROTECT							
37	Oak		4			PROTECT							
38				8	Cabbage Palm	PROTECT							
39	Black Olive		15			PROTECT							
40	Oak		7			RELOCATE	1						
41				10	Cabbage Palm	REMOVE				1		DAMAGED BARK	
42				18	Cabbage Palm	RELOCATE			1				
43				10	Queen Palm	PROTECT							
44				10	Cabbage Palm	RELOCATE				1			
45				11	Cabbage Palm	RELOCATE				1			
46	Black Olive		16			PROTECT							
47				15	Cabbage Palm	RELOCATE				1			
48				9	Cabbage Palm	RELOCATE				1			
49				12	Cabbage Palm	RELOCATE			1				
50	Black Olive	DOUBLE	24			PROTECT					REMOVE SUCCE GROWTH		
51				10	Cabbage Palm	REMOVE				1		DAMAGED BARK	
52				10	Cabbage Palm	RELOCATE				1	40'-50' EST. HEIGHT		
53				10	Cabbage Palm	RELOCATE				1	40'-50' EST. HEIGHT		
54				10	Cabbage Palm	RELOCATE					40'-50' EST. HEIGHT		
55				12	Cabbage Palm	RELOCATE					40'-50' EST. HEIGHT		
56				10	Cabbage Palm	REMOVE				1		DAMAGED BARK	
57	Earleaf Acacia	DOUBLE	10			REMOVE					INVASIVE		
58				8	Queen Palm	RELOCATE				1			
59				11	Cabbage Palm	RELOCATE				1	40' EST. HEIGHT		
60				12	Cabbage Palm	RELOCATE				1	30' EST. HEIGHT		
61				12	Cabbage Palm	RELOCATE				1	35' EST. HEIGHT		
62				10	Cabbage Palm	RELOCATE				1	35' EST. HEIGHT		
63	Mahogany		16			PROTECT							
64				9	Cabbage Palm	PROTECT							
65				11	Cabbage Palm	PROTECT							
66	Black Olive		18			PROTECT					REMOVE SUCCE GROWTH		
67				10	Cabbage Palm	PROTECT							
68				11	Cabbage Palm	PROTECT							
69				11	Cabbage Palm	PROTECT							
70	Black Olive		9			REMOVE		1			LEANING	POOR STRUCTURE	
71	Oak		28			PROTECT							
72				19	Cabbage Palm	PROTECT							
73				10	Cabbage Palm	PROTECT							
74				10	Cabbage Palm	PROTECT							
75	Black Olive		6			PROTECT							
76				10	Cabbage Palm	PROTECT							
77				10	Cabbage Palm	PROTECT							
78	Black Olive	DOUBLE	10			PROTECT							
79	Oak		27			PROTECT							
80	Black Olive		17			PROTECT							
81	Mahogany		18			PROTECT							
82	Oak		24			PROTECT							
83				10	Cabbage Palm	PROTECT							
84				10	Cabbage Palm	PROTECT							
85				10	Cabbage Palm	PROTECT							
86				10	Cabbage Palm	PROTECT							
87	Earleaf Acacia	DOUBLE	18			REMOVE					INVASIVE		
88				11	Cabbage Palm	PROTECT							
89				11	Cabbage Palm	PROTECT							
90				12	Cabbage Palm	PROTECT							
91				14	Cabbage Palm	PROTECT							
92				10	Cabbage Palm	PROTECT							
93				10	Cabbage Palm	PROTECT							
94	Black Olive	DOUBLE	24			PROTECT							
95		DOUBLE	13			PROTECT							
96				12	Cabbage Palm	PROTECT					40' EST. HEIGHT		
97				10	Cabbage Palm	PROTECT					40' EST. HEIGHT		
98				10	Cabbage Palm	PROTECT					40' EST. HEIGHT		
99				9	Cabbage Palm	PROTECT					40' EST. HEIGHT		
100				10	Cabbage Palm	PROTECT					40' EST. HEIGHT		
101				10	Cabbage Palm	PROTECT					40' EST. HEIGHT		
TOTALS			486	785			1	2	16	7			

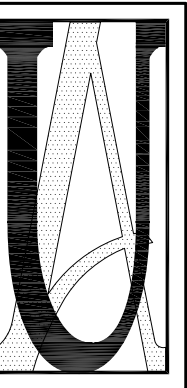


SIGNED: LEO F. URBAN
REGISTERED LANDSCAPE ARCHITECT
FLORIDA CERTIFICATE No. 1482
8/11/2017

Courtyard
Gardens
Boynton Beach, FL

Seahawk Construction, Inc.
190 Spyglass Lane
Jupiter, FL 33477

Jonathan Gozzo, President
Tel: (561) 308 4367



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LC# LC0000268

Site Planning
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Water Efficient Irrigation Design
Plan Approvals

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Revisions
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Comments

August 11, 2017, DART Review
Relocate Sign, Transformer &
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Sheet Title
**TREE SURVEY &
RELOCATION PLAN**

Drawn By LU

Checked By LU

Date June 23, 2017

Job. No. 47417

Scale 1"=20'00"

Sheet Number


TS-2

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Courtyard Gardens, Boynton Beach, Florida

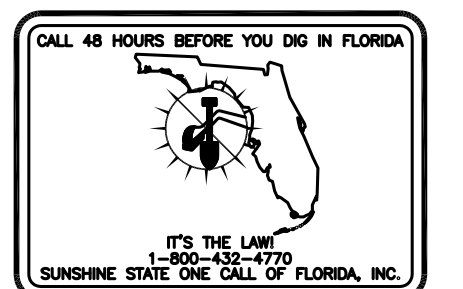
Boynton Beach, FL

190 Spyglass Lane
Jupiter, FL 33477



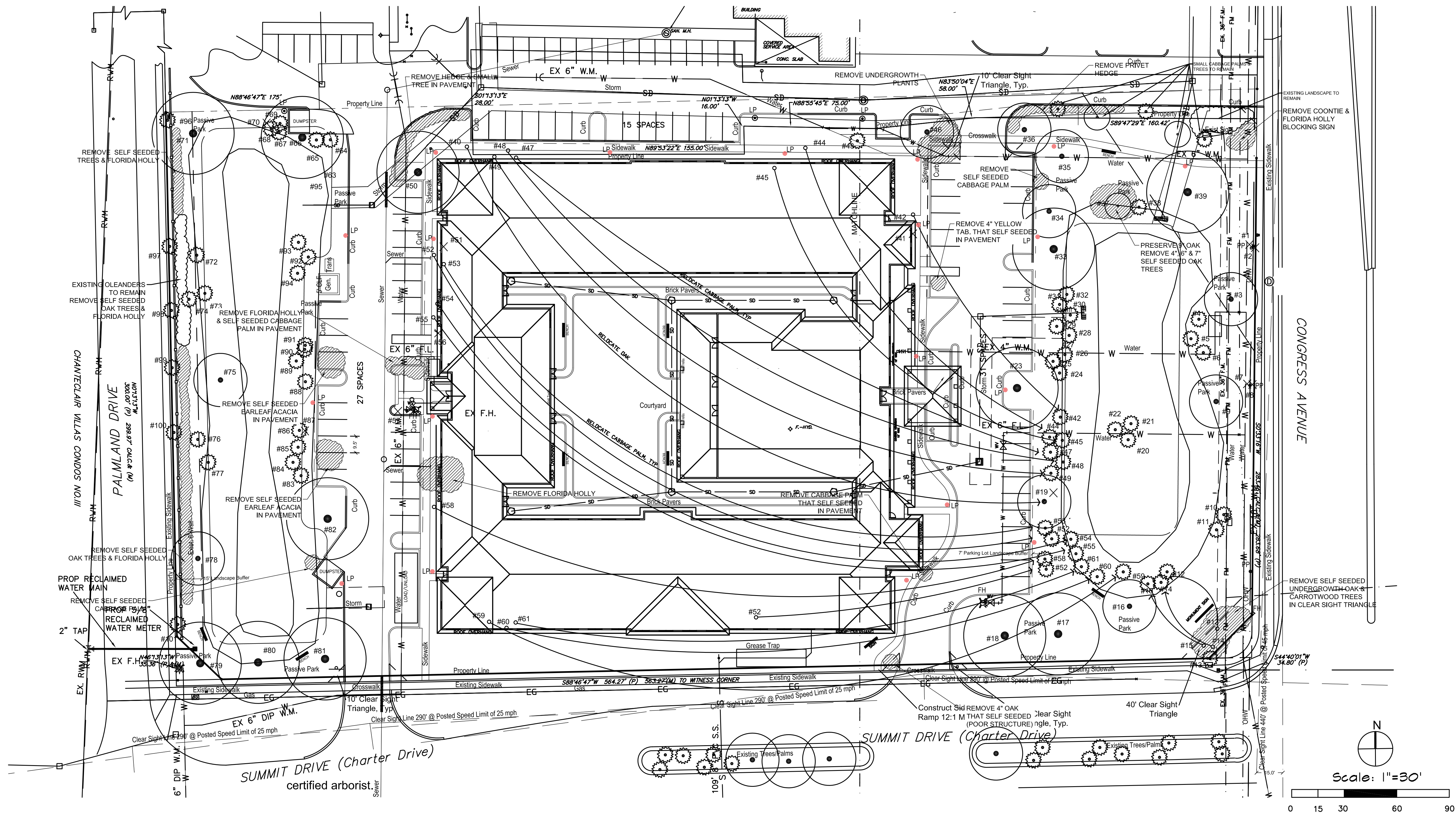
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uainc@bellsouth.net
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RR-1

Courtyard Gardens, Boynton Beach, Florida



2. Tree mover to set up a temporary above ground irrigation system. Owner/General Contractor to obtain a temporary City water connection within 100' of relocated trees and palms. Temporary irrigation system to be controlled with a battery operated time clock.

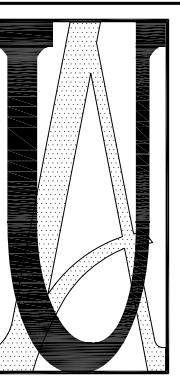
Courtyard Gardens

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uainc@bellsouth.net
www.uainc-landscapearch.com

Notes:

- All plant material shall be Florida #1 or better;
- All above ground mechanical equipment such as exterior utility boxes, meters, transformers and backflow preventers (Even if not currently known or shown on the plan) shall be visually screened with minimum 24"HX24"S Green buttonwood hedge. Hedge to be spaced 24" o.c. & no touch at time of planting;
- All planting beds are to be mulched with minimum 3" layer of mini-nugget pine bark mulch, Eucalyptus or Melaleuca mulch. (No cypress mulch is allowed);
- All planted areas shall be irrigated with an underground automatic irrigation system equipped w/ a Hunter ET weather system. All planted & relocated trees & palms shall receive irrigation from pressure regulated flood bubblers.
- Reclaimed water will be used for the irrigation water source;
- Tree movers will call Sunshine State One-Call Center for public utility locations. A minimum scheduling time of 72 hours is required for this service. The owner is responsible for locating sewer/septic & other privately owned underground lines if applicable;
- Tree mover to set up a temporary above ground irrigation system with battery operated timer. General Contractor to arrange for temporary City water connection within 100 ft of trees/palm being transplanted.
- Turf and landscape (bedding plants) areas designed on separate zones and time duration for water conservation;
- All existing sod areas that are disturbed by construction or are in poor condition shall be repaired with spiffed Sod; Bahia sod in detention areas and St. Augustine sod surrounding the detention area in the passive park.
- Tree species placed within utility easements shall be limited to palm trees;
- There shall be an unobstructed cross visibility at a level between 30" and 8' above the pavement within the required sight lines;
- Trees and palms planted near overhead power lines shall comply with FPL "Plant the Right Tree in the Right Place" guidelines;
- Landscape shall not obstruct view of windows, building address numbers, and walkways;
- Landscape shall not conflict with lighting;
- Landscape Contractor shall guarantee all new plant material for a period of one (1) year, after date of final acceptance of completed work against death and unsatisfactory growth;
- City Landscape Code requires all trees except signature trees to be four (4) inch caliper measured six (6) inches from the ground at the time of installation;
- Existing trees & palms to remain are to be inspected by an (ISA) certified arborist;
- Any existing trees & palms that are determined to be a hazard are to be removed and mitigated. Existing trees & palms that need to be pruned shall be done by an (ISA) certified arborist or under the direction of an (ISA) certified arborist.

LANDSCAPE STATISTICS:

REQUIRED WEST BUFFER:

- WEST TYPE (2) INCOMPATIBILITY BUFFER, 12 TO 15' WIDE
- REQUIRED ONE (1) TREE SPACED EVERY TWENTY (20) TO (30) LINEAR FEET ON CENTER, 317.68 LF DIVIDED BY 30 = 11 TREES ARE REQUIRED;
- A CONTINUOUS HEDGE OF THREE (3) FEET IN HEIGHT LOCATED ON BOTH SIDES OF THE BUFFER WALL;
- A SIX (6)-FOOT TALL MASONRY BUFFER WALL;

PROVIDED:

- 15' WIDE BUFFER TO COUNT EXISTING TREES
- (4) EXISTING TREES, (11) PALMS @ 3 TO 1 = (3) TREES AND (4) ADDED TREES TOTAL (11) TREES PROVIDED; WE HAVE IN ADDITION WE HAVE PROVIDED (8) MITIGATION CABBAGE PALMS AND (4) MITIGATION GREEN BUTTWOOD TREES IN THE BUFFER;
- A CONTINUOUS HEDGE OF THREE (3) FEET IN HEIGHT LOCATED ON THE OUTSIDE & INSIDE OF BUFFER WALL HAS BEEN PROVIDED; EXISTING SHRUBS LOCATED IN THE MIDDLE OF THE INSIDE WALL HAVE BEEN PRESERVED;
- THERE IS AN EXISTING (6)-FOOT TALL MASONRY BUFFER WALL;

REQUIRED STREET TREES:

PALMLAND DRIVE

- REQUIRED ONE (1) STREET TREE SPACED EVERY THIRTY (30) LINEAR FEET ON CENTER; FRONTAGE ON THIS STREET IS 317.68 LINEAR FEET DIVIDED BY 30 = (11) TREES REQUIRED AND PROVIDED;

SUMMIT DRIVE (CHARTER DRIVE)

- REQUIRED ONE (1) STREET TREE SPACED EVERY THIRTY (30) LINEAR FEET ON CENTER; FRONTAGE ON THIS STREET IS 278.58 LINEAR FEET LESS 53.9 FEET FOR TWO DRIVEWAYS = 545.45 LINEAR FEET DIVIDED BY 30 = (19) STREET TREES REQUIRED; (11) STREET TREES HAVE BEEN PROVIDED DUE TO THE RESTRICTION OF THE CLEARS SAFE SIGHT LINES;

CONGRESS AVENUE

- REQUIRED ONE (1) STREET TREE SPACED EVERY THIRTY (30) LINEAR FEET ON CENTER; FRONTAGE ON THIS STREET IS 278.58 LINEAR FEET DIVIDED BY 30 = (10) TREES REQUIRED AND (10) TREES HAVE BEEN PROVIDED; CONSISTING OF (3) EXISTING TREES, 8 EXISTING & 1 ADDED CABBAGE PALMS @ 3 TO 1 = (3) TREES PLUS (4) NEW TREES = 10 TOTAL TREES;

BUFFER ABUTTING PARKING LOTS AND PUBLIC RIGHT-OF-WAY:

EAST PARKING LOT FACING PUBLIC RIGHT-OF-WAY

- REQUIRED SEVEN (7) LINEAR FEET WIDE LANDSCAPE STRIP NOT INCLUDING AUTO OVERHANG
- REQUIRED CONTINUOUS HEDGE AND ONE (1) SHADE TREE SPACED EVERY TWENTY-FIVE (25) LINEAR FEET ON CENTER;
- REQUIRED IN ADDITION TO THE HEDGE TWO FLOWING SHRUB SPECIES;
- PARKING LOT LENGTH IS 253 LINEAR FEET DIVIDED BY 25 = (11) REQUIRED TREES;
- PROVIDED TREES, THREE (3) EXISTING SHADE TREES, (1) RELOCATED OAK TREE, (1) GREEN BUTTWOOD AND (1) SILVER BUTTWOOD AND (15) CABBAGE PALMS @ 3 TO 1 = (5) TREES TOTALING (11) TREES PROVIDED; THE ARE PROVIDED SHADE TREES AND PALMS LOCATED BETWEEN THE PARKING LOT AND PUBLIC RIGHT OF WAY;
- IN ADDITION TO THE HEDGE A FIREBUSH HEDGE AND A SECOND FLOWERING SHRUB, THYRALIS, HAS BEEN PROVIDED;

FOUNDATION LANDSCAPE AREA:

REQUIRED

- MINIMUM LANDSCAPE WIDTH 5 FEET, WHICH CAN BE DIVIDED WITH A SIDEWALK;
- REQUIRED ONE (1) CANOPY TREE OR A CLUSTER OF THREE (3) PALM TREES EVERY TWENTY (20) FEET ON CENTER ALONG THE ENTIRE FACADE;

SOUTH FOUNDATION LANDSCAPE AREA

- REQUIRED TREES, 256.46 LINEAR FEET OF FOUNDATION DIVIDED BY 20 = (13) TREES;
- PROVIDED TREES, TWELVE (12) TREES AND (5) MONTGOMERY PALMS @ 3 TO 1 = (1) TREE TOTALING (13) TREES;

EAST FOUNDATION LANDSCAPE AREA

- REQUIRED TREES, 268.21 LINEAR FEET OF FOUNDATION DIVIDED BY 20 = (14) TREES
- PROVIDED TREES, EIGHT (8) TREES AND EIGHTEEN (18) PALMS @ 3 TO 1 = (6) TREES TOTALING (14) TREES

NORTH FOUNDATION LANDSCAPE AREA

- REQUIRED TREES, 256.46 LINEAR FEET OF FOUNDATION DIVIDED BY 20 = (13) TREES
- PROVIDED TREES, ELEVEN (11) TREES AND SIX (6) PALMS @ 3 TO 1 = (2) TREES TOTALING (13) TREES
- A CONTINUOUS HEDGE HAS BEEN PROVIDED IN THE AREA BETWEEN THE ROOF OVERHANG AND SIDEWALK AND ADDITIONAL FOUNDATION TREES AND SHRUBS HAVE BEEN PROVIDED ON THE NORTH SIDE OF THE SIDEWALK

WEST FOUNDATION LANDSCAPE AREA

- REQUIRED TREES, 268.21 LINEAR FEET OF FOUNDATION DIVIDED BY 20 = (14) TREES
- PROVIDED TREES, ELEVEN (11) TREES AND SIX (6) PALMS @ 3 TO 1 = (3) TREES TOTALING (14) TREES

OFF-STREET PARKING LOTS:

REQUIRED LANDSCAPING

- SHALL HAVE AT LEAST TWENTY-FIVE (25) SQUARE FEET OF PARKING LOT LANDSCAPE ISLAND PER PARKING SPACE;
- SMALL ISLANDS SHALL BE NO LESS THAN TEN (10) FEET IN WIDTH AND EACH ISLAND SHALL BE PLANTED WITH ONE (1) SMALL TREE AND PLANTED ENTIRELY WITH SHRUBS;
- LARGE ISLANDS TO BE PLANTED OR PRESERVED WITH A LARGE TREE SHALL NOT BE LESS THAN FIFTEEN (15) FEET IN WIDTH AND PLANTED ENTIRELY WITH SHRUBS;
- PLANTINGS HAVE BEEN SELECTED TO ALLOW CROSS VISIBILITY WITH MINIMAL MAINTENANCE AND THE REQUIRED LANDSCAPE REQUIREMENTS WE BELIEVE HAS BEEN PROVIDED;

SIGNATURE TREES:

SIGNATURE TREES (CARE REQUIRED TO BE INSTALLED AT BOTH SIDES OF THE ENTRANCE)

MITIGATION:

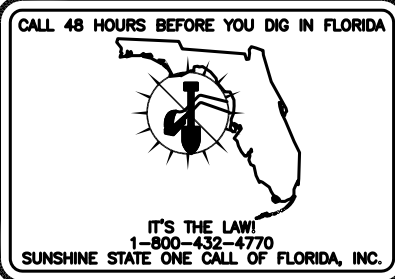
- (1) 7" PINK TAB AND (1) 9" BLACK OLIVE = (16) INCHES TO BE REMOVED BECAUSE OF POOR CONDITION AND STRUCTURE TO BE MITIGATED WITH (4) 4" CALIPER GREEN BUTTWOOD TOTALING (16) CALIPER INCHES
- (7) CABBAGE PALMS TO BE REMOVED TOTALING (92) CALIPER INCHES BECAUSE OF DAMAGED AND DEFOLIATING BARK AND MITIGATED WITH (8) 12" INCH CALIPER CABBAGE PALMS TOTALING (96) CALIPER INCHES.

PERCENTAGES OF NATIVE AND LOW WATER USE PLANTS:

- SHADE TREES, (65) NATIVE TREES & (39) LOW WATER USE DIVIDED BY (104) TOTAL TREES = 100% NATIVE & LOW WATER USE PROVIDED;
- PALMS, (16) NATIVE PALMS & (42) LOW WATER USE PALMS DIVIDED BY (58) TOTAL PALMS = 100% NATIVE/LOW WATER USE PROVIDED;
- SHRUBS, (740) NATIVE & (2,784) LOW WATER USE DIVIDED BY (3,524) TOTAL SHRUBS = 100% NATIVE & LOW WATER USE PROVIDED;
- SHRUBS PROVIDED:
- GROUND COVER, (720) NATIVE & (1,540) LOW WATER USE DIVIDED BY (2,261) TOTAL PLANTS = 100% NATIVE & LOW WATER USE

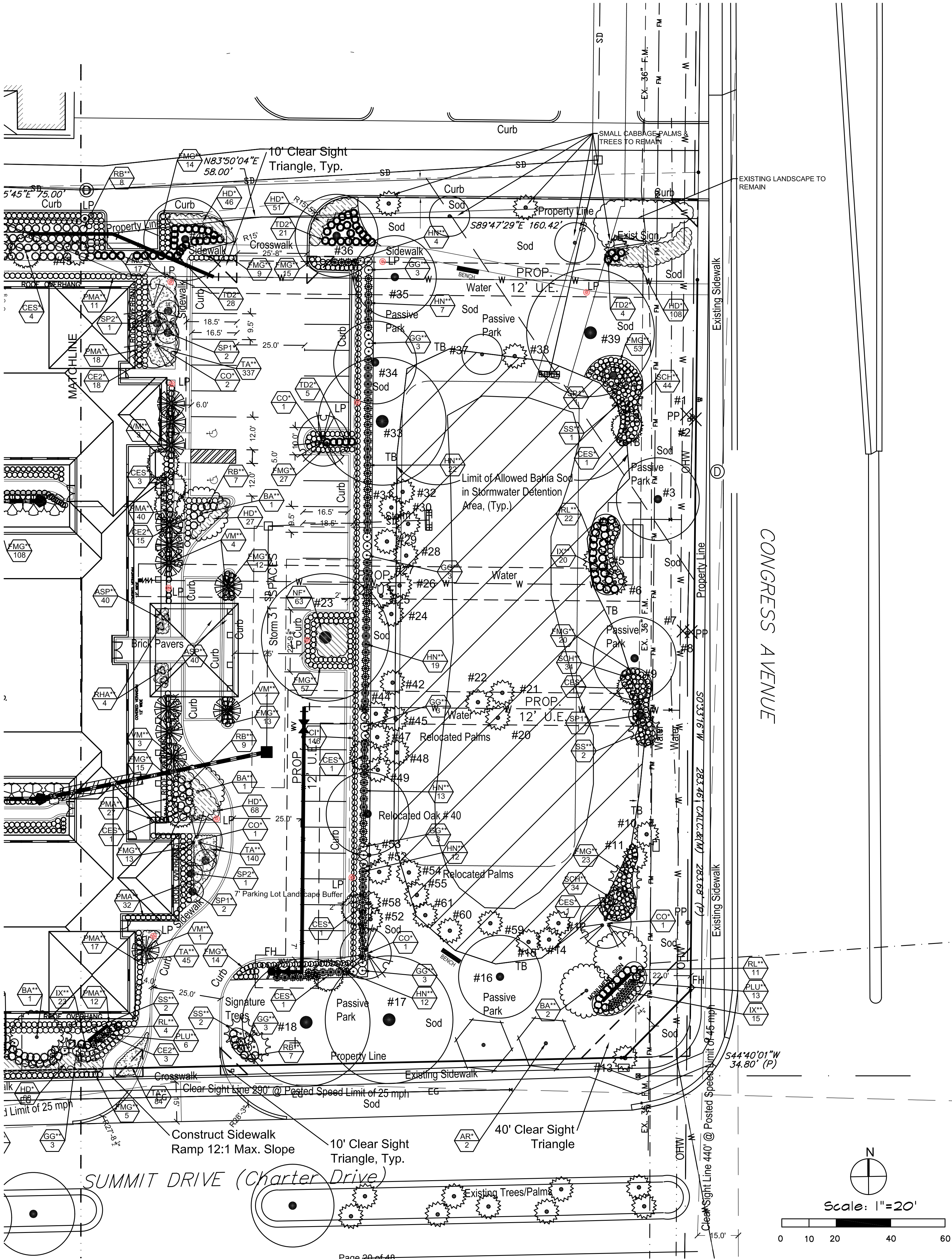


Scale: 1"=20'



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Courtyard Gardens, Boynton Beach, Florida



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
AR*	AR*	Acer rubrum 'Summer Red' / Summer Red Red Maple FIELD GROWN, 8' CLEAR TRUNK	-	4" MIN. @ 6" ABOVE GROUND	16" MIN. H X 10" MIN. SP	8
CO*	CO*	Conocarpus erectus / Buttonwood B&B, MULTI, 8' Min. Clear Trunk	-	4" MIN. @ 6" ABOVE GROUND	16" H X 10S	20
CES*	CES*	Conocarpus erectus sericeus / Silver Buttonwood FIELD GROWN, MULTI, 8' CLEAR TRUNK, STANDARD	-	4" MIN. @ 6" ABOVE GROUND	14" H X 7.5" S	25
QV*	QV*	Quercus virginiana / Live Oak FIELD GROWN, 8' CLEAR TRUNK	-	4" MIN. @ 6" ABOVE GROUND	16" H X 7" S	10
FLOWERING TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
BA**	BA**	Bulnesia arborea / Verawood Field Grown, 8' Min. Clear Trunk	-	4" MIN. @ 6" ABOVE GROUND	16" H X 10" S	18
JI**	JI**	Jatropha integririma / Spiky Jatropha FIELD GROWN, STANDARD	-	2.5" MIN. @ 6" ABOVE GROUND	6" H X 6" S	2
SS**	SS**	Senna surattensis / Glaucous Cassia FIELD GROWN, STD	-	2.5" MIN. @ 6" ABOVE GROUND	10" MIN. HT X 5" MIN. SP	23
PALM TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
CN**	CN**	Cocos nucifera 'Green Malayan' / Coconut Palm FIELD GROWN	-		8' C.T.	5
RHA**	RHA**	Rhapis excelsa / Lady Palm SHADE GROWN	-		3' HT X 3" SP	10
SP1*	SP1*	Sabal palmetto / "Cabbage Palm" FIELD GROWN	-	12" MIN CAL	14" MIN. CT	12
SP2*	SP2*	Sabal palmetto / "Cabbage Palm" FIELD GROWN	-	12" MIN. CAL.	18" MIN. CT	4
VM**	VM**	Veitchia montgomeryana / Montgomery Palm FULL, MATCHED	-		16" CT	37
VINES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
BOU**	BOU**	Bougainvillea x 'Purple Queen' TM / Purple Queen Bougainvillea	25 gal		10' Trellis	6
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
AZ**	AZ**	Alpinia zerumbet 'Variegata' / Variegated Shell Ginger Sun Grown	-	-	24" H X 30" S	6
CI*	CI*	Chrysobalanus icaco Red Tip / Red Tip Cocoplum HEDGE	-	2' O.C.	24" H X 24" S	146
HC*	HC*	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	-	2' O.C.	24" H X 24" S	99
CE*	CE*	Conocarpus erectus / Green Buttonwood HEDGE, BUSH, FULL TO BOTTOM	-	2' O.C.	3' H X 2" S	106
CE2*	CE2*	Conocarpus erectus sericeus / Silver Buttonwood HEDGE, BUSH FULL TO BOTTOM	-	2' O.C.	24" H X 24" S	285
FMG**	FMG**	Ficus microcarpa 'Green Island' / Green Island Ficus	-	2' O.C.	14" H X 18" S	1,031
GG**	GG**	Galphimia glauca / Thryalis	-	-	24" H X 24" S	57
HN**	HN**	Hamelia nodosa / Dwarf Firebush	-		24" H X 24" S	113
IX**	IX**	Ixora x 'Nora Grant' / Ixora 'Nora Grant	-		24" H X 24" S	58
LJ**	LJ**	Ligustrum japonicum 'Texanum' / Wax Leaf Privet Shrub	-		6" H X 6" S	26
PLU**	PLU**	Plumbago auriculata 'Imperial Blue' / Plumbago	-		24" H X 24" S	19
PMA**	PMA**	Podocarpus macrophyllus 'Maki' / Shrubby Yew HEDGE	-	2' O.C.	3' H X 2" S	862
PS2*	PS2*	Psychotria sulzneri / Shortleaf Wild Coffee	-		36" H X 24" S	16
RL**	RL**	Rondeletia leucophylla / Panama Rose	-	-	24" H X 24" S	37
RB**	RB**	Ruellia brittoniana / Purple Showers	-	3' O.C.	24" H X 24" S	280
SCH**	SCH**	Schefflera arboricola 'Trinette' / Schefflera	-	2' O.C.	24" H X 24" S	323
TD2*	TD2*	Tripsacum dactyloides / Fakahatchee Grass	-		24" H X 24" S	88
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
PEN	PEN	Pentas lanceolata 'Ruby Red' / Red Pentas	3 gal			28
SPP	SPP	Spathoglottis 'Parsonii' / Ground Orchid	3 gal	-	-	12
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	QTY
ASP**	ASP**	Aspidistra elatior / Cast Iron Plant	-	3 GAL	10" H X 12" S	165
HD*	HD*	Helianthus debilis / Dune Sunflower LOW BRANCHED, HEAVY, SPACE 12" O.C.	-	3 GAL	10" H X 12" S	658
NF*	NF*	Nephrolepis falcata 'Furcans' / Fishtail Fern	-	1 GAL	6" H X 12" S	63
TA**	TA**	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	3" POT			1,375

* Indicates native plant
* Indicates low water use plant species
△ Indicates mitigation tree or palm
SOD for Courtyard, Stenotaphrum secundatum, 'Floritam'
St. Augustine, dense, solid, weed free

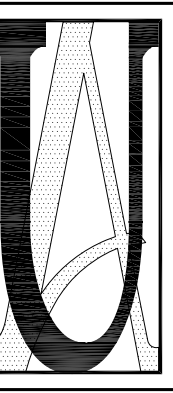
Courtyard
Gardens

Boynton Beach, FL

Seahawk Construction, Inc.

190 Spyglass Lane
Jupiter, FL 33477

Jonathan Gozzo, President
Tel: (561) 308 4367



Urban
Associates, Inc.

LC# LC0000268

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Landscape Architecture
Sustainable Site Design
Water Efficient Irrigation Design
Plan Approvals

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Boynton Beach, FL 33436
Tel: (561) 734-8586
uainc@bellsouth.net
www.uainc-landscapearch.com

SIGNED:
LEO F. URBAN
REGISTERED LANDSCAPE ARCHITECT
FLORIDA CERTIFICATE No. 1482
8/11/2017

Revisions

August 8, 2017, 1st Review
Comments

August 11, 2017, DART Review
Relocate Sign, Transformer &
Update Site Lighting Locations

Sheet Title

PLANTING PLAN

Drawn By LU

Checked By LU

Date June 23, 2017

Job No. 47417

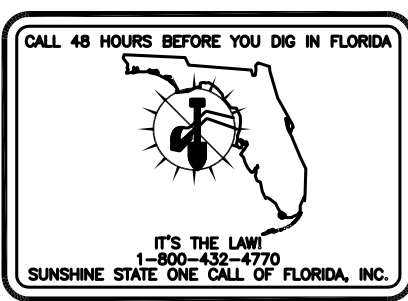
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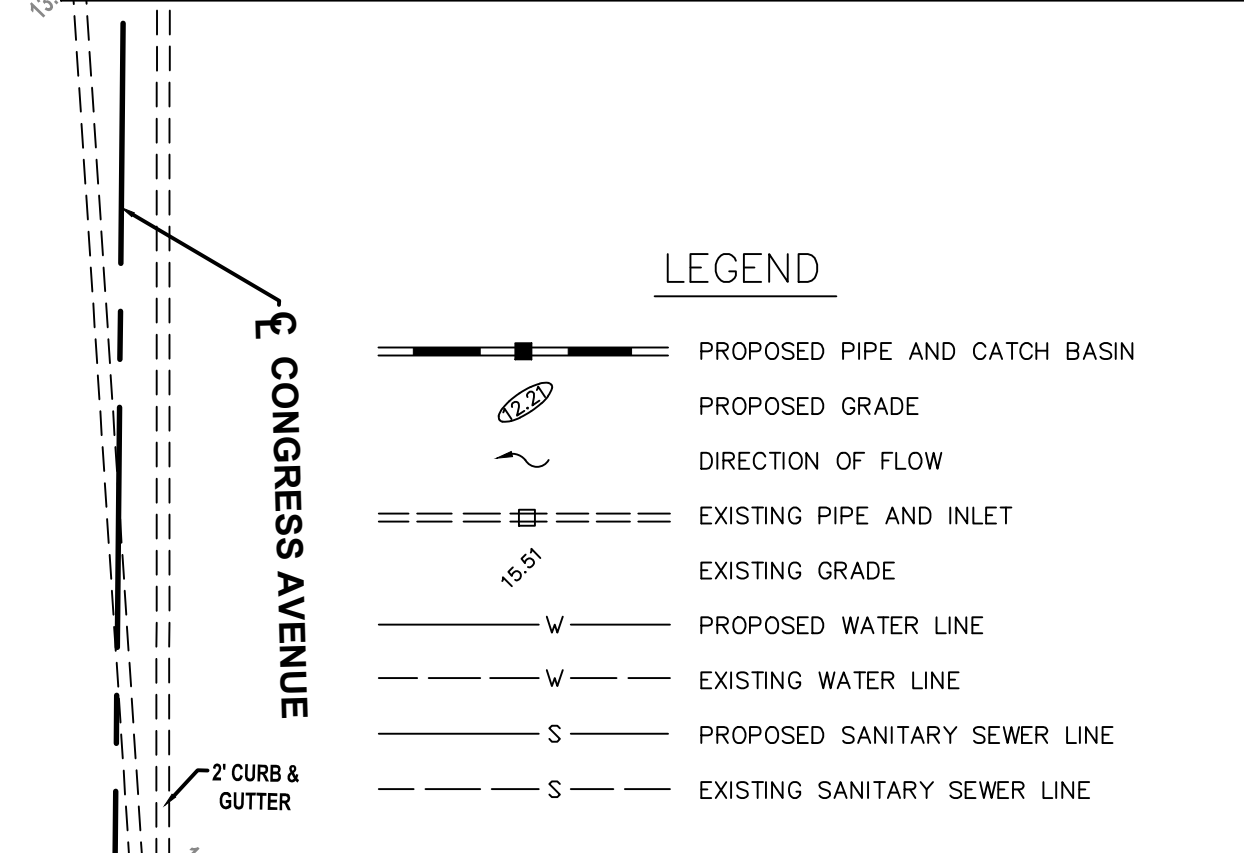
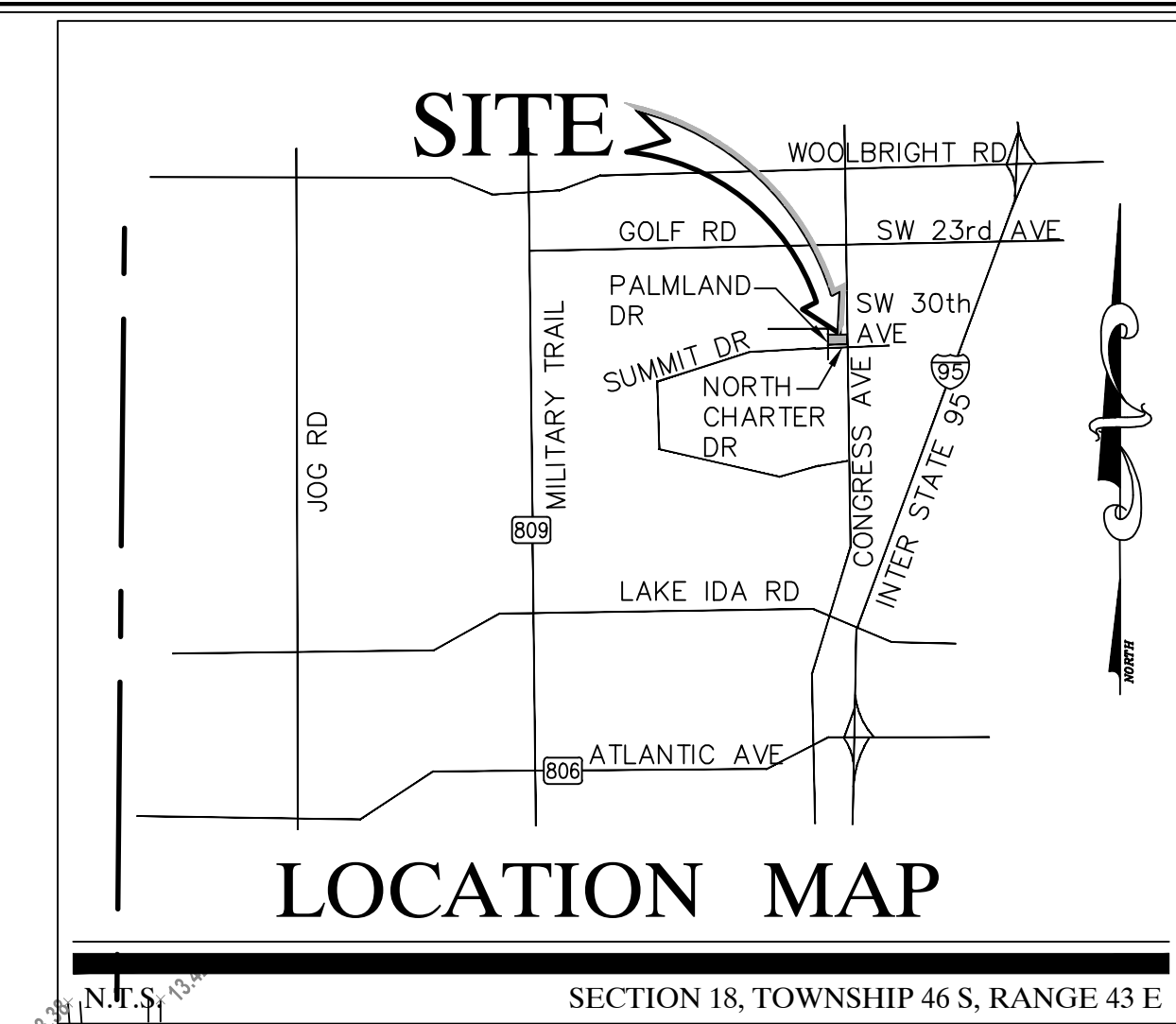
Sheet Number

PP-2

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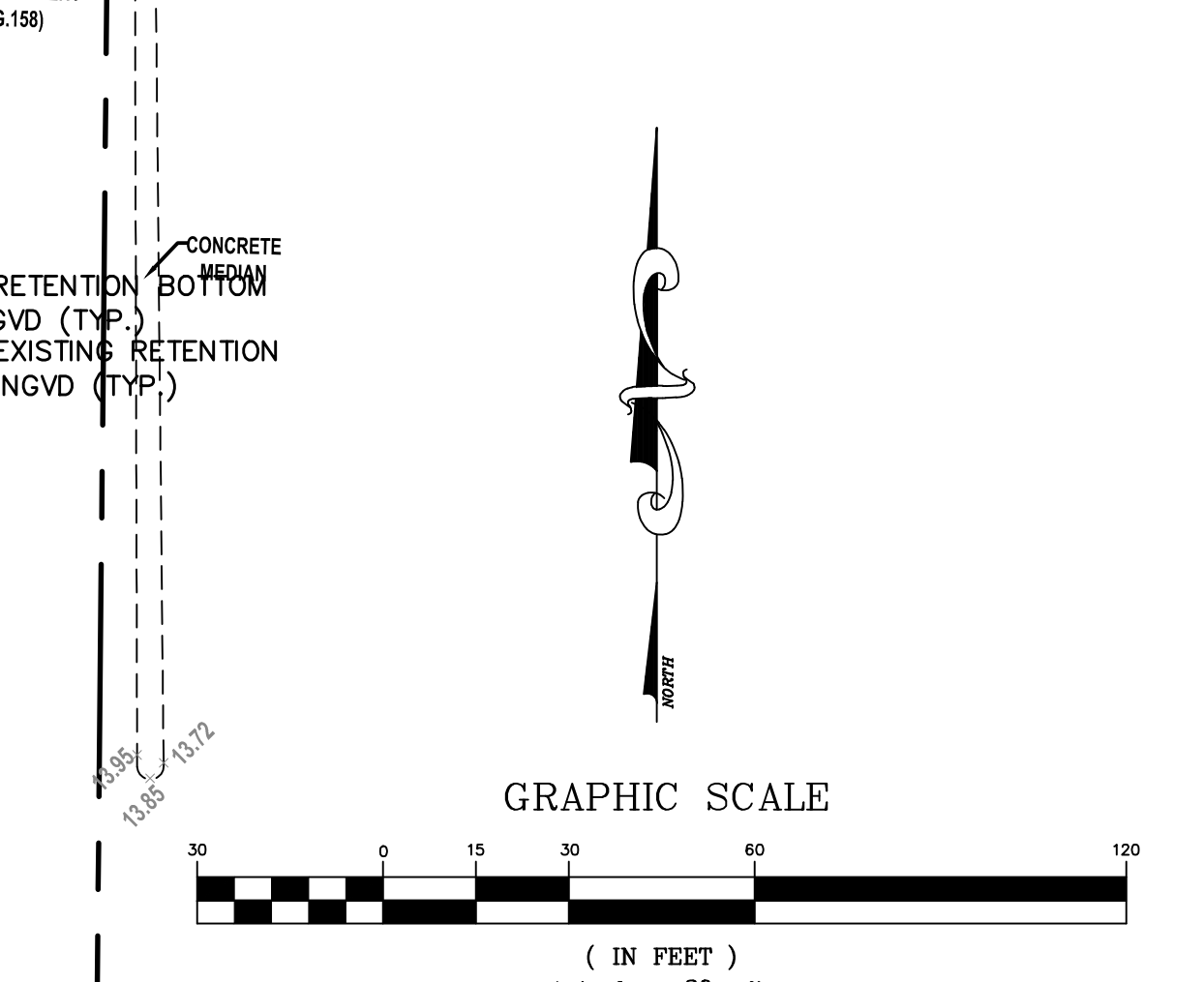
Courtyard Gardens, Boynton Beach, Florida





GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY DEPTH & LOCATION OF ALL EXISTING UTILITIES, AND NOTIFY ENGINEER IN THE EVENT OF DISCREPANCIES BETWEEN SURVEY INFORMATION AND FIELD OBSERVATIONS.
2. ALL PROPOSED INLETS TO HAVE RIM GRATES COMPLIANT WITH MUNICIPAL REQUIREMENTS FOR BICYCLE PROTECTION.
3. ALL PROPOSED FIRE HYDRANTS TO COMPLY WITH CURRENT MUNICIPAL REQUIREMENT UPON APPROVAL BY CITY UTILITIES DEPARTMENT.
4. ALL BROKEN SIDEWALK ALONG PROPERTY FRONTAGE OF CONGRESS AVENUE, CHARTER DRIVE, AND PALMLAND DRIVE SHALL BE REPLACED.



SEE CROSS SECTIONS SHEET: PD-6

NOTE:
ELEVATION DATUM IS NGVD 29
CONVERSION: NAVD 88 = NGVD 29 - 1.52 FT

**Call 48 hours
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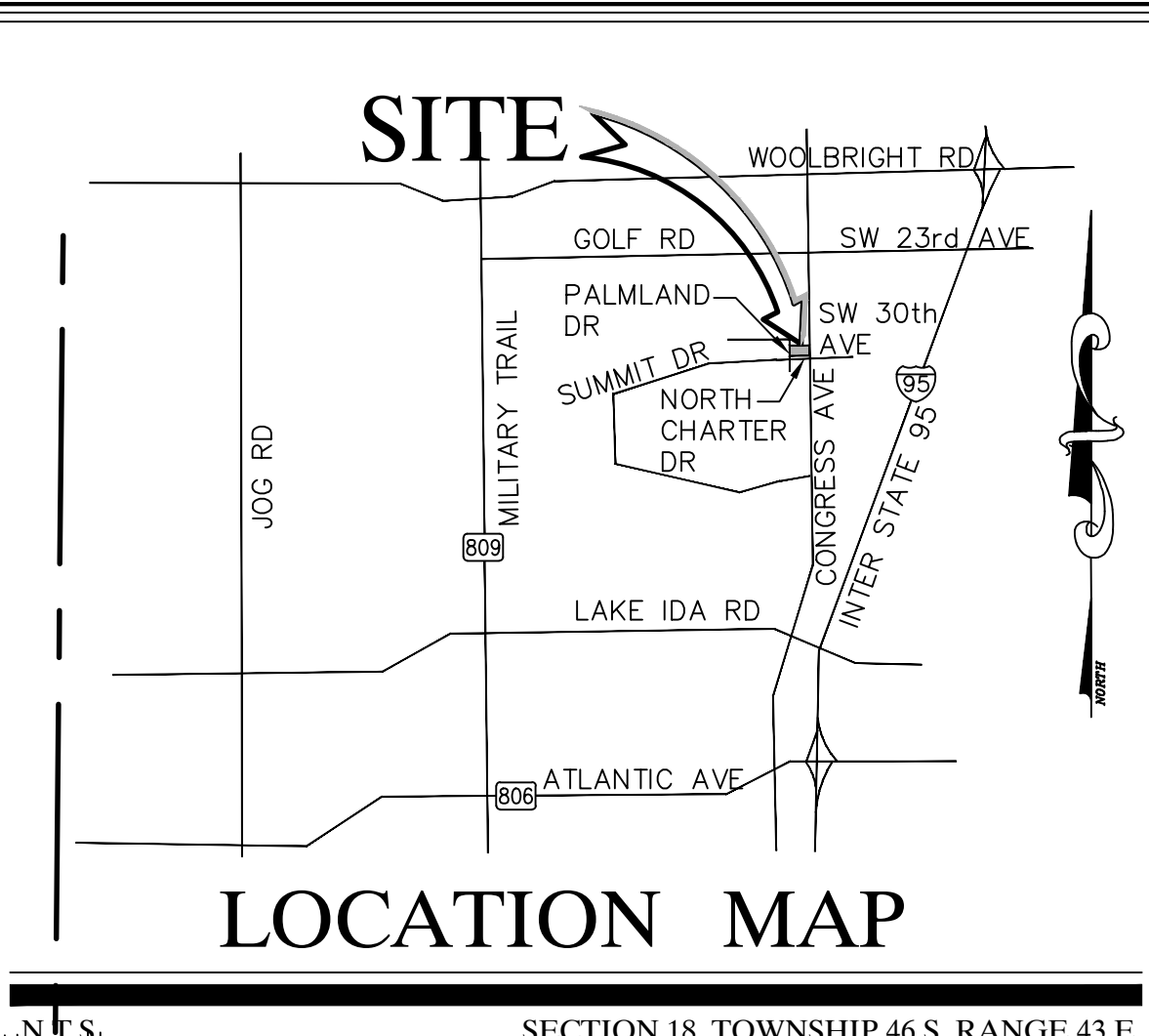
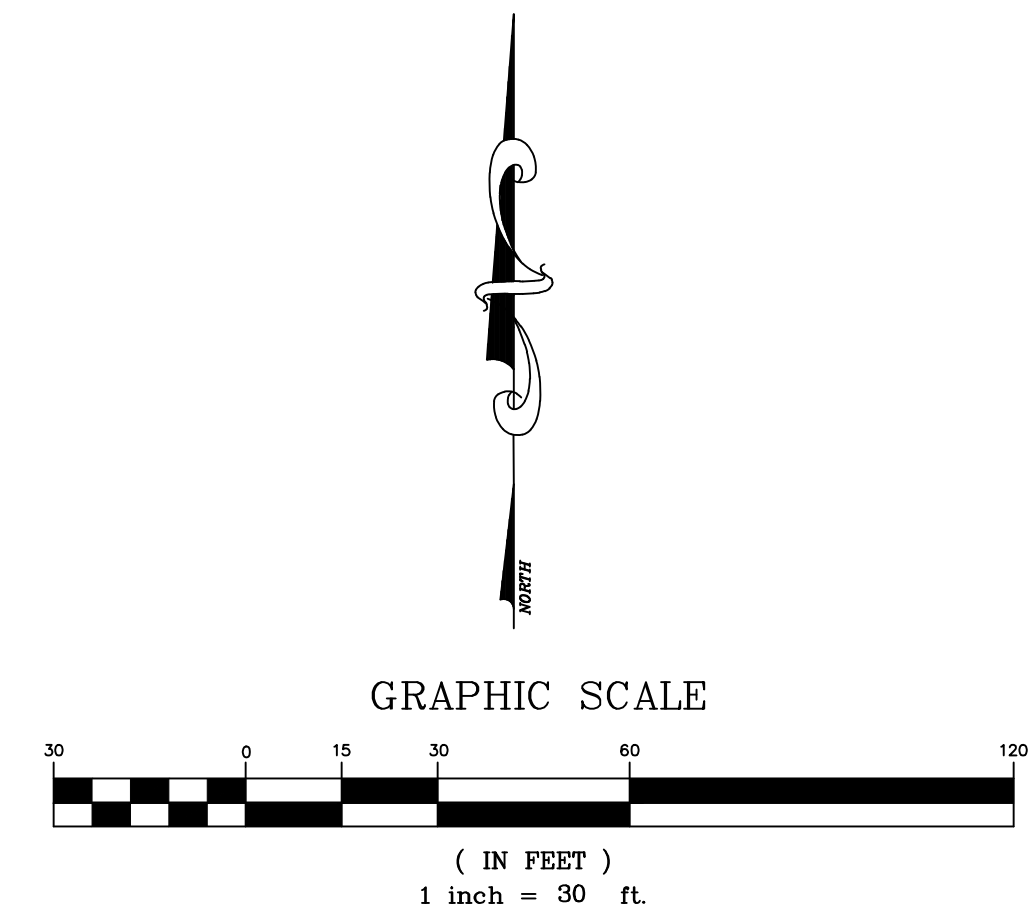
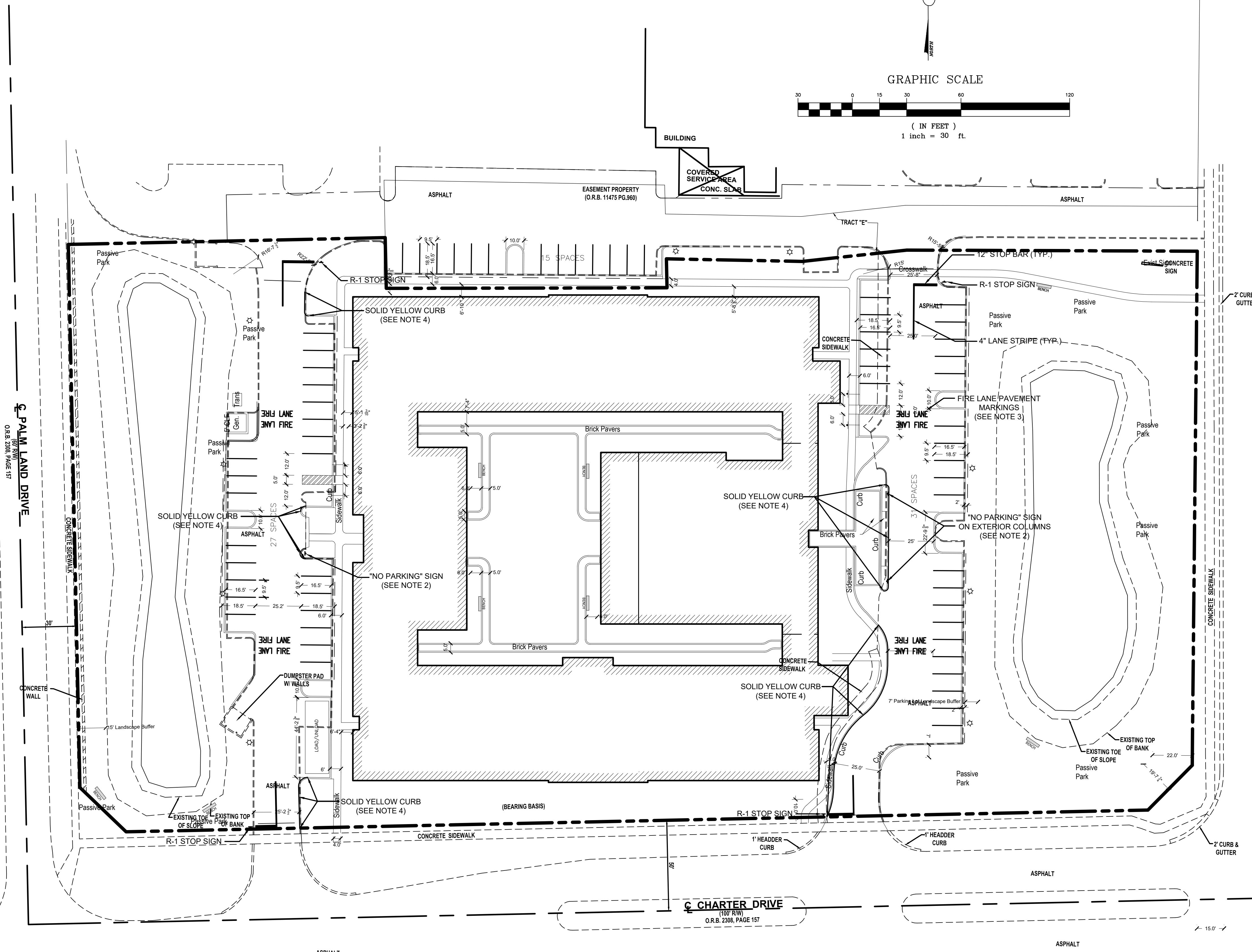
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PHONE (561) 992-1991 / FAX (561) 750-1452

COURTYARD GARDENS
PAVING, GRADING, & DRAINAGE PLAN

DATE	08/14/17
DRAWN BY	MFT
F.B./ PG.	N/A
SCALE	1" = 30'

RYAN D. WHEELER
PROFESSIONAL ENGINEER
LICENSE NO. 71477
STATE OF FLORIDA
FOR THE FIRM
DATE

JOB # 7857
SHT. NO. PD-1
OF SHEETS



- LEGEND**
- PROPOSED PIPE AND CATCH BASIN
 - PROPOSED GRADE
 - DIRECTION OF FLOW
 - EXISTING PIPE AND INLET
 - EXISTING GRADE
 - PROPOSED WATER LINE
 - EXISTING WATER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING SANITARY SEWER LINE

GENERAL SIGN/STRIPING NOTES:

- FIRE LANE MARKINGS SHALL COMPLY WITH BOYNTON BEACH ENGINEERING DIVISION CONSTRUCTION STANDARDS & DETAILS, REFERENCE DETAIL G-10.
- "NO PARKING" SIGN SHALL BE 12" X 18" (MINIMUM), LETTERING NOT LESS THAN 2" IN HEIGHT OR MORE THAN 3". SIGN MESSAGE SHALL STATE: "NO STOPPING, STANDING OR PARKING BY ORDER OF THE FIRE MARSHALL". LETTERING SHALL BE RED ON WHITE BACKGROUND.
- WORD AND SYMBOL MARKINGS ON PAVEMENT SHALL BE WHITE WITH 6" WIDE LETTERING.
- IF CONCRETE CURB SEPARATES RAISED SIDEWALK FROM FIRE LANE, THEN CURB SHALL BE PAINTED SOLID YELLOW IN LIEU OF LINE STRIPING.

NOTE:
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CONVERSION: NAVD 88 = NGVD 29 - 1.52 FT

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REVISIONS	DATE	BY
FILE NAME: 7857 SHEETS		

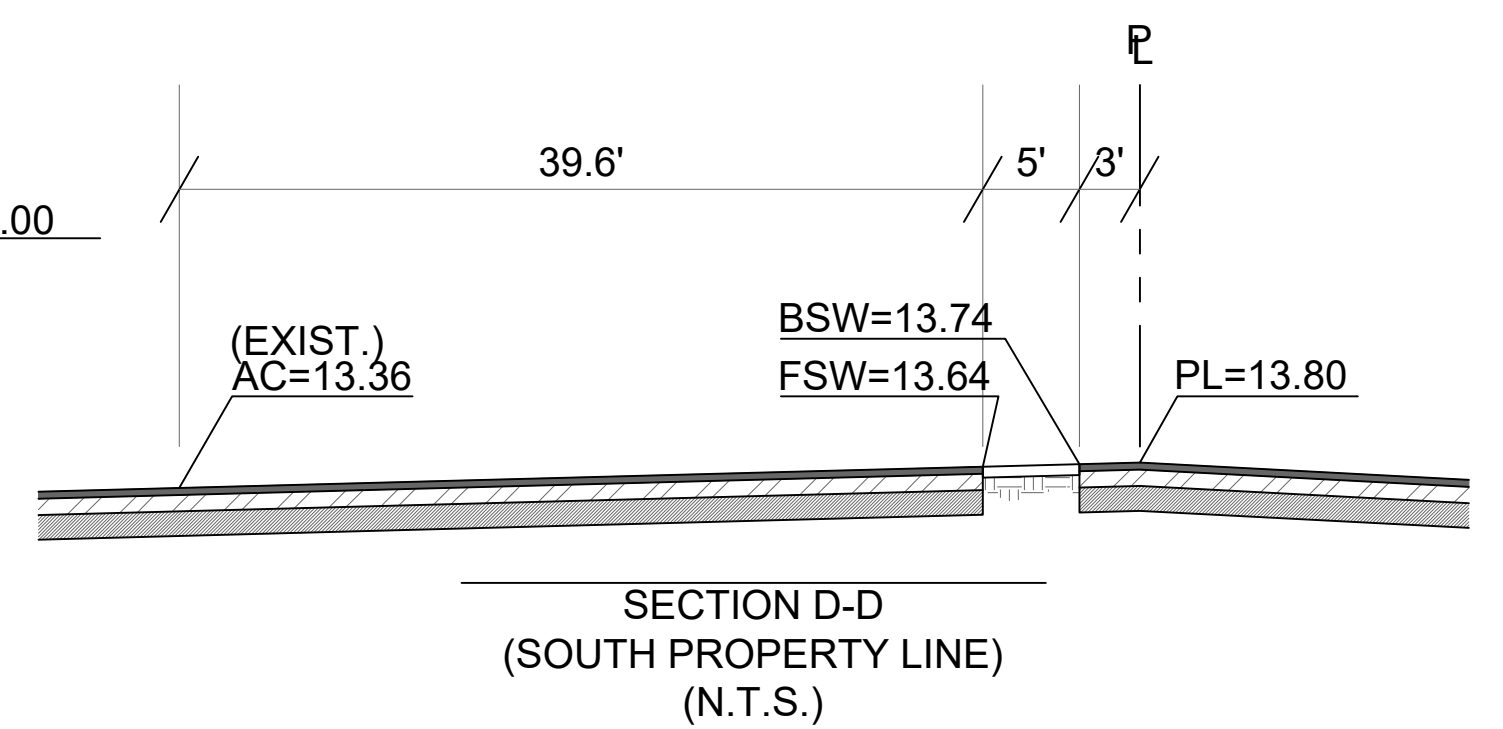
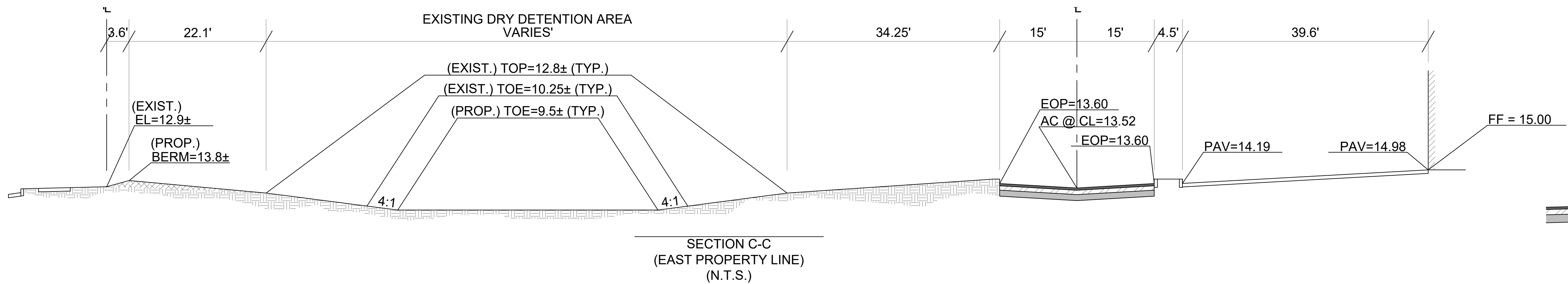
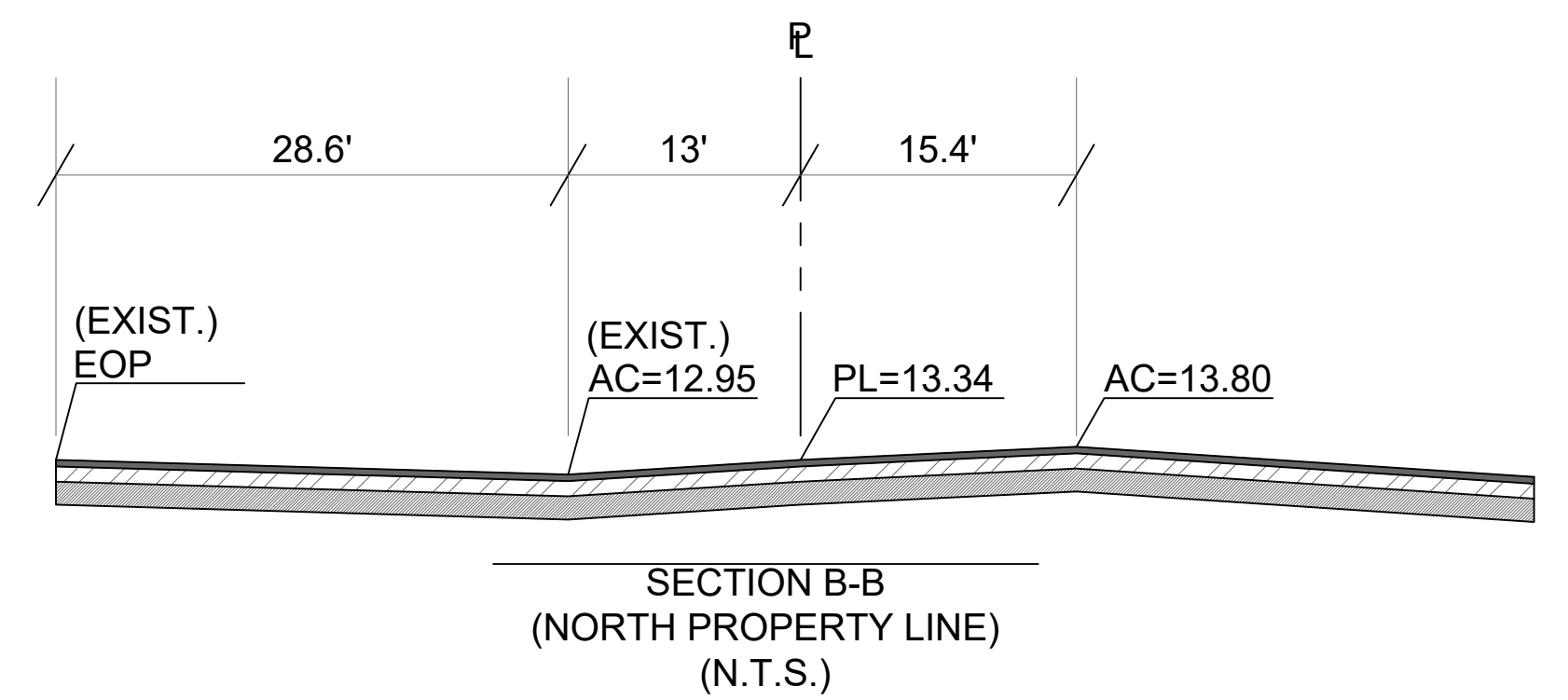
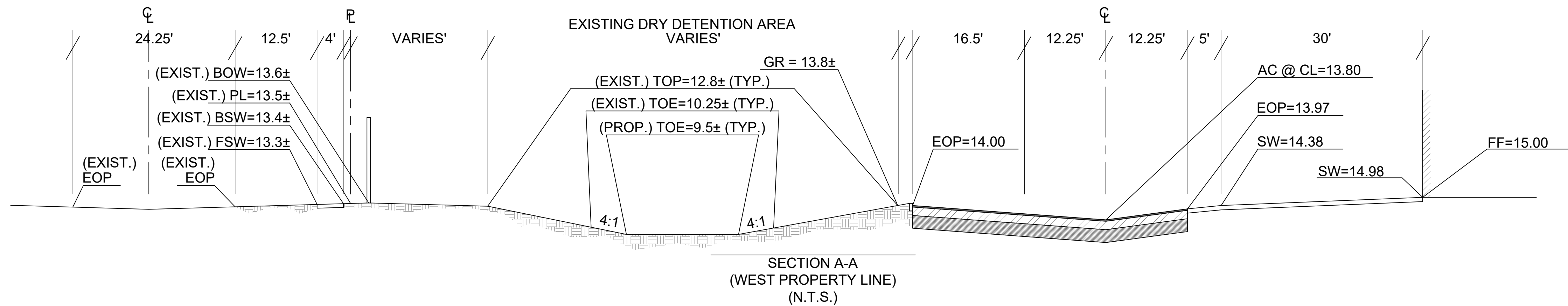
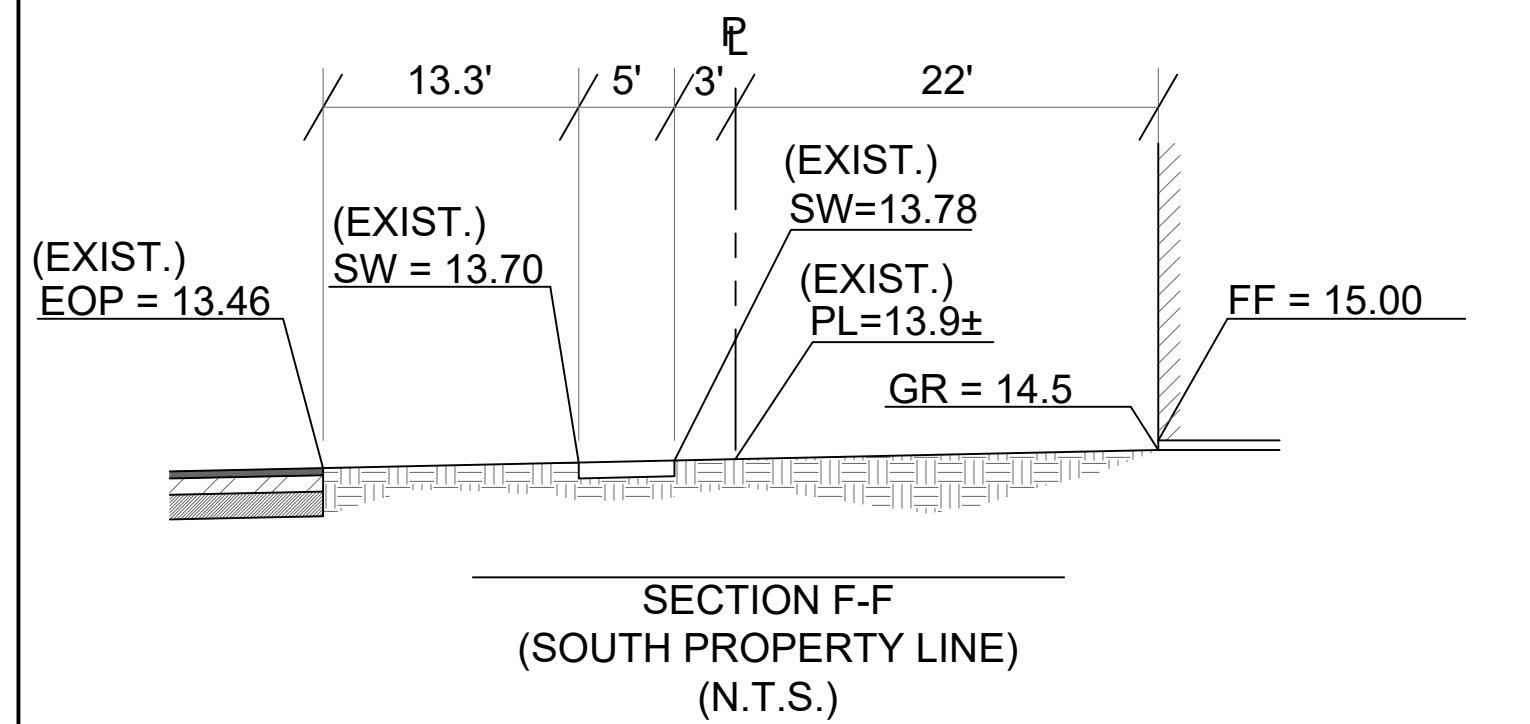
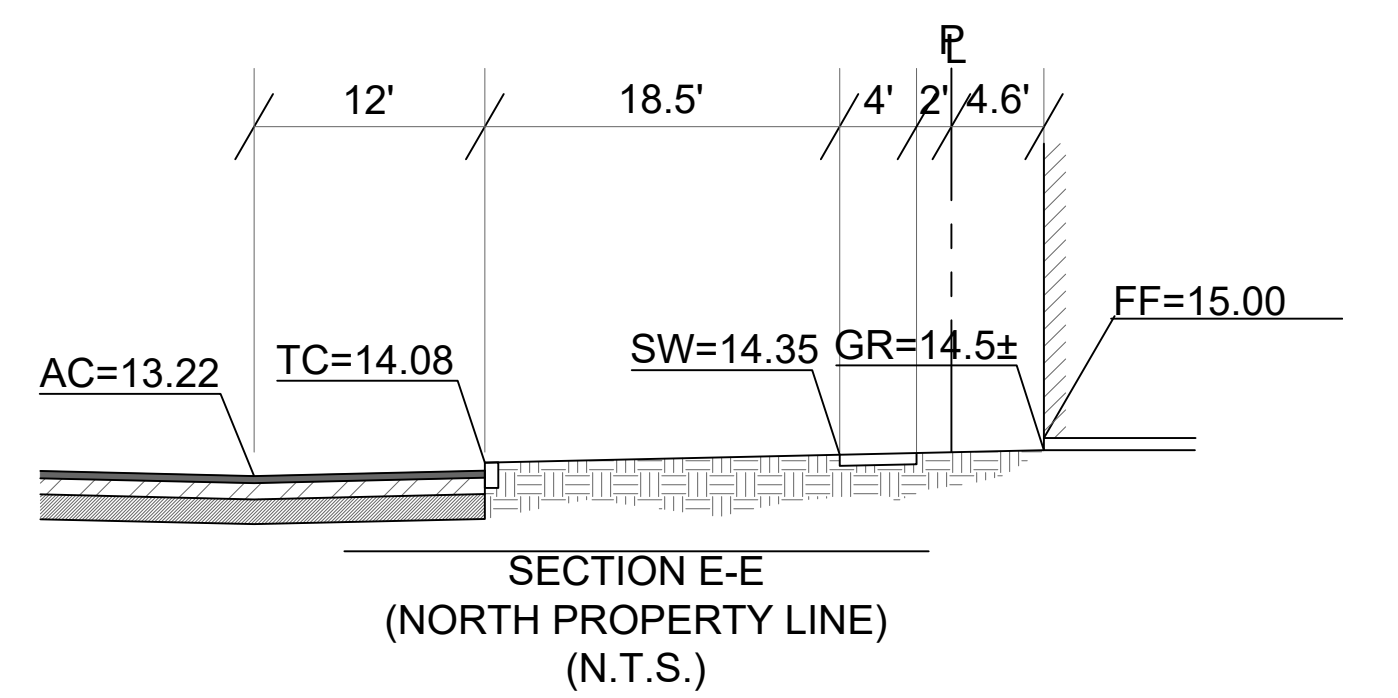
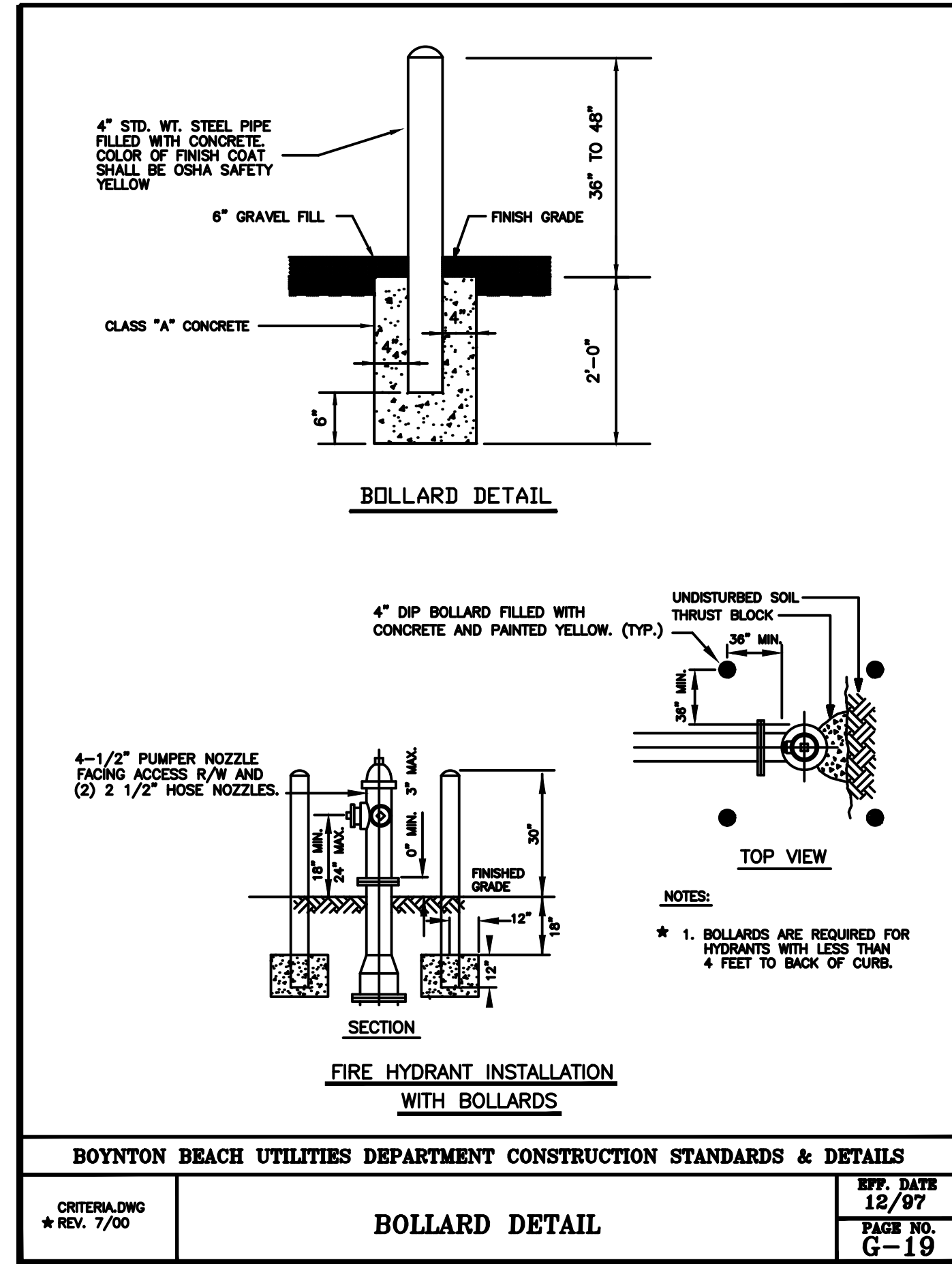
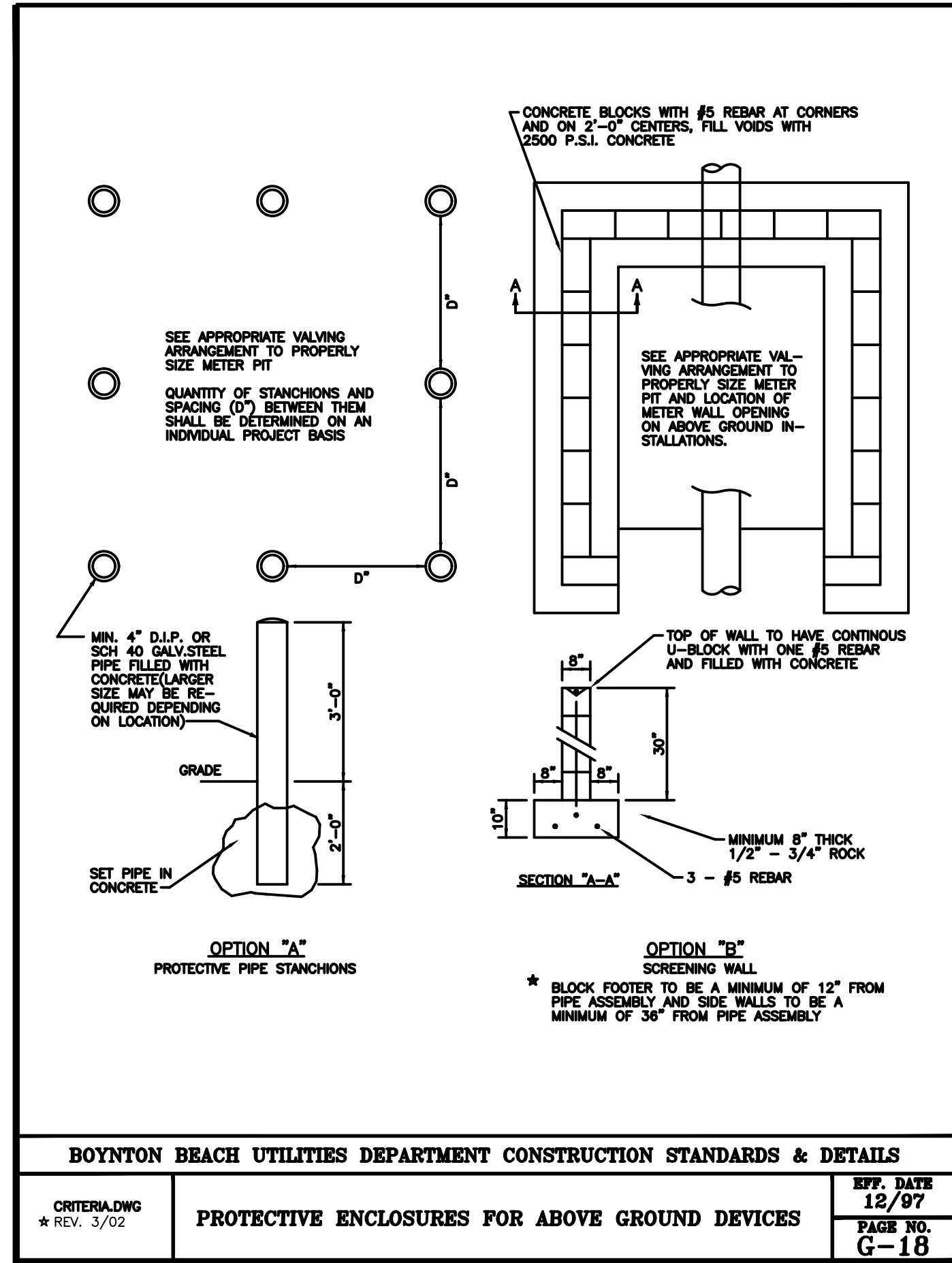
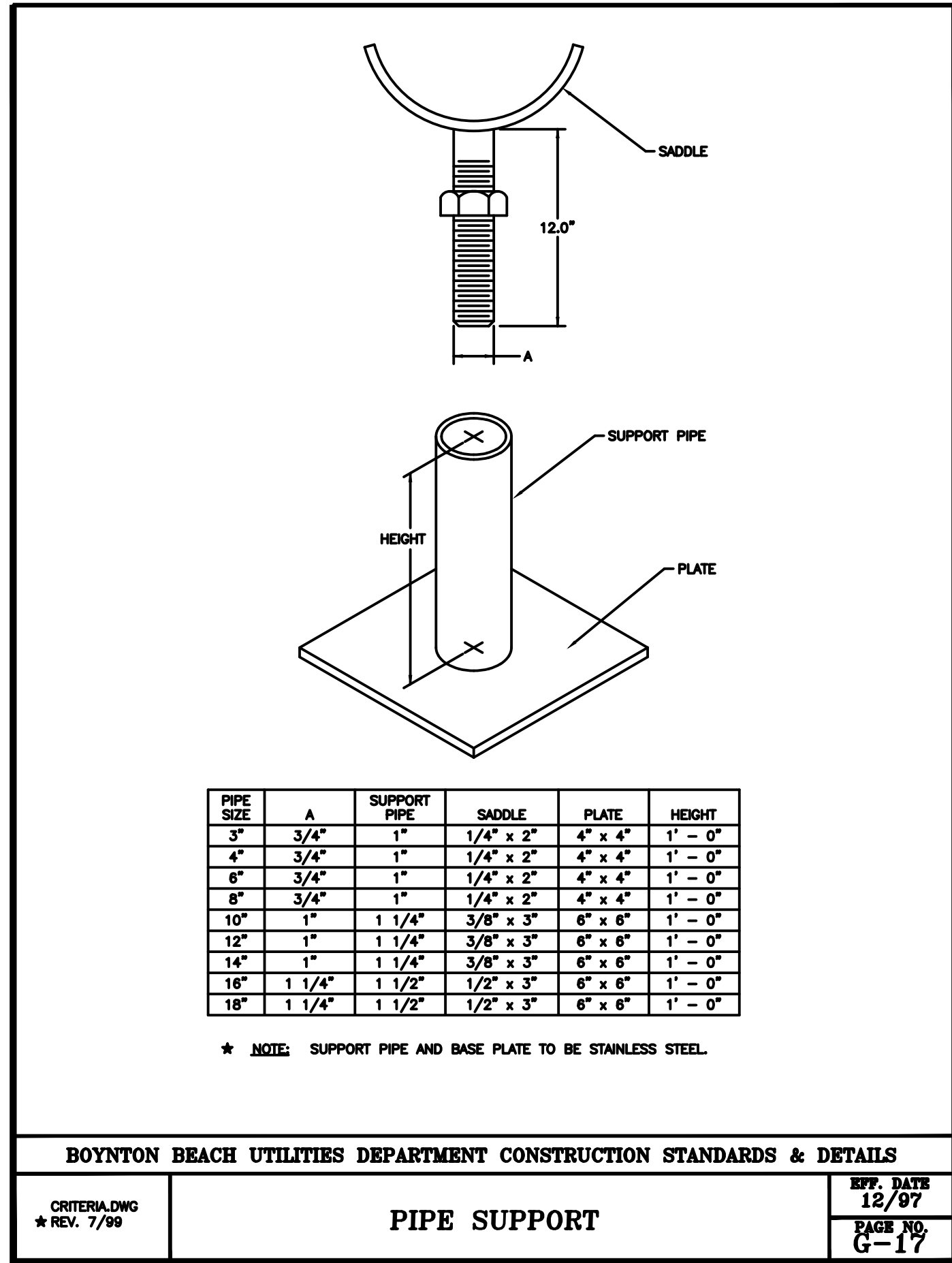
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PHONE (561) 392-1991 / FAX (561) 750-1452

**COURTYARD GARDENS
PAVEMENT MARKING & SIGNAGE PLAN**
CITY OF BOYNTON BEACH, FLORIDA

DATE	08/14/17
DRAWN BY	MFT
F.B./ PG.	N/A
SCALE	1" = 30'

RYAN D. WHEELER
PROFESSIONAL ENGINEER
LICENSE NO. 71477
STATE OF FLORIDA
FOR THE FIRM
DATE

JOB #	7857
SHT. NO.	PD-2
OF SHEETS	



BY	DATE	REVISIONS	FILE NAME

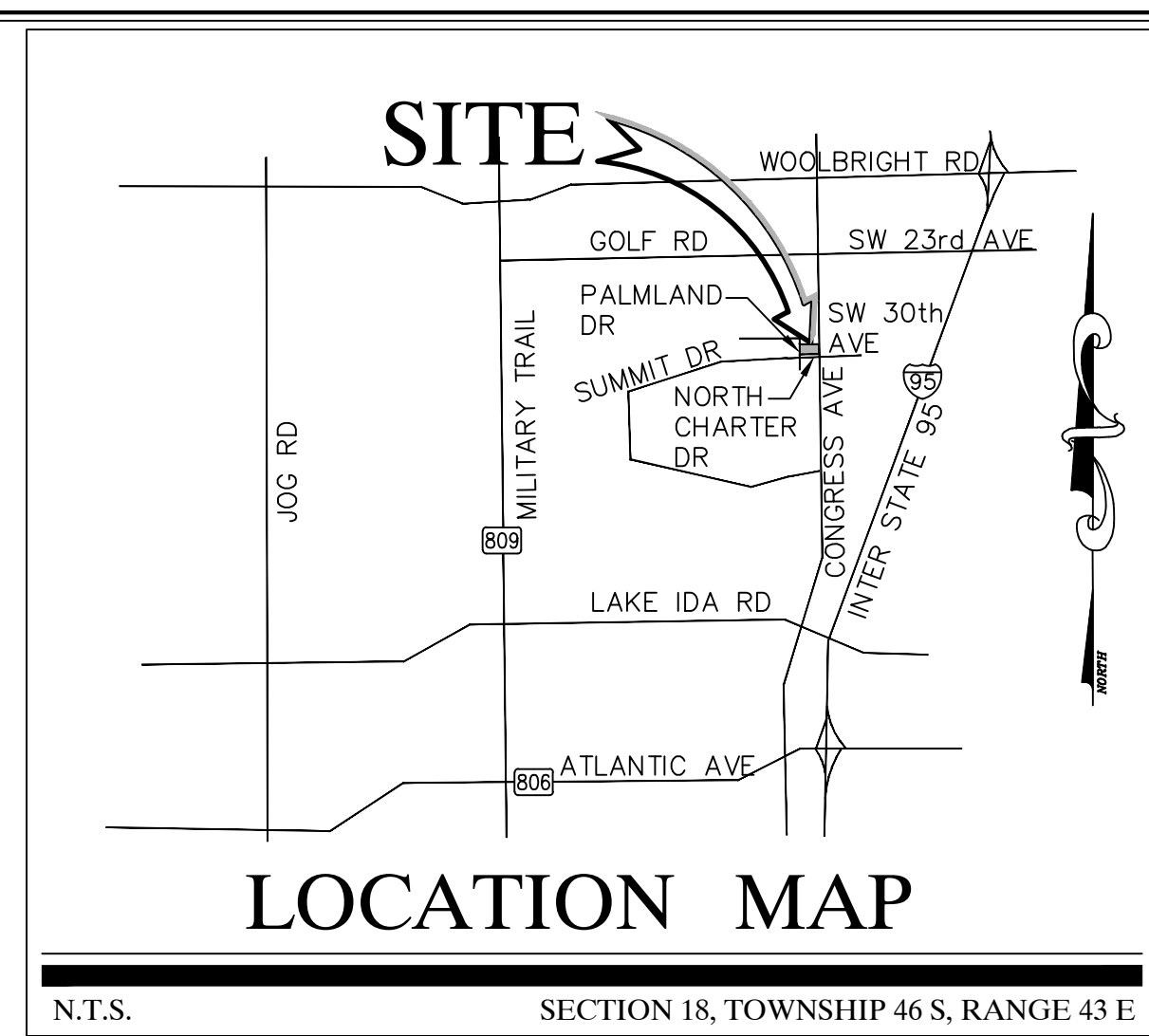
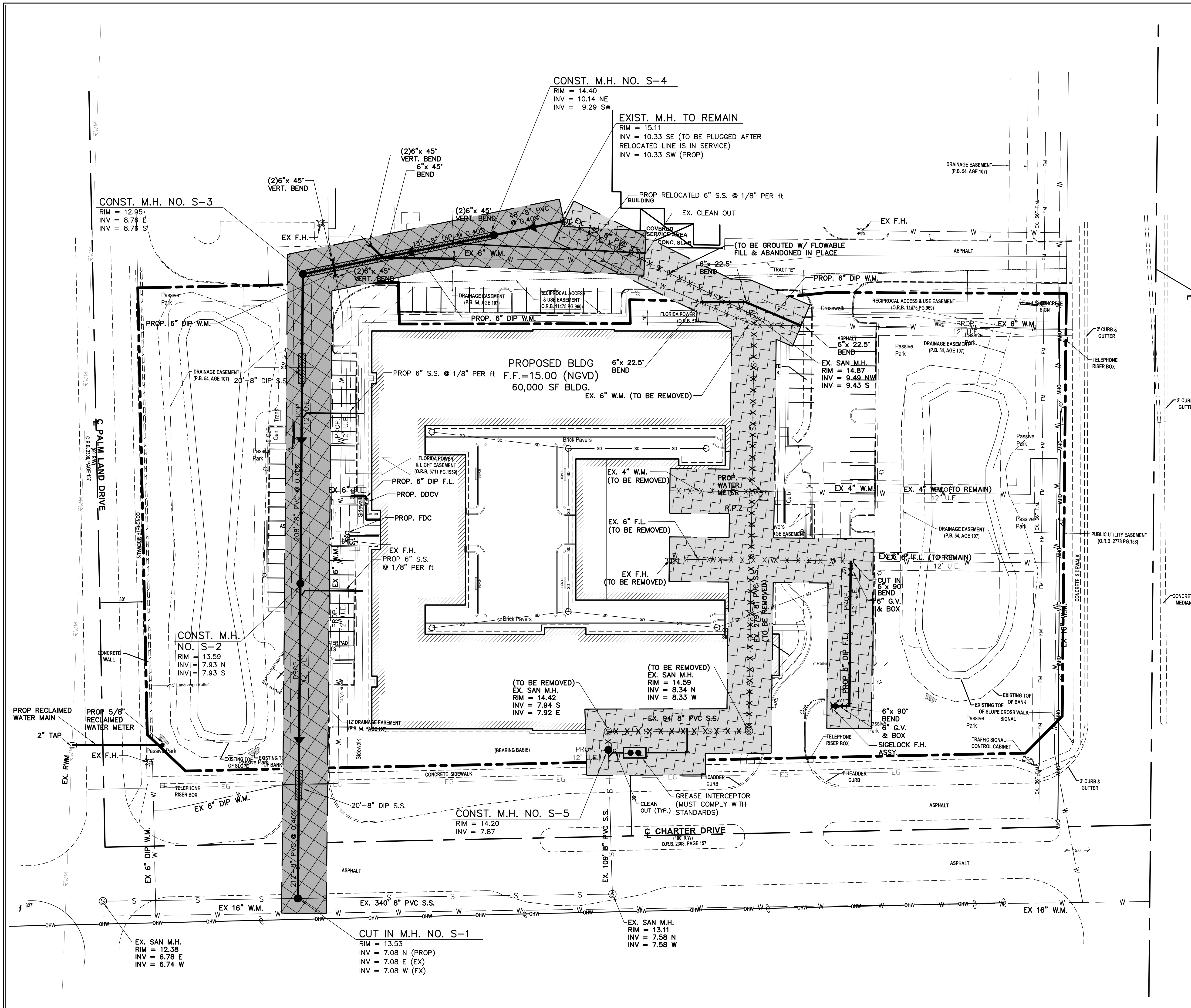
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COURTYARD GARDENS
PAVING, GRADING, & DRAINAGE DETAILS
CITY OF BOYNTON BEACH, FLORIDA

DATE 08/14/2017
DRAWN BY MFT
F.B./ PG. N/A
SCALE N/A

RYAN D. WHEELER
PROFESSIONAL ENGINEER
LICENSE NO. 71477
STATE OF FLORIDA
FOR THE FIRM
DATE

JOB # 7857
SHT. NO. PD-6
OF SHEETS



LEGEND

- PROPOSED WATER LINE (SIZE NOTED)
- PROPOSED GATE VALVE AND BOX
- PROPOSED REDUCER
- FIRE HYDRANT
- SAMPLE POINT
- EXISTING WATER LINE
- EXISTING GATE VALVE
- PROPOSED SANITARY SEWER LINE
- SANITARY SEWER FLOW DIRECTION
- EXISTING SANITARY SEWER LINE
- PROPOSED DRAINAGE SYSTEM
- EXISTING DRAINAGE SYSTEM

PHASE I

PHASE II

GRAPHIC SCALE

30 0 15 30 60 90 120

(IN FEET)

1 inch = 30 ft.

NOTE:

ELEVATION DATUM IS NGVD 29

CONVERSION: NAVD 88 = NGVD 29 - 1.52 FT

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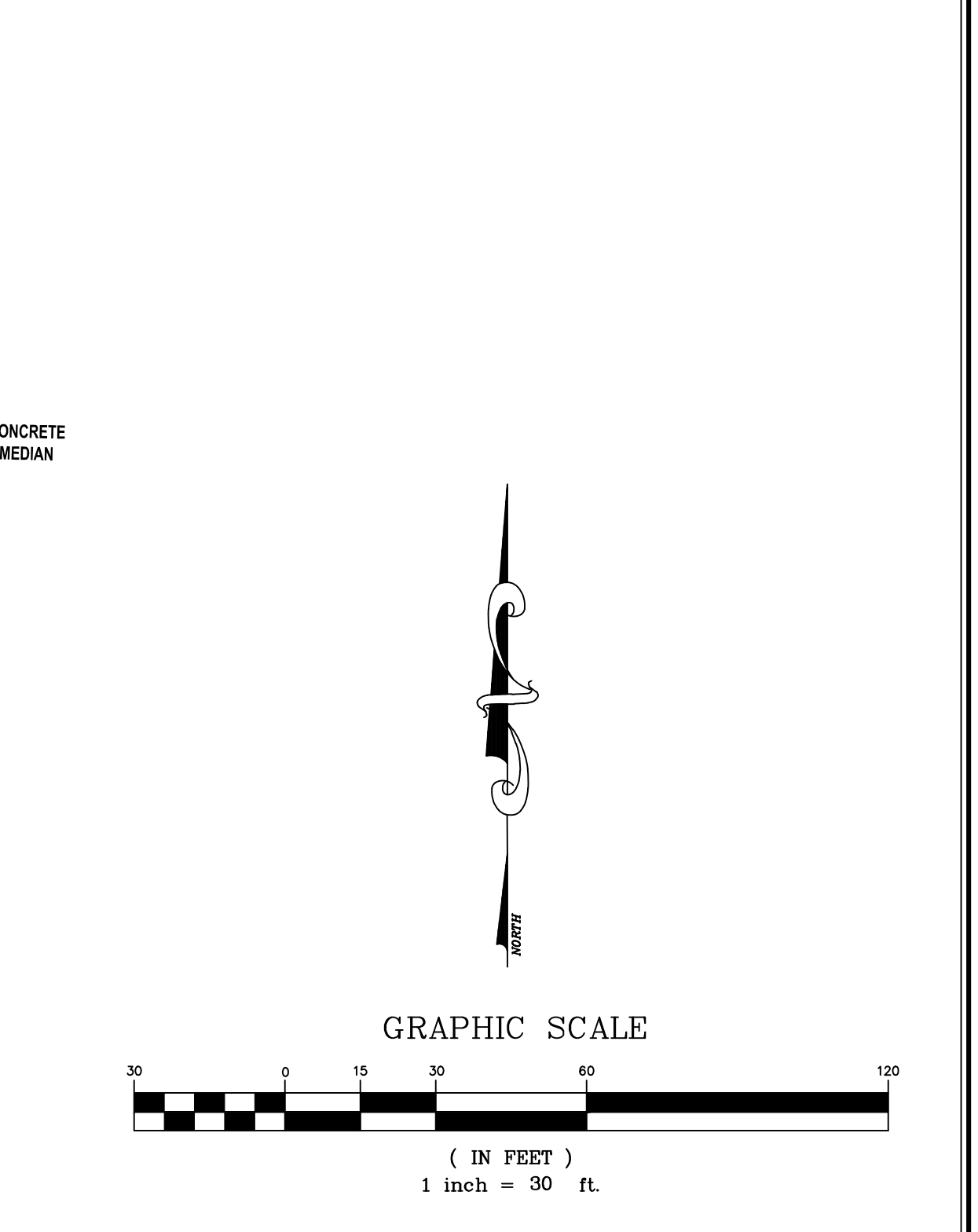
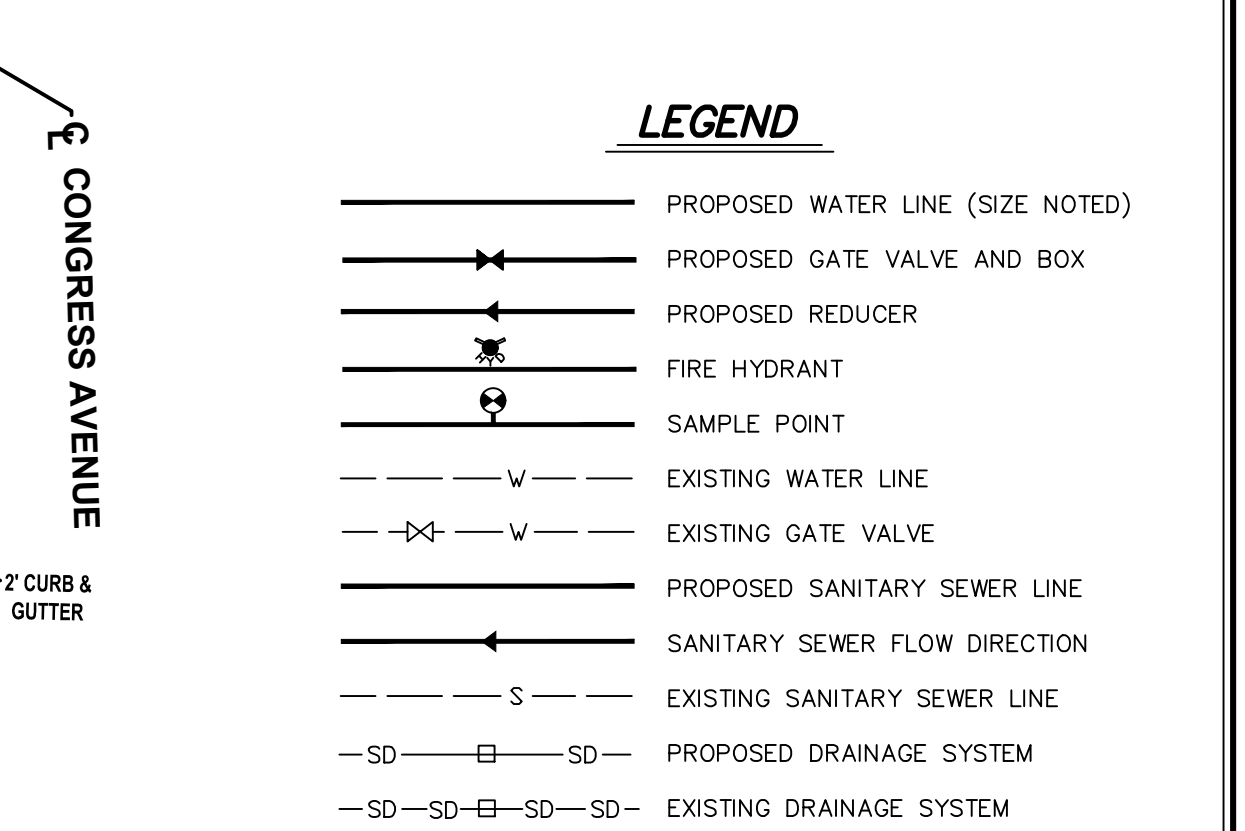
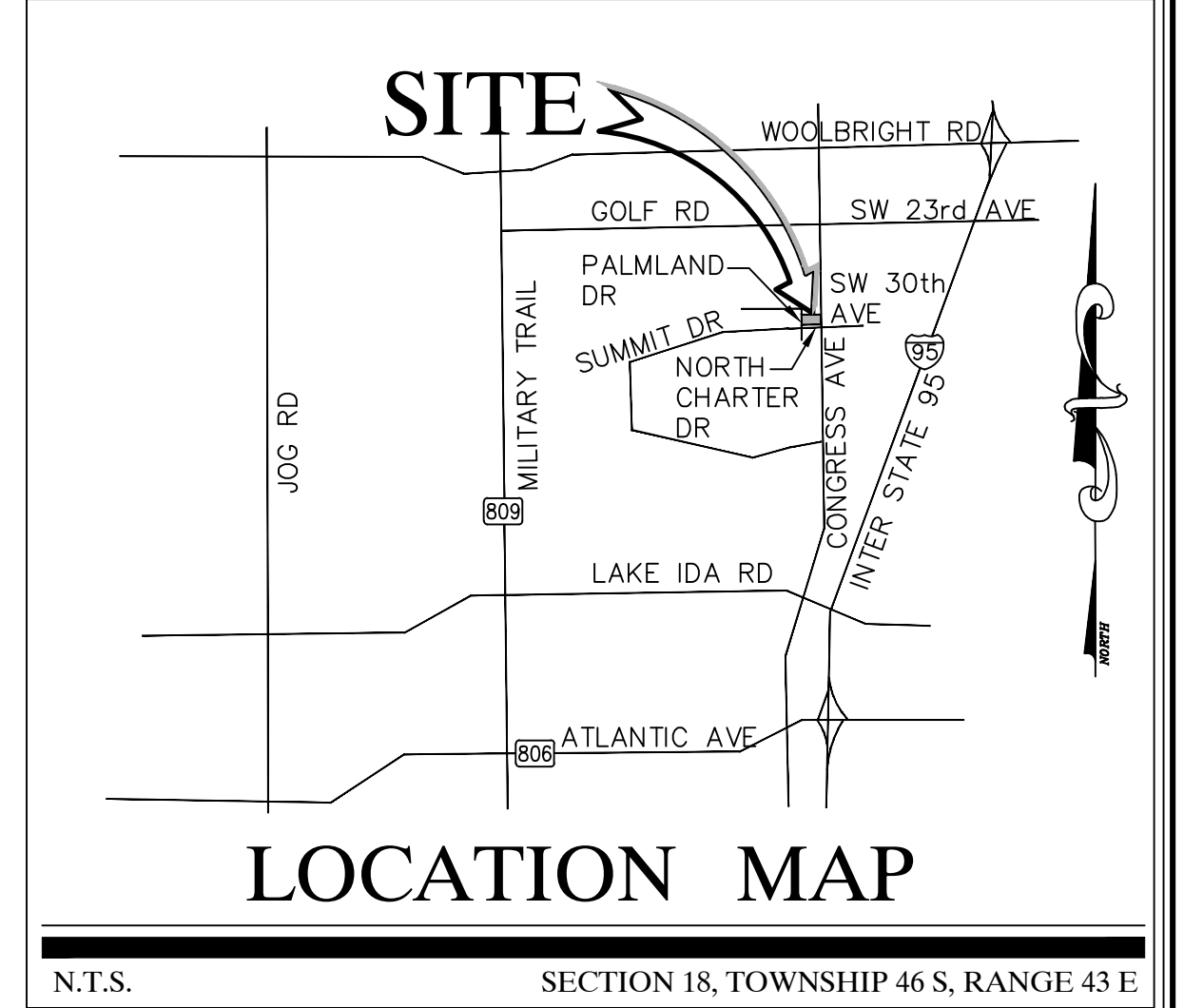
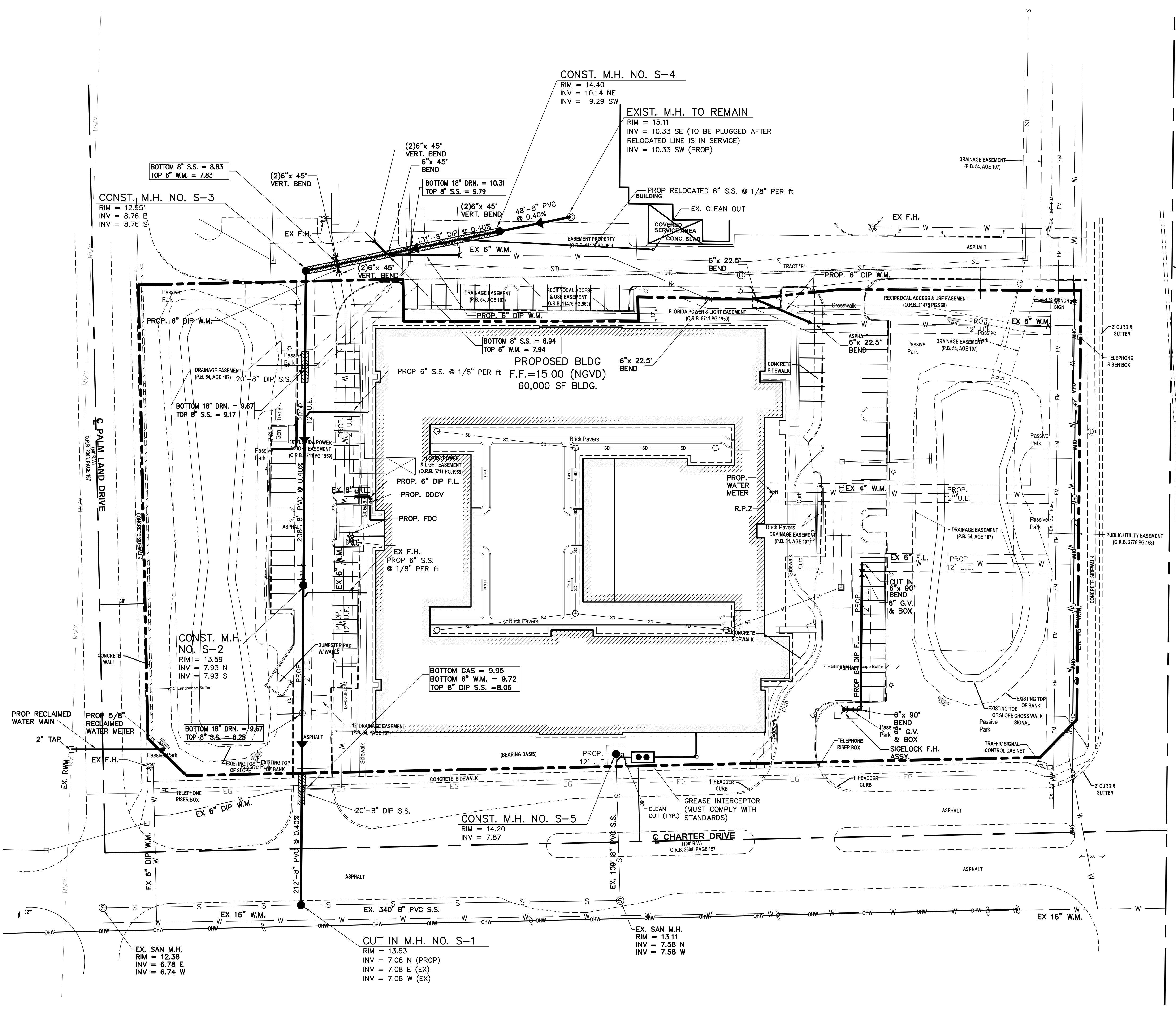
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7900 GLADES ROAD - SUITE 100
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PHONE (561) 392-1991 / FAX (561) 750-1452

COURTYARD GARDENS
WATER DISTRIBUTION & SANITARY SEWER
SEQUENCING / DEMOLITION PLAN
CITY OF BOYNTON BEACH, FLORIDA

DATE 08/14/2017
DRAWN BY MFT
F.B./ PG. N/A
SCALE 1" = 30'

RYAN D. WHEELER
PROFESSIONAL ENGINEER
LICENSE NO. 71477
STATE OF FLORIDA
FOR THE FIRM
DATE

JOB # 7857
SHT. NO. **WS-1**
OF SHEETS



NOTE:
ELEVATION DATUM IS NGVD 29
CONVERSION: NAVD 88 = NGVD 29 - 1.52 FT



REVISIONS	DATE	BY
FILE NAME 7857 SHEETS		

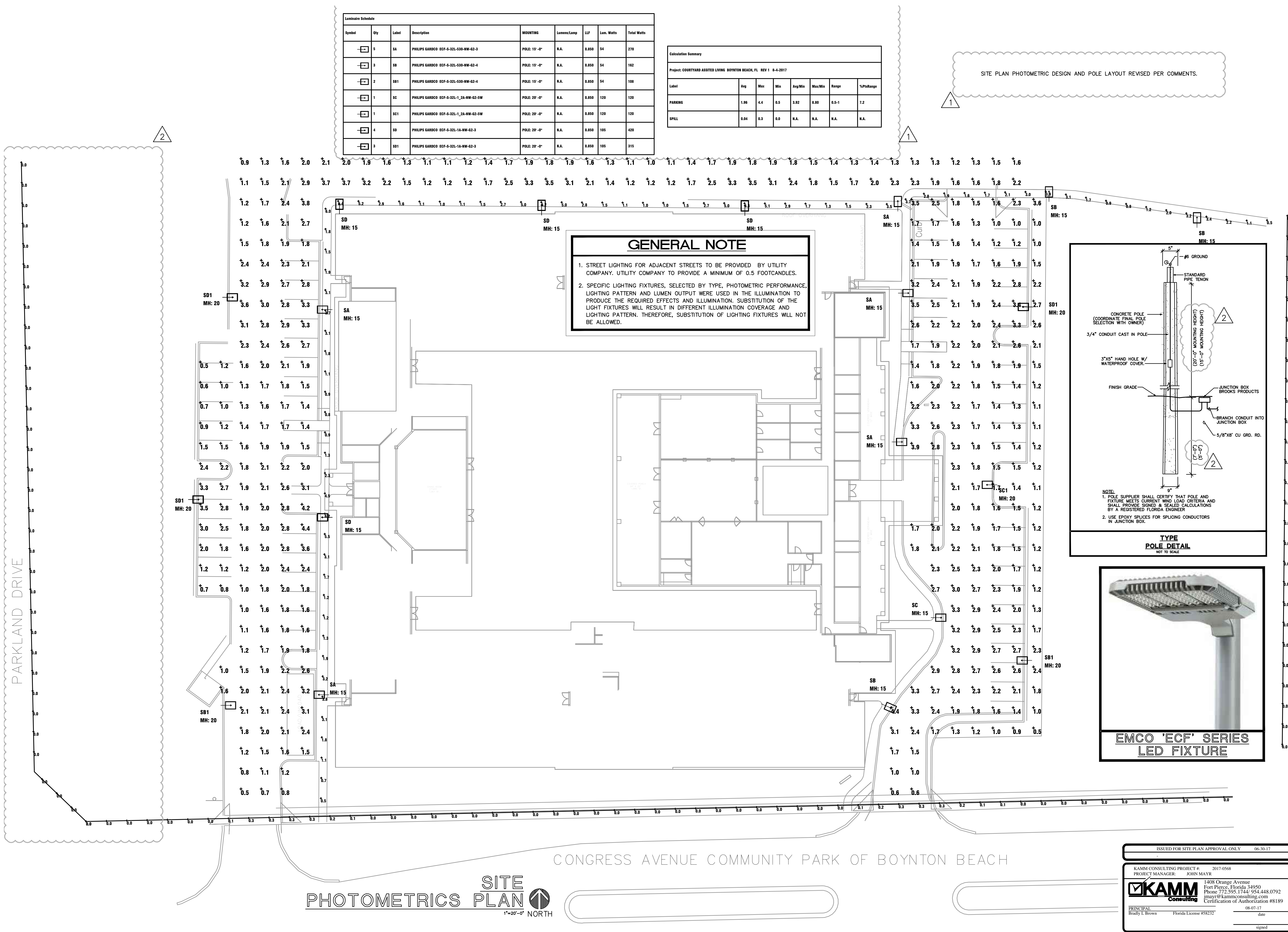
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

COURTYARD GARDENS
WATER DISTRIBUTION &
SANITARY SEWER PLANS
CITY OF BOYNTON BEACH, FLORIDA

DATE 08/14/2017
DRAWN BY MFT
F.B./ PG. N/A
SCALE 1" = 30'

RYAN D. WHEELER PROFESSIONAL ENGINEER LICENSE NO. 71477 STATE OF FLORIDA FOR THE FIRM
DATE

JOB # 7857
SHT. NO. WS-2
OF SHEETS



Luminaire Schedule							
Symbol	Qty	Label	Description	MOUNTING	Lumens/Lamp	LLF	Total Watts
	5	SA	PHILIPS GARDCO ECF-S-32L-530-NW-62-3	POLE: 19'-0"	N.A.	0.850	54
	3	SB	PHILIPS GARDCO ECF-S-32L-530-NW-62-4	POLE: 19'-0"	N.A.	0.850	54
	2	SB1	PHILIPS GARDCO ECF-S-32L-530-NW-62-4	POLE: 19'-0"	N.A.	0.850	54
	1	SC	PHILIPS GARDCO ECF-S-32L-1_2A-NW-62-5W	POLE: 20'-0"	N.A.	0.850	120
	1	SC1	PHILIPS GARDCO ECF-S-32L-1_2A-NW-62-5W	POLE: 20'-0"	N.A.	0.850	120
	4	SD	PHILIPS GARDCO ECF-S-32L-1A-NW-62-3	POLE: 20'-0"	N.A.	0.850	105
	3	SD1	PHILIPS GARDCO ECF-S-32L-1A-NW-62-3	POLE: 20'-0"	N.A.	0.850	105

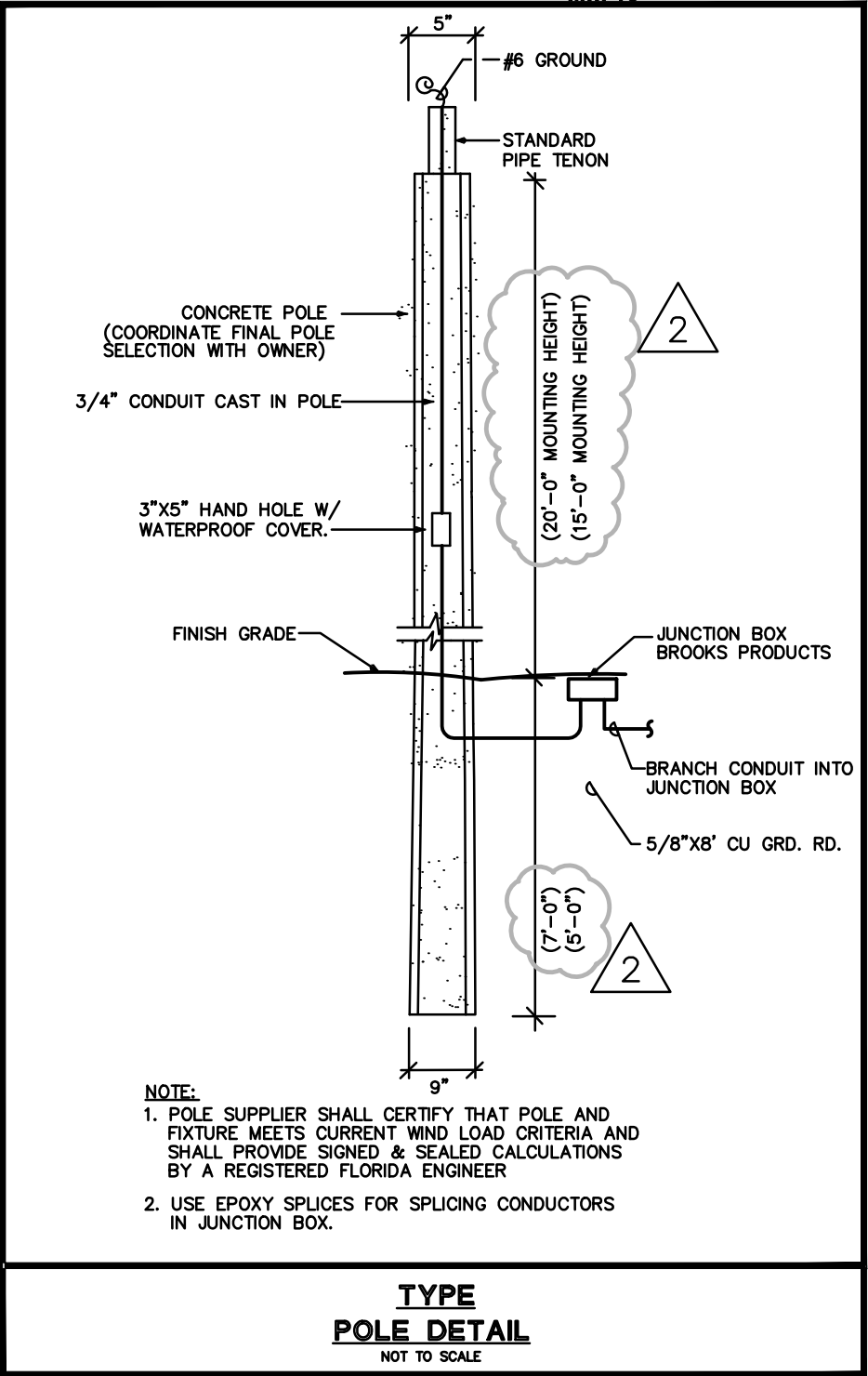
Calculation Summary							
Project: COURTYARD ASSISTED LIVING BOYNTON BEACH, FL REV 1 8-4-2017							
Label	Arg	Max	Min	Arg/Min	Max/Min	Range	%PIRange
PARKING	1.96	4.4	0.5	3.92	8.80	0.5-1	7.2
SPLIT	0.04	0.3	0.0	N.A.	N.A.	N.A.	N.A.

SITE PLAN PHOTOMETRIC DESIGN AND POLE LAYOUT REVISED PER COMMENTS.

GENERAL NOTE

1. STREET LIGHTING FOR ADJACENT STREETS TO BE PROVIDED BY UTILITY COMPANY. UTILITY COMPANY TO PROVIDE A MINIMUM OF 0.5 FOOTCANDLES.

2. SPECIFIC LIGHTING FIXTURES, SELECTED BY TYPE, PHOTOMETRIC PERFORMANCE, LIGHTING PATTERN AND LUMEN OUTPUT WERE USED IN THE ILLUMINATION TO PRODUCE THE REQUIRED EFFECTS AND ILLUMINATION. SUBSTITUTION OF THE LIGHT FIXTURES WILL RESULT IN DIFFERENT ILLUMINATION COVERAGE AND LIGHTING PATTERN. THEREFORE, SUBSTITUTION OF LIGHTING FIXTURES WILL NOT BE ALLOWED.



RODOLFO ACEVEDO AIA
JAMES R. WILLIAMS AIA
7700 CONGRESS AVE.
SUITE 1114
BOCA RATON, FLORIDA 33487
TEL 561 997 1244
FAX 561 997 1675

JAMES R. WILLIAMS - AR 0017581
RODOLFO C. ACEVEDO - AR 0016324

COURTYARD GARDENS ASSISTED LIVING
SITE PLAN APPROVAL
3005 S CONGRESS AVE
BOYNTON BEACH, FLORIDA

FLORIDA LICENSE: AA26002219

PROJECT NO. 17017
DESIGNED BY: JW
DRAWN BY: DB
CHECKED BY: JWMB

SUBMITTALS:
DESIGN DEV. SET: 06.21.2017
PROGRESS SET: 06.23.2017
SITE PLAN APPROVAL
PERMIT SET: 06.29.2017

REVISIONS:
1 COMMENT REVISIONS
08-07-17
2 COMMENT REVISIONS
08-09-17

SITE PHOTOMETRIC
PLAN

E1.1

EXHIBIT C

Conditions of Approval

Project Name: Courtyard Gardens
 File number: MSPM 17-007
 Reference: 3rd review plans identified as a Major Site Plan Modification with an August 16, 2017 Planning and Zoning Department date stamp marking.

DEPARTMENTS	INCLUDE	REJECT
ENGINEERING / PUBLIC WORKS / FORESTRY / UTILITIES		
Comments:		
1. The applicant will be responsible for replacing all broken sidewalk along property's frontage of Congress Ave, Charter Drive and Palmland Drive.		
2. Please repair wall along property's frontage of Palmland Drive as necessary.		
3. At time of permit submittal, please include an irrigation plan.		
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:		

DEPARTMENTS	INCLUDE	REJECT
4. 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.		
5. On Sheet A1.1, the existing sign for the neighboring property, Manor Care, will require a sign easement in order to remain on this parcel.		
6. Please be aware the public art component of the project must be sited where it is publicly accessible 24/7. Please contact Debby Coles-Dobay, Public Arts Manager, for further information.		
COMMUNITY REDEVELOPMENT AGENCY		
Comments: N/A		
PLANNING & DEVELOPMENT BOARD CONDITIONS		
Comments: To be determined.		
CITY COMMISSION CONDITIONS		
Comments: To be determined.		

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

PROJECT NAME: Courtyard Gardens (MSPM 17-007)

APPLICANT: Joni Brinkman, Urban Design Kilday Associates

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

DATE OF HEARING RATIFICATION BEFORE CITY COMMISSION: October 17, 2017

APPROVAL SOUGHT: Request for Major Site Plan Modification approval to construct a one-story, 51,258 square foot inpatient medical facility with memory care and related site improvements, located on the NW corner of S. Congress Avenue and N. Charter Drive, in the C-3 (Community Commercial) zoning district.

LOCATION OF PROPERTY: 3005 South Congress Avenue

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: 9/26/2017

REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD: Approve 711 North Federal Highway Abandonment (ABAN 17-007) allowing the abandonment of a portion of the alley immediately west of 711 North Federal Highway, and immediately north of NE 6th Avenue. Applicant: Michael Simon, Executive Director of the Boynton Beach Community Redevelopment Agency (CRA),

EXPLANATION OF REQUEST:

Michael Simon, Executive Director of the Boynton Beach Community Redevelopment Agency (CRA), is requesting to abandon a portion of the 20-foot wide alley right-of-way (ABAN 17-007) immediately west of 711 North Federal Highway, and immediately north of NE 6th Avenue. The CRA is requesting the abandonment as owner of the abutting 711 N. Federal Highway, in preparation for the sale of the property to the owner of the boat dealership immediately to the north (South Florida Master Craft), to facilitate the expansion of their business venture. Similar segments of the same alley have previously been abandoned, which abutted properties immediately to the north of the subject parcel; at 725 N. Federal Highway (South Florida Master Craft) and 805 N. Federal Highway (Miami Aqua Culture), in 2009 and 2005, respectively.

Staff has determined that the requested abandonment would not adversely impact traffic or other City functions, and would not adversely impact other adjacent property owners. Based on the above-analysis, staff has determined that the subject alley no longer serves a public purpose, and therefore recommends APPROVAL of the applicant's request, subject to the attached conditions.

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

FISCAL IMPACT: Additional tax revenue from property being placed on the tax roll.

ALTERNATIVES: None recommended.

STRATEGIC PLAN:

STRATEGIC PLAN APPLICATION: N/A

CLIMATE ACTION: No

CLIMATE ACTION DISCUSSION: N/A

Is this a grant?

Grant Amount:

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Location Map	Location Map
<input type="checkbox"/> Drawings	Legal Description & Sketch
<input type="checkbox"/> Conditions of Approval	Conditions of Approval
<input type="checkbox"/> Development Order	Development Order

**DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
MEMORANDUM NO. PZ 17-049**

TO: Chair and Members
Planning & Development Board

THRU: Michael W. Rumpf
Planning and Zoning Director

FROM: Ed Breese
Principal Planner

DATE: August 22, 2017

SUBJECT: Request for abandonment of a portion of the alley immediately west of 711 North Federal Highway, and immediately north of NE 6th Avenue (ABAN 17-007).

NATURE OF REQUEST

Michael Simon, Executive Director of the Boynton Beach Community Redevelopment Agency (CRA), is requesting to abandon a portion of the 20-foot wide alley right-of-way (ABAN 17-007) immediately west of 711 North Federal Highway, and immediately north of NE 6th Avenue (see Exhibit “A” – Location Map). The CRA is requesting the abandonment as owner of the abutting 711 N. Federal Highway, in preparation of the property for purchase by the owner of the boat dealership immediately to the north (South Florida Master Craft), to facilitate the expansion of their business venture.

More specifically, the applicant is requesting to abandon that portion of the 20-foot wide alley right-of-way lying between 711 N. Federal Highway and the FEC Railroad right-of-way (as depicted and described in Exhibit “B” – Legal Description & Sketch).

The following is a description of the zoning districts and land uses of the properties that surround the subject request:

North: Developed commercial property (South Florida Master Craft) zoned C-4 (General Commercial);

South: Right-of-way for NE 6th Avenue and farther south is developed commercial property (Goodyear Tire Store) zoned CBD (Central Business District);

East: Currently unoccupied commercial property (formerly Amerigas Propane) zoned C-4 (General Commercial) and farther east right-of-way for Federal Highway; and

West: Right-of-way for the FEC Railroad, then farther west right-of-way for N. Railroad Avenue.

BACKGROUND

The applicant is requesting to abandon a portion of the unimproved alley immediately east of the FEC Railroad right-of-way. Similar segments of the same alley have previously been abandoned, which abutted properties immediately to the north of the subject parcel; at 725 N. Federal Highway (South Florida Master Craft) and 805 N. Federal Highway (Miami Aqua Culture), in 2009 and 2005, respectively.

The CRA acquired the property to spur redevelopment of the longtime propane gas site and received responses from several businesses looking to redevelop the site. The property owner immediately to the north, operator of South Florida Master Craft, is interested in expanding their operations onto the subject parcel and is working on the preparation of development plans for the site. Because their business operations involve larger vessels and trailers, maximum on site movements are necessary, and the additional 20 feet allows for greater turning movements and storage options. As a result, the CRA has submitted the necessary paperwork to abandon the alley.

When a right-of-way, such as this unimproved alley, is abandoned the abandoned land is transferred in equal portions from the general public to the abutting property owner(s) per State Statute. Typically, two (2) properties would be affected by an abandonment request, and as a result one-half of the right-of-way is conveyed to one (1) abutting property owner and the other half is conveyed to the other abutting property owner. The applicant requesting this abandonment is the owner of the abutting property to the east (at 711 N. Federal Highway). Public records indicate that Florida East Coast Railway is the owner of the abutting property to the west (50-foot wide railroad right-of-way). Since the FEC RR is a right-of-way entity, the entire abandoned 20-foot wide alley parcel would become part of the applicant's property.

ANALYSIS

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

CITY DEPARTMENTS/DIVISIONS

Engineering	No objection.
Public Works/Utilities	No objection.
Planning and Zoning	No objection.

PUBLIC UTILITY COMPANIES

Florida Power and Light	No objection w/ provision of necessary easements and relocation of utilities at developer's cost, if necessary.
-------------------------	---

AT & T	No objection w/ provision of necessary easements and relocation of utilities at developer's cost, if necessary.
Florida Public Utilities	No objection.
Comcast	No objection.
Level 3	No objection w/provision of necessary easements and relocation of utilities at developer's cost, if necessary.
Sprint	No objection.
Hotwire	No objection.
Strome Networks	No objection.
Windstream	No objection.
PBC Traffic Engineering	No objection.

RECOMMENDATION

Staff has determined that the requested abandonment would not adversely impact traffic or other City functions, and would not adversely impact other adjacent property owners. Based on the above-analysis, staff has determined that the subject alley no longer serves a public purpose, and therefore recommends APPROVAL of the applicant's request, subject to the attached conditions. Any conditions requested by the Planning and Development Board or required by the Commission will be placed in Exhibit "C" - Conditions of Approval.

S:\Planning\SHARED\WP\PROJECTS\711 N. Federal Hwy.\ABAN 17-007\Staff Report.doc

LOCATION MAP



**SKETCH & DESCRIPTION FOR:
A PORTION OF 20' ALLEY**
PENCE & KING ADDITION TO TOWN OF BOYNTON
(PLAT BOOK 1, PAGE 50, P.B.C.R.)
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

RECEIVED**AUG 14 2017****Development Department****LAND DESCRIPTION:**

A portion of the 20 foot alley lying parallel with and contiguous to the east right-of-way line of the Florida East Coast Railroad and the west line of Lots 19 through 22, PENCE & KING ADDITION TO THE TOWN OF BOYNTON, according to the plat thereof, as recorded in Plat Book 1, Page 50, of the Public Records of Palm Beach County, Florida, described as follows:

That portion of a 20 foot alley, bounded on the east by the west line of Lots 19 through 22, bounded on the west by the east right-of-way line of the Florida East Coast Railroad, bounded on the north by the westerly extension of the south line of the north 5.00 feet of Lot 19, and bounded on the south by the westerly extension of the north line of the south 21.5 feet of Lot 22, all of PENCE & KING ADDITION TO THE TOWN OF BOYNTON, according to the plat thereof, as recorded in Plat Book 1, Page 50, of the Public Records of Palm Beach County, Florida.

Said lands situate and being in the City of Boynton Beach, Palm Beach County, Florida.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
5. Abbreviation Legend: \mathcal{C} = Centerline; L.B. = Licensed Business; O.R.B. = Official Records Book; P = Per Record Plat; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; P.L.S. = Professional Land Surveyor; R/W = Right-of-Way.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 7/11/17

Michael D. Avirom

MICHAEL D. AVIROM, P.L.S.
Florida Registration No. 3268
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: mike@aviromsurvey.com

REVISIONS

REV. R/W DEDICATION WIDTH 07/11/2017 (M.M.K.)



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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JOB #: **10475B**

SCALE: N/A

DATE: 04/25/2017

BY: M.M.K.

CHECKED: M.D.A.

F.B. N/A PG. N/A

SHEET: **Page 39 of 48**

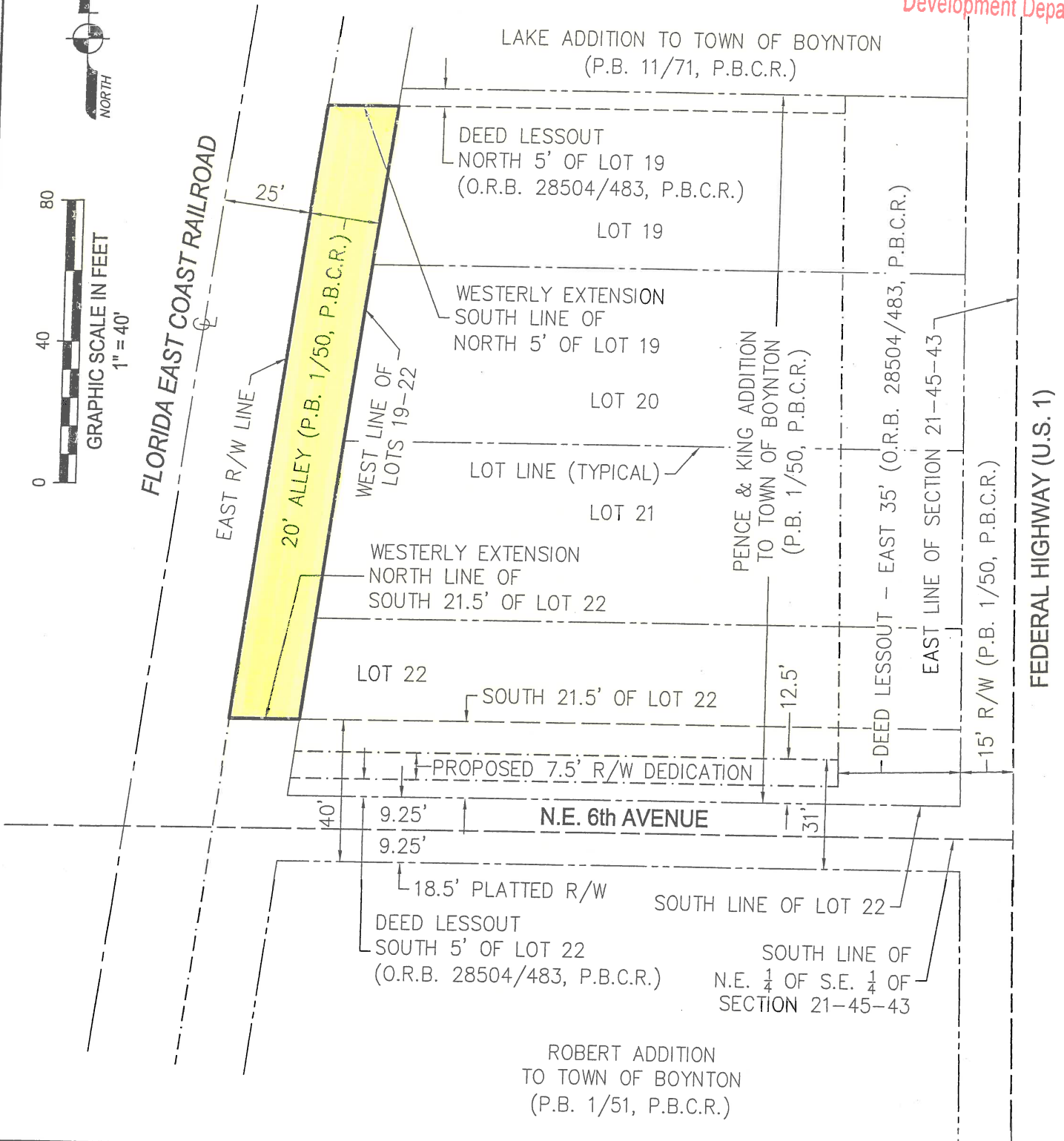
SKETCH & DESCRIPTION FOR:
A PORTION OF 20' ALLEY

A PORTION OF LOT 22, PENCE & KING ADDITION TO TOWN OF BOYNTON
 (PLAT BOOK 1, PAGE 50, P.B.C.R.)
 CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

RECEIVED

AUG 14 2017

Development Department



REVISIONS

REV. R/W DEDICATION WIDTH 07/11/2017 (M.M.K.)



AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
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 (561) 392-2594 / www.AVIROMSURVEY.com

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JOB #: 10475B

SCALE: 1" = 40'

DATE: 04/25/2017

BY: M.M.K.

CHECKED: M.D.A.

F.B. N/A PG. N/A

SHEET: Page 38 of 48

EXHIBIT "C"

CONDITIONS OF APPROVAL

Project Name: 711 N. Federal Highway
 File number: ABAN 17-007
 Reference: 1st review plans identified as a Abandonment with an August 14, 2017 Planning and Zoning Department date stamp marking.

DEPARTMENTS	INCLUDE	REJECT
ENGINEERING / PUBLIC WORKS / FORESTRY / UTILITIES		
Comments: None.		
FIRE		
Comments: None.		
POLICE		
Comments: None.		
BUILDING DIVISION		
Comments: None.		
PARKS AND RECREATION		
Comments: None.		
PLANNING AND ZONING		
Comments:		
1. Any conditions of approval from the various utility companies requiring new or revised easements and developer relocation of their facilities will be required to be addressed prior to issuance of a building permit.		
COMMUNITY REDEVELOPMENT AGENCY		
Comments: None.		

DEPARTMENTS	INCLUDE	REJECT
PLANNING & DEVELOPMENT BOARD CONDITIONS		
Comments: To be determined.		
CITY COMMISSION CONDITIONS		
Comments: To be determined.		

S:\Planning\SHARED\WP\PROJECTS\711 N. Federal Hwy.\Abandonment\ABAN 17-007\COA.doc

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

PROJECT NAME: 711 N. Federal Highway (ABAN 17-007)

APPLICANT: Michael Simon, Executive Director Boynton Beach CRA

APPLICANT'S ADDRESS: 710 N. Federal Highway, Boynton Beach, FL 33435

DATE OF HEARING RATIFICATION BEFORE CITY COMMISSION: November 8, 2017

APPROVAL SOUGHT: Request for abandonment of a portion of the alley immediately west of 711 North Federal Highway, and immediately north of NE 6th Avenue (ABAN 17-007).

LOCATION OF PROPERTY: 711 N. Federal Highway

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

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

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

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

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

DATED: _____

City Clerk



CITY OF BOYNTON BEACH AGENDA ITEM REQUEST FORM

PLANNING AND DEVELOPMENT MEETING DATE: 9/26/2017

REQUESTED ACTION BY PLANNING AND DEVELOPMENT BOARD: Approve amendments to the LAND DEVELOPMENT REGULATIONS, Chapter 1, Article II, Definitions and Chapter 3, Article IV, Section 3.D, Table 3-28, Use Matrix and Footnote #57 to add definitions, use provisions, and standards that regulate the medical marijuana dispensary industry.

EXPLANATION OF REQUEST:

On November 8, 2016, Florida voters approved Amendment 2, which fully legalized the medical use of marijuana throughout the State for individuals with specified "debilitating" conditions and would authorize cultivation, processing, distribution, and sale of marijuana and related activities.

On June 9, 2017 at the Florida Legislature special session, the Florida House and Senate passed bills amending the state's medical marijuana laws. The Governor subsequently signed the bills on June 23, 2017.

As part of those amendments, the state law includes preemptions outlined below:

- City may not place specific limits on the number of dispensing facilities.
- City may not enact regulations or restrict locations, which are more restrictive than regulations, or locations for pharmacies.
- City may not charge a fee in an amount greater than the fee charged to pharmacies.
- Dispensaries cannot be located within 500 feet of an elementary, middle, or secondary school unless City approves location through formal proceeding.

The purpose of these amendments is to establish requirements that regulate marijuana-dispensing facilities in the interest of the public health, safety and general welfare and that ease the regulatory burden on the City.

In particular, this amendment is intended to regulate the sale and distribution of medical marijuana to ensure a supply to patients who qualify to obtain, possess, and consume, or any other use of medical marijuana permissible under state law.

HOW WILL THIS AFFECT CITY PROGRAMS OR SERVICES?

There are no anticipated changes in City programs or services.

FISCAL IMPACT: Budgeted

The new use would increase application, permitting and business tax receipt revenues.

ALTERNATIVES:

1. Add medical marijuana dispensaries to the land development regulations while amending the regulations for pharmacies to implement further restrictions.
2. Ban medical marijuana dispensaries in the City.

STRATEGIC PLAN:

STRATEGIC PLAN APPLICATION:

CLIMATE ACTION:

CLIMATE ACTION DISCUSSION:

Is this a grant?

Grant Amount:

ATTACHMENTS:

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



**DEPARTMENT OF DEVELOPMENT
PLANNING AND ZONING
Memorandum PZ 17-018**

TO: Chair and Members
Planning & Development Board

FROM: Andrew P. Mack, P.E., Director of Development *A.M.*

DATE: September 26, 2017

RE: Approve amendments to the LAND DEVELOPMENT REGULATIONS, Chapter 1, Article II, Definitions and Chapter 3, Article IV, Section 3.D, Table 3-28, Use Matrix and Footnote #57 to add definitions, use provisions, and standards that regulate the medical marijuana dispensary industry.

OVERVIEW

The rewrite of the City's Land Development Regulations (LDR) in late 2010 allowed staff to perform a complete review and analysis of each standard, regulation, and process. As part of the post-adoption process, staff anticipates the periodic need for, and is prepared to expeditiously process, updates and amendments to the LDR for one or more of the following reasons:

1. Furthering business and economic development initiatives;
2. Advancing sustainability initiatives;
3. Maintaining internal consistency;
4. Achieving regulatory compliance; and
5. Incorporating implementation feedback to meet original objectives or new vision.

The proposed amendment would support items #1 and #4.

BACKGROUND

On November 8, 2016, Florida voters approved Amendment 2, which fully legalized the medical use of marijuana throughout the State for individuals with specified "debilitating" conditions and would authorize cultivation, processing, distribution, and sale of marijuana and related activities. The City's LDR do not currently contain provisions for the regulation of marijuana dispensing organizations and facilities.

On June 9, 2017 at the Florida Legislature special session, the Florida House and Senate passed bills amending the state's medical marijuana laws. The Governor subsequently signed the bills on June 23, 2017.

As part of those amendments, the state law includes preemptions that are outlined below:

- City may not place specific limits on the number of dispensing facilities.

- City may not enact regulations or restrict locations, which are more restrictive than regulations, or locations for pharmacies.
- City may not charge a fee in an amount greater than the fee charged to pharmacies.
- Cannot be located within 500 feet of an elementary, middle, or secondary school unless City approves location through formal proceeding.

The purpose of these amendments is to establish requirements that regulate marijuana-dispensing facilities in the interest of the public health, safety and general welfare and that ease the regulatory burden on the City.

In particular, this amendment is intended to regulate the sale and distribution of medical marijuana to ensure a supply to patients who qualify to obtain, possess, and consume, or any other use of medical marijuana permissible under state law.

PROPOSED DEVELOPMENT STANDARDS

The proposed amendments to Chapters 1 and 3 of the LDR are provided in their entirety in Exhibits “A” and “B”, with the most notable amendments summarized below:

- ***Zoning*** – Allowed as a permitted use in all commercial, mixed use, and planned industrial districts;
- ***Location*** – In PID, limited to properties that front an arterial with mixed use (MU) land use option;
- ***Minimum Separation*** – 500 feet from an elementary, middle, or secondary school.

CONCLUSION/RECOMENDATION

Staff is recommending approval of the proposed code amendments to provide the proper zoning accommodations for the desired use, to maximize compatibility of land uses, and to ensure safe business operations.

Attachment

Exhibit “A”:

Use Matrix – Table 3-28 (Excerpt)- LDR, Ch. 3, Art. IV, Section 3.D.

P = Permitted C = Conditional A = Accessory		Residential							Commercial							Mixed-Use					Industrial		Misc				
	R-1-AAB	R-1-AA	R-1-A	R-1	R-2	R-3	R-4	IPUD	PUD	MHP	C-1	C-2	C-3	C-4	CBD	PCD	SMU	MU-1	MU-2	MU-3	MU-4	MU-C	M-1	PID	PU	REC	
	COMMERICAL Retail Sales																										
<u>Medical Marijuana Dispensary</u>											<u>P 1 57</u>	<u>P 2 57</u>	<u>P 57</u>	<u>P 57</u>	<u>P 57</u>	<u>P 57</u>	<u>P 17 57</u>	<u>P 17 57</u>	<u>P 17 57</u>	<u>P 17 57</u>	<u>P 17 57</u>		<u>P 15 27 57</u>				

Exhibit “B”

Chapter 1, Article II, Definitions.

Medical Marijuana Dispensary. A facility, operated by a Medical Marijuana Treatment Center (MMTC) in accordance with the Florida Department of Health as a medical marijuana dispensing facility that dispenses medical marijuana to qualified patients or caregivers. A medical marijuana dispensing facility does not prepare, transfer, cultivate or process any form of marijuana or marijuana product.

Chapter 3, Article IV, Sec. 3, Notes

1. General Note. Gross floor area shall not exceed five thousand (5,000) square feet.
2. General Note. The gross floor area shall not exceed ten thousand (10,000) square feet.
15. General Note. This use shall be integrated into a mixed-use building or development. It must not 1) occupy more than fifty percent (50%) of the gross floor area of any given building; and 2) exceed twenty percent (20%) of the gross floor area of the mixed use development.
17. General Note.
 - a. All Mixed-Use Districts. This use shall be integrated into a mixed-use building or development. It must not 1) occupy more than fifty percent (50%) of the gross floor area of any given building or 2) exceed thirty percent (30%) of the gross floor area of the mixed use development.
 - b. MU-L1 district, MU-L2 district, and MU-L3 district. The subject use is only allowed on lots fronting on arterial or collector roadways.
27. General Note. This non-industrial use is allowed within the PID district provided it is located on a lot that has a Mixed Use (MU) land use option fronting on an arterial roadway or on a MU lot with a development order that is not solely for residential development.
57. Pharmacy, ~~& Drug Store,~~ and Medical Marijuana Dispensary.
 - a. All Districts.
 - (1) No more than fifteen percent (15%) of the total number of prescriptions sold within a thirty (30) day period can be derived from the sale of Schedule II controlled substances as listed in F.S. § 893.03. All pharmacies and drug stores shall be staffed by a state licensed pharmacist who shall be present during all hours the pharmacy, or pharmacy function of the drug store, is open for business. This restriction on prescription sales shall not apply to a pharmacy operating accessory to a facility licensed pursuant to F.S. Chapter 395 (e.g., hospital).
 - (2) A medical marijuana dispensing facility may not be located within five hundred (500) feet of the real property that comprises a public or private elementary school, middle school, or secondary school.

b. MU-4 and MU-H District. Use shall be subject to the following distance separation requirements from similar uses, measured in a straight line, using the shortest distance between property lines shall be the following:

- (1) Seven hundred fifty (750) feet: For uses with less than five thousand (5,000) square feet of gross floor area;
- (2) One thousand, five hundred (1,500) feet: For uses with a gross floor area equal to or greater than five thousand (5,000) gross square feet.