



**TOWN LAKE OF PARK
PLANNING & ZONING BOARD
STAFF REPORT
MEETING DATE: May 2, 2024
PZ-24-03**

APPLICATION: Northlake Promenade Apartments

SUMMARY OF APPLICANT’S REQUEST: On behalf of Northlake Promenade Shoppes LLC (“Property Owner” and “Applicant”), McKenna West of Cotleur & Hearing (“Agent”) is requesting site plan approval for a seven-story, 279 unit multifamily apartment complex. The request also includes façade improvements and upgrades to the commercial center including Publix. The proposed development is consistent with the Town of Lake Park’s adopted regulations for the C-3 Twin Cities Mixed Use District.

The Subject Property is located south of Northlake Boulevard in the Town of Lake. It is comprised of the following parcels, which total 9.05 acres:

- Parcel 1 – PCN: 36-43-42-21-32-010-0000
- Parcel 2 – PCN: 36-43-42-21-32-009-0000

BACKGROUND:

Owner & Applicant(s):

Northlake Promenade Shoppes LLC

Agent and Consultant:

Cotleur and Hearing

Location:

Parcel 1 – PCN: 36-43-42-21-32-010-0000

Parcel 2 – PCN: 36-43-42-21-32-009-0000

Net Acreage (total):

9.05 acres

Legal Description:

See survey enclosed in packet.

Existing Zoning:

C-3 Twin Cities Mixed Use District

Future Land Use:

Twin Cities Mixed Use

Figure 1: Aerial View of Site (image not to scale; for visual purposes only)

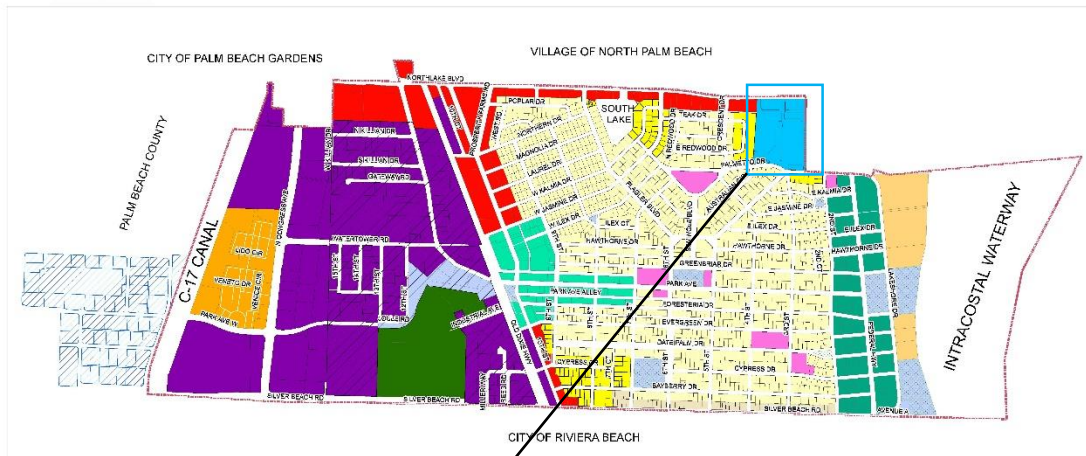


North: C-3 Twin Cities Mixed Use District (North Palm Beach jurisdiction across Northlake Boulevard)
 South: R-1A Residence District
 East: C-3 Twin Cities Mixed Use District
 West: R-2 Residence District, R-1 Residence District

LAKE PARK FUTURE LAND USE MAP



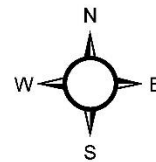
Lake Park Future Land Use Map 2017-2027



Nadia DiTommaso - Director
Community Development Department
Town of Lake Park
535 Park Avenue, Lake Park, FL 33403
561-881-3319 / 561-881-3323 (fax)
nditommaso@lakeparkflorida.gov

0 0.125 0.25 0.5 0.75 1 Miles

Date: 2/1/2024



Subject Site



Adjacent Existing Land Use

North: Twin Cities Mixed Use (North Palm Beach jurisdiction across Northlake Boulevard)

South: Single Family Residential

East: Twin Cities Mixed Use

West: Residential Medium Density, Commercial, and Single Family Residential

North Palm Beach / Lake Park Boundary Line

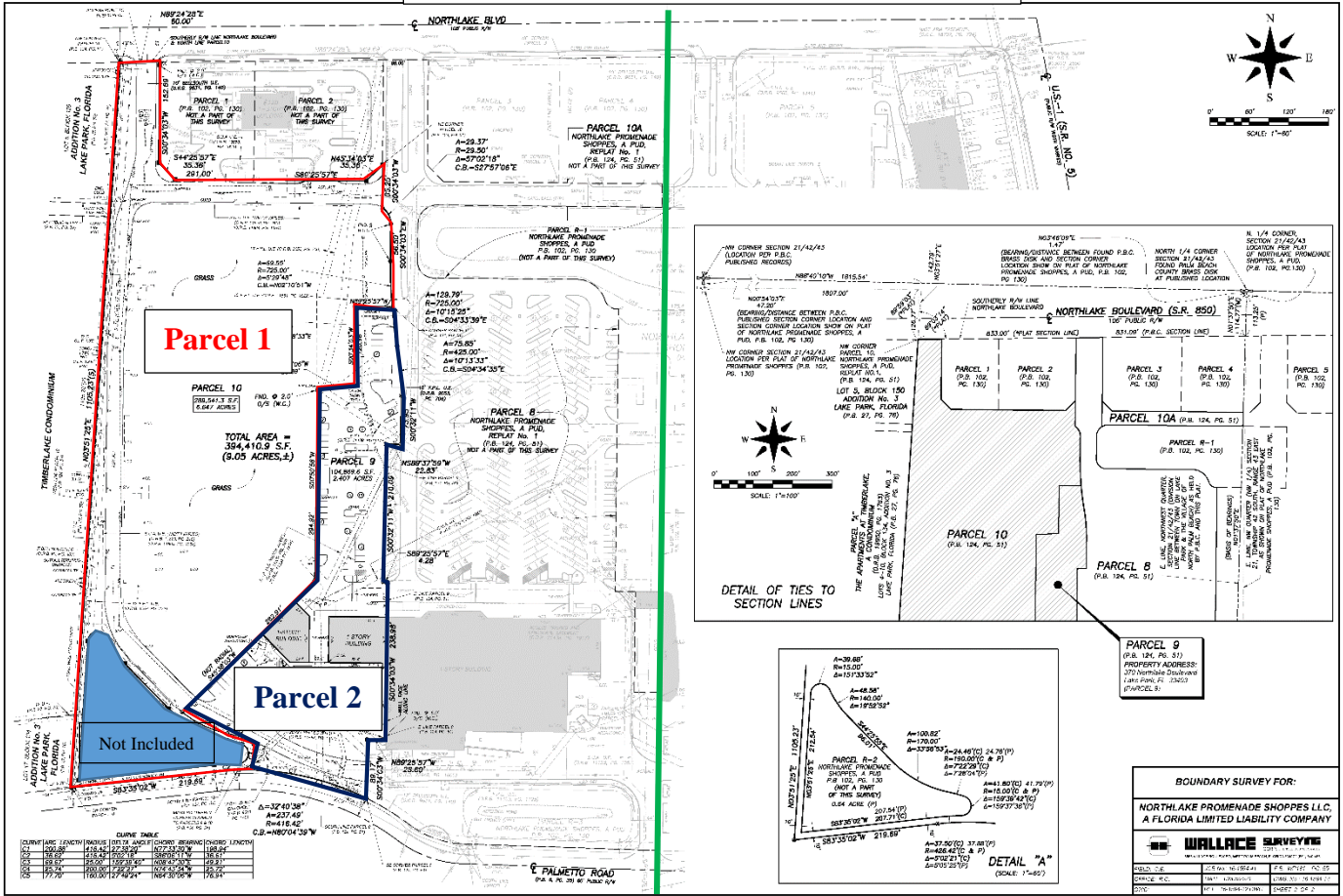


Figure 1 - Existing Conditions

PART I: SITE PLAN APPLICATION

The Northlake Promenade site plan application has been reviewed by the Town's consulting Engineers, Landscape Architect, Palm Beach County Fire Rescue, Seacoast Utility Authority, Palm Beach County Sheriff's Office (PBSO) for Crime Prevention Through Environmental Design (CPTED), Lake Park Public Works Staff, Lake Park Community Development Department Staff and the Village of North Palm Beach Community Development Department Staff. Based on these reviews, the project substantially complies with our Land Development Regulations and Comprehensive Plan.

****This project has been noticed by certified mail to property owners within 300 feet by 4/18/24 and advertised in the Palm Beach Post 4/18/24 ****

SITE PLAN PROJECT DETAILS

Comprehensive Plan: The proposal is consistent with the goals, objectives and policies of the Town's Comprehensive Plan, including:

- ➔ **3.4.2 Objectives and Policies, Policy 1.5:** *The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development and adopted Levels of Service (LOS) standards.*
- ➔ **Future Land Use (FLU) Classification System 3.4.3:** *Lands located in the southwest quadrant of Northlake Boulevard and Federal Highway as shown on the Future Land Use Map shall be designated with the future land use of "Twin Cities Mixed Use." These lands, and adjoining lands to the east in the Village of North Palm Beach, are within the property formerly known as the Twin City Mall. The purpose of the Twin City Mixed Use Classification is to redevelop this site into a vibrant mixed-use place that combines residences, businesses, and civic spaces. The maximum density shall not exceed an average of 48 dwelling units per gross acre, as calculated for the entire Twin Cities Mixed Use area within the Town of Lake Park. The FAR for non-residential uses shall not exceed an average FAR of 2.0, as calculated for the entire Twin Cities Mixed Use area within the Town of Lake Park. The policies which are intended to implement the site's redevelopment are located under Objective 11 of the Future Land Use Element.*
- ➔ **Future Land Use Element, Policy 5.2:** *The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.*
- ➔ **Future Land Use Element, Policy 11.2:** *The new land development regulations for the proposed Twin Cities Mixed Use District shall provide for the development of new compact residential and non-residential buildings to complement the existing commercial buildings, all of which are supported by publicly accessible civic spaces, walkable and bikeable streets and served by varied forms of public and private transportation.*
- ➔ **Future Land Use Element, Policy 11.3:** *The new land development regulations for the proposed Twin Cities Mixed Use District shall provide for public plazas, urban or green open spaces or pocket parks that are accessible to the public and which form an integrated component of redevelopment with the Twin Cities Mixed Use District.*

- ➔ **Future Land Use Element, Policy 11.4:** *The new land development regulations for the proposed Twin Cities Mixed Use District shall provide for compatibility of adjacent land uses by establishing land development regulations to control the height and intensity of structures so that new development is internally consistent with the height and intensity of structures and the intensity and density of uses within the adjacent zoning districts of the town, the Twin Cities Mixed Use District and the land development regulations adopted by the Village of North Palm Beach.*

Zoning: The proposed project is generally consistent with the requirements of the C-3 Twin Cities Mixed Use District, including the use of multifamily residential, building height, minimum required open space, and building site area. The project also substantially complies with the supplemental regulations of the general code, which will be further discussed as applicable in the sections below.

The applicant is seeking one variance from the building frontage requirements due to utility conflicts. Please see the “FPL Easement Color Exhibit” for the location of the utility easement presenting the conflict. The variance request is detailed further in the variance staff report. To summarize briefly the findings of the report here: **staff finds the variance request consistent with the requirements for variance issuance and recommends approval of the request.**

Architecture: The proposal meets the standards set forth under 78-330 and NBOZ Sec. 3-1. for building articulation, façade paint colors, material variation, and decorative features. Additionally, within the C-3 Twin Cities Mixed Use District, applicants are required to create architectural harmony and consistency between their project and existing projects. To satisfy this requirement, the applicant has also created conceptual designs for Publix façade improvements, which will create aesthetic unity between the Northlake Promenade Apartments and the shopping center in the immediate vicinity. Please refer to architectural plan sheets A201 and A202 for details on improvements to the surrounding shopping center.

The following condition of approval related to architecture is proposed: **The applicant shall update the site plan to reflect the proposed patio spaces fronting the Northlake Entry street to delimit the extent of the patio area, provide minimum required sidewalk clearances, and update all plan sets accordingly.**

Building Site: The total impervious area for the project is 317,806 SF and the pervious area is 76,605 SF, or 19% of the total site (minimum required is 10%). The development proposal consists of a seven-story, 279 unit multifamily apartment complex. The apartment is proposing 20 studio units, 133 one-bed units, 102 two-bed units, and 18 three-bedroom

units. Please note additionally, that 10,424 SF of existing commercial space is proposed to remain, subject to façade renovation to match architectural aesthetics.

Site Access and Roadways: This site has been designed with a high degree of roadway and pedestrian integration into the immediate vicinity. The project proposes 2 driveway entrances to public rights of way: one access point is proposed off of Northlake Boulevard and a second is proposed off of Palmetto Drive.

As part of the requirements of the C-3 Twin Cities Mixed Use District, the applicant is required to improve and, in some cases, construct new internal roadways. While the applicant has proposed improvements along all existing internal private drives, their design did not include a publicly-accessible east-west drive as highlighted in Figure 2. Therefore, the applicant must provide mitigation and has done so per the requirements of Section 78-73 (h) 1. Please see the applicant's "Street Mitigation Exhibit" for the breakdown of where they are proposing pedestrian and roadway improvements in lieu of providing the east-west Internal Street depicted in the Regulating Plan. Staff concurs that the proposed alternative design is within the allowances of 78-73 (h) and meets the intent of the mitigation provision.

The applicant has also worked diligently to create an integrated sidewalk grid, connecting their project to the existing shopping plaza, businesses fronting on Northlake Boulevard, connecting to the east along the Northlake Entry Street, as well as connecting to the sidewalk along Palmetto Drive, resulting in a design that meets the intent of Comprehensive Plan Future Land Use Policy 11.2. Please see the "Park Space Exhibit" for a color overview of the proposed open space and sidewalk network.

A sidewalk easement will be provided at the time of the building permit and the applicant shall provide easement recordation prior to Certificate of Occupancy. This shall be a condition of approval in accordance with 78-73 (h) (6).

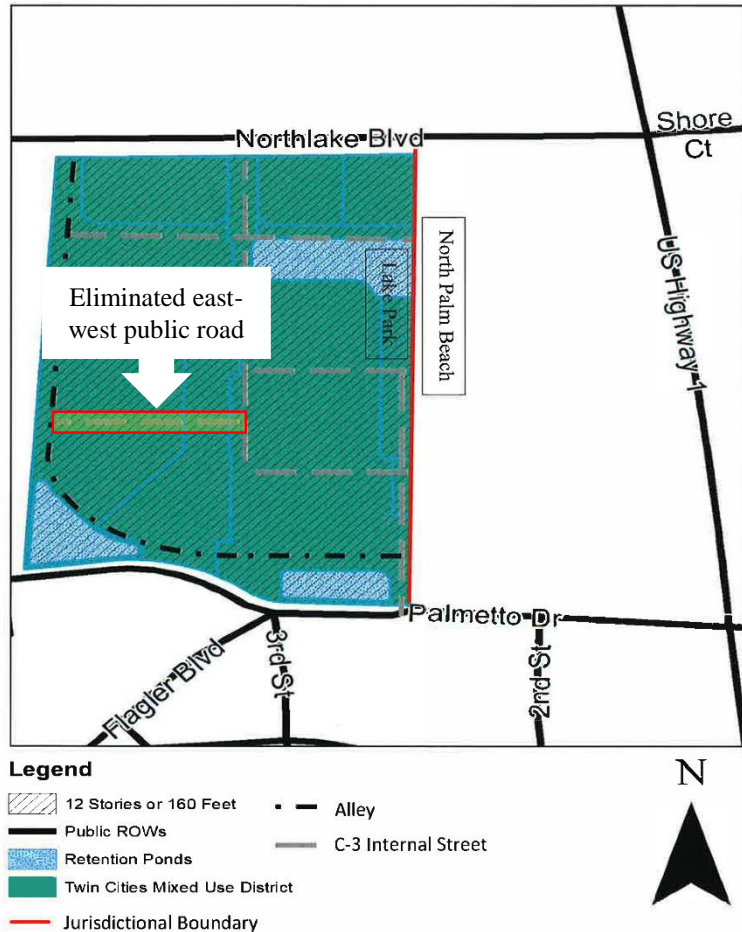


Figure 2 - Regulating Plan

Traffic Concurrency: The applicant has provided Palm Beach County Traffic Performance Standards (TPS) approval in connection with their project. Palm Beach County Traffic recommended several conditions of approval, which staff supports, and are briefly overviewed as follows:

1. **No Building Permits for the site may be issued after December 31, 2024.**
2. **The Property Owner shall fund the cost of signal installation on Northlake Boulevard at the project's western main entrance.**
3. **The Property Owner shall closer the easterly median opening on Northlake Boulevard and extend the eastbound dual left turn lanes at US-1.**
4. **The Property Owner shall extend the existing eastbound drop through lane / right turn lane: on Northlake Boulevard at US-1.**

Staff and the developer are in agreement with these conditions, which will be included, in their entirety, on the development order.

The Applicant's traffic statement was also reviewed by the Town's consulting Traffic Reviewer, O'Rourke Engineering, who was in agreement with the Traffic Equivalency Statements provided by the applicant as well as the conditions of the PBC TPS letter. O'Rourke Engineering provided signoff 4/12/24.

Landscaping: The proposed landscaping plans have been deemed code compliant by the Town's consulting Landscape Architect (JMorton) as of 4/12/24. J Morton recommended a condition of approval associated with the lack of diversity in the shrub plant palette. The applicant is proposing for 85% of all shrubs consist of just four plant species and large areas being planted with a single plant type. Therefore, the following condition is proposed for discussion, though has not been added to the condition list:

"The landscape plan shall be updated to increase the diversity of the plant shrub palette, particularly in those areas where large single specie plantings are being proposed."

Staff is in agreement with this condition of approval.

Paving, Grading and Drainage: The Town's consulting Engineers, Engenuity Group, reviewed and approved the civil plans for this proposal on 4/12/24.

The Town Stormwater Division also approved the proposed stormwater system and noted it incorporated an "acceptable" amount of green infrastructure; they provided their final approval 4/10/24.

Parking and Loading: This project meets the required parking based on the applicable parking code for multifamily, which requires 1.45 spaces per dwelling unit. At 279 units,

the project is required to provide 405 spaces. Additionally, must continue to provide parking for the existing retail shops at 4 per 1000 SF, for a total of 45 spaces, which they are doing. In total between the residential and retail uses, the applicant is required to provide 447 parking spaces and have provided 448. They are also providing 20 EV charging stations, which they have not included in their total calculation, bringing the true total to 468.

Prior to the Town Commission, a copy of the Reciprocal Easement Agreement establishing joint use and access between Publix's parcel and the subject site shall be provided to memorialize the division of parking spaces between uses and shared parking use allowances.

The O'Rourke Engineering approval from 4/12/24 also noted: "The shared parking analysis has demonstrated that there will be sufficient parking in both the retail and residential areas based on ULI demand curves."

Water/Sewer: Seacoast Utility Authority reviewed these plans for compliance with their best practices and was not able to issue approval prior to P and Z. Instead, the following comments are being added as conditions of approval:

- 1. The site plan needs to show the proposed SUA easements and the DDC at WM at the N corner.**
- 2. The concrete slab and fence for the proposed transformers at the NW corner is too close to the proposed DDC and meter assemblies. A minimum of 10 FT clear between the outside edge of the meter assembly bypass and the fence is needed. Please see SUA details of the meter and DDC assemblies**
- 3. Sheet E-091 needs to show the primary feed location to the transformers and should show the proposed water and sewer lines clearly, and the FPL easement exhibit does not show any proposed easements to the transformers**
- 4. The Landscape plans have numerous comments:**
 - a. All DDC and meter assemblies do not show any screening. If the City will require screening, please add/show and meet SUA setbacks. All Hedge materials needs to be 4 FT Minimum clear with root barriers.**
 - b. Root Barrier designation needs to be called out.**
 - c. All landscaping needs to conform to SUA minimum setbacks. The following are some of the comments**
 - d. Sheet 3.12 – the scale is wrong; The FIC tree and (3) C+A shrubs are no good as shown, they do not meet SUA minimum setbacks. What is the C+A is not shown on the plant list. The BSI and CER trees and C=A shrubs are too close to the WM and do not setback.UA min. setbacks. Move the CER off the proposed sewer services (typical all locations)**
 - e. Sheet 3.13 Move BSI**

- f. Sheet 3.14 Move BSI and C+A; ede and H=C need to be moved . What is the H+C?**
- g. Sheet 3.16 What is S=R. Move off WM and DDC**
- h. Sheet 3.17 HP needs to meet SUA setbacks. Root Barrier should be at edge of large SUA easement that goes between the breezeway**

Staff is in agreement with these conditions.

Fire: PBC Fire Rescue reviewed the site plan and found it to be in compliance with PBC Fire Rescue best practices on 4/10/24. An additional round of fire review will be conducted during the building permit phase, which is standard procedure.

Signage: The signage proposals provided by the applicant under the Master Sign Plan generally conform to the requirements of the applicable signage codes for the NBOZ and Town, respectively. Final signage review and approval shall occur during the permitting phase, per Condition 10 below.

PBSO: The Crime Prevention Through Environmental Design (CPTED) review was performed by D/S Adam Pozsonyi at the Palm Beach County Sheriff's Office and the proposal was found to be complaint with best-practice principles for CPTED on 4/16/24. A high-definition security camera surveillance condition of approval is being recommended, which is a standard condition of approval.

PART II: STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Site Plan for Northlake Promenade Apartments with the following conditions:

1. The Applicant shall develop the Site consistent with the following Plans and the title sheet shall be updated to reflect the following list of plans and their sign and seal dates:

Name	Sheet	Revision Date	Received on
GENERAL			
Boundary Survey	1 of 2	02.05.2021	4.9.24
Boundary Survey	2 of 2	02.05.2021	4.9.24
Site Plan Set			
Site Plan	1 of 4	4.5.24	4.9.24
Site Plan	2 of 4	4.5.24	4.9.24
Site Plan	3 of 4	4.5.24	4.9.24
Site Details	4 of 4	4.5.24	4.9.24
Architecture			
Architectural Site Plan	A0-01	2.2.24	4.9.24
Overall Floor Plan – Level 1	A1-01	2.2.24	4.9.24
Overall Floor Plan – Level 2	A1-02	2.2.24	4.9.24
Overall Floor Plan – Levels 3-4	A1-03	2.2.24	4.9.24

Overall Floor Plan – Levels 5-6	A1-05	2.2.24	4.9.24
Overall Floor Plan – Level 7	A1-07	2.2.24	4.9.24
Overall Roof Plan	A1-50	2.2.24	4.9.24
Building Elevations	A2-01	2.2.24	4.9.24
Building Elevations	A2-02	2.2.24	4.9.24
Retail Building Elevations	A201	10.23.23	4.9.24
Building Elevations	A202	10.23.23	4.9.24
Building Perspective – NE Entry	A2-04	2.2.24	4.9.24
Building Perspective – Main Entry	A2-05	2.2.24	4.9.24
Building Perspective – Retail Approach	A2-06	2.2.24	4.9.24
Building Perspective – Retail Tower Approach	A2-07	2.2.24	4.9.24
Building Perspective – Townhouse	A2-08	2.2.24	4.9.24
Building Perspective – Courtyard View	A2-09	2.2.24	4.9.24
Retail – Perspective View	A2-10	2.2.24	4.9.24
Retail – Perspective View	A2-11	2.2.24	4.9.24
Retail – Perspective View	A2-12	2.2.24	4.9.24
Perspective – Townhouse Street Approach	A2-13	2.2.24	4.9.24
Civil			
Conceptual Paving & Grading Plan	PD1	11.14.23	4.9.24
Conceptual Paving & Grading Plan	PD2	11.14.23	4.9.24
Conceptual Water & Sewer Plan	WS1	11.14.23	4.9.24
Conceptual Water & Sewer Plan	WS2	11.14.23	4.9.24
Fire Truck Route Plan	FT-1	11.14.23	4.9.24
Garbage Collection Truck Route Plan	REF-1	11.14.23	4.9.24
Landscape and Irrigation			
Cover Sheet	L-0.00	11.15.23	4.9.24
Overall Hardscape Plan	L-1.10	11.15.23	4.9.24
Enlarged Hardscape Plan	L-1.11	11.15.23	4.9.24
Enlarged Hardscape Plan	L-1.12	11.15.23	4.9.24
Enlarged Hardscape Plan	L-1.13	11.15.23	4.9.24
Enlarged Hardscape Plan	L-1.14	11.15.23	4.9.24
Enlarged Hardscape Plan	L-1.15	11.15.23	4.9.24
Enlarged Hardscape Plan	L-1.16	11.15.23	4.9.24
Enlarged Hardscape Plan	L-1.17	11.15.23	4.9.24
Enlarged Hardscape Plan	L-1.18	11.15.23	4.9.24
Enlarged Hardscape Plan	L-1.19	11.15.23	4.9.24
Enlarged Hardscape Plan	L-1.20	11.15.23	4.9.24
Enlarged Hardscape Plan	L-1.21	11.15.23	4.9.24
Enlarged Hardscape Plan	L-1.22	11.15.23	4.9.24
Enlarged Hardscape Plan	L-1.23	11.15.23	4.9.24
General Hardscape Details	L-2.50	11.15.23	4.9.24

Tree Mitigation Plan	L-3.00	11.15.23	4.9.24
Tree Mitigation Plan	L-3.01	11.15.23	4.9.24
Tree Mitigation Plan	L-3.02	11.15.23	4.9.24
Overall Planting Plan	L-3.10	11.15.23	4.9.24
Enlarged Planting Plan	L-3.11	11.15.23	4.9.24
Enlarged Planting Plan	L-3.12	11.15.23	4.9.24
Enlarged Planting Plan	L-3.13	11.15.23	4.9.24
Enlarged Planting Plan	L-3.14	11.15.23	4.9.24
Enlarged Planting Plan	L-3.15	11.15.23	4.9.24
Enlarged Planting Plan	L-3.16	11.15.23	4.9.24
Enlarged Planting Plan	L-3.17	11.15.23	4.9.24
Enlarged Planting Plan	L-3.18	11.15.23	4.9.24
Enlarged Planting Plan	L-3.19	11.15.23	4.9.24
Enlarged Planting Plan	L-3.20	11.15.23	4.9.24
Enlarged Planting Plan	L-3.21	11.15.23	4.9.24
Enlarged Planting Plan	L-3.22	11.15.23	4.9.24
Enlarged Planting Plan	L-3.23	11.15.23	4.9.24
Plant List and Landscape Legend	L-3.24	11.15.23	4.9.24
General Planting Notes and Details	L-3.30	11.15.23	4.9.24
Seacoast Utility Authority Standard Planting Details	L-3.31	11.15.23	4.9.24
Overall Conceptual Irrigation Plan	L-5.10	11.15.23	4.9.24
Photometrics			
Electrical Site Plan	E091	11.17.23	4.9.24
Electrical Site Plan Photometric	E092	11.17.23	4.9.24
Street Mitigation Exhibit			
Street Mitigation Exhibit	1/1	N/A	4.9.24

2. Construction associated with the Project is permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless an exception is approved in writing by the Community Development Director (the Director).
3. Any proposed disruption to neighboring street access, surrounding parking areas, or the normal flow of traffic within the rights of way of Northlake Boulevard, Palmetto Drive, or any other right-of-way during the construction of the Site shall be subject to the review and approval of the Director of the Community Development Department (the Director) and any of the agencies responsible for maintaining these roadways. Should any disruption to the normal flow of traffic occur during construction of the Project without prior authorization, upon written notice from the Director, all construction shall cease until the Director has provided the Owner with a written notice to proceed.

4. All landscaping shown on the approved Site Plan and the Landscaping Plan shall be continuously maintained from the date of its installation and the issuance of the Certificate of Occupancy by the Town. The Owner shall replace any and all dead or dying landscaping materials so as to maintain the quantity and quality of the landscaping shown on the approved Site Plan and Landscaping Plan.
5. The Owner shall ensure that all contractors use best management practices to reduce airborne dust and particulates during the construction of the Site.
6. All onsite dumpsters and dumpster screening shall be kept closed at all times. Owner is not responsible for waste haulers leaving doors open temporarily on pick-up day. All required dumpsters shall be acquired from the approved franchise supplier for the Town.
7. Prior to issuance of the Certificate of Occupancy, the Applicant shall provide certification from the Landscape Architect of record that the plant installations for the Project are in accordance with the approved Site Plan (and any minor modifications that are approved through permitting) and the Landscaping Plan or are deemed to be equivalent by the Town's consulting landscape architect.
8. Prior to the issuance of any construction permits, the Applicant shall submit copies of all permits that are required by other agencies and have been obtained from those agencies, including but not limited to the Palm Beach County Health Department, Palm Beach County Land Development Division, South Florida Water Management District and the State of Florida Department of Environmental Protection.
9. Any revisions to any approved plans associated with the Project, shall be submitted to the Department of Community Development (Department), and shall be subject to its review and approval. The Department shall determine whether or not the changes are material enough to require further review by the Town Commission.
10. During the building permit phase, signage permitting (window, wall, freestanding, or other) for the Project shall be submitted through the Town's permitting process with a master sign plan that ensures signage consistency in design and color scheme of the signs to be located on the Site. A sign package illustrating all signs and their colors shall be submitted to the Department through the regular signage permitting process and shall be subject to its review and approval prior to their placement on the Site. Signage will be subject to final review at permitting and approval pursuant to the Codes in place when permits are applied for and reviewed.
11. Within 18 months of the effective date of this Resolution, the Owner shall initiate bona fide development and shall continue with the development of the Site through completion. Failure to do so shall render the Development Order null and void. Once initiated, the development of the Site shall be completed within 18 months.

12. Prior to the issuance of a Certificate of Occupancy or Completion, the Owner shall install High-definition surveillance cameras, which capture clear facial features throughout the parking areas of the Project and along the exterior façades of the buildings on the Site. The location of the camera(s) shall be subject to the review and approval of the Department and PBSO.
13. **Cost Recovery.** All professional consulting fees and costs, including legal fees incurred by the Town in reviewing the Application and in the preparation of this Resolution billed to the Owner shall be paid to the Town within 10 days of receipt of an invoice from the Town. The failure of the Applicant to reimburse the Town within the 10 days from the town's mailing of its invoice will result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved Development Order. A certificate of occupancy will not be issued if invoices are outstanding.
14. The applicant shall update the site plan to reflect the proposed patio spaces fronting the Northlake Entry street to delimit the extent of the patio area, provide minimum required sidewalk clearances, and update all plan sets accordingly.
15. A sidewalk easement shall be provided at the time of building permitting. The applicant shall provide easement recordation by deed or plat, in a form acceptable to the Town Attorney, prior to receiving a certificate of occupancy.
16. If building permits are issued after December 31, 2024, updated Palm Beach County traffic concurrency approval shall be required.
17. The Property Owner / Developer shall fund the cost of signal installation, if warranted as determined by the County Engineer, on Northlake Boulevard at the Project's western main entrance. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.
 - a. Building permits shall not be issued until the developer provides acceptable surety to the Palm Beach County Traffic Division in an amount as determined by the Director of the Traffic Division.
 - b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner / Developer shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner.

18. The Property Owner shall close the easterly median opening on Northlake Boulevard and subsequently extend the eastbound dual left turn lanes at US-1 intersection to the maximum extent feasible, as approved by the County Engineer or Florida Department of Transportation, as appropriate. This modification shall be completed before the issuance of any Certificates of Occupancy.
19. The Property Owner shall extend the existing eastbound “drop through lane/ right turn lane” on Northlake Boulevard at US-1, westerly to the east edge of the Project’s westernmost driveway connection. This modification shall be completed before the issuance of any Certificates of Occupancy.
20. The site plan shall show the proposed Seacoast Utility Authority (SUA) easements and the DDC at WM at the northwest corner.
21. The concrete slab and fence for the proposed transformers at the northwest corner is too close to the proposed DDC and meter assemblies. A minimum of 10 FT clear between the outside edge of the meter assembly bypass and the fence shall be provided per SUA details of the meter and DDC assemblies.
22. Sheet E-091 shall show the primary feed location to the transformers and show the proposed water and sewer lines clearly, and the Florida Power and Light (FPL) easement exhibit shall show any proposed easements to the transformers.
23. All DDC and meter assemblies shall identify screening. Screening shall be per Town requirements; Applicant shall add/show and meet SUA setbacks. All Hedge materials shall be 4 FT Minimum clear with root barriers. Root Barrier designation shall be identified on the plans. All landscaping shall conform to SUA minimum setbacks. On Sheet 3.12 – the scale is wrong and shall be corrected. The FIC tree and (3) C+A shrubs are no good as shown, they shall meet SUA minimum setbacks. Identify C+A, as it is not shown on the plant list. The BSI and CER trees and C=A shrubs are too close to the WM and shall meet UA minimum setbacks. Move the CER off the proposed sewer services (typical all locations). On Sheet 3.13 Move BSI. On Sheet 3.14, Move BSI and C+A. ede and H=C need to be moved. Identify meaning of H+C. On Sheet 3.16, identify meaning of S=R. Move off WM and DDC. On Sheet 3.17, HP needs to meet SUA setbacks. Root Barrier shall be at edge of large SUA easement that goes between the breezeway. All Landscaping shall conform to SUA standards
24. Applicant shall comply with all SUA standards.