

JUSTIFICATION STATEMENT

Detroit Street Residential
City of Lake Worth Beach
Submittal: December 28, 2021
Resubmittal: February 11, 2022

REQUEST

A request by JMorton Planning & Landscape Architecture (“Applicant”), on behalf of the fee simple owner, Pacific Land Holdings, LLC (“Owner”), which seeks 60 multi-family residential units as a redevelopment and infill project on the 2.4 acre site as noted below. The application requests are as follows:

- Planned Development
- Major Site Plan
- Conditional Use
- Sustainable Bonus

The fee simple ownership is vested into the Owner by way of the Special Warranty Deed as recorded in the Public Records of Palm Beach County (ORB. 31849, PG. 1188).

PROJECT LOCATION



GENERAL DESCRIPTION**Site Data**

Future Land Use	[Transit Oriented Development] TOD
Zoning District	[Mixed Use West] MU-W
Property Control Number	38-43-44-20-14-002-0010, 38-43-44-20-14-002-0390,
Total Site Area	2.41 AC

Residential

Housing Type	Multifamily
Total Dwelling Units	60 DU
Maximum Standard Density	30.0 DU/AC
Proposed Density	24.9 DU/AC

Unit Mix

2 - Bedroom	44 Units
3 - Bedroom	16 Units

Parking Required

2-Bedroom (1.75 Space/Dwelling Unit @ 44 Units)	77 Spaces
3-Bedroom (2 Space/Dwelling Unit @ 16 Units)	32 Spaces

Parking Proposed

90 Spaces

Handicap Required

4

Handicap Proposed

4

Maximum Impervious Area

65%

Proposed Impervious Area

62.7%

Maximum Ht (with SBIP)

65'-00"

Proposed Ht (with SBIP)

32'-4 7/8"

Maximum Wall Ht at Side Setback (with SBIP)

30'-00"

Proposed Wall Ht at Side Setback (with SBIP)

30'-00"

Water Management Tract Proposed

0.22 AC

Pervious Area (Including Retention)

26,111 SF (24.9%)

Impervious Area

78,869 SF (75.1%)

MU-W Planned Development Property Development Regulations

Zoning MU-W	Minimum Lot Dimensions		Density ¹	FAR ²	Bldg. Cover	Minimum Setbacks			
	Size	Width				Front	Side	Street	Rear
Required	0.3 AC	100'	37.5 DU/AC	2.3	50%	20'	20'	20'	10'
Proposed	2.41 AC	251.02'	24.9 DU/AC	0.76	30%	20'	20'	20'	42'

¹ Base Density before SBIP is 30 DU/AC² Base FAR before SBIP is 1.30

SURROUNDING PROPERTY INFORMATION:

Adjacent Property	Land Use Designation	Zoning Designation	Existing Use	Size (Acres)
North	I	I-POC	Mobile Home	18.09 AC
South	CH/8	CN	Residential & Used car dealer	0.3 AC & 0.51 AC
East	TOD	MU-W	Shopping Center	7.89 AC
West	CH/8	CN	Residential	0.12 AC, 0.17 AC, 0.41 AC & 0.29 AC

The Applicant is proposing a multi-family development on a 2.41 acre vacant lot with the purpose of improving the area while contributing to the commercial, residential, and recreational uses surrounding the area as well as the surrounding mixed uses that promote walkable and interconnected uses with a mix of densities and intensities and access to transit, bicycle, pedestrian, and other modes of transportation.

The proposed project will also implement the Sustainable Bonus Incentive Program to attain an increase in height (+ 6 feet) of height for an additional story which in exchange will contribute to the purpose of the comprehensive plan to incorporate sustainable design features, community based improvements and overall design excellence as part of a development proposal. The proposed project will incorporate affordable housing units. These units will be restricted as affordable housing units in accordance with guidelines and requirements imposed by such programs as the Low Income Housing Tax Credit program. There is an incredible need for affordable housing opportunities throughout the entire County as well as within the City of Lake Worth Beach. The additional height will allow for the development of a successful multi-family project that will add 60 units to the City's housing inventory while not creating compatibility issues with the surrounding properties. There is another 3 story residential project to the west of the Property and the proposed project would be consistent and compatible with that existing residential project.

This specific area of the City is in need of revitalization and redevelopment. There are multiple vacant properties in the immediate area. Often times vacant properties get forgotten and become issues that are a strain on municipal code enforcement staff. Encouraging redevelopment and new development will add to the City's tax base and contribute to property values for surrounding properties.

The proposed schedule for the of development will be determined and will begin upon approval.

The Applicant and Developer of the Property is Southport Financial Services. Founded in 1995, Southport Financial Services, Inc. is a multi-family housing developer based in Tampa, Florida, with additional offices in Tacoma, Washington, and Washington, D.C. Southport's principals have built or acquired a substantial number of market rental housing projects and developed over 120 Low Income Housing Tax Credit (LIHTC) properties. In addition to acquiring and managing conventional apartment complexes, Southport has a demonstrated ability to secure LIHTC allocations, as well as volume cap tax-exempt bond allocations in multiple states. While maintaining a strong focus on developing and rehabilitating government subsidized housing, Southport is also expanding its portfolio of conventional multi-family housing properties in central Florida and throughout select cities in the southeastern United States. Southport ranks 7th nationwide in top affordable housing owners based upon the number of transactions closed on a yearly basis. Southport already has several projects in the Palm Beach County area including a 210 unit multi-family project in Greenacres, a 163 unit multi-family (age restricted) project in West Palm Beach, and a 109 unit multi-family project in Belle Glade (currently under construction).

CITY OF LAKE WORTH COMPREHENSIVE PLAN

The proposed project is within the Mixed Use West zoning district which allows higher-intensity uses as well as higher height limits along the City's western thoroughfares as well as the Transit-Oriented Development (TOD) Future Land Use category which was established to promote compact, mixed-use development near proposed or existing transportation infrastructure to encourage diversity in the way people live, work and commute. The maximum density of permitted residential development is 60 dwelling units per acre which is what is being proposed. All buildings are required to provide transitional buffering and design features to mitigate impact of the TOD sites adjacent to residential zoning districts.

The proposed multi-family will not only help improve the area by redeveloping a main corridor and gateway to the city, but will also contribute to the commercial, residential, and recreational uses surrounding the area as well as the surrounding mixed uses that promote walkable and interconnected uses with a mix of densities and intensities and access to transit, bicycle, pedestrian, and other modes of transportation.

Based on the mentioned above, the proposed Project complies with the Comprehensive Plan.

MULTI-FAMILY MARKET DEMAND (CBRE, INC. MARKET OUTLOOK)

CURRENT CONDITIONS:

Strong economic fundamentals and a rapidly rising population continue to support a healthy multifamily market in Palm Beach County. Favorable demographics and a strong economy are expected to put downward pressure on vacancy rates, although new completions should prevent a shortage of product. Future population growth will further accelerate job and economic growth, providing ample support for the multifamily market as it continues to expand.

CONSTRUCTION ACTIVITY:

Deliveries multi-family product over the past five (5) years were strong. Completions totaled approximately 11,000 units with absorption at a similar pace. Despite rising construction costs, construction activity remains robust.

OUTLOOK:

The multi-family market remains strong, with rentable inventory growing at a healthy pace. Palm Beach County is a predominantly domestic resident market, and strong local economic fundamentals along with favorable demographics fortify the market. The economic outlook for the area remains closely tied to the national economy. Attractive rate-of-return metrics suggest that multifamily development will continue at a sustainable level.

The Applicant intends to apply for building and land development permits immediately following site plan approval and will commence construction following receipt of permits. Once construction commences the Applicant anticipates construction to last approximately one year. Once construction is completed and Certificate of Occupancy is received, the residential units will be available for rent. Based upon current market conditions and future conditions anticipated for the proposed affordable units, occupancy rates are anticipated to be high.

PLANNED DEVELOPMENT

General Provisions and Requirements Section 23.3-25 (B):

1. Compliance with other sections. All planned developments shall comply with sections 23.2-27, 23.2-28 and 23.2-29.

All planned developments will comply with the sections mentioned above as applicable. The proposed project will also implement the Sustainable Bonus Incentive Program to attain an increase in height (+ 6 feet) of height for an additional story which in exchange will contribute

to the purpose of the comprehensive plan to incorporate sustainable design features, community based improvements and overall design excellence as part of a development proposal.

2. Conflict with other regulations. The provisions of this section shall apply generally to the creation and regulation of all planned development districts. Where conflicts exist between these special planned development provisions and regulations relating to the installation operation or service requirements of any utility system or service, the utility regulations shall apply. Where conflicts exist between these special provisions and general zoning, subdivision or other applicable non-utility regulations, these special regulations shall apply.

Will comply with the conflict standard for Planned Developments.

3. Dedication of public facilities. Dedication, grant, reservation or improvement of property or easements therein for public rights-of-way, streets, schools, parks, utilities, or other public facilities may be required as a condition or requirement of approval pursuant to this section.

Will comply with dedication requirement(s) by the City, if applicable.

4. Effect of planned development approval. When approved pursuant to the provisions of this section, the master development plan and all information and documents formally incorporated with the application shall constitute an amendment the Official Zoning Map. Development within a planned development shall occur in conformity with the approved master development plan and development phasing

Will comply with the conformity standards for Planned Developments and per the approved Master Development Plan.

5. Utilities. All utilities, including telephone, cable television, and electrical service systems, shall be installed underground. However, the following facilities may be exempt from this requirement:

- Accessory facilities normally associated with such systems that require above-ground installation, provided such facilities are screened adequately; and
- Primary facilities, such as electric substations, providing service to the planned development or to service areas not located within the planned development. Primary facilities shall be screened or landscaped.

All utilities will be installed underground and will comply with all applicable regulatory utility standards.

6. Visibility triangle. In all planned development, visibility at all street and alley intersections shall be provided pursuant to section 23.4-4.

Will comply with all applicable clear sight triangle visibility standards. Visibility Triangles are shown on Site Plan.

7. Open space. In all planned development, sufficient areas of common open space shall be provided at each stage of development and upon completion of development. Such common open space shall include areas not covered by water.

Will comply with all applicable designed open space and landscaped space standards.

8. Establishment of planned development districts. Planned development districts will be established from designated existing zoning districts by amendment to the official zoning map for tracts of land suitable in location, extent, and character for the structures and uses proposed.

The Property is located within the existing Transit Oriented Development (TOD) Future Land Use and the Mixed Use West (MU-W) Zoning district. It is located near a park, surrounded by residential and commercial uses, and has close access to transit.

9. Unified control. All land included for purpose of development within a planned development district

shall be owned or under the control of the petitioner for such zoning designation, whether that petitioner be an individual, partnership or a corporation, or a group of individuals, partnerships or corporations. The petitioners shall present firm evidence of the unified control of the entire area within the proposed planned development district and shall agree that when the development proceeds:

- It will be in accordance with the ordinance officially adopted for the district and the regulations in effect when the planned development was approved.
- Agreements, contracts, or deed restrictions and covenants will be provided to the city to ensure that the development will occur in accordance with the master development plan; and that the developer, his successors, assignees, or heirs, are responsible for the continued maintenance and operation of common areas and facilities, including sodding, watering down and fencing of undeveloped areas earmarked for future stages of development that are disturbed during development.

Will comply with all applicable unified control requirements. The project will be owned and operated as a rental residential development.

10. Master development plan. Any petition for planned development district zoning shall be accompanied by a professionally prepared master development plan.

Will comply with master development plan required. A master development plan has been provided.

11. Supporting information. Applications for planned development approval shall include all documentation set forth above.

Will comply with all supporting information required. Documentation has been provided. Bonus height will be requested through Sustainable Bonus Incentive Program Form.

12. Professional services required. A master development plan for any proposed planned development district shall be prepared utilizing the professional services of individuals possessing appropriate licensure or registration.

A master development plan has been provided by a licensed Landscape Architect and professional support staff.

13. Application fees. Application fees for planned development districts shall be established and amended by resolution of the city commission.

Application fees have been provided.

Residential Planned Developments (RPDs) Special Requirements Section 23.2-25 (C):

1. Location. RPDs may be created in any residential district
The Property is located within the existing Transit Oriented Development (TOD) Future Land Use and the Mixed Use West (MU-W) Zoning district. The proposed RPD is consistent and permitted within these categories.
2. Minimum area required. The minimum area required for a residential planned development district shall be five acres, unless otherwise provided in these LDRs. However, any area of lesser size may be approved for residential planned development zoning upon findings by the planning board or historic resources preservation board and the city commission that one or more of the following conditions exists:
 - Particular circumstances justify such reduction.
 - Requirements for RPD zoning and the benefit to be derived from such zoning can be derived in such lesser area.
 - Permitting such lesser area for RPD zoning is in conformity with the comprehensive plan.

Total site area is 2.41 AC. The site is bounded by streets to the east, west and north. The proposed affordable housing units will fill a need for attainable housing.

3. Permitted uses. Within any residential planned development any use permitted in the underlying zoning district is permitted.

The proposed site is located in the Mixed Use West (MU-W) zoning district. The proposed multi-family use is permitted.

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.

The proposed site is multi-family residential use. Side, rear, and front setbacks have been provided at 20 feet. Please see Site Plan.

5. Parking and loading space requirements. Parking and loading spaces for all uses within a residential planned development district shall be provided as required by The Code. No off-street parking shall be located within a required setback area.

The site requires 109 parking spaces. The proposed site plan provides for 90 parking spaces. The Property is located on a bus route and within close proximity of the Lake Worth Tri-Rail Station. It is anticipated that several residents within the project will rely on public transportation. It is also anticipated that these residents may not have vehicles or couples occupying one unit will likely share one vehicle. The proposed unit breakdown consists of 16 three bedroom units and 44 two bedroom units. The ITE Parking Generation Manual (4th Edition) states that the average peak parking demand of multi-family apartment units (Land Use #221) is 1.23 parking spaces per unit. Applying this methodology from ITE, a total of 74 parking spaces would be adequate for the development. Based upon the nature of the proposed development with regard to demographics, the location of the development as well as acceptable parking demand rates, the proposed parking as shown is anticipated to be adequate to meet the demands of the proposed development.

6. Landscaping. Landscaping, tree protection, screening and buffering shall be provided as required by Section 23.6-1. However, additional landscaping, screening, and buffering may be required to provide additional privacy and protection for residents within a planned development district and adjacent property owners.

All landscaping, buffering, screening, and tree protection is shown on the Landscape Plans. Required trees have been planted where feasible. Additional requirements to provide additional trees would result in overcrowding of vegetation.

7. Signs. Signs may be erected pursuant to the provisions of section 23.5-1.

Signs will comply with the provisions of section 23.5-1.

CONDITIONAL USE CRITERIA SECTION 23.2-29. D AND SECTION 23.2-29-E:

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.

There are other multi-family developments in the area, there is a park nearby and there is close access to transit. The proposed improvements will be developed in an existing vacant property which will create infill development within the area and will provide multiple community benefits.

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

Complies with the standard of redevelopment in harmony with the surrounding neighborhood.

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 site for some use permitted by right or some other conditional use permitted on the site.
Complies with offering a public value added and public benefit to the City.
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.
The maximum density for the proposed site is 72 dwelling units per acre. The Applicant is proposing 60 dwelling units per acre which is less than the maximum standard permitted density.
5. 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.
Based on the traffic analysis made for the site, no level of service provided on the surrounding streets will be significantly impacted. Please see Traffic Report.
6. 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.
Based on the trip generation calculations no significant amount of through traffic will be generated on local streets. Please see Traffic Report.
7. The proposed conditional use will not produce significant air pollution emissions or will appropriately mitigate anticipated emissions to a level compatible with that which would result from a development permitted by right.
The proposed multi-family development will not produce significant air pollution or emissions increases. As an infill development near commercial uses, it helps reduce the amount that people drive while providing multiple community benefits.
8. 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.
The proposed multi-family development is an infill development located near a park, surrounded by residential and commercial uses, and is in the Transit Oriented Development Future Land use area; therefore, it will not alter the system nor will result in an increase in net public cost for on-site or off-site improvements.
9. 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 than would result from development permitted by right.
Complies with infrastructure standards and will not place a burden on same. Utilities already available to the Property.
10. The proposed Conditional Use will not place a demand on municipal police or fire protection service beyond the capacity of those services, except that the proposed facility may place a demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.
Complies with level of serves standards to maintain protection for fire and police services.

11. 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.

The proposed multi-family development will not generate significant noise nor will mitigate anticipated noise as it is not of commercial nor industrial use.

12. The proposed Conditional Use will not generate light or glare which encroaches onto any residential property in excess of that allowed in Section 23.4-10 – Exterior Lighting.

The proposed multi-family development will not generate light or glare that will encroach onto any residential property in excess as it is not of commercial nor industrial use.

SITE PLAN

Qualitative Development Standards Section 23.2-31 (C):

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.

Complies with the harmonious and efficient organization aspect of the code. As previously mentioned, there are other multi-family developments in the area, there is a park nearby and there is close access to transit. The proposed improvements will be developed in an existing vacant property which will create infill development within the area and will provide multiple community benefits.

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.

Complies with the preservation of natural conditions.

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.

Complies with screening and buffering standards. All landscaping, buffering, screening, and tree protection is shown on the Landscape Plans. Required trees have been planted where feasible.

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.

Complies with enhancement of residential privacy. Landscape buffering has been added

around the Property for the protection and enhancement of the property and to enhance the privacy of the occupants. All landscaping, buffering, screening, and tree protection is shown on the Landscape Plans.

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.
Complies with emergency access design and standards.
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.
Complies with access to public streets. The proposed improvements include two safe and convenient access points with ingress and egress access to and from Detroit Street.
7. Pedestrian circulation. There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.
Complies and includes pedestrian circulation systems.
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.
Complies with engineering design standards for ingress and egress drives.
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.
Complies with maintaining on-site and off-site circulation systems.
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.
Complies with good engineering practices of on-site access.
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.
Complies with all parking and loading standards and requirements. Parking and loading areas have been designed so as to minimize impacts of noise, glare and odor on adjacent properties.
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.
Complies with refuse removal and service areas.
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.
Complies with maintaining and protecting local property values.

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.

Complies with good zoning and land use practice for transitional development. As previously mentioned, the proposed project will implement the Sustainable Bonus Incentive Program to attain an increase in height (+ 6 feet) of height for an additional story which in exchange will contribute to the purpose of the comprehensive plan to incorporate sustainable design features, community based improvements and overall design excellence as part of a development proposal.

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.

Complies with consideration of future development.

Buildings, generally Section 23.2-31 (D):

1. Buildings or structures which are part of a present or future group or complex shall have a unity of character and design. The relationship of forms of the use, texture and color of material shall be such as to create one (1) harmonious whole. When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the city, the design, scale, and location of the site shall enhance rather than detract from the character, value, and attractiveness of the surroundings. Harmonious does not mean or require that the buildings be the same.

Complies with the buildings to have unity of character and design.

2. Buildings or structures located along strips of land or on a single site, and not a part of a unified multi-building complex shall achieve as much visual harmony with the surroundings as is possible under the circumstances. If a building is built in an undeveloped area, three (3) primary requirements shall be met, including honest design construction, proper design concepts, and appropriateness to the city.

Complies with the buildings to achieve as much visual harmony with the surroundings as much as possible.

3. All façades visible to public or adjacent property shall be designed to create a harmonious whole. Materials shall express their function clearly and not appear foreign to the rest of the building.

Complies with all façades visible to public or adjacent property to be designed to create a harmonious whole.

4. The concept of harmony shall not infer that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning, landscaping, materials, rhythm of solids to voids and architectural components including but not limited to porches, roof types, fenestration, orientation, and stylistic expression.

Complies with the concept of harmony through the proper consideration of height, orientation, site planning, landscaping, and architectural components.

5. Look-alike buildings shall not be allowed unless, in the opinion of the board, there is sufficient separation to preserve the aesthetic character of the present or evolving neighborhood. This is not to be construed to prohibit the duplication of floor plans and exterior treatment in a planned development where, in the opinion of the board, the aesthetics or the development depend upon, or

are enhanced by the look-alike buildings and their relationship to each other.

The residential project has been designed to fit in with the surrounding area while bringing new construction to the City. The architectural style of the residential buildings does not exactly look like anything in the immediate area. The two residential buildings are different footprints but have been designed to match one another as they are part of the same project.

6. Buildings, which are of symbolic design for reasons of advertising, unless otherwise compatible with the criteria herein, will not be approved by the board. Symbols attached to the buildings will not be allowed unless they are secondary in appearance to the building and landscape and are an aesthetic asset to the building, project, and neighborhood.

No symbols will be attached to the proposed buildings for reasons of advertising.

7. Exterior lighting may be used to illuminate a building and its grounds for safety purposes, but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. Lighting following the form of the building or part of the building will not be allowed if, in the opinion of the board, the overall effect will be detrimental to the environment. All fixtures used in exterior lighting are to be selected for functional as well as aesthetic value.

Complies with the exterior lighting to be used to illuminate the buildings in an aesthetic manner.

8. Building surfaces, walls and roofs shall be compatible and in harmony with the neighborhood.

Complies with the building surfaces, walls, and roofs to be compatible and in harmony with the neighborhood.

9. "Take-out" or "pick-up" windows of retail or wholesale establishments shall not be located on a building façade that faces a public right-of-way unless they are designed in such a manner as to constitute an aesthetic asset to the building and neighborhood.

No "take-out" or "pick-up" windows are being proposed for this project as the proposed buildings are for residential use only.

10. All exterior forms, attached to buildings, shall be in conformity to and secondary to the building. They shall be an asset to the aesthetics of the site and to the neighborhood.

Complies with all exterior forms attached to buildings to be in conformity to the proposed buildings.

11. All telephones, vending machines, or any facility dispensing merchandise, or a service on private property, shall be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building, and where appropriate and feasible, should not be readily visible from off-premises.

Acknowledged. No telephones, vending machines, or other facility dispensing merchandise is proposed to be located outside of the proposed structures.

12. Buildings of a style or style-type foreign to south Florida or its climate will not be allowed. It is also to be understood that buildings which do not conform to the existing or to the evolving atmosphere of the city, even though possessing historical significance to south Florida, may not be approved.

Building's design complies with the style and style-type that is familiar to south Florida and its climate.

13. No advertising will be allowed on any exposed amenity or facility such as benches and trash containers.

No advertising is being proposed on any exposed amenity or facility within the Property.

14. Light spillage restriction. The applicant shall make adequate provision to ensure that light spillage onto adjacent residential properties is minimized.

Complies with the light spillage restriction.

Signs Section 23.2-31 (F):

The aesthetic quality of a building or of an entire neighborhood is materially affected by achieving visual harmony of the signs on or about a surface as they relate to the architecture of the building or the adjacent surroundings. In addition to the mechanical limitations on signs imposed by Article 4, Supplemental Regulations, the following aesthetic considerations must also be met:

1. The scale of the sign must be consistent with the scale of the building on which it is to be placed or painted.
All proposed signage will be consistent with the scale of the building. No project signage is currently proposed with this site plan application.
2. The overall effect of the configuration or coloring of the sign shall not be garish. The colors shall not conflict with those of other signs already on the building or in the immediate vicinity.
All proposed signage will be consistent with the scale of the building. No project signage is currently proposed with this site plan application.

Landscaping Section 23.2-31 (G):

Discuss the design, tree disposition and mitigation.

As previously mentioned, all landscaping, buffering, screening, and tree protection is shown on the Landscape Plans. Required trees have been planted where feasible. See landscape plans for additional information.

The proposed site plan exceeds the City's requirement for maximum impermeable area. The City's maximum amount is 65% and the Applicant is providing 75.1% of the area as an impermeable surface. The Property is a small parcel in an area of the City the is ripe for redevelopment. The Applicant is requesting an increase in building height and a reduction in required parking. The additional height and reduction of parking will ensure that the pervious area of the property is maximized. The proposed project is a comprised of two multi-family buildings and only 60 units. This density and intensity are in conformance with the Future Land Use and Zoning regulations as well as other multi-family projects in the area. The increase in impervious area will not negatively impact on-site drainage or drainage in the area.

Criteria for Parking Lots and Vehicular Use Areas Section 23.2-31 (H):

1. Parking lots and other vehicular use areas are to be designed as an aesthetic asset to a neighborhood and to the building, group of buildings, or facility they serve. A parking lot is to be considered an outside space; a transitional space that is located between access areas (such as roads) and the building, group of buildings or other outside spaces which it serves. The parking lot, because it is viewed from above as well as at eye level, should be designed accordingly.
Complies with parking lots and other vehicular areas to be designed as an aesthetic asset to the Property.
2. Parking lots, vehicular use areas, and vehicles parked therein are to be effectively screened from the public view and from adjacent property in a manner that is attractive and compatible with safety, the neighborhood and the facility served.
Complies with parking lots, vehicular areas, and vehicles parked therein to be screened from the public view and from adjacent property. As previously mentioned, landscape buffering has

been added around the Property for the protection and enhancement of the property and to enhance the privacy of the occupants. All landscaping, buffering, screening, and tree protection is shown on the Landscape Plans.

3. The responsibility for beautification and design of a parking lot is the same as that which a homeowner has to his residential lot. The atmosphere within a parking lot or vehicular use area is to be as pleasant and park-like as possible, rather than a harsh stand of paving. Trees are of primary importance to the landscape and are not to be minimized in either height or quantity. Trees impart a sense of three-dimensional space in a relatively flat area. Trees cast shadows that help to reduce the monotony of an expanse of paving and create a refuge from the tropical sun. Signs designating entrances, exits and regulations are to be of a tasteful design and shall be subject to review by the board. Consideration may be given to use of pavement which is varied in texture or color to designate lanes for automobile traffic, pedestrian walks, and parking spaces. Brightly colored pavement is to be used with restraint. In order to create a pleasant atmosphere, it is recommended that consideration be given to sculpture, fountains, gardens, pools, and benches. Design emphasis is to be given to the entrance and exit areas of the lot. Trash, refuse and unaesthetic storage and mechanical equipment shall be screened from the parking lot.

Complies with the beautification and design of parking lots.

4. Lighting is to be designed for visual effects as well as safety and resistance to vandalism. Care should be taken not to create a nuisance to the neighborhood from brightness or glare. Low lights in modest scale can be used along with feature lighting emphasizing plants, trees, barriers, entrances and exits. The fixtures are to be selected for functional value and aesthetic quality. Fixtures should be regarded as "furniture of the parking lot" which are visible both day and night.

Complies with lighting to be designed for visual effects as well as safety and resistance to vandalism.

5. Additional regulations for parking lots and vehicular use areas may be found in Article 4, Supplemental Regulations.

The site requires 109 parking spaces. The proposed site plan provides for 90 parking spaces. The Property is located on a bus route and within close proximity of the Lake Worth Tri-Rail Station. It is anticipated that several residents within the project will rely on public transportation. It is also anticipated that these residents may not have vehicles or couples occupying one unit will likely share one vehicle. The proposed unit breakdown consists of 16 three bedroom units and 44 two bedroom units. The ITE Parking Generation Manual (4th Edition) states that the average peak parking demand of multi-family apartment units (Land Use #221) is 1.23 parking spaces per unit. Applying this methodology from ITE, a total of 74 parking spaces would be adequate for the development. Based upon the nature of the proposed development with regard to demographics, the location of the development as well as acceptable parking demand rates, the proposed parking as shown is anticipated to be adequate to meet the demands of the proposed development.

Required Utilities Section 23.2-31 (I):

All construction of sanitary sewer collection facilities and water supply and distribution systems shall conform to the requirements of the Florida Building Code as amended and the Lake Worth Utilities Department construction standards, and the appropriate state governing agency. The water supply system within the development shall conform to the City of Lake Worth's fire rescue services provider requirements for fire protection.

All construction of sanitary sewer collection facilities and water supply and distribution systems will conform with the requirements of the Florida Building Code and the Lake Worth Utilities Department construction standards. Easements have been provided per comments from utilities to date. The Applicant anticipates additional easements as the application proceeds through the development

review process. Landscape will be adjusted to address conflicts with utilities and easements as needed.

Community Appearance Criteria Section 23.2-31 (L):

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.

Complies with adding value to the City's image.

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.

Complies with providing good quality redevelopment to the City.

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.

Complies with maintaining the integrity of the City's land development standards and Comprehensive Land Use Plan.

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

The project is in compliance with this section and section 23.2-29 as previously stated.

Based on the above justification and attached information, the Applicant respectfully requests approval of this Site Plan Submittal.