



DATE: April 28, 2021

TO: Members of the Planning and Zoning Board

FROM: Andrew Meyer, 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 21-00900001**: A request by Patricia Ramudo, PE of IBI Group on behalf of Ricardo Hernandez of OAG Investment 5 LLC for consideration of a Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development Rights Incentive Program to allow for the construction of a 127-unit mixed use development commonly known as "Deco Green" at 1715 North Dixie Highway within the Mixed-Use Dixie Highway (MU-DH) zoning district. The subject property's PCN is 38-43-44-16-06-014-0010.

PROJECT DESCRIPTION:

The Applicant, Patricia Ramudo, PE of IBI Group on behalf of Ricard Hernandez of OAG Investment 5 LLC, is requesting approval of the following:

1. **Mixed-Use Urban Planned Development** to construct a 127-unit multifamily development with +/-7,450 square feet of commercial space.
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 mixed-use 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 Incentive Program** for a 10% increase in residential density.

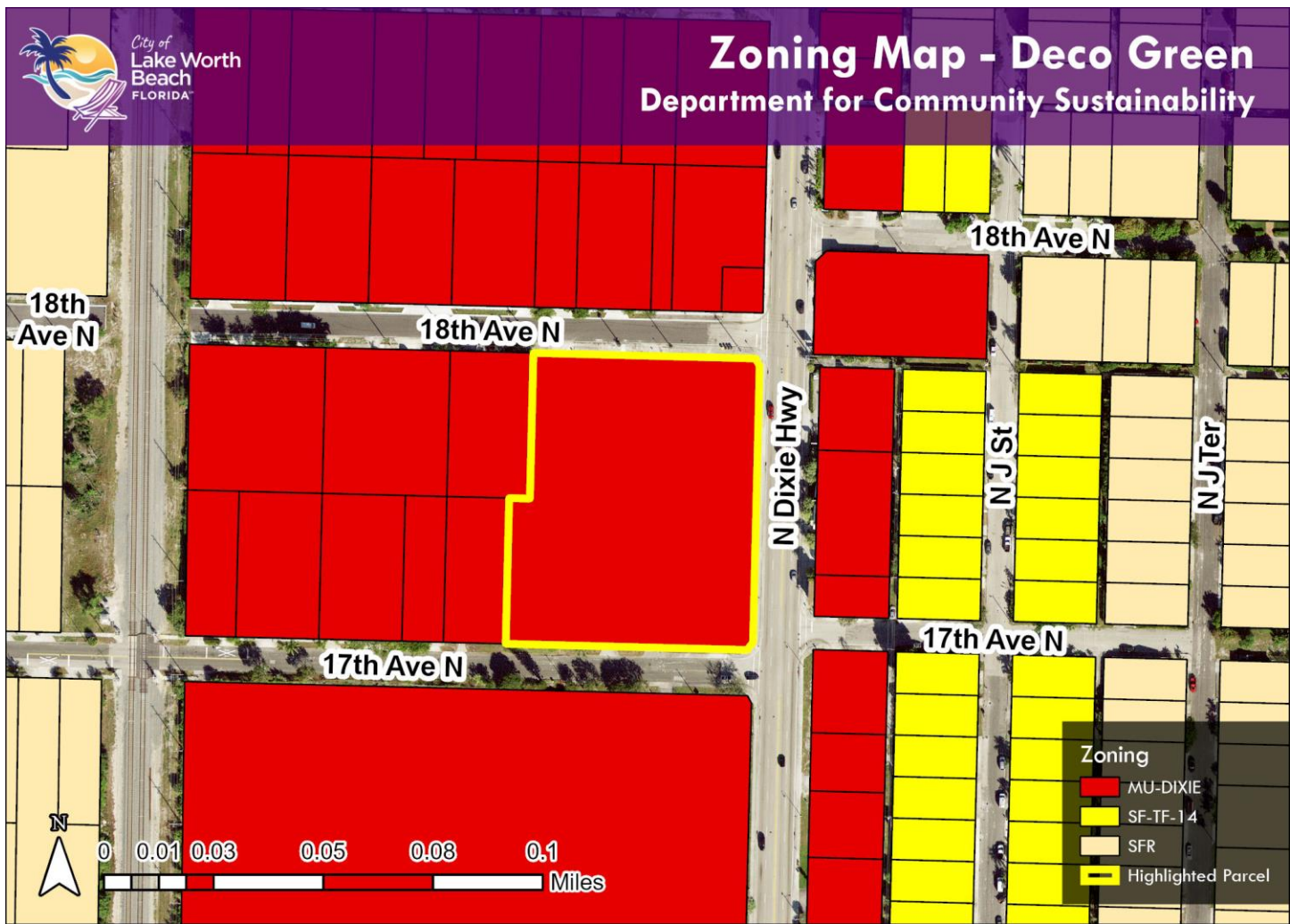
The 2.29-acre subject site is currently vacant, and is located on the west side of North Dixie Highway, between 17th and 18th Avenues North. The site previously contained a mixture of residential and commercial buildings; however, by April 2019 these structures were demolished. The proposed project will be comprised of 3 buildings. Buildings 1 and 3 are three floors in height with a roof terrace, and each contain +/-3,725 square feet of commercial space and 6 dwelling units. Building 2 is seven floors in height with a roof terrace and contains 115 dwelling units.

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 Beach 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 Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development Incentive Program with conditions of approval to the City Commission.

PROPERTY DESCRIPTION:

Applicant	Patricia Ramudo, PE of IBI Group
Owner	Lake Worth Beach Community Redevelopment Agency
General Location	West side of Dixie Highway between 17 th & 18 th Aves N
Existing PCN Numbers	38-43-44-16-06-014-0010
Existing Land Use	Vacant
Zoning	Mixed Use – Dixie Highway (MU-DH)
Future Land Use Designation	Mixed Use – East (MU-E)

LOCATION MAP:

BACKGROUND:

The project site is located on the west side of Dixie Highway between 17th & 18th Avenues North. Based on Palm Beach Property Appraiser's records and City records, the site previously contained a mixture of residential buildings along 17th and 18th Avenues North, and a few commercial buildings along North Dixie Highway; however, these structures were demolished and by April 2019, the entire site was vacant with no currently existing structures and no active business licenses issued. Additionally, a search performed on April 15, 2021 indicated that there are no open code compliance violations at the site.

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

The subject site has a Future Land Use (FLU) designation of Mixed-Use East (MU-E). Per Policy 1.1.1.5, the MU-E FLU is established to provide for a mixture of residential, office, service and commercial retail uses within specific areas east of I-95, near or adjacent to the central commercial core and major thoroughfares of the City. The proposed development provides multi-family dwelling units and commercial space along one of the major thoroughfares of the city. Therefore, the proposal is consistent with the intent of the MU-E FLU. Furthermore, Objective 1.2.2 states that the City shall facilitate a compact, sustainable urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services, and to reduce dependence on the automobile. This can be accomplished by concentrating more intensive growth within the City's mixed-use development areas. The proposed development is a mixed use urban planned development that utilizes the City's Sustainable Bonus Incentive and Transfer of Development Rights Program, which grants the development additional height, density, and floor area ratio over what is permitted by right. Thus, this project is consistent with Objective 1.2.2. Additionally, this application is requesting to obtain an additional 10 units per acre 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. Pillars II.A, II.B, and II.E of the Strategic Plan state that the City shall diversify housing options, continue crime reduction and prevention in achieving a safe, livable and friendly community, and deliver sustainable indoor-outdoor leisure opportunities. The Applicant is providing a landscaped plaza which includes a playground and dog park. In addition, Pillars I.A and I.B of the City's Strategic Plan represent a commitment to economic development, of which this project brings. Therefore, the project inclusive of Phases 1 and 2 is consistent with Pillars I.A, I.B, II.A, II.B, and II.E of the City's Strategic Plan. Pillars II.C, II.D, and II.F are not applicable to this project.

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 four (4) areas of the LDRs, which are analyzed by topic area in this section of the report, including the following:

- LDR Section 23.3-17(d), the front façade for the third story and above must have a front setback of 8 to 12 feet in addition to the minimum setback.
- LDR Section 23.3-17(d), the maximum wall height at side setbacks for properties west of Dixie Highway is 45 feet.
- LDR Section 23.3-17(d), the maximum allowed impermeable surface area on the lot is 65%.

- LDR Section 23.5-1, signage; the subject planned development has an associated sign plan that would govern signage in the development.

Mixed Use – Dixie Highway (MU-DH): Per LDR Section 23.3-17(a), the MU-DH zoning district is intended to provide for the establishment and expansion of a broad range of office and commercial uses, including higher density residential uses. The proposed development provides higher-density residential uses as well as office and commercial uses, and is consistent with the intent of the MU-E district.

The table and topic area analysis below evaluate the proposed site features and the project's compliance with the Code, including requests to waive 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	Mixed-Use Urban Planned Development w/ Sustainable Bonus Incentive Program (SBIP) & Transfer of Development Incentive Program (TDIP)	Provided
Lot Size (min) In square feet (sf)		13,000 sf	Greater or equal to 21,780 sf (0.5 acres)	99,914 sf (2.29 acres)
Lot Width (min)		100'	100'	350'
Setbacks	Front (min) (N Dixie Hwy)	10'	10'	<i>Buildings 1 & 3: 12'</i> <i>Building 2: 115.2'</i>
	Rear (min)	15'	15'	<i>Buildings 1 & 3: 201' 8"</i> <i>Building 2: 45' 9"</i>
	Side (min) (North and South)	10' (Maximum Wall Height at Setback: 45')	10' (Maximum Wall Height at Setback: 45')	<i>Buildings 1 & 3: 10'</i> <i>Building 2: 22' 5"*</i> <i>Building 2 Wall Height: 76'*</i>
Impermeable Surface Coverage (maximum)		65%	65%	67.3%*
Structure Coverage (max)		45%	45%	36.7%
Living Area (min)		1-bed: 600 sf 2-bed: 750 sf 3-bed: 900 sf	1-bed: 600 sf 2-bed: 750 sf 3-bed: 900 sf	1-bed: 680-900 sf 2-bed: 994-1,235 sf 3-bed: 1,280 sf
Parking		171	171	Off-Street: 119 Off-Street Compact: 43 On-Street: 11 12 Bike Spaces: 3 6 Motorcycle Spaces: 3 Total: 179
Density (max)		20 du/acre (45 units)	55 du/acre (127 units)	55 du/acre (127 units)
Building Height (max)		30'	82.5'	Bldgs 1 & 3 – 42' Bldg 2 – 78' 10"
Floor Area Ratio (FAR) (max)		1.40	2.325	1.92

*A relaxing or waiving of base zoning district requirements is requested.

Density: The base zoning district allows a maximum density of 20 units per acre. Based on Policy 1.2.3.4(3) of the City's Comprehensive Plan, mixed-use urban planned developments west of Dixie Highway, which include at least three use

categories, one being residential, and a minimum project size of two acres may obtain a 50% bonus on density, intensity and height over the base outlined in Table 1 of the City's Comprehensive Plan. Table 1 of the City's Comprehensive Plan allows a density of 30 units an acre. Therefore, 30 units per acre plus 50% equals a density of 45 units per acre. Furthermore, as per Section 23.3-25(g), developments which incorporate transferred development rights from city-owned properties with a future land use designation of Public can obtain an increase in overall density of 10 units per acre. 45 units per acre plus 10 units per acre equals a final density of 55 units per acre (127 units). The proposed residential planned development proposes a density of 55 units per acre (127 units), which does not exceed the maximum density allowed on this property.

Height: The base zoning district allows a maximum building height of 30 feet & 2 stories. Per LDR Section 23.3-17(d)(2)(B), blocks west of Dixie Highway adjacent to a residential zoning district may obtain an additional 5 feet in height & 1 story under the City's Sustainable Bonus Incentive Program. Additionally, Section 23.3-25(b)(2)(C) states that mixed-use urban planned developments west of Dixie Highway, which include at least three use categories, one being residential, and a minimum project size of two acres may obtain a 50% bonus on density, intensity and height over the base outlined in Table 1 of the City's Comprehensive Plan. Table 1 of the City's Comprehensive Plan allows a height of 45 feet & 4 stories. Therefore, 45 feet & 4 stories plus 50% equals a height of 67.5 feet & 6 stories. Furthermore, as per Section 23.3-25(g), developments which incorporate transferred development rights (TDRs) can obtain an increase in overall increase in height of 15 feet & 1 story, for a total height of 82.5 feet & 7 stories. The height proposed for this project to the top of the parapet is 78.83 feet which is less than the maximum allowed building height for this property. An architectural feature in area less than 10% of the total area is allowed to exceed building height by 10 feet, or 88.83 feet. The architectural feature proposed reaches a height of 84.33 feet, and complies with this regulation.

Floor Area Ratio (FAR): The base zoning district allows a maximum FAR of 1.40 under the City's Sustainable Bonus Incentive Program per LDR Section 23.3-17(d)(7)(D). Additionally, Section 23.3-25(b)(2)(C) states that mixed-use urban planned developments west of Dixie Highway, which include at least three use categories, one being residential, and a minimum project size of two acres may obtain a 50% bonus on density, intensity and height over the base outlined in Table 1 of the City's Comprehensive Plan. Table 1 of the City's Comprehensive Plan allows for a FAR of 1.55. Therefore, 1.55 plus 50% equals a maximum allowed FAR of 2.325. The project proposes a total FAR of 1.92 which is less than the maximum allowed FAR for this property.

Impermeable Surface Coverage: The project proposes an impermeable surface total of 67.3%, which exceeds the City's maximum impermeable surface allowance of 65% by 2.3%. Planned Developments allow for the relaxation of certain code regulations to promote innovative design and development solutions. The project proposes an open plaza with areas for seating as well as a dog park and playground. Further, the applicant states that semi-pervious pavers are used for parking located outside the building footprint, and that the exfiltration system will provide above the minimum water quality treatment required by the South Florida Water Management District (SFWMD). The site plan proposes approximately 62,563 square feet of impervious surface area and 10,588 square feet of semi-pervious surface 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 10,588 square feet of semi-pervious surface area, 5,294 square feet counts towards impermeable surface coverage resulting in a total impermeable surface area of 67,857 square feet (67.3%).

Major Thoroughfare Design Guidelines / Urban Design: The project is consistent with the City's Major Thoroughfare Design Guidelines. The project places the most active uses on the site closest to the Major Thoroughfares, and places parking and vehicular areas toward the rear of the site, promoting walkability within and beyond the site. Further review on site design can be found on Page 8 of the staff report under "Qualitative Development Standards".

Setbacks: The proposed project is consistent with all setbacks in the base zoning district as proposed except for the front setback for the third story and higher, and the maximum wall height at the side setback. Per LDR Section 23.3-17(d), the front façade for the third story and above must have a front setback of 8 to 12 feet in addition to the minimum setback.

While, the project proposes a total 12-foot setback, the applicant states the request is justified as the third floor has been designed to be flush with the first and second floors based on the architectural style of the building and as shown in the RFP conceptual design. Per LDR Section 23.3-17(d), the maximum wall height at side setbacks for properties west of Dixie Highway is 45 feet, while the proposed wall height is 76 feet. The applicant states that the additional height and stories are required to compensate for the lot configuration and community space provided in the center of the property, which includes an event lawn, dog park, and playground. Furthermore, the project will provide public art located at the center of the property and a low monument logo wall along North Dixie Highway, flanked on either side by low concrete benches that are suitable for sitting. *The Planning & Zoning Board staff report originally indicated that the project encroached on the front setback by 8 feet, however this was a written error. The front required setback for this project is 10 feet, and the applicant has provided a front setback of 12 feet, therefore meeting this section of the Land Development Regulations. The italicized text in this section was revised on 5/21/21.*

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 evidence of the design is in compliance with the guideline design of SFWMD drainage basin the project is associated with. This shall be provided prior to the issuance of a building permit. These conditions of approval are listed on pages 16-19 of the staff report.

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.

Lighting: The Applicant has submitted a photometric plan which does not generate light or glare which encroaches onto any adjacent property in excess of that allowed in Section 23.4-3. Nonetheless, staff has conditioned the project to provide lighting fixtures which shall be compatible with the architectural style of the building and be shielded so as to not trespass upon neighboring residential properties or districts in excess of 12.57 lumens when measured from the property line. Further, all lighting shall comply with lighting code regulations in LDR Section 23.4-3. If using LED lighting, a warm light tone not to exceed 3000 K is required and all fixtures shall be dark skies compliant.

Signage: This application is proposing one monument sign at the center of the site facing North Dixie Highway indicating the project name, as well as additional signage for the commercial units within Building 1 and 3. The proposed signage will exceed the 100 square feet permitted under code, however planned developments are allowed to provide a master sign program to establish signage conditions and regulations appropriate and specific to the site. The project has been conditioned to apply for a Minor Site Plan amendment to finalize a master sign program for individual businesses prior to building permit.

Mixed-Use 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.

The applicant is requesting to relax or waive sections of the LDRs as part of the mixed use urban planned development, which are outlined under the "Consistency with the City's LDR Requirements" analysis section above and includes requests related to setbacks, wall heights, signage, and maximum impermeable surface. The proposed project is a mixed-use urban

planned development for the construction of 127 multi-family units. The criteria below list the requirements of all mixed-use 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 Mixed-Use – Dixie Highway 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 mixed-use urban planned development will be situated on a lot of 2.29 acres, which is over the required minimum area. **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 contain a mixture of multi-family residential, retail, and office. Per the City's Use Table, LDR Section 23.3-6, multi-family and select office and retail uses are permitted by right in the MU-DH 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 generally complies with the base minimum required setbacks of the base zoning district, MU-DH, however the project does not comply with the required setback for 3rd floors and above. The project has requested to reduce the setback required in this section of the code, justifying that it is providing open space in excess of what is required. **Meets Criterion.**

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

Staff Analysis: The proposed project has not requested to waive or reduce any of the requirements associated with parking, and exceeds the minimum parking requirements. Furthermore, Section 23.4-10 permits up to 25% of required parking to be in the form of alternative parking, including compact and motorcycle spaces, as well as bicycle racks. The project provides these parking alternatives, and does not exceed 25% of the required parking at the site.

6. *Landscaping/buffering.* 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-to-15-foot landscape buffer along the west property lines, which includes hedging, trees, and shrubs, and continues landscape treatment around the perimeter subject site along North Dixie Highway and 17th and 18th Avenues North. A central plaza which includes an event lawn, dog park, and playground also includes numerous canopy trees and landscaping. **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 provided a photometric plan of the site which indicates that the planned development will have approximately 0.1 - 0.3 foot candles at the boundary of the development, which is less than the 1 foot candle maximum allowed by this section. Furthermore, the property proposes fixtures which point downward. The project will be conditioned to use shielded fixtures which are architecturally appropriate and have a warm color temperature in alignment with Dark Sky guidelines. **Meets Criterion.**

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

Staff Analysis: No outdoor storage facilities are proposed as part of this request. **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 project has applied for the Sustainable Bonus Incentive Program and has provided features and amenities which meet the intent and standards of the Sustainable Bonus Incentive Program. **Meets Criterion.**

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 starting on page 12.

Master Development Plan (Major Site Plan):

A master site plan is required in conjunction with a residential 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 consistent with the Major Thoroughfare Design Guidelines by providing for vibrant, diverse, safe, inviting, and sustainable features. The proposal locates the multi-family building and parking toward the rear of the site away from Dixie Highway, and locates the mixed-use buildings closer to Dixie Highway, focusing activity along the Major Thoroughfare. The proposed event lawn and plaza are located toward the center of the site, insulating the space from adjacent roadways and properties. **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 proposal is a redevelopment of the site which was developed prior, therefore the disturbance of the natural conditions had already taken place. The proposal incorporates landscaping and features which improve upon the conditions that had existed prior. **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 7.25 ft to 15 ft landscape buffer along the west property lines, which includes hedging, trees, sod, and shrubs, and continues landscape treatment around the perimeter subject site along North Dixie Highway and 17th and 18th Avenues North. A central plaza which includes an event lawn, dog park, and playground also includes numerous canopy trees and landscaping. **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, walks, barriers and vegetation shall be arranged for the protection and enhancement of property and to enhance the privacy of the occupants.

Staff Analysis: The proposed development locates the main residential building toward the rear of the site to promote privacy for its residents. In addition, the buildings will implement impact windows and insulation to dampen noise leak, and landscaping will promote visual privacy as well. **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 buildings through means of the perimeter streets and interior private drive-aisles. All buildings will have access to fire hydrants and the interior drive-aisle can accommodate ambulances. All three buildings will be outfitted with a fire sprinkler system. **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: The site has vehicular access to both 17th and 18th Avenues North, which are public streets. Furthermore, internal pedestrian circulation systems bring pedestrians from all surrounding public streets to all points of access to all three buildings. **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 vehicular access is located towards the rear of the site so that all pedestrian traffic has direct access to the rest of the site and Dixie Highway with no interaction with vehicular circulation. Furthermore, the plaza is designed to allow for multiple pedestrian paths to and from the public rights-of-way to enhance pedestrian comfort. **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 17th and 18th Avenues North in order to promote pedestrian circulation and connectivity, as well as isolate traffic movements from nearby intersections. **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. **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: Landscape buffers are provided along the west of the property to screen the parking area from the properties to the west. Additionally, landscape buffers are proposed around the perimeter of the property to provide screening for the parking areas and buildings on the site. **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 refuse area within an enclosed space among the parking area underneath Building 2. Solid waste and recyclables will be collected in this room, and then wheeled out to a collection point within the parking lot by the facility when the truck is scheduled for pickup. The refuse is located completely within an enclosed area and is located, designed and screened to minimize the impact of noise, glare, and odor on adjacent property. **Meets Criterion.**

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 proposed project will revitalize the vacant site, constructing 127 multi-family units with commercial and retail space, and further add to the City's tax base. **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-DH zoning district and surrounded by MU-DH zoned properties on all sides. The project proposes a development that is consistent with the MU-DH zoning district and the development incentives in the City's Comprehensive Plan. **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-DH zoning district and is consistent with intent of the MU-E 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: The applicant states that the architectural elevations are inspired by the Bauhaus Movement and Art Deco architectural styles. Staff has reviewed the application and determined that the proposal complies with the Major Thoroughfare Design Guidelines and 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, the City's LDRs and Major Thoroughfare Design Guidelines. The proposal is also similar in nature to other structures in the general area. **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 community appearance and 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-DH. Based on the intent of the MU-DH zoning district, uses most likely to occur in the district are office and commercial uses, including higher density residential use. The proposed mixed-use development is consistent with the intent of the MU-DH district. Therefore, the proposed residential 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 (across 18 th Ave N)	MU-E	MU-DH	Multi-Family, Minor Auto Repair
South (across 17 th Ave N)	MU-E	MU-DH	Multi-Family, Live/Work
East (across N Dixie Hwy)	MU-E	MU-DH	Caterer, Laundry Establishment, Restaurant
West (adjacent)	MU-E	MU-DH	Single-Family Residential

Per the Palm Beach County Property Appraiser and City Business License Records, the site is surrounded by a mixture of commercial and residential uses. To the north of the site, across 18th Avenue North, are multi-family properties and Bob Davis Minor Auto Repair, and to the east, across North Dixie Highway, is White Apron Catering, Coconut Palm Dry Cleaners and Laundry, and Farmer Girl Restaurant. To the south of the site, across 17th Avenue North, is the recently constructed multi-family mixed-use urban planned development known as “The Mid”. To the west, adjacent to the property, are single-family residences. The proposed multi-family residential and retail and commercial uses have been found to be consistent with the surrounding commercial 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 approval of this conditional use will bring more residents and businesses to the City and contribute to the City’s tax base. Therefore, the 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 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: Residential development is reviewed as a conditional use only if it is greater than 7,500 sf. Based on the data and analysis provided in the applicant's traffic study and justification statement, the proposed project and conditional use request would result in lower levels of traffic compared to the site fully developed through permitted by right uses. Multi-family residential with three or more floors has a lower trip generation rate than multi-family residential with 2 floors or single family residential permitted by right use. In addition, the land may be subdivided and smaller yet cumulatively more intense development could occur separately, which in total would create a higher level of traffic than the proposed development. Subdividing would allow for an increase of driveways which would reduce the capacity of the adjacent roadways. Further, the applicant's traffic engineer has indicated that a combination of land uses allows for internal capture between the uses which may not otherwise occur. The Traffic Impact Statement prepared by Simmons & White, Inc. concludes the proposed project meets all Level of Service requirements and the requirements of the Palm Beach County Traffic Performance Standards. The Applicant's Traffic Study can be viewed in Attachment C. **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: The Traffic Impact Statement included with the application concludes that the project meets all Level of Service requirements. In addition, the project has been conditioned to provide a Traffic Letter from Palm Beach County's Traffic Engineering indicating that the project complies with the Palm Beach County Traffic Performance Standards, and should the letter detail any improvements or modifications required at the site, then the applicant shall amend the site accordingly. The site's driveway access points are consistent with the development patterns of commercial properties along the west side of Dixie Highway within the City. The residential component of the planned development is a conditional use because of its size. Subdivision of the property and/or the development of the property with multiple non-residential uses less than 7,500 sf would not mitigate the reliance of future development on 17th Ave N and 18th Ave N for to access Dixie Highway. Therefore, the traffic generated from the proposed development is not anticipated to generate a significant amount of through traffic on local streets than would result from a development permitted by right. **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 127-unit mixed-use development to produce significant air pollution emissions that are greater than that of a development permitted by right. The proposed residential and commercial uses do 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 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. Should any additional infrastructure be constructed to connect the development to the city's utilities, the applicant shall be responsible for the expense. 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. The project was designed with Crime Prevention through Environmental Design (CPTED) principles, such as promoting visibility throughout the site. **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 127-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 which does not generate light or glare which encroaches onto any adjacent property in excess of that allowed in Section 23.4-3. Nonetheless, staff has conditioned the project to provide lighting fixtures which shall be compatible with the architectural style of the building and be shielded so as to not trespass upon neighboring residential properties or districts in excess of 12.57 lumens when measured from the property line. Further, all lighting shall comply with lighting code regulations in LDR Section 23.4-3. If using LED lighting, a warm light tone is required and all fixtures shall be dark skies compliant. **Meets Criterion as Conditioned.**

Sustainable Bonus Incentive Program

The proposal includes a Sustainable Bonus Incentive Program to obtain additional height and additional density from the base zoning district, MU-DH. Section 23.3-25(b)(2)(C) states that mixed-use urban planned developments west of Dixie Highway, which include at least three use categories including residential, and a minimum project size of two acres may obtain a 50% bonus on density, intensity and height over the base outlined in Table 1 of the City's Comprehensive Plan. The site plan provides for 7 floors. Section 23.3-17(d)(2) allows for 2 floors under the base zoning district. Table 1 of the

Comprehensive Plan allows for a total of 4 floors which may be utilized under a Planned Development, which this project is at a bonus cost of 5 dollars per square foot. The project also meets the threshold for a 50% increase in density, intensity, and height, which allows the project to go to 6 floors. Floor 7 is granted through the transfer of development rights program instead of the sustainable bonus incentive program and is detailed on Page 16. Any increase in height above the allowances under Table 1 in the Comprehensive Plan are at a bonus cost of 10 dollars per square foot. The total Sustainable Bonus value is calculated as \$751,560, which has been broken down in the following table:

Buildings 1 & 3 Total	Area	Value per square foot	Bonus Value Required
Floor 3	4,548 square feet	\$5	\$22,740
SBIP Subtotal	4,548 square feet	\$5	\$22,740
Building 2 Total	Area	Value per square foot	Bonus Value Required
Floor 3	25,052 square feet	\$5	\$125,260
Floor 4	25,052 square feet	\$5	\$125,260
Floor 5	25,052 square feet	\$10	\$250,520
Floor 6	25,052 square feet	\$10	\$250,520
<i>Floor 7 (TDR, not part of SBIP)</i>	<i>24,672 square feet</i>	<i>\$10</i>	<i>\$246,720 TDR Value</i>
SBIP Subtotal (excluding Floor 7)	100,208 square feet	\$5-\$10	\$751,560
Bldg 1-3 Total (excluding Floor 7)	104,756 square feet	\$5-\$10	\$774,300

The applicant is providing \$864,000 in on-site and off-site improvements. Staff has reviewed the proposed features and amenities and find them to be generally consistent with the purpose of the Sustainable Bonus Incentive Program. However, individual high efficiency fixtures are not eligible and may only be considered as part of a certification program like Florida Green Building. Therefore, the sustainable bonus has been conditioned to require Florida Green Building certification, which is equivalent to 50% of the value or sustainable bonus, or to require a payment in lieu of the certification. A breakdown of these improvements can be viewed below:

Incentive	On-Site or Off-Site	Bonus Value Required
Enhanced Landscaping	On-site	\$50,000
Dog Park and Playground	On-site	\$100,000
High-Efficiency Water Fixtures *	On-site	\$75,000
Fundamental Commissioning*	On-site	\$30,000
Minimum Energy Performance*	On-site	\$35,000
High-Efficiency HVAC*	On-site	\$330,000
Public Art – Murals & Plaza Sculpture	On-site	\$144,000
Utility Undergrounding (TBD)	Off-Site	\$100,000
TOTAL INCENTIVES PROVIDED		\$864,000

*Improvement value removed and a Florida Green Building certification, or fee in lieu improvement shall be required.

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 total development rights cost for the 7th floor is \$246,720. Below is 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 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 Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development 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 with the conditions below:

Electric Utilities:

1. Prior to the issuance of a building permit,
 - a. Provide the voltage requirements of the three buildings proposed on the site. Building 2 will need to be three-phase since a single-phase transformer cannot handle the load of the building.
 - b. Provide the location requested for 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. They also must not be under or inside any structure.
 - c. Provide the load calculations for all buildings, the electrical riser diagrams for all buildings, and the construction plans showing the water, sewer, drainage, paving, landscaping, and lighting for the project.
2. Before the issuance of a Certificate of Occupancy
 - a. A 10-ft-wide utility easement for all of the electric lines, transformers and other equipment will be required to be recorded. The easement is required to provide power to this project.
 - b. Install all schedule-40 gray conduit as required by Lake Worth Beach for this project for its primary cable. This conduit must be installed at a 42" minimum depth. Pad specs will be provided to show the proper orientation of conduit at the padmount transformers.
 - c. Lighting for the parking areas on the site shall be installed at the property owner/s' or developer/s' expense.

3. Costs associated with the City of Lake Worth Beach's materials and labor for this project shall be reimbursed to the Electric Utility prior to the issuance of a Certificate of Occupancy.

Planning and Zoning:

1. All lighting shall be shielded so as to not trespass upon neighboring residential properties or districts in excess of 12.57 lumens when measured from the property line and shall comply with lighting code regulations in [LDR Section 23.4-3](#). If using LED lighting, a warm light tone is required. Lighting fixtures should comply with dark skies fixture recommendation, including a 2700K and be consistent with the architectural style of the project.
2. All ground level mechanical and electrical equipment shall be screened with shrub hedging or opaque fencing or walls. Chain link or other similar type open fencing shall not be permitted. Additionally, per LDR Section 23.4-21(1), all roof-mounted equipment shall not be 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.
3. A Minor Site Plan amendment to establish a Uniform Master Sign Program for individual tenants/businesses in accordance with the City's Land Development Regulations is required.
4. Prior to the issuance of a building permit:
 - a. Provide a traffic performance letter from Palm Beach County's Traffic Division. Should the letter recommend any changes or improvements to the site or surrounding area, the applicant shall enter into the applicable site plan amendment process to amend the site plan.
 - b. Provide for 4% of required parking as electric vehicle charging infrastructure spaces as per 23.4-10(g) and indicate on the site plan
 - c. Notification of intent to acquire Florida Green Building certification or payment in lieu of improvements required for the Sustainable Bonus Program.
 - d. Provide landscape screening at the base of all proposed monument signage.
5. Prior to certificate of occupancy, the applicant shall pay \$246,720 toward the city's Transfer of Development Rights program.

Public Works:

1. 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.
2. Prior to performing work in the right of way, the applicant shall apply for and receive issuance of a "Right of Way/Utility Permit" application.
3. Prior to the issuance of a building permit:
 - a. the applicant shall contact the Lake Worth Drainage (LWDD) District's Engineering Department and obtain any required permit(s), if necessary, and furnish to the City. Prior to the issuance of a building permit, the applicant shall contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.
 - b. 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. Solid Waste and Recycling Division contact number is 561-533-7344.
 - c. the applicant shall submit an Erosion Control plan and indicate the BMP's and NPDES compliance practices.
 - d. the applicant shall furnish to the City a copy of the FDOT right of way permit for permitted work on Dixie Highway.
4. Prior to the issuance of a certificate of occupancy:
 - a. All conditions of approval shall have been satisfied under jurisdiction of the Department of Public Works.

- b. All off-site improvements inclusive of sidewalk, curb and gutter, parking, curb cut entry, sodding, landscaping, signage and striping in accordance with the approved site plan shall be constructed. All improvements shall meet the standards and specifications of the Public Works Dept and comply with the Policy and Procedure Manual.
- c. 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 shall be restored to the same condition as prior to construction.
- d. The site shall be fine graded and all disturbed areas shall be sodded with bahia sod.
- e. The site shall broom swept, including all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
- f. The right of way shall be restored to a like or better condition. Any damages to pavement, curbing, striping, sidewalks or other areas shall be restored in kind

Utilities Water & Sewer:

1. Twenty days prior to first site plan approval reading at the City Commission, the development shall provide data to demonstrate that on-site containment of stormwater based on the three-year, one-hour design storm event or 2.6 inches of precipitation, over the entire site area and shall include the geotech data required to support the drainage calculations.
2. Prior to the issuance of a building permit:
 - a. An FDOT on Access Management shall be provided.
 - b. Provide a drainage statement from a registered FL engineer regarding floodplain management provisions for water quality and quantity, as well as meeting the SFWMD drainage basin conditions.
 - c. Provide a section detail at each property direction from back of building or curb to property line. Please ensure that these open spaces are meeting the City's policy of containing the 3 year – 1 hour storm event as well as meeting the drainage requirements of the 25 year storm as per the SFWMD drainage basin requirements.
 - d. Please show how drainage will be handled between all building structures (specifically NE and SE) in all directions.
 - e. Provide an Erosion Control plan and with the BMPs and NPDES compliance practices for the project site.
 - f. The drainage as-builts for 17th Ave N were recently completed and the CAD files shall be imported into the proposed plan to ensure the existing drainage infrastructure in 17th Ave N is consistent with the propose plan driveways and on street parking. Contact Giles Rhoads at the water department: 561-586-1640 grhoads@lakeworthbeachfl.gov
 - g. Opposing left turn lanes shall be required to be striped in on Dixie Hwy at 17th Ave N pending the final traffic review and approvals by the State and/or County.
 - h. Additional detail, including expanded views of the site depicting the cross-driveway access from the MID on 17th Ave to the proposed multi-family residential building on 18th Ave N.
3. Prior to the issuance of a building permit, the following actions shall be completed:
 - i. At time of engineering submittal provide a full drawing set the proposed drainage, Calculations, and any permits or permitting information from SFWMD and LWDD.
 - ii. Add all structure and conflict information on the plans.
 - iii. 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.
 - iv. Proposed watermains shall have a minimum depth of 36 inches.
 - v. Show irrigation service line/s up the meter and backflow RPZ device/s.
 - vi. Show water & sewer services, drainage structures, and stormmains on landscape plan. Confirm minimum spacing between landscape and services per Public Services Detail 23, Typical Tree with Root Barrier.
 - vii. Fireflow calculations based on a recent hydrant test. Contact Pedro Segovia with Palm Beach County at psegovia@pbcgov.com

- viii. Water and Sewer utilities will require a dedicated 15-foot utility easement.
 - ix. Provide a copy of FDOT permit for any work within or touching Dixie Highway.
 - x. Signed and sealed Drainage Calculations including statement regarding floodplain management provisions for water quality and quantity shall be provided to the City.
 - xi. Provide geotechnical information for the determination of the hydraulic conductivity of the soil, and groundwater elevation.
 - xii. An Erosion Control plan and with the BMPs and NPDES compliance practices shall be provided for the project site.
 - xiii. 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.
 - xiv. Provide existing and proposed site grades.
 - xv. Indicate vertical datum on all plan drawings with grades.
 - xvi. All applicable City of Lake Worth details.
 - xvii. Capacity fees for water and sewer shall be paid in full in accordance with the current City Ordinance.
- b. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
- i. Provide a copy of the recorded easements.
 - ii. Record a Bill of Sale for the public water and sewer mains.

Board Actions:

I MOVE TO RECOMMEND APPROVAL OF PZB PROJECT NUMBER 21-00900001 with staff recommended **conditions** for a Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development Incentive Program to construct a 127-unit mixed use development at the subject site. 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 21-00900001 for a Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development Incentive Program to construct a 127-unit mixed use development at the subject site. 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 Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Transfer of Development Incentive Program.

ATTACHMENTS:

- A. Site Plan Package
- B. Supplemental Supporting Documents