



DEPARTMENT FOR COMMUNITY SUSTAINABILITY
Planning Zoning Historic Preservation Division
1900 2ND Avenue North
Lake Worth Beach, FL 33461
561-586-1687

DATE: April 28, 2021
TO: Members of the Planning and Zoning Board
FROM: Alexis Rosenberg, Senior Community Planner
THRU: William Waters, AIA, NCARB, LEED, AP BD+C, ID, SEED, Director for Community Sustainability
MEETING: May 5, 2021

SUBJECT: **PZB Project Number 21-01400002:** A request by WGI, an engineering and land development firm, on behalf of MA Investment Boca, LLC for consideration of a Residential Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Transfer of Development Rights, and Sustainable Bonus Incentive Program to allow the construction of 200-unit multi-family development at 3300 Boutwell Road, within the Mixed Use – West (MU-W) zoning district. The subject properties PCN is 38-43-44-20-01-034-0040.

PROJECT DESCRIPTION:

The Applicant, WGI on behalf of Prospect Real Estate Group, LLC., is requesting approval of the following:

- 1.) **Residential Urban Planned Development** to construct a 200-unit multifamily development.
- 2.) **Development of Significant Impact** to construct a residential development in excess of 100 units.
- 3.) **Major Site Plan** for the development of a new multifamily development in excess of 7,500 square feet.
- 4.) **Conditional Use Permit** to establish a residential master plan greater than 7,500 square feet.
- 5.) **Sustainable Bonus Incentive Program** for an additional density, intensity and height.
- 6.) **Transfer of Development Rights** to obtain an additional 4.7 units per acre

The subject site is a vacant 4.746 acre parcel located in the southwest corner of Boutwell Road and 10th Avenue North. On September 7, 2016, the Planning and Zoning Board approved a 199,135 square foot, six story, 158 apartment complex at the subject site. The apartment complex was approved in conjunction with a five story, 100 room hotel to the north at 2224 10th Avenue North (PZB 15-01400003 and 15-00500009). The new proposed development, also referred to as Boutwell Road Apartments, consists of two residential buildings including a clubhouse/mailroom. The project proposes a total of 200 multi-family units. Of the 200 units, 120 units will be one-bedroom units, and 80 units will be two-bedroom units. There are 293 parking spaces provided on site with a portion of the parking side-loaded to Building B and the remaining parking spaces located interior to the site. Of the 293 parking spaces, 226 spaces will be standard spaces, 41 spaces will be compact spaces, and 26 spaces will be provided in the form of bicycle racks. Additionally, the development proposes electric vehicle charging stations, as required by code, that will service 13 spaces.

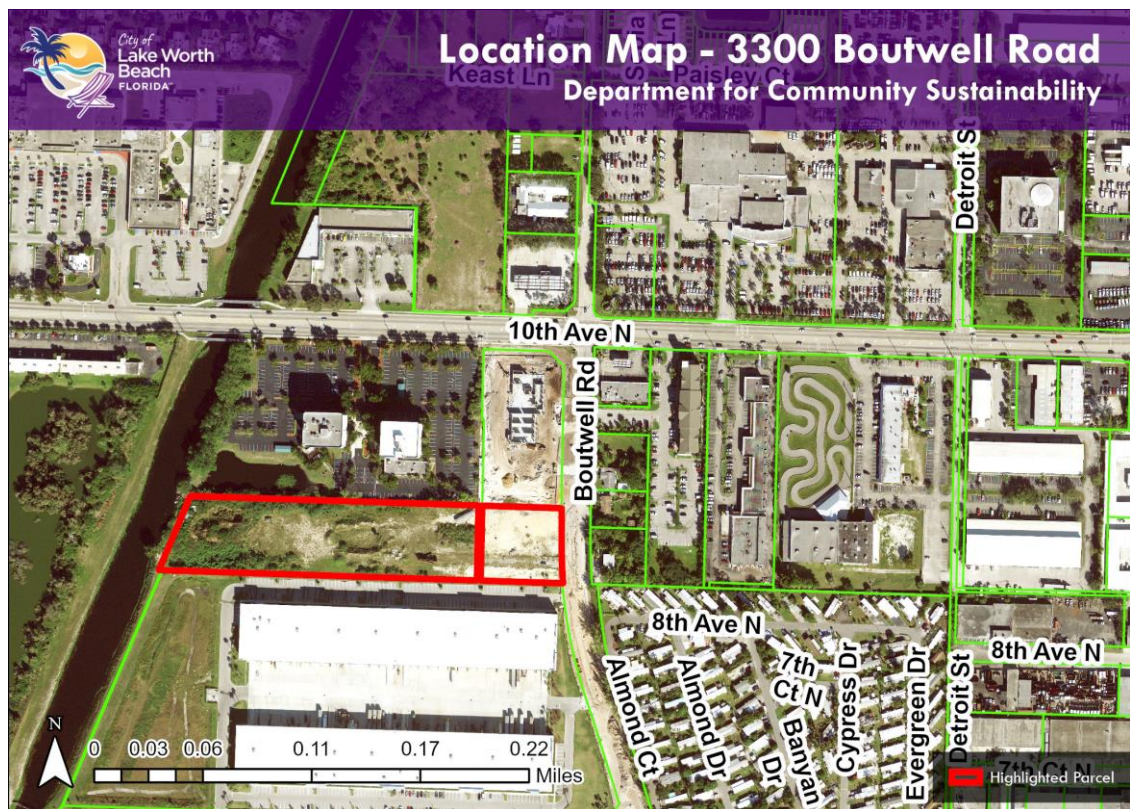
Staff Recommendation:

Staff has reviewed the documentation and materials provided by the applicant for consistency with applicable guidelines and standards found in the City of Lake Worth Zoning Code and Comprehensive Plan. The proposed development meets the criteria of the Comprehensive Plan and LDRs. Therefore, staff recommends that the Board approve the Residential Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Sustainable Bonus Incentive Program, and Transfer of Development Rights with conditions of approval to the City Commission.

PROPERTY DESCRIPTION:

Applicant	WGI on behalf of MA Investment Boca, LLC
Owner	Boynton Holdings, LLC
General Location	Southwest of the 10 th Avenue North and Boutwell Road intersection
Existing PCN Numbers	38-43-44-20-01-034-0040
Existing Land Use	Vacant
Zoning	Mixed Use – West (MU-W)
Future Land Use Designation	Mixed Use – West (MU-W)

LOCATION MAP:



BACKGROUND:

The project site is located southwest of the 10th Avenue North and Boutwell Road intersection. Based on Palm Beach Property Appraiser's records and City records, the property has remained vacant and does not have any active business licenses linked to the site. A search performed on February 10, 2021 indicated that there is an active code compliance violation linked to the property (case #21-36) regarding an unpermitted fence, trash and debris on the property, construction material, illegal fill, and equipment storage, lack of a vacant lot registration, and lack of landscape maintenance. This application has been conditioned that prior to the issuance of a building permit, all code cases shall be remedied and closed out. Specifically, the illegal fill that is being stored/dumped on the property shall be removed from the site prior to the issuance of a building permit.

ANALYSIS:**Consistency with the Comprehensive Plan and Strategic Plan**

The subject site has a Future Land Use (FLU) designation of Mixed Use – West (MU-W). Per Policy 1.1.1.6, the MU-W FLU is intended to provide for a mixture of residential, office, service, and commercial retail uses within specific areas west of I-95. The preferred mix of uses area-wide is 75% residential and 25% non-residential. The proposed residential development is a high-density residential use in this district where there is a significant amount of existing non-residential uses. The addition of these units would further the policy objective of increasing residential development within the zoning district. Therefore, the proposal is consistent with the intent of the MU-W FLU. Additionally, this application is requesting to obtain an additional 4.7 units per acre (23 units) through the City's Transfer Development Rights program which is consistent with Policy 1.2.4.4(3)(b). An analysis of the Transfer Development Rights bonus is outlined on page 16.

The City's Strategic Plan focuses on fostering safer neighborhoods, encouraging community pride, building a vibrant and diverse economy, planning for the future, and enhancing the natural, historic, and cultural environment of the City. Pillar II.A, and Pillar II.B of the Strategic Plan state that the City shall diversify housing options and continue crime reduction and prevention in achieving a safe, livable and friendly community. Boutwell Road Apartments proposes a multi-family residential development that is consistent with Pillar II.A and Pillar II.B. Further, the proposal is consistent with Pillar IV.A of the Strategic Plan which states that the City shall achieve economic and financial sustainability through a versatile and stable tax base.

Based on the analysis above, the proposed development is consistent with the goals, objectives, and policies of the City of Lake Worth Beach's Comprehensive Plan and Strategic Plan.

Consistency with the City's Land Development Regulations

Per Section 23.3-25, planned developments are intended to encourage innovative land planning and development techniques through incentives to create more desirable and attractive development within the City. The Department of Community Sustainability is tasked to review planned development applications in accordance with the City's LDRs, to assess compliance with the findings for granting planned developments (analyzed in the following sections) and to provide a recommendation for whether the application should be approved, approved with conditions, or denied. The subject planned development is requesting to waive or relax base zoning district requirements in two (2) areas of the LDRs, including:

- LDR Section 23.3-18(c)(4)(B)(3) regarding the minimum side setback
- LDR Section 23.4-10(f) regarding the minimum off-street parking requirement

Mixed Use – West (MU-W): Per LDR Section 23.3-18(a), the MU-W zoning district is intended to provide for the establishment and expansion of office and commercial uses, including moderate intensity and higher intensity commercial, hotel/motel, and medium-density multi-family residential development along the City's western thoroughfares. The proposed residential development is consistent with the intent of the MU-W district.

The table below shows the proposed site features and its compliance with the Code, including requests to waiver or relax base zoning district requirements as permitted in planned developments and factoring in the Sustainable Bonus incentives, Planned Development incentives, Transfer of Development Rights incentives, and the Comprehensive Plan maximums:

Development Standard	Base Zoning District	Residential Urban Planned Development with Sustainable Bonus Incentive Program (SBIP)	Provided
Lot Size (min) In square feet (sf)	5,000 sf	Greater or equal to 21,780 sf (0.5 acres)	206, 735 sf (4.746 acres)
Lot Width (min)	50'	50'	200.3'
Setbacks	Front (min)	20'	32'
	Rear (min)	15'	253'
	Side (min)	20'	11'3" to the building, 7' to the outer edge of the balconies*
Impermeable Surface Coverage (maximum)	65%	65%	64.3%* (includes 22,780 sf of semi-pervious pavers which receive a 50% lot coverage credit)
Structure Coverage (max)	50%	50%	19.9%
Pervious Landscaped Area in Front Yard (min)	900 sf	900 sf	4,712 sf
Living Area (min)	1-bed: 600 sf 2-bed: 750 sf	1-bed: 600 sf 2-bed: 750 sf	1-bed: between 720 sf and 1,080 sf 2-bed: between 944 sf and 1,075 sf
Parking	320	320	293*
Density (max)	30 du/acre (142 units)	37.5 du/acre + 10 du/acre for Transfer Development Rights Program = 47.5 du/acre (225 units)	42.2 du/acre (200 units)
Building Height (max)	30 feet	81.25 feet	Bldg I – 56'2" Bldg II – 56'2"
Floor Area Ratio (FAR) (max)	1.30	3.75	0.96 (198,465 sf)

* Relaxing or waiving of base zoning district requirement is requested

Density: The base zoning district allows a maximum density of 30 units per acre. Based on Policy 1.2.3.4(3) of the City's Comprehensive Plan, urban planned developments may obtain a 25% bonus on density, intensity and height over the base outlined in Table 1 of the City's Comprehensive Plan. The base 30 units per acre plus 25% equals 37.5 units per acre. The applicant is also participating in the City's Transfer Development Rights program which allows the project to obtain an additional 10 units per acre. That being said, the maximum allowed density for this

project is 47.5 units per acre which equals 225 units. The application is proposing a total of 42.2 units per acre which equates to 200 units.

Height: The base zoning district allows a maximum building height of 30 feet. Per LDR Section 23.3-18(c)(2)(B), blocks fronting 10th Avenue North may obtain an additional 35 feet in height under the City's Sustainable Bonus Incentive Program. Additionally, Policy 1.2.3.4(3) of the City's Comprehensive Plan states that urban planned developments may obtain a 25% bonus on density, intensity and height over the base outlined in Table 1 of the City's Comprehensive Plan. Therefore, 30 feet plus 35 feet plus 25% equals a maximum height of 81.25 feet. The highest building height proposed for this project is 56 feet and two inches (56'2") which is less than the maximum allowed building height for this property.

Setbacks: The proposed project is consistent with all setbacks in the base zoning district as proposed except for the side setback from the north property line. Per LDR Section 23.3-18(c)(4)(B)(3), the minimum required side setback for this property is 20 feet. As part of the planned development application, the applicant is requesting a relaxation to the minimum side setback requirement in order to locate Building A and Building B 11.25 feet from the north property line. The properties to the north consist of the future Wyndham hotel and existing office buildings. The hotel is approximately 160 feet from the subject site's northern property line and the office building is approximately 72 feet from the subject site's northern property line. The proposed location of Building A and Building B would not be injurious to the adjacent properties to the north. A detailed justification from the applicant is located in Attachment C. It is noted that the balconies along the northern side of Building A and Building B protrude 4.25 feet from the building line. Per LDR Section 23.3-18((c)(4)(F), second story awning installations shall project no more than five feet from the building. Therefore, the proposed awnings are permitted to extend 4.25 feet from the building line.

Floor Area Ratio (FAR): The base zoning district allows a maximum FAR of 1.30. Per Policy 1.2.3.4(3) of the City's Comprehensive Plan, urban planned developments may obtain a 25% bonus on density, intensity and height over the base outlined in Table 1 of the City's Comprehensive Plan. Because Table 1 in the Comprehensive Plan states that the maximum FAR is 3.0, 3.0 plus 25% equals a maximum allowed FAR of 3.75. The project proposes a total FAR of 0.96 (198,465 square feet) which is less than the maximum allowed FAR for this property.

Drainage: The City's engineer has reviewed the preliminary civil plans. Standard staff conditions of approval have been recommended, including the standard requirement to provide detailed engineering plans and data at building permit, to ensure the subject planned development meets the City's design storm (3 yr, 1 hour (2.6")) runoff that is required to be maintained on site. These conditions also include the requirement to submit to the City LWDD and SFWMD drainage permits at building permit, including the regulation of outfall and irrigation by the LWDD. Further, a letter from the SFWMD on how the wetland impacts will be mitigated is also required at permit.

Impermeable Surface Coverage: The project as proposed complies with the City's maximum impermeable surface allowance of 65%. The site plan proposes approximately 123,036 square feet of impervious surface area, 60,919 square feet of pervious area, and 22,780 square feet of semi-pervious area. Per LDR Section 23.1-12, two square feet of semi-pervious surface shall be equivalent to one square foot of impervious surface for the purpose of calculating development regulations. Therefore, of the 22,780 square feet of semi-pervious surface area, 11,390 square feet counts towards impermeable surface coverage resulting in a total impermeable surface area of 134,426 square feet (65%).

Parking: Per LDR Section 23.4-10(f), a minimum of 1.5 off-street parking spaces are required for every one-bedroom unit and a minimum of 1.75 off-street parking spaces are required for every two-bedroom unit. Because the project proposes a total of 120 one-bedroom units and 80 two-bedroom units, a minimum total of 320 parking spaces are required. As part of the planned development application, the applicant is requesting a relaxation to

the parking code, proposing a total of 293 parking spaces instead of the required 320 spaces. Of the 293 parking spaces being provided, 226 are standard spaces, 41 are compact spaces (8' x 16'), and 26 spaces are provided in the form of bicycle racks (four bicycle spaces are equivalent to one parking space). To justify the parking relaxation request, the applicant has provided a parking study demonstrating that the proposed 200-unit development requires a maximum of 264 parking spaces as opposed to 320 spaces due to the majority of the units having one-bedroom. The parking study can be viewed in Attachment C.

Landscaping: The development proposal has been reviewed for landscaping and complies with the City's landscape regulations in LDR Section 23.6-1. The site provides perimeter landscaping and as well as landscaping internal to the site. Staff has conditioned that all ground-level mechanical equipment be properly screened with landscaping and all monument signs be landscaped at the base of the sign. The landscape plan can be viewed in Attachment B.

Lighting: The applicant has submitted a photometric plan for the site proposing 4000K RSX LED light fixtures. Staff has conditioned the application to amend the light tone from 4000K to 2700K and to ensure that all light fixtures are dark skies compliant prior to the issuance of a building permit.

Signage: This application is proposing one monument at the front of the property facing Boutwell Road. A condition of approval has been created stating that all proposed signage shall be applied for on a city building permit and shall comply with the sign code, LDR Section 23.5-1. The maximum sign area for a ground sign on the subject site is 100 square feet.

Residential Urban Planned Development:

The intent of this section is to encourage, through incentives, the use of innovative land planning and development techniques to create more desirable and attractive development in the City. Incentives include but are not limited to:

1. Relaxing or waiving of height, setback, lot dimensions, and lot area requirements;
2. Allowing an increase in density or a decrease in minimum living area per dwelling unit; and
3. Permitting uses or a mixture of uses not normally permitted in the underlying zoning district.

As stated, the applicant is requesting to waive or relax base zoning district requirements in two (2) areas of the LDRs as part of the residential urban planned development application. The two areas are outlined under the "Consistency with the City's LDR Requirements" analysis on page 4 of the staff report and include a request to reduce the number of required off-street parking spaces and a request to modify the minimum side setback.

It is noted that per LDR Section 23.3-25(e)(3), a mixed use urban planned development may be solely residential in use. Therefore, the proposed project is classified as a residential urban planned development for the construction of 200 multi-family units. The criteria below lists the requirements of all urban planned developments.

Section 23.3-25(e) – Mixed-Use Urban Planned Development District

1. *Location.* Urban planned developments may be located in any mixed use district, such as Mixed Use — East, Mixed Use — West, Mixed Use — Dixie Highway, Mixed Use — Federal Highway, Transit Oriented Development — East, Transit Oriented Development — West and Downtown with the exception of the neighborhood commercial district. Industrial planned developments are not allowed as a mixed use urban planned development.

Staff Analysis: The proposed subject site is located within the MU-W zoning district. **Meets Criterion.**

2. *Minimum area required.* The minimum area required for an urban planned development district shall be one-half (0.5) acres.

Staff Analysis: This residential urban planned development will be situated on a 4.746 acre parcel which exceeds the minimum area requirement. **Meets Criterion.**

3. *Permitted uses.* Permitted uses within a mixed use urban development are shown in Article 3 of these LDRs. An urban planned development may be residential alone or may be any mixture of residential, retail, commercial, office, personal services, institutional, and cultural and artisanal arts or other uses specifically listed with the use tables of section 23.3-6 for the districts where the planned development is to be located.

Staff Analysis: The project will be solely residential, containing 200 multi-family units. Per the City's Use Table, LDR Section 23.3-6, multi-family is permitted by right in the MU-W zoning district. **Meets Criterion.**

4. *Required setbacks.* Required setbacks shall be as provided in these LDRs for the zoning district in which the planned development is to be located.

Staff Analysis: The project complies with the minimum required front and rear setbacks of the base zoning district, MU-W. The applicant is requesting a 8.75 foot relief from the minimum required side setbacks. A summary of the applicant's justification and staff analysis is located on page 5 of this staff report. **Meets Criterion if Approved.**

5. *Parking and loading space requirements.* Parking and loading spaces shall be provided pursuant to article 4 of these LDRs.

Staff Analysis: Per LDR Section 23.4-10(f), a minimum of 1.5 off-street parking spaces are required for every one-bedroom unit and a minimum of 1.75 off-street parking spaces are required for every two-bedroom unit. Because the project proposes a total of 120 one-bedroom units and 80 two-bedroom units, a minimum total of 320 parking spaces are required. As part of the planned development application, the applicant is requesting a relaxation to the parking code, proposing a total of 293 parking spaces instead of the required 320 spaces. A summary of the applicant's justification and staff's analysis is located on page 5 of the staff report. Additionally, the applicant's parking study can be viewed in Attachment C. **Meets Criterion if Approved.**

6. *Landscaping.* Landscaping and buffering shall be provided as required by section 23.6-1.

Staff Analysis: Landscape screening and buffering are provided along the perimeter of the site to meet the landscape buffering requirements. The project proposes a 10-foot landscape buffer along Boutwell Road, a five-foot landscape buffer along the north and south property lines, and eight-foot landscape buffer along the west dry retention area, and foundation plantings around both multi-family buildings. Additionally, the project proposes a six foot high aluminum picket fence along Boutwell Road. **Meets Criterion**

7. *Illumination.* Any source of illumination located within a commercial or industrial planned development district shall not exceed one (1) foot candle at or beyond the boundaries of such development.

Staff Analysis: The applicant has submitted a photometric plan measured in lumens. One foot candle is equivalent to 10.76 lumens. Based on the photometric plan provided, the lighting for the project does not exceed one foot candle (10.76 lumens) at or beyond the property lines. **Meets Criterion.**

8. *Outdoor Storage.* All outdoor storage facilities are prohibited in any mixed use urban planned development district.

Staff Analysis: The proposed development does not propose outdoor storage areas. **Meets Criterion.**

9. *Sustainability.* All mixed use urban planned development districts shall include provisions for sustainability features such as those listed in section 23.2-33, City of Lake Worth Sustainable Bonus Incentive Program.

Staff Analysis: The proposal includes a Sustainable Bonus Incentive Program to obtain additional height, floor area ratio, and density from the base zoning district, MU-W. Per Policy 1.2.3.4(3) of the City's Comprehensive Plan, residential planned developments may obtain a 25% bonus on density, intensity and height over the base outlined in Table 1 of the City's Comprehensive Plan. The applicant is also participating in the City's Transfer Development Rights program which allows the project to obtain an additional 10 units per acre. A detailed analysis of the applicant's Sustainable Bonus Incentive Program is located on page 15 and 16. Additionally, a tabular detailed break-down of the Sustainable Bonus features are outlined in the spreadsheet in Attachment C.

Development of Significant Impact (DSI):

A development of significant impact (DSI) is a commercial, office, or industrial development of 100,000 or more gross square feet of enclosed building area, including renovations of existing structures when a change to a more intensive use is anticipated, or a residential development of 100 or more dwelling units, including renovations of existing structures when a change to a more intensive use is anticipated. The project proposed qualifies as a DSI because it exceeds 100 dwelling units.

Per LDR Section 23.2-35, a proposed DSI and any amendments to an approved DSI shall be reviewed and approved in accordance with the procedures and requirements for a Conditional Use Permit except that the City Commission shall be the decision maker and not the Planning and Zoning Board or the Historic Resources Preservation Board. The Conditional Use Permit criteria is outlined in the conditional use analysis within this report on pages 12-15.

Master Development Plan (Major Site Plan):

A master site plan is required in conjunction with an urban planned development. The review criteria below is intended to promote safety and minimize negative impacts of development on its neighbors by establishing qualitative requirements for the arrangements of buildings, structures, parking areas, landscaping and other site improvements.

Section 23.2-31(c): Qualitative Development Standards

1. *Harmonious and efficient organization.* All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of plot, the character of adjoining property and the type and size of buildings. The site shall be developed so as to not impede the normal and orderly development or improvement of surrounding property for uses permitted in these LDRs.

Staff Analysis: The applicant states that the site is designed harmoniously and is efficiently organized as it relates to the property constraints and provides residential housing options nearby the primarily non-residential corridor. The proposed architectural style is modern contemporary which is compatible with the nearby modern style development such as the Woodsprings Suites Hotel, the Wyndham Hotel, and the Advantis (also referred to as Golden Road Apartments) Apartment Complex. **Meets Criterion.**

2. *Preservation of natural conditions.* The natural (refer to landscape code, Article 6 of these LDRs) landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal and by such other site planning approaches as are appropriate. Terrain and vegetation shall not be disturbed in a manner likely to

significantly increase either wind or water erosion within or adjacent to a development site. Natural detention areas and other means of natural vegetative filtration of stormwater runoff shall be used to minimize ground and surface water pollution, particularly adjacent to major waterbodies as specified in Part II, Chapter 12, Health and Sanitation, Article VIII, Fertilizer Friendly Use Regulations. Fertilizer/pesticide conditions may be attached to development adjacent to waterbodies. Marinas shall be permitted only in water with a mean low tide depth of four (4) feet or more.

Staff Analysis: The applicant states that the site had previously been cleared. Therefore, there is no established habitat and there are minimal natural features on the site. The proposed development includes a dry retention area on the west portion of the property to retain drainage on the site. Staff does not anticipate a major disturbance to the land that would result in destructive wind or water erosion. **Meets Criterion.**

3. *Screening and buffering.* Fences, walls or vegetative screening shall be provided where needed and practical to protect residents and users from undesirable views, lighting, noise, odors or other adverse off-site effects, and to protect residents and users of off-site development from on-site adverse effects. This section may be interpreted to require screening and buffering in addition to that specifically required by other sections of these LDRs, but not less.

Staff Analysis: Landscape screening and buffering are provided along the perimeter of the site to meet the landscape buffering requirements. The project proposes a 10-foot landscape buffer along Boutwell Road, a five-foot landscape buffer along the north and south property lines, and eight-foot landscape buffer along the west dry retention area, and foundation plantings around both multi-family buildings. Additionally, the project proposes a six foot high aluminum picket fence along Boutwell Road. **Meets Criterion**

4. *Enhancement of residential privacy.* The site plan shall provide reasonable, visual and acoustical privacy for all dwelling units located therein and adjacent thereto. Fences, walls, barriers and vegetation shall be arranged for the protection and enhancement of property and to enhance the privacy of the occupants.

Staff Analysis: The two residential buildings are closer to the northern property line which is adjacent to a future hotel and an existing office complex. The parking and drive aisles are positioned along the southern portion of the site to enhance the buffering between the proposing residential use and the existing industrial center to the south. Additionally, as stated above, landscape buffering is proposed along the perimeter of the site to further enhance residential privacy. **Meets Criterion.**

5. *Emergency access.* Structures and other site features shall be so arranged as to permit emergency vehicle access by some practical means to all sides of all buildings.

Staff Analysis: Emergency access is provided to all building with appropriate site circulation and access. **Meets Criterion.**

6. *Access to public ways.* All buildings, dwelling units and other facilities shall have safe and convenient access to a public street, walkway or other area dedicated to common use; curb cuts close to railroad crossings shall be avoided.

Staff Analysis: Both residential buildings have safe access to walkways which connect to the parking area and Boutwell Road. Additionally, there is over 150 feet of queuing area between the keypad/callbox and the front property line to allow vehicle stacking that does not encroach into the right of way. **Meets Criterion.**

7. *Pedestrian circulation.* There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.

Staff Analysis: The applicant states that the project includes a pedestrian circulation system that is separate from the vehicular circulation system in order to assist in safe and efficient circulation for all residents. The pedestrian circulation system connects both residential buildings to all on-site amenities within the development. **Meets Criterion.**

8. *Design of ingress and egress drives.* The location, size and numbers of ingress and egress drives to the site will be arranged to minimize the negative impacts on public and private ways and on adjacent private property. Merging and turnout lanes traffic dividers shall be provided where they would significantly improve safety for vehicles and pedestrians.

Staff Analysis: As stated, vehicular access to the site is provided off of Boutwell Road. A security gate with a keypad/callbox is located about 180 feet into the property. Staff does not anticipate negative impacts resulting from the location of the ingress and egress drives. **Meets Criterion.**

9. *Coordination of on-site circulation with off-site circulation.* The arrangement of public or common ways for vehicular and pedestrian circulation shall be coordinated with the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Minor streets shall not be connected to major streets in such a way as to facilitate improper utilization.

Staff Analysis: The site plan shows that the site's vehicular and pedestrian circulation connects to the existing street pattern and pedestrian walkways. **Meets Criterion.**

10. *Design of on-site public right-of-way.* On-site public street and rights-of-way shall be designed for maximum efficiency. They shall occupy no more land than is required to provide access, nor shall they unnecessarily fragment development into small blocks. Large developments containing extensive public rights-of-way shall have said rights-of-way arranged in a hierarchy with local streets providing direct access to parcels and other streets providing no or limited direct access to parcels.

Staff Analysis: There are no on-site public rights-of-way. There are also no right of way dedications proposed with this project. **Meets Criterion.**

11. *Off-street parking, loading and vehicular circulation areas.* Off-street parking, loading and vehicular circulation areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property.

Staff Analysis: All on-site parking is located behind the front building line of Building B and landscape buffers are proposed around the perimeter of the property to provide screening of the parking areas. **Meets Criterion.**

12. *Refuse and service areas.* Refuse and service areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property.

Staff Analysis: The site plan proposes the dumpster to the northwest of Building A. The dumpster is enclosed by a six foot high opaque wall and a landscape hedge that will be 36 inches at the time of planting. This application has been conditioned requiring the hedge to be maintained at no less than $\frac{3}{4}$ of the total height of the enclosure (4.5 feet). **Meets Criterion as Conditioned.**

13. *Protection of property values.* The elements of the site plan shall be arranged so as to have minimum negative impact on the property values of adjoining property.

Staff Analysis: The applicant states that the project is designed to minimize negative impacts on adjacent properties. Landscape buffering is proposed along the perimeter of the property, as required by the code, to enhance privacy. **Meets Criterion.**

14. *Transitional development.* Where the property being developed is located on the edge of the zoning district, the site plan shall be designed to provide for a harmonious transition between districts. Building exteriors shall complement other buildings in the vicinity in size, scale, mass, bulk, rhythm of openings and character. Consideration shall be given to a harmonious transition in height and design style so that the change in zoning districts is not accentuated. Additional consideration shall be given to complementary setbacks between the existing and proposed development.

Staff Analysis: The subject site is within the MU-W zoning district and borders MU-W zoned properties to the north and across Boutwell road to the east. The property to the south is zoned Industrial Park of Commerce (I-POC) and there is parcel to the north that is located in Unincorporated Palm Beach County with the zoning classification of Commercial Specialized (CS). The applicant states that the proposed multi-family use provides a harmonious transition between the surrounding commercial properties and the industrial properties to the south. Additionally, the architecture compliments the nearby architecture, density, and uses. The project proposes a development that is consistent with the MU-W zoning district and the development incentives in the City's Comprehensive Plan. The proposed residential development is proposed to be market rate workforce housing that is located proximate to employment opportunities. **Meets Criterion.**

15. *Consideration of future development.* In finding whether or not the above standards are met, the review authority shall consider likely future development as well as existing development.

Staff Analysis: With future development in mind, the proposed development meets the intent of the MU-W zoning district and is consistent with intent of the MU-W future land use designation. **Meets Criterion.**

Section 23.2-31(l): Community Appearance Criteria

1. The plan for the proposed structure or project is in conformity with good taste, good design, and in general contributes to the image of the city as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality.

Staff Analysis: Staff has reviewed the application and determined that the proposal is in conformity with good taste, good design, and contributes to the image of the City. **Meets Criterion.**

2. The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

Staff Analysis: The application has been reviewed by the City's Site Plan Review Team (SPRT) and has been determined to not be of inferior quality that would cause harm to the nature of the local environment or materially depreciate in appearance and value. **Meets Criterion.**

3. The proposed structure or project is in harmony with the proposed developments in the general area, with code requirements pertaining to site plan, signage and landscaping, and the comprehensive plan for the city, and with the criteria set forth herein.

Staff Analysis: The proposal is consistent with the City’s Comprehensive Plan and Strategic Plan, and the City’s LDRs. The applicant states that the site is designed harmoniously and provides more residential options within the corridor, thus providing the residential mix that the MU-W district anticipates. The applicant also states that the modern contemporary architecture style is harmonious with nearby modern style redevelopment such as the Woodsprings Suites Hotel, the Wyndham Hotel, and Advantis (also referred to as Golden Road Apartments). **Meets Criterion.**

4. The proposed structure or project is in compliance with this section and 23.2-29, as applicable.

Staff Analysis: The project’s compliance with the conditional use criteria is detailed below. **Meets Criterion.**

Conditional Use Permit:

Conditional uses are those uses that are generally compatible with the other uses permitted in a district, but that require individual review of their location, design, structure, configuration, density and intensity of use, and may require the imposition of conditions pertinent thereto in order to ensure the appropriateness and compatibility of the use at a particular location and to prevent or minimize potential adverse impacts to the surrounding area. The project proposal includes a conditional use request to establish a residential master plan greater than 7,500 square feet.

Section 23.2-29(d): General findings relating to harmony with LDRs and protection of public interest

The proposed project is consistent with the general findings relating to harmony with the LDRs and protection of public interest, as follows:

1. The conditional use exactly as proposed at the location where proposed will be in harmony with the uses which, under these LDRs and the future land use element, are most likely to occur in the immediate area where located.

Staff Analysis: The site contains a zoning designation of MU-W. Based on the intent of the MU-W zoning district, uses most likely to occur in the district are office and commercial uses, including moderate intensity and higher intensity commercial, hotel/motel, and medium-density multi-family residential development along the City’s western thoroughfares. The proposed residential development is consistent with the intent of the MU-W district. Therefore, the proposed residential urban planned development is compatible and harmonious with the existing and anticipated surrounding uses. **Meets Criterion.**

2. The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.

Staff Analysis: The existing uses in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Current Use
North (adjacent)	MU -W and HR-8 (Unincorporated PBC)	MU -W and CS (Unincorporated PBC)	Hotel – under construction Offices
South (adjacent)	I	I-POC	Boutwell Business Center (warehouse and distribution)
East (across Boutwell)	MU -W and I	MU -W and I-POC	Single Family Residences, Vacant Lots, and Palm Beach

Rd)			Mobile Home Park
West (adjacent)	N/A	N/A	E-4 Keller Canal

Per the Palm Beach County Property Appraiser, the site is surrounded by a mixture of commercial, industrial and residential uses. To the north is the future site of the Wyndham Hotel which is currently under construction as well as existing offices in Unincorporated Palm Beach County. To the south is the Boutwell Business Center which is an industrial warehouse and distribution center containing multiple business bays. To the west, is the E-4 Keller Canal, and to the east across Boutwell Road is a single-family residence, vacant property, and the Palm Beach Mobile Home Park to the southeast. The proposed use of multi-family residential has been found to be consistent with the surrounding commercial, industrial, and residential uses. **Meets Criterion.**

3. The conditional use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the Property for some use permitted by right or some other conditional use permitted on the Property.

Staff Analysis: The use of multi-family residential is permitted by right in the MU-W zoning district. However, because the proposed project exceeds 7,500 square feet, a conditional use permit review is required. The proposed development is not anticipated to result in less public benefit than a use permitted by right. **Meets Criterion.**

4. The conditional use exactly as proposed will not result in more intensive development in advance of when such development is approved by the future land use element of the comprehensive plan.

Staff Analysis: Based on the development standards table on page four, the project proposes a density, height, and floor area ratio (FAR) that is less than the maximum development potential the code allows on this lot. Therefore, the project is not anticipated to be a more intensive development than what the Comprehensive Plan anticipates. **Meets Criterion.**

Section 23.2-29(e): Specific standards for all conditional uses

1. The proposed conditional use will not generate traffic volumes or movements, which will result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right.

Staff Analysis: Per the Palm Beach County Traffic Concurrency Letter, the Palm Beach County Traffic Division has determined that the proposal meets the Traffic Performance Standards of Palm Beach. The Traffic Impact Statement prepared by JFO Group, Inc. also concludes the proposed project meets all Level of Service requirements and the requirements of the Palm Beach County Traffic Performance Standards. To further assist alleviating traffic, the applicant has provided a ride-share drop off and pick up area to the south of Building B and has proposed a bus shelter on the property. Residential uses are reviewed as conditional uses if they exceed 7,500 sf. Subdivision of the property and/or the development of the property with multiple non-residential uses less than 7,500 sf would allow for multiple development scenarios on the subject site with by right uses. Further, the trips associated for a multifamily residential building with 3 or more floors is less than a 2-story multifamily residential building and single family residential according to the ITE Trip Generation, 10th Edition on a per dwelling unit basis. Therefore, the traffic generated from the proposed development is not anticipated to generate traffic levels than would result from a development permitted by right. **Meets Criterion.**

2. The proposed conditional use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets.

Staff Analysis: As stated, per the Palm Beach County Traffic Concurrency Letter, the Palm Beach County Traffic Division has determined that the proposal meets the Traffic Performance Standards of Palm Beach County. Further, the property has frontage on Boutwell Road, which is an urban collector. There is no access to the property through local streets. **Meets Criterion.**

3. The proposed conditional use will not produce significant air pollution emissions, to a level compatible with that which would result from a development permitted by right.

Staff Analysis: Staff does not anticipate the proposed 200-unit multi-family development to produce significant air pollution emissions that are greater than that of a development permitted by right. The proposed residential use does not pose a pollution hazard to the nearby properties. **Meets Criterion.**

4. The proposed conditional use will be so located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

Staff Analysis: The proposal does not include a right of way dedication. Based on the TPS letter that was issued to the applicant, the proposed development is located within the Urban Redevelopment Area (URA) Traffic Concurrency Exception Area (TCEA) and therefore, exempt from the Traffic Performance Standards of Palm Beach County. The project is not anticipated to cause a higher net public cost or earlier incursion of public cost than what would result from a development permitted by right. **Meets Criterion.**

5. The proposed conditional use will be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement nor any other alteration of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

Staff Analysis: The applicant will be utilizing existing City utility lines. No adverse impact to infrastructure or public utilities is anticipated to occur as a result of this request. **Meets Criterion.**

6. The proposed conditional use will not place a demand on municipal police or fire protection service beyond the capacity of those services.

Staff Analysis: The proposed development is not anticipated to place a demand on municipal police or fire protection service beyond the capacity of those services. In attempt to reduce the crime potential at this location, the applicant has proposed a security gate placed about 180 feet into the property which will prevent the stacking of automobiles in the public right of way. **Meets Criterion.**

7. The proposed conditional use will not generate significant noise, or will appropriately mitigate anticipated noise to a level compatible with that which would result from a development permitted by right. Any proposed use must meet all the requirements and stipulations set forth in section 15.24, Noise control.

Staff Analysis: Unreasonable noise, which is defined in Section 15.24-1, is prohibited in the City when:

- Equal to or greater than 65 dba between 11:00 p.m. and 8:00 a.m., Sunday through Thursday

- Greater than 85 dba between 8:00 a.m. and 11:00 p.m., Sunday through Thursday
- Equal to or greater than 65 dba between 12:00 a.m. and 8:00 a.m., Friday through Saturday
- Equal to or greater than 85 dba between 8:00 a.m. and 12:00 a.m., Friday through Saturday

The requested use is for a 200-unit multi-family residential project. The use is not anticipated to cause unreasonable noise during the hours listed above. Therefore, the multi-family residential project is anticipated to generate noise levels that are compliant with Section 15.24. **Meets Criterion.**

8. The proposed conditional use will not generate light or glare which encroaches onto any adjacent property in excess of that allowed in Section 23.4-3, Exterior lighting.

Staff Analysis: The applicant has submitted a photometric plan for the site proposing 4000K RSX LED light fixtures. The photometric plan complies with the 12.57 lumen maximum at the edges of the property. Further, staff has conditioned the application to amend the light tone from 4000K to 2700K and to ensure that all light fixtures are dark skies compliant prior to the issuance of a building permit. **Meets Criterion as Conditioned.**

Sustainable Bonus Incentive Program

The proposal includes a Sustainable Bonus Incentive Program to obtain additional height, floor area ratio, and density from the base zoning district, MU-W. The base zoning district allows a maximum density of 30 units per acre (142 units). Table 1 of the Comprehensive Plan allows for a maximum density of 37.5 units per acre (177 units), which may be utilized under an urban planned development with a bonus cost of 10 dollars per square foot. An additional 4.7 units per acre (23 units) are being granted through the City's transfer development rights program. The total Sustainable Bonus Value is calculated as \$560,135 which has been broken down in the following table:

Total Number of Additional Units	Total Area	Value per square foot	Bonus Value Required
35 units through SBIP	33,801.25 square feet	\$10	\$338,012.50
23 units through TDRs	22,212.25 square feet	\$10	\$222,122.50
SBIP and TDR Subtotal	56,013.5 square feet	\$10	\$560,135

The applicant is providing \$1,341,967.50 in on-site improvements. Additional on-site improvements that are being provided but were not specifically listed by the applicant in their Sustainable Bonus Incentive Program table are a dog park at the southeast corner of the lot as well as an on-site bus shelter facing Boutwell Road. Staff has reviewed the proposed features and amenities and find them to be generally consistent with the purpose of the Sustainable Bonus Incentive Program. A breakdown of these improvements are located in Attachment C and can be viewed below:

Incentive	On-Site or Off-Site	Bonus Value Provided
Florida Green Building Certification	On-site	\$280,067.50
Clubhouse	On-site	\$576,900
Pool and Pool Deck	On-site	\$350,000
Security Fencing North and East Side	On-site	\$60,000
Security Entry Gate	On-site	\$75,000
TOTAL INCENTIVES PROVIDED		\$1,341,967.50

Transfer of Development Rights (TDR):

Section 23.3-25(g) establishes the city's Transfer of Development Rights program. Projects which utilize the Transfer of Development Rights program may obtain one additional story of no more than fifteen feet in height, an increase in overall density of ten units per acre, and an increase in overall floor area ratio (FAR) of ten percent. The rights are valued at a cost of \$10 per square foot, and are paid to the city in exchange for development rights on city-owned properties with a future land use designation of Public.

The proposed project has gained an additional 4.7 units per acre (23 units) as part of the transfer of development rights bonus. The total development rights cost for the additional 23 units is \$222,122.50. The applicant will be paying the TDR fee along with the \$250 review fee prior to the issuance of a building permit. Below are the criteria projects must meet to qualify for the program.

1. Projects incorporating transfer development rights must be a mixed use urban planned development, planned development, mixed use planned development or residential planned development.

Staff Analysis: The proposed project is a residential urban planned development which is a type of mixed use urban planned development. **Meets Criterion.**

2. Projects must have incorporated all of the density, height and intensity bonuses available under the sustainable bonus program prior to being eligible for the transfer development rights program.

Staff Analysis: The proposed project has incorporated all of the density, height, and intensity bonuses available under the sustainable bonus program, and the receipt of the development rights will result in development beyond the sustainable bonuses as permitted by code. **Meets Criterion.**

Public Support/Opposition:

Staff has not received any letters of support or opposition.

CONCLUSION:

The proposed request for a Residential Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Transfer of Development Rights, and Sustainable Bonus Incentive Program is consistent with the purpose, intent and requirements of the Comprehensive Plan, underlying zoning district, and surrounding areas, subject to compliance with staff's proposed conditions of approval. Therefore, staff recommends that the Board recommend approval of the proposed request to the City Commission with the conditions below:

Building:

1. Prior to the issuance of a building permit, specify the finished floor elevations as the proposed buildings will be in a flood zone.

Electric Utilities:

1. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Provide the voltage requirements for the entire project. The multi-unit buildings are too large to be served by a single-phase transformer so the voltage will need to be 120/208v. We will need to know if any other services or transformers will be needed besides the two multi-unit buildings, such as the lift station, irrigation, lighting, etc.

- b. Provide the location of the padmount transformers and the meter centers for each building. The transformer locations must be accessible to our vehicles, and must have 8-ft minimum clearance in the front of them and 3-ft minimum clearance on the sides and rear, including landscaping.
 - c. Provide the load calculations for all buildings, the electrical riser diagrams for all buildings, and the constructions plans showing the water, sewer, drainage, paving, landscaping and lighting for the project.
2. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
- a. Provide a 10-ft-wide utility easement for all of the electric lines, transformers and other equipment that will need to be installed to provide power to this project. We will also need in addition to this easement a 10-ft-wide utility easement that runs the entire length of the east side of the property adjacent to Boutwell Rd.
 - b. Install all schedule-40 gray conduit that will be needed by Lake Worth Beach for this project for its primary cable. This conduit must be installed at a minimum of 42" deep. Pad specs will be given to the customer to show the proper orientation of conduit at the padmount transformers.
 - c. Install all lighting consistent with the approved photometric plan.
 - d. Complete the payment for the cost of Lake Worth Beach's materials and labor for this project.

Community Services Landscaping:

1. Conditions of approval that must be met at least 20 days prior to the first City Commission hearing:
 - a. The landscape plan along the east property line shall be revised to incorporate landscape design elements and plant materials from the adjacent right of way. Specifically, the landscape plan shall be revised in the area between the back of the curb and the front of the sidewalk from the north property line to the south property line.

Planning and Zoning:

1. Conditions of approval that must be met at least 20 days prior to the first City Commission hearing:
 - a. All plans shall be signed and sealed.
 - b. Amend the site plan to show the location of all mechanical equipment (e.g. AC units). All mechanical equipment shall be located outside of the side setbacks and shall be at least five feet from the rear property line. Also note that per LDR Sec. 23.6-1(c)(3)(h), all ground level mechanical equipment shall be screened with shrub hedging or opaque fencing or walls. Chain link or other similar type open fencing shall not be permitted. If the mechanical equipment will be located on the roof, provide a roof diagram with the mechanical equipment location labeled. Additionally, per LDR Section 23.4-21(1), all roof-mounted equipment visible. Materials used for screening purposes shall be compatible with the architectural style, color, and materials of the principal building from adjacent property or an adjacent street shall be screened from view. The minimum height of such screening shall be equal to the highest point of the systems/equipment.
2. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. All traffic requirements outlined in the Palm Beach County Traffic Division's TPS letter shall be completed. Note that the letter states a right of way dedication may be required.
 - b. The light tone shall be changed from 4000 K to 2700 K. The photometric plan submitted with the building permit package shall reflect this change. Note that all lighting shall comply with lighting

code regulations in [LDR Section 23.4-3](#). Lighting fixtures should comply with dark skies recommendations for fixtures.

- c. All code cases shall be remedied and closed out. Specifically, the illegal fill that is being stored/dumped on the property shall be removed from the site.
3. Prior to the issuance of a Certificate of Occupancy, the applicant shall obtain Florida Green Building Certification.
4. All signage shall be applied for on a separate building permit and shall comply with LDR Section 23.5-1, Signage.
5. All landscape hedging around the dumpster enclosure shall be planted at a minimum height of 24 inches and be maintained at no less than $\frac{3}{4}$ of the total height of the enclosure (4.5 feet).
6. There is a total of 22,780 square feet of semi-pervious material proposed which allows the project to meet the maximum 65% impermeable surface requirement. Note that semi pervious surface is defined as a surface covered by materials with a percolation rate of at least fifty (50) percent relative to the ground percolation rate. Semi-pervious surface may include but are not limited to permeable paving material and other semi-pervious materials such as gravel, small stone, and other substantially similar materials. For semi-pervious surfaces, two (2) square feet of semi-pervious surface shall be equivalent to one (1) square foot of impervious surface for the purpose of calculating development regulations. The semi-pervious surface credit shall not reduce the required open space and landscape area requirements. Therefore, the following shall be submitted prior to the issuance of a building permit:
 - a. The manufacturing details of the pervious pavers. The details shall include the pavers' percolation rate which shall be at least 50% relative to the ground percolation rate.
 - b. A maintenance plan for the semi-pervious material to ensure that it is maintained as semi-pervious.
 - c. Note that if the semi-pervious material is converted to impervious surface area at any time, the project would exceed the code's maximum impermeable surface coverage allowance and thus, the applicant would need to apply for a Planned Development amendment.

Public Works:

1. Twenty days prior to first reading before the City Commission:
 - a. The applicant shall contact and meet with a representative from the Public Works Solid Waste and Recycling Division to confirm dumpster enclosure location, accessibility and demand on property and that it is compatible with the requirements of the Department of Public Works.
2. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Lake Worth Drainage (LWDD) District and South Florida Water Management District (SFWMD) permits shall be provided to the City.
 - b. An Erosion Control plan shall be provided that demonstrates compliance with NPDES requirements, including best management practices.
3. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
 - a. The right of way shall be restored to a like or better condition. Any damage to pavement, curbing, striping, sidewalks or other areas shall be restored in kind.
 - b. All disturbed areas shall be fine graded and sodded with bahia sod.
 - c. The property shall be broom swept all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.

- d. Ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction.
- e. All conditions of approval shall be satisfied under the jurisdiction of the Public Works Department.
4. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.

Utilities Water & Sewer:

1. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Site Plan
 - i. Provide the SFWMD letter for determination how the wetland impacts are managed or mitigated.
 - b. Paving/Grading/Drainage:
 - i. Provide drainage permits through both the LWDD and SFWMD. Note that connections to the canal for outfall and irrigation will be managed through the LWDD.
 - ii. The SPP plan shall address stormwater pollution prevention in Boutwell Road stormwater collection system. Show the extension of the silt fence and include a wash drive at Boutwell.
 - c. Water and Sewer:
 - i. Show the required water and sewer easements on the plans. Water and Sewer utilities will require a dedicated 15-foot utility easement. Note that easements will not be necessary over the sanitary sewer main as this collection system shall remain private. This includes the lift station.
 - ii. Fire hydrants shall be covered by utility easements.
 - iii. Water & Sewer separation shall be designed to a 10-foot horizontal separation for this new construction project.
 - iv. Applicant shall verify there is adequate spacing for the meter and associated back flow device. This distance shall account for the meter manufactures recommended spool lengths up and downstream of the meter.
 - d. At time of engineering submittal, provide a full drawing set the proposed drainage, calculations, and any permits or permitting information from SFWMD and LWDD.
 - e. Add all structure and conflict information on the plans.
 - f. Provide complete water, sewer and drainage plans showing proposed pipe sizes, materials, structure sizes, utility crossing elevations, hydrants, manholes, as well as all pertinent site elevations.
 - g. Provide the PBC Department of Health Water & Sewer permits.
 - h. Show irrigation service line/s up the meter and backflow RPZ device/s.
 - i. Show water and sewer services, drainage structures, and storm mains on landscape plan. Confirm minimum spacing between landscape and services per Public Services Detail 23, Typical Tree with Root Barrier.
 - j. Show the fireflow calculations based on a recent hydrant test. Contact Wesley Jolin with Palm Beach County at 561-233-5229.

- k. Provide signed and sealed Drainage Calculations including a statement regarding floodplain management provisions for water quality and quantity.
 - l. Provide geotechnical information for the determination of the hydraulic conductivity of the soil, and groundwater elevation.
 - m. Provide an Erosion Control plan and with the BMPs and NPDES compliance practices.
 - n. Engineering plans shall include cross-sections along each property line and with grading showing the design storm (3 yr, 1 hour (2.6")) runoff being maintained on site.
 - o. Provide existing and proposed site grades.
 - p. Indicate vertical datum on all plan drawings with grades.
 - q. Identify all applicable City of Lake Worth details.
 - r. Capacity fees for water and sewer shall be paid in full in accordance with the current City Ordinance.
2. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
 - a. A copy of the recorded access easement shall be provided.
 - b. A Bill of Sale for the public watermain shall be recorded.

Lake Worth Drainage District (LWDD):

1. Prior to submitting a LWDD permit, and prior to the issuance of a city building permit, the following actions shall be completed:
 - a. Convey the required 25 foot right of way to the LWDD.
 - b. Revise the site plan to show the required rip-rap rubble along the E-4 (Keller) canal for the length of the project.

Board Actions:

I MOVE TO RECOMMEND APPROVAL OF PZB PROJECT NUMBER 21-01400002 with staff recommended **conditions** for a Residential Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Transfer of Development Rights, and Sustainable Bonus Incentive Program to allow the construction of 200-unit multi-family development at 3300 Boutwell Road. The project meets the applicable criteria based on the data and analysis in the staff report.

I MOVE TO RECOMMEND DENIAL OF PZB PROJECT NUMBER 21-01400002 for a Residential Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Transfer of Development Rights, and Sustainable Bonus Incentive Program to allow the construction of 200-unit multi-family development at 3300 Boutwell Road. The project does not meet the applicable criteria for the following reasons [Board member please state reasons.]

Consequent Action:

The Planning & Zoning Board will be making a recommendation to the City Commission on the Residential Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Transfer of Development Rights, and Sustainable Bonus Incentive Program.

ATTACHMENTS:

- A. Zoning Map
- B. Site Plan Package
- C. Supplemental Supporting Documents
- D. Site Photos