



**Town of Lake Park, Florida**  
**Special Call Planning and Zoning Board Meeting**  
**Agenda**

Monday, September 11, 2023 at 6:30 PM

Commission Chamber, Town Hall,

535 Park Avenue Lake Park, Florida

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<b>Richard Ahrens</b>	—	<b>Chair</b>
<b>Jon Buechele</b>	—	<b>Vice-Chair</b>
<b>Evelyn Harris Clark</b>	—	<b>Regular Member</b>
<b>Patricia J. Leduc</b>	—	<b>Regular Member</b>
<b>Gustavo Rodriguez</b>	—	<b>Regular Member</b>

***PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Planning & Zoning Board, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.***

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVAL OF AGENDA:**

**APPROVAL OF MINUTES:**

1. Planning & Zoning Board Meeting Minutes; June 5, 2023

**PUBLIC COMMENTS ON AGENDA ITEMS:**

*Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located on either side of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.*

**ORDER OF BUSINESS:**

The normal order of business for Hearings on agenda items as follows:

- Staff Presentation
- Applicant Presentation (when applicable)
- Board Member questions of Staff and Applicant

- Public Comments -3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on the floor
- Vote of Board

**NEW BUSINESS:**

2. PZ-23-05 A Presentation by the Town of Lake Park Public Works Department for a Pocket Park to be Located at 610 7th Street.
3. PZ-23-06 Site Plan Approval for a One-Story 2,112 SF Office/Warehouse Building Located South of Watertower Road Along 13th Street. Applicant: James Leserra, Empire Landscaping.
4. PZ-23-07 A Ordinance of the Town Commission of the Town of Lake Park, Florida, Amending Section 78-83 of Chapter 78, Amending the Landscaping and Publicly Accessible Greenway Tree Planting Requirements.

**PLANNING & ZONING BOARD MEMBER COMMENTS:**

**COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES:**

**ADJOURNMENT:**

**FUTURE MEETING DATE:** October 2, 2023 @ 6:30 P.M.





# Town of Lake Park, Florida

## Planning and Zoning Board Meeting Minutes

Monday, June 05, 2023 at 6:30 PM

535 Park Avenue Lake Park, Florida

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<b>Richard Ahrens</b>	—	<b>Chair</b>
<b>Jon Buechele</b>	—	<b>Vice-Chair</b>
<b>Evelyn Harris Clark</b>	—	<b>Regular Member</b>
<b>Gustavo Rodriguez</b>	—	<b>Regular Member</b>

***PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Planning & Zoning Board, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.***

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### CALL TO ORDER

6:30 P.M.

### PLEDGE OF ALLEGIANCE

Vice-Chair Buechele

### ROLL CALL

PRESENT

Richard Ahrens, Chair

Jon Buechele, Vice-Chair

Gustavo Rodriguez

ABSENT

Evelyn Harris Clark

### APPROVAL OF AGENDA:

Motion made to approve the agenda by Vice-Chair Buechele, Seconded by Board Member Rodriguez.

Voting Yea: Ahrens

**APPROVAL OF MINUTES:**

Motion made to approve the agenda by Vice-Chair Buechele, Seconded by Board Member Rodriguez.

Voting Yea: Ahrens

1. May 1, 2023 Planning & Zoning Board Meeting Minutes

**PUBLIC COMMENTS ON AGENDA ITEMS:**

*Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located on either side of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.*

None

**ORDER OF BUSINESS:**

The normal order of business for Hearings on agenda items as follows:

- Staff Presentation
- Applicant Presentation (when applicable)
- Board Member questions of Staff and Applicant
- Public Comments -3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on the floor
- Vote of Board

**NEW BUSINESS:**

2. PZ-23-04 On Behalf Of Congress Avenue Properties, LTD ("Property Owner" and "Applicant"), Emily Bernahl of Bernahl Development Services ("Agent") is requesting site plan approval for a one-story, 7,926 SF Texas Roadhouse Restaurant. The proposed development is consistent with the Town of Lake Park's adopted regulations for the C-2 Business District.

Town Planner Anders Viane presented to the Board (see Exhibit "A"). Ms. Emily Bernahl of Bernahl Development Services presented to the Board (see Exhibit "B").

Vice-Chair Buechele asked if Ms. Bernahl was local and would be at the restaurant. Ms. Bernahl stated that she was not located locally, but would be the main point of contact as the Roadhouse agent. Vice-Chair Buechele asked if Roadhouse every has onsite events in which it would affect onsite parking. Ms. Bernahi stated that the site managers are in charge of ensuring the they have

sufficient parking to support whatever activities they may be hosting. She knows that other locations have supported events and felt that this location would support local events.

Board Member Rodriguez asked if there would be any traffic issues with the neighboring businesses in the Planned Unit Development (PUD). Ms. Bernahl stated that with respect to the neighboring businesses in the PUD was being analyzed by the transportation and concurrency review through Palm Beach County. She explained that the peak hours of operation are in the evenings when traffic was lighter. As a result, they were not anticipating any traffic concerns.

Chair Ahrens asked if Seacoast Utility has authorized the parking on their easement. Town Planner Anders Viane explained that Seacoast Utility has noted that they would review the easement further during the permitting stage. They have approved it thus far. Chair Ahrens expressed concern with the parking spaces on the side of the drive-thru queuing, which conflict with the main entrance to the north. Town Planner Viane explained that in the first round of review staff requested the queuing, which was prior to understanding how the window functions. He stated that they do not expect queuing to be an issue. Chair Ahrens asked questions related to deliveries and the parking spaces along side the building. Town Planner Viane explained that deliveries would take place in the morning and not during business hours. Chair Ahrens asked if conditions could be included. Town Planner Viane stated "yes". Chair Ahrens asked how the photometrics were taken into considering with such a large piece of property. Town Planner Viane explained that Smith Engineering did the photometric review and approved the design. Chair Ahrens asked how does the Board address concerns with the photometric as it relates to the plantings on the property. Community Development Director Nadia DiTommaso stated that at this time they do not believe there are any issues based on the consultant review of the plans and their comparison of potential conflicts, which were brought to their attention. The consultant signed-off on the plans after they compared the landscaping and plantings details. Chair Ahrens commented on the retention ponds capacity minimal. He felt it was under designed.

Chair Ahrens made several suggestion as conditions of approval. They were as follows:

lighting be increased due to the shade trees on the property.

queuing of traffic around the drive-thru.

Motion made to include the Chairs recommendation as conditions of approval by Vice-Chair Buechele.                      Seconded                      by                      Board                      Member                      Rodriguez.  
Voting    Yea:    Ahrens

**PLANNING & ZONING BOARD MEMBER COMMENTS:**

None

**COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES:**

None

**ADJOURNMENT:**

Motion made to adjourn at 7:21 P.M. by Vice-Chair Buechele, Seconded by Board Member Rodriguez.

Voting Yea: Ahrens

**FUTURE MEETING DATE:** Special Call Meeting – July 10, 2023 6:30 P.M.



**TOWN LAKE OF PARK  
PLANNING & ZONING BOARD  
STAFF REPORT  
MEETING DATE: June 5, 2023**

**APPLICATION:** Texas Roadhouse

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**SUMMARY OF APPLICANT'S REQUEST:** On behalf of Congress Avenue Properties LTD ("Property Owner" and "Applicant"), Emily Bernahl of Bernahl Development Services ("Agent") is requesting site plan approval for a one-story, 7,926 SF Texas Roadhouse Restaurant. The proposed development is consistent with the Town of Lake Park's adopted regulations for the C-2 Business District.

The Subject Property is located south of Watertower Road and east of Congress Avenue in the Town of Lake Park as denoted in the location map. It is comprised of the following parcel, which totals 2.99 acres:

- Parcel 1 – PCN: 36434219260010010

**BACKGROUND:**

Owner & Applicant(s):	Congress Avenue Properties LTD
Agent and Consultant:	Emily Bernahls, Bernahls Development Services
Location:	280 N Congress Ave
Net Acreage (total):	2.99 acres
Legal Description:	See survey enclosed in packet.
Existing Zoning:	C-2
Future Land Use:	Commercial and Light Industrial

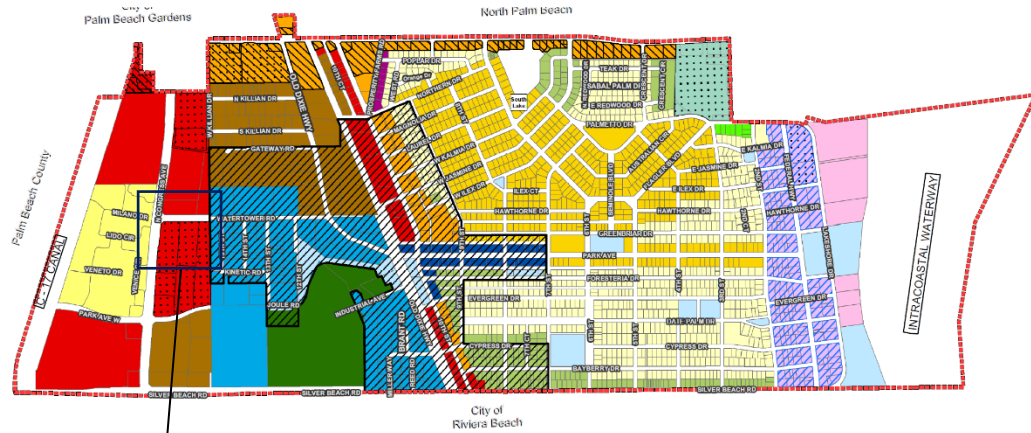
**Figure 1:** Aerial View of Site (image not to scale; for visual purposes only)



## LAKE PARK ZONING MAP



# Lake Park Zoning Map



### Legend

TOWN BOUNDARY	C1 BUSINESS DISTRICT	C4 BUSINESS DISTRICT	PADD PARK AVENUE DOWNTOWN DISTRICT	R2 MULTIPLE FAMILY RESIDENCE DISTRICT
Planned Unit Development Overlay	C1B NEIGHBORHOOD COMMERCIAL DISTRICT	CLIC CAMPUS LIGHT INDUSTRIAL & COMMERCIAL	R1 SINGLE FAMILY RESIDENCE DISTRICT	R2A MULTIPLE FAMILY RESIDENCE DISTRICT
NBOZ Overlay	C2 BUSINESS DISTRICT	CONSERVATION	R1A SINGLE FAMILY RESIDENCE DISTRICT	TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT
CRA Overlay	C3 BUSINESS DISTRICT	MU MIXED USE	R1AA RESIDENCE DISTRICT	
FHMUDO Federal Highway Mixed Use District Overlay		P PUBLIC DISTRICT	R1B TWO FAMILY RESIDENCE DISTRICT	

Subject  
Site

### Adjacent Zoning:

North: C-2 Business District

South: C-2 Business District

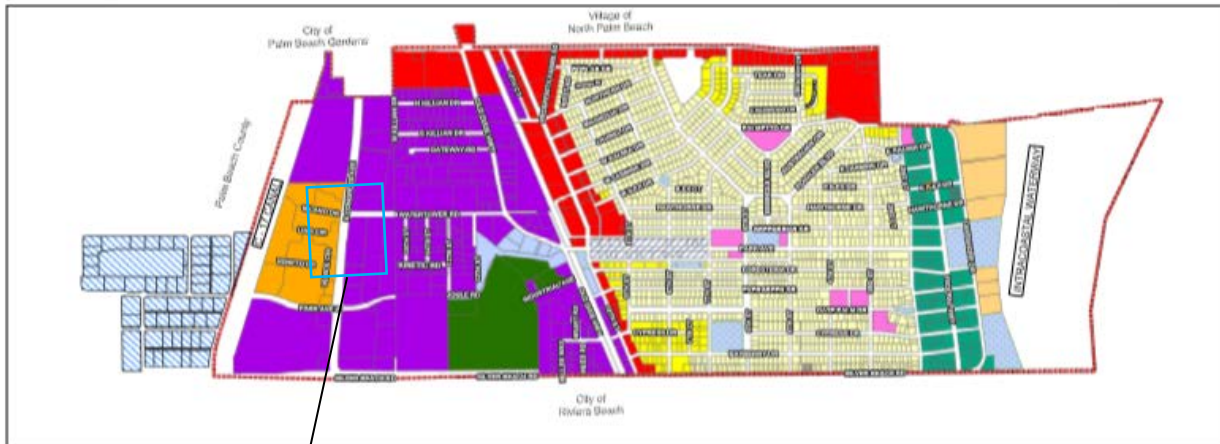
East: C-2 Business District

West: TND Traditional Neighborhood District

## LAKE PARK FUTURE LAND USE MAP



### Lake Park Future Land Use Map



#### Legend

TOWN BOUNDARY	COMMERCIAL	COMMERCIAL AND LIGHT INDUSTRIAL	PUBLIC BUILDINGS & GROUNDS	RESIDENTIAL LOW DENSITY
DOWNTOWN	CONSERVATION	MIXED RESIDENTIAL AND COMMERCIAL	RECREATION OVERLAY	RESIDENTIAL MEDIUM DENSITY
Annexation	FEDERAL HIGHWAY MIXED USE DISTRICT	OTHER PUBLIC FACILITIES	SINGLE-FAMILY RESIDENTIAL	RESIDENTIAL HIGH DENSITY
Other				

#### Adjacent Existing Land Use

North: Commercial and Light Industrial  
 South: Commercial and Light Industrial  
 East: Commercial and Light Industrial  
 West: Mixed Residential and Commercial

Subject  
Site





## **PART I: SITE PLAN APPLICATION**

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

**\*\*This project has been noticed by certified mail to property owners within 300 feet on 5/26/23 and advertised in the Palm Beach Post on Friday 5/26/23 \*\***

### **SITE PLAN PROJECT DETAILS**

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

- ➔ **3.4.2 Objectives and Policies, Policy 1.5:** *The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development and adopted Levels of Service (LOS) standards.*

This development project activates the last vacant parcel at the northernmost edge of the Congress Avenue Planned Unit Development, bringing in a new restaurant business and increasing public interest in the area while not producing any harmful impacts to neighboring districts and adopted Levels of Service.

- ➔ **Future Land Use (FLU) Classification System 3.4.3:** *Lands and structures devoted to light industrial uses with pollutants controlled on site, warehouses, commercial, wholesale establishments, and limited small scale commercial uses that are supportive of workers in the area such as convenience stores and restaurants and that can be carried on unobtrusively, with a maximum F.A.R. of 2.0.*

The current proposal is consistent with the definitional requirement for lands in the Commercial and Light Industrial FLU designation and consistent with the required Floor Area Ratio (FAR) by providing an FAR of 0.06.

- ➔ **Future Land Use Element, Policy 5.2:** *The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.*

The proposed development will redevelop a currently underutilized (vacant) parcel per the requirements of the Comprehensive Plan.

**Zoning:** The proposed project is consistent with the requirements of the C-2 Business District, including use, setbacks, building height, and building site area. The project also complies with the supplemental regulations of the general code, which will be further discussed as applicable in the sections below.

**Architecture:** The unique and charming neo-rustic architecture of this project was given special attention during this site plan review and is compliant with the Town's standards for nonresidential architectural design detailed under Chapter 78, Article XII. The proposal meets the standards set forth for building articulation, façade paint colors, material variation, and decorative features. Architectural features of interest will address all cardinal directions so that drivers traveling Watertower Road, North Congress Avenue, and the intersection of these roads will all be greeted by attractive and inviting facades. Furthermore, the project creates continuity with existing projects in the PUD by bringing in stone block motifs similar to those used on the Aldi, RaceTrac, AutoZone, and Culvers sites, making it the perfect cornerstone for the PUD in its aesthetic vernacular.

**Building Site:** The total impervious area for the project is 103,734 SF and the pervious area is 26,850 SF, or just over 20% of the total site. The development proposal consists of a one story 7,926 SF restaurant. This structure consists of a first floor dining area, kitchens, an outdoor patio/dining area, and a to-go pickup window.

**Site Access and Roadways:** This site has been designed with a high degree of roadway and pedestrian integration into the surrounding PUD and the immediate vicinity. Driveway entrances to the project are provided to the east (1 access point) and the south (2 access points) and connect to existing internal roads in the PUD; no new curb cuts are being proposed along public rights of way for this project and instead the project will utilize the previously-established PUD curb cuts on private property. Pedestrian access points have been provided to the east and south near the same driveways, as well as to the west, connecting to the sidewalk on N Congress Ave. These pedestrian access points connect directly to the building entrance by way of stamped textured concrete pathways across drive aisles in accordance with the standards of the architectural code.

**Traffic Concurrency:** The applicant has submitted a request to Palm Beach County Traffic for a TPS letter but has not yet received one; staff has required one be provided prior to Town Commission scheduling. For our site plan review, however, we had O'Rourke Engineering review the traffic report provided to Palm Beach County and O'Rourke Engineering approved the methodology of the report and stated they did not anticipate any negative impacts as a result of the proposal, which is in keeping with the uses anticipated in the PUD. The O'Rourke Traffic review approval is dated 5/11/23.

**Landscaping:** The proposed landscaping plans have been deemed code compliant by the Town's consulting Landscape Architect (JMorton) as of 5/11/23.

**Paving, Grading and Drainage:** The Town’s consulting Engineers reviewed and approved the civil plans for this proposal on 5/11/23 with one recommended condition of approval, which reads as follows:

“While the walled retention areas will be accepted, we recommend using exfiltration trench as the proposed drainage system, which will require less maintenance and will be cost effective.

Additional comments will be asked regarding the Stormwater Report during permit review.”

This condition has been included in Part II of this report as condition 14.

The Town stormwater division also approved the proposed stormwater retention improvements, but noted that the site is technically under the jurisdiction of the North Palm Beach County Improvement District and therefore they cannot enforce standards. However, as noted, they were satisfied with the stormwater retention being proposed for the NPBCID’s jurisdiction. A letter of approval from the NPBCID is being sought for another matter, which is detailed below.

**North Palm Beach County Improvement District:** A 25’ drainage easement belonging to the North Palm Beach County Improvement District runs through the north of the site from east to west. According to the easement recording documents staff reviewed from the Official Records Book of the Clerk of the Court of Palm Beach County, this easement has certain encumbrances associated with development near and around it, which require approval from the NPBCID. Accordingly, staff has directed the applicant to approach the NPBCID to secure their approval and they remain in discussions as of the time of the publication of this staff report. NPBCID approval will be required of the applicant prior to scheduling for Town Commission.

**Parking and Loading:** This project meets and exceeds the required parking based on the applicable parking code for a restaurant, which requires 12 spaces per 1,000 square feet. For the proposed 7,926 SF project, the site is only required to have 96 parking spaces by code but is choosing to provide a total of 165, inclusive of 6 ADA spaces. This comes as a result of Texas Roadhouse’s operational model, which seeks to have parking sufficient to accommodate a maximum demand scenario.

A loading space in the required dimensions is being provided east of the building near the dumpster area and additionally the site will have a to-go take-out window on the east as well. This window will not be used for drive-thru orders and instead is intended only to serve customers who have ordered ahead. Pasted below is what the applicant provided us when we inquired into the operation of the pick-up window:

“It should be noted that this drive-up concept is unlike a traditional drive through. There is no menu board so customers can not order on site. Additionally, orders can not be paid for at the window, they only accept payment and placement of order via their mobile app. The store can control the number of orders received on any given day. If they are busier attending to the patrons dining in-store, they will shut down the online orders to focus on the customers dining in. The intent of this concept is to pick up and go and their customers do not wait in line for their orders.

They are directed to designated to go order parking stalls to wait. The stacking for this concept is roughly two cars, if any.”

**Signage:** Texas Roadhouse has submitted a master signage plan as part of their site plan proposal. In reviewing the application, staff also conducted a preliminary review of the proposed signage conditions on the site. The applicant proposes two monument signs, one along N Congress Avenue and one along Watertower Road, in addition to several wall and parking lot direction signs. Based on staff’s preliminary review, we found the signage to comply with the regulations of the Town Sign code; an additional review of the proposed signage will be conducted again during the building permit review as part of the signage permitting process, which is standard procedure. Signage will be subject to permit review and approval pursuant to the Codes in place when permits are applied for and reviewed

**Water/Sewer:** Seacoast Utility Authority reviewed these plans for compliance with their best practices and provided final approval on 5/4/23.

**Fire:** PBC Fire Rescue reviewed the site plan and found it to be in compliance with PBC Fire Rescue best practices on 5/5/23. An additional round of fire review will be conducted during the building permit phase, which is standard procedure.

**PBSO:** The Crime Prevention Through Environmental Design (CPTED) review was performed by D/S Adam Pozsonyi at the Palm Beach County Sheriff’s Office and the proposal was found to be complaint with best-practice principles for CPTED on 4/12/23. A high-definition security camera surveillance condition of approval is being recommended, which is a standard condition of approval.

## **PART II: STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of the Site Plan for a Texas Roadhouse restaurant with the following conditions:

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

Name	Sheet	Revision Date	Received on
<b>GENERAL</b>			
Land Title Survey	1 of 2	10.13.22	5.17.23
Land Title Survey	2 of 2	10.7.22	5.17.23
<b>Architecture</b>			
Building Elevations	A1	5.22.23	5.22.23
First Floor Plan	A1.1	5.22.23	5.22.23
Building Elevations	A2	5.22.23	5.22.23

<b>Civil</b>			
Cover Sheet	C000	5.17.23	5.17.23
General Notes	C100	5.17.23	5.17.23
Site Plan	C200	5.17.23	5.17.23
Site Plan	C210	5.17.23	5.17.23
Grading Plan	C300	5.17.23	5.17.23
Utility Plan	C400	5.17.23	5.17.23
Photometric Plan	C410	5.17.23	5.17.23
Photometric Details	C420	5.17.23	5.17.23
SWPPP Phase 1	C500	5.17.23	5.17.23
SWPP Phase 2	C510	5.17.23	5.17.23
SWPPP Notes	C520	5.17.23	5.17.23
Storm Profiles	C630	5.17.23	5.17.23
Construction Details	C700	5.17.23	5.17.23
Construction Details	C701	5.17.23	5.17.23
Construction Details	C702	5.17.23	5.17.23
Construction Details	C703	5.17.23	5.17.23
Construction Details	C704	5.17.23	5.17.23
Construction Details	C705	5.17.23	5.17.23
Erosion Control Details	C800	5.17.23	5.17.23
<b>IRRIGATION</b>			
Irrigation Plan	I100	5.2.23	5.17.23
Irrigation Details	I200	5.2.23	5.17.23
<b>LANDSCAPE</b>			
Landscape Plan	L100	5.17.23	5.17.23
Landscape Details	L200	5.17.23	5.17.23
Landscape Elevations	L300	5.17.23	5.17.23
Landscape Elevations	L301	5.17.23	5.22.23

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

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

12. Prior to the issuance of a Certificate of Occupancy or Completion, the Owner shall install High-definition surveillance cameras, which capture clear facial features throughout the parking areas of the Project and along the exterior façades of the buildings on the Site. The location of the camera(s) shall be subject to the review and approval of the Department and PBSO.
13. **Cost Recovery.** All professional consulting fees and costs, including legal fees incurred by the Town in reviewing the Application and in the preparation of this Resolution billed to the Owner shall be paid to the Town within 10 days of receipt of an invoice from the Town. The failure of the Applicant to reimburse the Town within the 10 days from the town's mailing of its invoice will result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved Development Order. A certificate of occupancy will not be issued if invoices are outstanding.
14. While the walled retention areas will be accepted, we recommend using exfiltration trench as the proposed drainage system, which will require less maintenance and will be cost effective. Additional comments will be asked regarding the Stormwater Report during permit review.



**TOWN LAKE OF PARK  
PLANNING & ZONING BOARD  
STAFF REPORT  
MEETING DATE: June 5, 2023**

**APPLICATION:** Texas Roadhouse

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**SUMMARY OF APPLICANT'S REQUEST:** On behalf of Congress Avenue Properties LTD ("Property Owner" and "Applicant"), Emily Bernahl of Bernahl Development Services ("Agent") is requesting site plan approval for a one-story, 7,926 SF Texas Roadhouse Restaurant. The proposed development is consistent with the Town of Lake Park's adopted regulations for the C-2 Business District.

The Subject Property is located south of Watertower Road and east of Congress Avenue in the Town of Lake Park as denoted in the location map. It is comprised of the following parcel, which totals 2.99 acres:

- Parcel 1 – PCN: 36434219260010010



**BACKGROUND:**

Owner & Applicant(s):	Congress Avenue Properties LTD
Agent and Consultant:	Emily Bernahls, Bernahls Development Services
Location:	280 N Congress Ave
Net Acreage (total):	2.99 acres
Legal Description:	See survey enclosed in packet.
Existing Zoning:	C-2
Future Land Use:	Commercial and Light Industrial

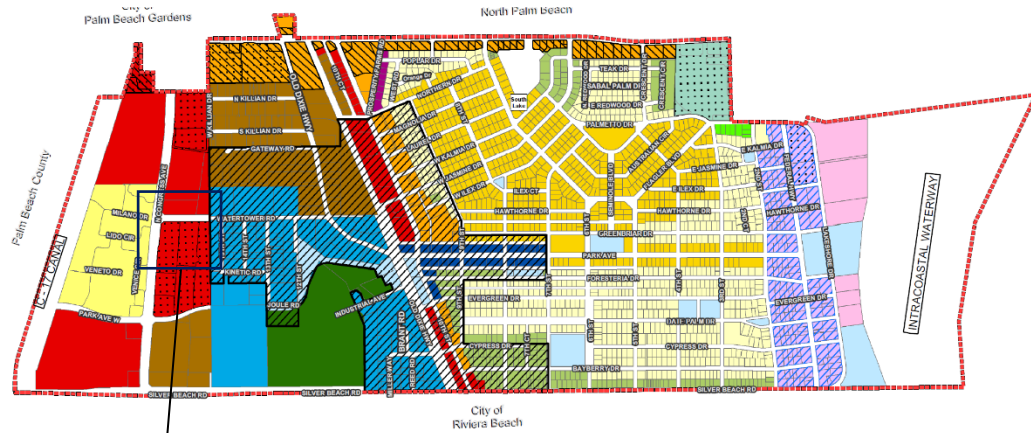
**Figure 1:** Aerial View of Site (image not to scale; for visual purposes only)



## LAKE PARK ZONING MAP



# Lake Park Zoning Map



### Legend

<span style="border: 2px dashed red; padding: 2px;"> </span> TOWN BOUNDARY	<b>Zoning</b>	<span style="background-color: #8B4513; border: 1px solid black; padding: 2px;"> </span> C4 BUSINESS DISTRICT	<span style="background-color: #00008B; border: 1px solid black; padding: 2px;"> </span> PADD PARK AVENUE DOWNTOWN DISTRICT	<span style="background-color: #6B8E23; border: 1px solid black; padding: 2px;"> </span> R2 MULTIPLE FAMILY RESIDENCE DISTRICT
<span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; padding: 2px;"> </span> Planned Unit Development Overlay	<span style="background-color: #FFA500; border: 1px solid black; padding: 2px;"> </span> C1 BUSINESS DISTRICT	<span style="background-color: #008B8B; border: 1px solid black; padding: 2px;"> </span> CLIC CAMPUS LIGHT INDUSTRIAL & COMMERCIAL	<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;"> </span> R1 SINGLE FAMILY RESIDENCE DISTRICT	<span style="background-color: #90EE90; border: 1px solid black; padding: 2px;"> </span> R2A MULTIPLE FAMILY RESIDENCE DISTRICT
<span style="background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; padding: 2px;"> </span> NBOZ Overlay	<span style="background-color: #FF4500; border: 1px solid black; padding: 2px;"> </span> C1B NEIGHBORHOOD COMMERCIAL DISTRICT	<span style="background-color: #3CB371; border: 1px solid black; padding: 2px;"> </span> CONSERVATION	<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;"> </span> R1A SINGLE FAMILY RESIDENCE DISTRICT	<span style="background-color: #FFFF00; border: 1px solid black; padding: 2px;"> </span> TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT
<span style="background: repeating-linear-gradient(0deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; padding: 2px;"> </span> CRA Overlay	<span style="background-color: #DC143C; border: 1px solid black; padding: 2px;"> </span> C2 BUSINESS DISTRICT	<span style="background-color: #DDA0DD; border: 1px solid black; padding: 2px;"> </span> MU MIXED USE	<span style="background-color: #FFB6C1; border: 1px solid black; padding: 2px;"> </span> R1AA RESIDENCE DISTRICT	
<span style="background: repeating-linear-gradient(90deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; padding: 2px;"> </span> FHMUDO Federal Highway Mixed Use District Overlay	<span style="background-color: #90EE90; border: 1px solid black; padding: 2px;"> </span> C3 BUSINESS DISTRICT	<span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;"> </span> P PUBLIC DISTRICT	<span style="background-color: #00FF00; border: 1px solid black; padding: 2px;"> </span> R1B TWO FAMILY RESIDENCE DISTRICT	

Subject  
Site

### Adjacent Zoning:

North: C-2 Business District

South: C-2 Business District

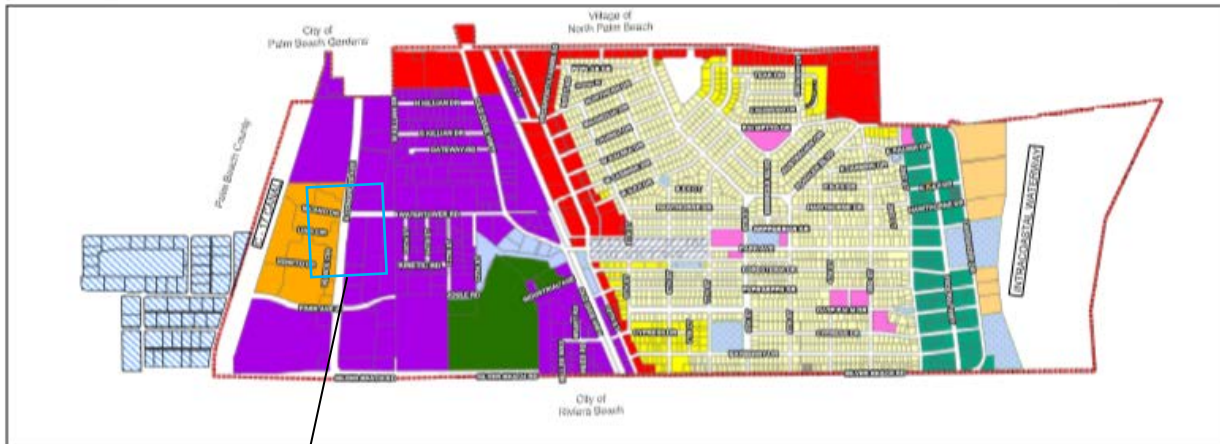
East: C-2 Business District

West: TND Traditional Neighborhood District

## LAKE PARK FUTURE LAND USE MAP



### Lake Park Future Land Use Map



#### Legend

TOWN BOUNDARY	COMMERCIAL	COMMERCIAL AND LIGHT INDUSTRIAL	PUBLIC BUILDINGS & GROUNDS	RESIDENTIAL LOW DENSITY
DOWNTOWN	CONSERVATION	MIXED RESIDENTIAL AND COMMERCIAL	RECREATION OVERLAY	RESIDENTIAL MEDIUM DENSITY
Annexation	FEDERAL HIGHWAY MIXED USE DISTRICT	OTHER PUBLIC FACILITIES	SINGLE-FAMILY RESIDENTIAL	RESIDENTIAL HIGH DENSITY
Other				

#### Adjacent Existing Land Use

North: Commercial and Light Industrial  
 South: Commercial and Light Industrial  
 East: Commercial and Light Industrial  
 West: Mixed Residential and Commercial

Subject  
Site



## **PART I: SITE PLAN APPLICATION**

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

**\*\*This project has been noticed by certified mail to property owners within 300 feet on 5/26/23 and advertised in the Palm Beach Post on Friday 5/26/23 \*\***

### **SITE PLAN PROJECT DETAILS**

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

- ➔ **3.4.2 Objectives and Policies, Policy 1.5:** *The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development and adopted Levels of Service (LOS) standards.*

This development project activates the last vacant parcel at the northernmost edge of the Congress Avenue Planned Unit Development, bringing in a new restaurant business and increasing public interest in the area while not producing any harmful impacts to neighboring districts and adopted Levels of Service.

- ➔ **Future Land Use (FLU) Classification System 3.4.3:** *Lands and structures devoted to light industrial uses with pollutants controlled on site, warehouses, commercial, wholesale establishments, and limited small scale commercial uses that are supportive of workers in the area such as convenience stores and restaurants and that can be carried on unobtrusively, with a maximum F.A.R. of 2.0.*

The current proposal is consistent with the definitional requirement for lands in the Commercial and Light Industrial FLU designation and consistent with the required Floor Area Ratio (FAR) by providing an FAR of 0.06.

- ➔ **Future Land Use Element, Policy 5.2:** *The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.*

The proposed development will redevelop a currently underutilized (vacant) parcel per the requirements of the Comprehensive Plan.

**Zoning:** The proposed project is consistent with the requirements of the C-2 Business District, including use, setbacks, building height, and building site area. The project also complies with the supplemental regulations of the general code, which will be further discussed as applicable in the sections below.

**Architecture:** The unique and charming neo-rustic architecture of this project was given special attention during this site plan review and is compliant with the Town's standards for nonresidential architectural design detailed under Chapter 78, Article XII. The proposal meets the standards set forth for building articulation, façade paint colors, material variation, and decorative features. Architectural features of interest will address all cardinal directions so that drivers traveling Watertower Road, North Congress Avenue, and the intersection of these roads will all be greeted by attractive and inviting facades. Furthermore, the project creates continuity with existing projects in the PUD by bringing in stone block motifs similar to those used on the Aldi, RaceTrac, AutoZone, and Culvers sites, making it the perfect cornerstone for the PUD in its aesthetic vernacular.

**Building Site:** The total impervious area for the project is 103,734 SF and the pervious area is 26,850 SF, or just over 20% of the total site. The development proposal consists of a one story 7,926 SF restaurant. This structure consists of a first floor dining area, kitchens, an outdoor patio/dining area, and a to-go pickup window.

**Site Access and Roadways:** This site has been designed with a high degree of roadway and pedestrian integration into the surrounding PUD and the immediate vicinity. Driveway entrances to the project are provided to the east (1 access point) and the south (2 access points) and connect to existing internal roads in the PUD; no new curb cuts are being proposed along public rights of way for this project and instead the project will utilize the previously-established PUD curb cuts on private property. Pedestrian access points have been provided to the east and south near the same driveways, as well as to the west, connecting to the sidewalk on N Congress Ave. These pedestrian access points connect directly to the building entrance by way of stamped textured concrete pathways across drive aisles in accordance with the standards of the architectural code.

**Traffic Concurrency:** The applicant has submitted a request to Palm Beach County Traffic for a TPS letter but has not yet received one; staff has required one be provided prior to Town Commission scheduling. For our site plan review, however, we had O'Rourke Engineering review the traffic report provided to Palm Beach County and O'Rourke Engineering approved the methodology of the report and stated they did not anticipate any negative impacts as a result of the proposal, which is in keeping with the uses anticipated in the PUD. The O'Rourke Traffic review approval is dated 5/11/23.

**Landscaping:** The proposed landscaping plans have been deemed code compliant by the Town's consulting Landscape Architect (JMorton) as of 5/11/23.

**Paving, Grading and Drainage:** The Town’s consulting Engineers reviewed and approved the civil plans for this proposal on 5/11/23 with one recommended condition of approval, which reads as follows:

“While the walled retention areas will be accepted, we recommend using exfiltration trench as the proposed drainage system, which will require less maintenance and will be cost effective.

Additional comments will be asked regarding the Stormwater Report during permit review.”

This condition has been included in Part II of this report as condition 14.

The Town stormwater division also approved the proposed stormwater retention improvements, but noted that the site is technically under the jurisdiction of the North Palm Beach County Improvement District and therefore they cannot enforce standards. However, as noted, they were satisfied with the stormwater retention being proposed for the NPBCID’s jurisdiction. A letter of approval from the NPBCID is being sought for another matter, which is detailed below.

**North Palm Beach County Improvement District:** A 25’ drainage easement belonging to the North Palm Beach County Improvement District runs through the north of the site from east to west. According to the easement recording documents staff reviewed from the Official Records Book of the Clerk of the Court of Palm Beach County, this easement has certain encumbrances associated with development near and around it, which require approval from the NPBCID. Accordingly, staff has directed the applicant to approach the NPBCID to secure their approval and they remain in discussions as of the time of the publication of this staff report. NPBCID approval will be required of the applicant prior to scheduling for Town Commission.

**Parking and Loading:** This project meets and exceeds the required parking based on the applicable parking code for a restaurant, which requires 12 spaces per 1,000 square feet. For the proposed 7,926 SF project, the site is only required to have 96 parking spaces by code but is choosing to provide a total of 165, inclusive of 6 ADA spaces. This comes as a result of Texas Roadhouse’s operational model, which seeks to have parking sufficient to accommodate a maximum demand scenario.

A loading space in the required dimensions is being provided east of the building near the dumpster area and additionally the site will have a to-go take-out window on the east as well. This window will not be used for drive-thru orders and instead is intended only to serve customers who have ordered ahead. Pasted below is what the applicant provided us when we inquired into the operation of the pick-up window:

“It should be noted that this drive-up concept is unlike a traditional drive through. There is no menu board so customers can not order on site. Additionally, orders can not be paid for at the window, they only accept payment and placement of order via their mobile app. The store can control the number of orders received on any given day. If they are busier attending to the patrons dining in-store, they will shut down the online orders to focus on the customers dining in. The intent of this concept is to pick up and go and their customers do not wait in line for their orders.

They are directed to designated to go order parking stalls to wait. The stacking for this concept is roughly two cars, if any.”

**Signage:** Texas Roadhouse has submitted a master signage plan as part of their site plan proposal. In reviewing the application, staff also conducted a preliminary review of the proposed signage conditions on the site. The applicant proposes two monument signs, one along N Congress Avenue and one along Watertower Road, in addition to several wall and parking lot direction signs. Based on staff’s preliminary review, we found the signage to comply with the regulations of the Town Sign code; an additional review of the proposed signage will be conducted again during the building permit review as part of the signage permitting process, which is standard procedure. Signage will be subject to permit review and approval pursuant to the Codes in place when permits are applied for and reviewed

**Water/Sewer:** Seacoast Utility Authority reviewed these plans for compliance with their best practices and provided final approval on 5/4/23.

**Fire:** PBC Fire Rescue reviewed the site plan and found it to be in compliance with PBC Fire Rescue best practices on 5/5/23. An additional round of fire review will be conducted during the building permit phase, which is standard procedure.

**PBSO:** The Crime Prevention Through Environmental Design (CPTED) review was performed by D/S Adam Pozsonyi at the Palm Beach County Sheriff’s Office and the proposal was found to be complaint with best-practice principles for CPTED on 4/12/23. A high-definition security camera surveillance condition of approval is being recommended, which is a standard condition of approval.

## **PART II: STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of the Site Plan for a Texas Roadhouse restaurant with the following conditions:

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

Name	Sheet	Revision Date	Received on
<b>GENERAL</b>			
Land Title Survey	1 of 2	10.13.22	5.17.23
Land Title Survey	2 of 2	10.7.22	5.17.23
<b>Architecture</b>			
Building Elevations	A1	5.22.23	5.22.23
First Floor Plan	A1.1	5.22.23	5.22.23
Building Elevations	A2	5.22.23	5.22.23

<b>Civil</b>			
Cover Sheet	C000	5.17.23	5.17.23
General Notes	C100	5.17.23	5.17.23
Site Plan	C200	5.17.23	5.17.23
Site Plan	C210	5.17.23	5.17.23
Grading Plan	C300	5.17.23	5.17.23
Utility Plan	C400	5.17.23	5.17.23
Photometric Plan	C410	5.17.23	5.17.23
Photometric Details	C420	5.17.23	5.17.23
SWPPP Phase 1	C500	5.17.23	5.17.23
SWPP Phase 2	C510	5.17.23	5.17.23
SWPPP Notes	C520	5.17.23	5.17.23
Storm Profiles	C630	5.17.23	5.17.23
Construction Details	C700	5.17.23	5.17.23
Construction Details	C701	5.17.23	5.17.23
Construction Details	C702	5.17.23	5.17.23
Construction Details	C703	5.17.23	5.17.23
Construction Details	C704	5.17.23	5.17.23
Construction Details	C705	5.17.23	5.17.23
Erosion Control Details	C800	5.17.23	5.17.23
<b>IRRIGATION</b>			
Irrigation Plan	I100	5.2.23	5.17.23
Irrigation Details	I200	5.2.23	5.17.23
<b>LANDSCAPE</b>			
Landscape Plan	L100	5.17.23	5.17.23
Landscape Details	L200	5.17.23	5.17.23
Landscape Elevations	L300	5.17.23	5.17.23
Landscape Elevations	L301	5.17.23	5.22.23

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



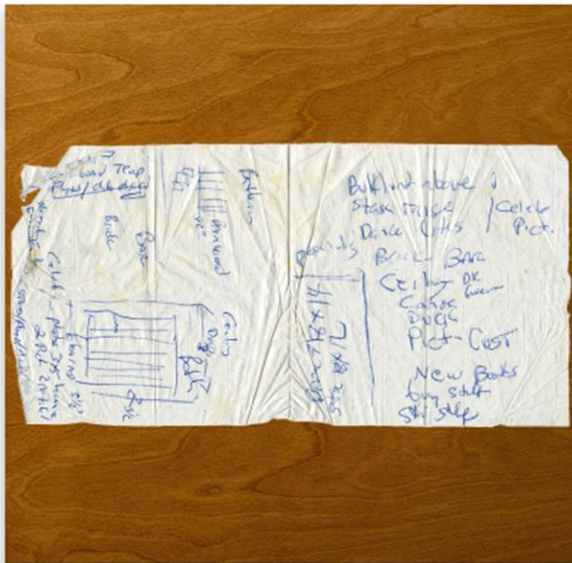
4. All landscaping shown on the approved Site Plan and the Landscaping Plan shall be continuously maintained from the date of its installation and the issuance of the Certificate of Occupancy by the Town. The Owner shall replace any and all dead or dying landscaping materials so as to maintain the quantity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

12. Prior to the issuance of a Certificate of Occupancy or Completion, the Owner shall install High-definition surveillance cameras, which capture clear facial features throughout the parking areas of the Project and along the exterior façades of the buildings on the Site. The location of the camera(s) shall be subject to the review and approval of the Department and PBSO.
13. **Cost Recovery.** All professional consulting fees and costs, including legal fees incurred by the Town in reviewing the Application and in the preparation of this Resolution billed to the Owner shall be paid to the Town within 10 days of receipt of an invoice from the Town. The failure of the Applicant to reimburse the Town within the 10 days from the town's mailing of its invoice will result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved Development Order. A certificate of occupancy will not be issued if invoices are outstanding.
14. While the walled retention areas will be accepted, we recommend using exfiltration trench as the proposed drainage system, which will require less maintenance and will be cost effective. Additional comments will be asked regarding the Stormwater Report during permit review.

A photograph of a Texas Roadhouse restaurant building. The building has a wooden upper section with a large sign that reads "TEXAS road house" in pink and red letters. The sign also features a green outline of the state of Texas with a yellow cowboy hat on top. Below the wooden section is a brick base with several windows. Two flags are flying on tall poles in front of the building: the United States flag on the left and the Texas state flag on the right. The foreground shows a paved parking lot with yellow parking lines.

# Texas Roadhouse Lake Park, FL June 5, 2023

# Where it all began...



**THE VISION**



**HOW IT ALL STARTED**

Kent Taylor opened the first Texas Roadhouse in Clarksville, Indiana, in 1993.

# Company Background

- Legendary Food, Legendary Service
- Community Impact
- Corporate Sustainability



# Legendary Food, Legendary Service



- **Legendary Food:**
  - Texas Roadhouse was founded on providing fresh quality food for a value.
  - Made from scratch sides.
  - Pride on a plate.
- **Legendary Service:**
  - Fun lively atmosphere.
  - Their philosophy is to replicate the customer experience regardless of the store location. The sensory experiences when you enter the store, the smell of fresh bread, seeing the hand cut steaks you can order for dinner or the friendly greeting by the hostess is the same whether, you are in Omaha, NE or Lake Park, FL





# Community Impact

- Andy the Armadillo, the beloved Texas Roadhouse mascot at the Kornfest Parade in La Crosse, WI



- Local Texas Roadhouse locations offer fundraising opportunities, which help raise thousands of dollars for local non-profits, causes, and schools. In addition to funds, millions of meals are donated in Texas Roadhouse communities across the country.
- Honoring our Heroes

*We*  *Veterans*  
 IN 2020, OVER 359,485  
 FREE MEALS WERE  
 ENJOYED BY VETERANS  
 ON VETERANS DAY.



- Planting it Forward
- In 2020, more than \$1.4 Million was raised and donated to local non-profits, schools, and organizations in the communities we serve.



# “Every Texas Roadhouse has a story to tell because your community is our community”

## • Special Olympics

- 14th Annual Texas Tip A Cop fundraiser raised \$247,999 for Special Olympics.

## • Camp Sunshine

- Our stores in New England raised over \$87,000 for Camp Sunshine, an organization that offers retreats for children suffering from life-threatening illnesses.

## • Feeding families in Need

- Roadies in Tuscaloosa, AL provided over 300 meals to families in need.



- **People-first mentality.** We have more than 50,000 family members and they ensure we are consistently voted one of the top places to work. We support our employees through programs that encourage a positive culture, community outreach, and leadership development. We are family.
- Andy's Outreach Fund - **ROADIES HELPING ROADIES**
- Texas Roadhouse's employee assistance fund, Andy's Outreach, is one of the ways we help our employees who are experiencing a financial hardship. It is funded for Roadies by Roadies. Andy's Outreach Fund is the Texas Roadhouse way of helping our family members (any employee) who are experiencing a financial hardship. Resources for the Andy's Outreach Fund are available to current Texas Roadhouse employees only and are designated for crisis situations such as: death, fire, natural disasters, dire illnesses, personal injury, crisis counseling, emergency travel, or other financial hardships.







# Corporate Sustainability

- *"We make it our mission to leave every community better than we found it"*
- Responsible uses of energy
  - Reduce energy consumption with high-efficiency kitchen equipment and internal LED lights
- Waste not want not
  - Less food waste is a great byproduct of our made-from-scratch model because we can make use of excess product.
- Fryer oil to biofuel
  - Most of our locations recycle their fryer oil for biofuel.



 <b>FOOD</b> AN APPETITE TO DO BETTER. Serving families safe, nutritious food starts with responsible sourcing and delicious Hand-Cut Steaks.	 <b>COMMUNITY</b> AT THE HEART OF IT ALL. From veterans and first responders to local sports teams, and hunger relief to natural disasters, we're proud to be part of it all.
 <b>EMPLOYEES</b> OUR SECRET TO SUCCESS. Once a Roadie, always a Roadie. For a diverse and inclusive culture, partnership is everything.	 <b>CONSERVATION</b> WASTE NOT. WANT NOT. From bees to trees, preserving natural resources and reducing food, water, and energy waste is just the start.



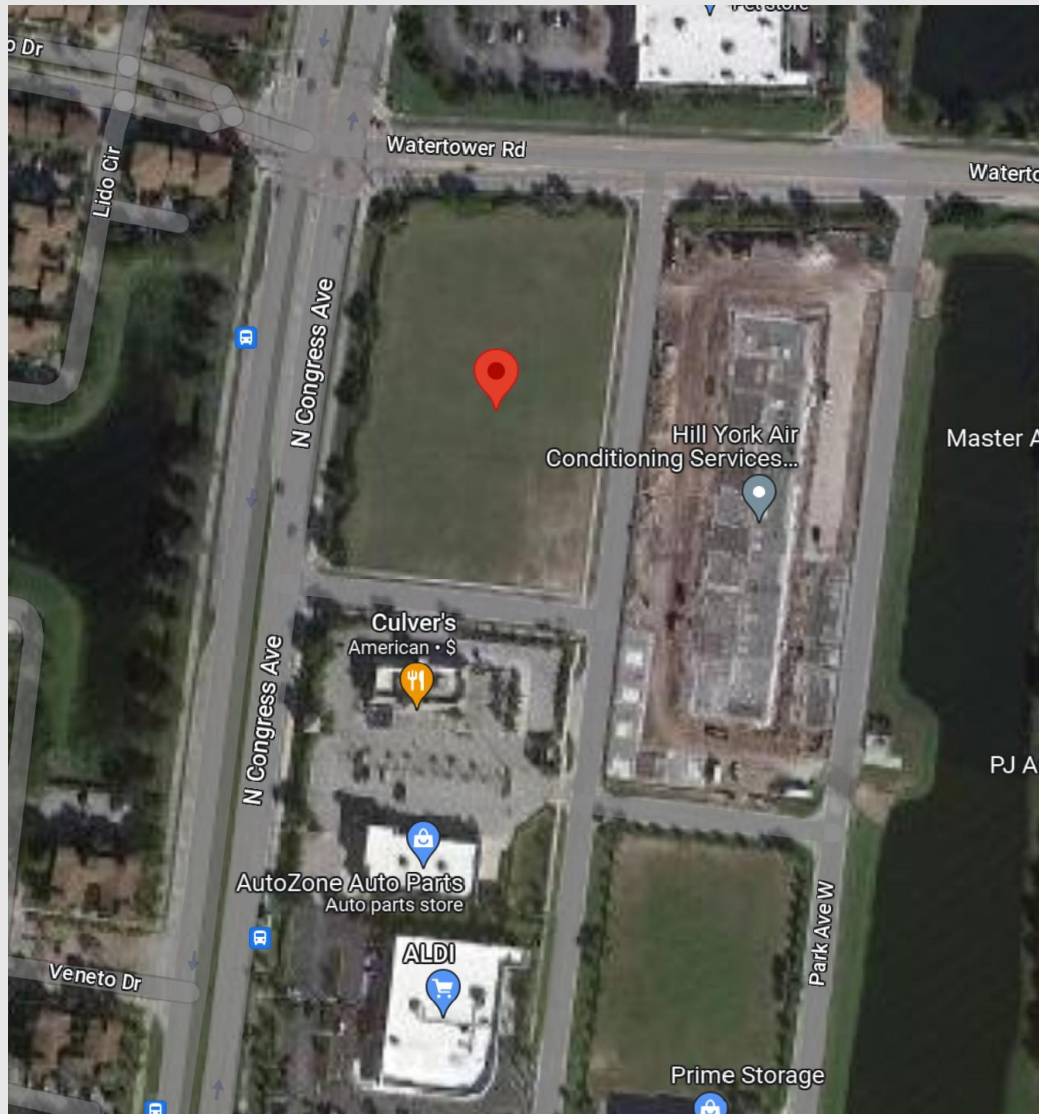


**Welcome to Lake Park**

# Aerial Photo



Item 1.





# Existing Conditions



Item 1.



[illegible]

39



- Store Operations:
- Each Texas Roadhouse restaurant supports economic growth in its community with an average of \$1.2 million in annual revenue and over 200 jobs.
- This location will have 308 seats for customers. Exterior patio will have 32 seats.
- Predominately a dinner/evening establishment
  - Hours of Operation are Monday – Thursday: 4pm-10 pm; Friday: 4pm-11pm; Saturday: 11 am-11pm; Sunday: 11am -10pm.

# Architectural Elevations



# Elevations



N. CONGRESS AVE. & WATERTOWER RD., LAKE PARK, FLORIDA



RIGHT SIDE ELEVATION (SOUTH) - CULVER'S

BUILDING MATERIAL	PERCENTAGE
STUCCO	38.0%
STONE	25.0%
SPANISH TILE ROOF	18.0%
CMU	0%
OPENINGS (DOORS & WINDOWS)	5%
TRIM & FASCIA	15.4%
SHUTTERS	1.0%



FRONT ELEVATION (WEST) - CONGRESS AVENUE

BUILDING MATERIAL	PERCENTAGE
STUCCO	29%
STONE	17.8%
SPANISH TILE ROOF	26.8%
CMU	0%
OPENINGS (DOORS & WINDOWS)	10%
TRIM & FASCIA	15.4%
SHUTTERS	1.3%





# Elevations



N. CONGRESS AVE. & WATERTOWER RD., LAKE PARK, FLORIDA



ENTRANCE ELEVATION (NORTH) - WATERTOWER ROAD



REAR ELEVATION (EAST)

# Thank you for your consideration



BERNAHL DEVELOPMENT  
SERVICES LLC



PZ-23-05



## Town of Lake Park Planning & Zoning Board

### Agenda Request Form

**Meeting Date:** September 11, 2023

**Originating Department:** Public Works

**Agenda Title:** Presentation and Project Update Associated with the Planned Construction of a Pocket Park at the Lake Park Community Redevelopment Agency (CRA) Property Located at 610 7th Street.

**Approved by Town Manager:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Cost of Item:** N/A **Funding Source:** N/A

**Account Number:** N/A **Finance Signature:** \_\_\_\_\_

**Advertised:** N/A

**Date:** N/A **Newspaper:** N/A

**Attachments:**

1. Agenda Request Form
2. Pocket Park Conceptual Design
3. Final Landscape Architectural Design Plans
4. Other Supporting Documentation

**Please initial one:**

Yes, I have notified everyone

*MA*

Not applicable in this case

### Summary Explanation/Background:

During its July 7, 2021, special call meeting, the Community Redevelopment Agency ("CRA" or "Agency") Board approved the purchase of a property abutting the CRA's public parking lot, having a street address of 610 7th Street. Following the purchase and at the direction of the Agency Executive Director, Agency staff investigated options for potential uses of this strategically located property.

PZ-23-05

During the September 1, 2021, meeting of the CRA, the Board was presented with three (3) proposed uses for said property: 1. Parking Lot Expansion, 2. Dog Park, and 3. Pocket Park.

The Board discussed these and other use options and narrowed their preference to Options 2 and 3 (Dog Park and Pocket Park, respectively). Additionally, Agency staff offered to further refine design elements for the preferred property uses and return them to the Board with additional information for further discussion.

At a follow-up CRA meeting on October 6, 2021, Agency staff presented the refined use options and the Board determined that the property was too small to adequately accommodate a dog park and that a Pocket Park was the best use for the property; however, at that time the CRA was focusing on Agency debt reduction and the 610 7<sup>th</sup> Street property improvement project was postponed.

On December 1, 2022, the CRA Board approved the demolition of the one-story single-family house located at 610 7<sup>th</sup> Street. The property is currently vacant land.

Additionally, during its August 3, 2022, meeting, the CRA Board authorized J. Morton Architecture to prepare construction ready architectural hardscape and landscape plans for the pocket park project (**Attachment 3**).

Upon completion of the architectural plans CRA staff drafted and issued an Invitation-to-Bid (ITB #106-2023) for the pocket park project. Later, on May 18, 2023, the Agency received five (5) bid submittals for the project. Agency staff reviewed and evaluated and determined that Creative Contracting Group's (the "Contractor") bid of \$193,410.00 was the lowest, responsible, and responsive bid.

On August 16, 2023, the CRA Board awarded a contract to the contractor for the construction of the project.

During the September 11, 2023, Special Call Meeting of the Planning and Zoning Board (P&Z Board), and at the request of the CRA Board, Agency staff will provide a project overview and answer questions regarding the project.

Various Agency departments will be coordinating efforts during the park's construction to identify a name for the new park as well as solicit, fund, and install public art for display at the park.

Finally, it is important to note that this project was not previously presented to the P&Z Board because traditionally, Town and CRA projects were not always subject to review by the P&Z Board.

However, going forward and in an effort to maximize project benefits and increase coordination between the Town, the CRA, and the various Advisory Boards, Town and CRA projects will follow the same review process as private properties. This practice is consistent with the applicable Lake Park Town Ordinance.

**Recommended Motion:**

PZ-23-05

**For discussion only. There is no motion recommended for this agenda item.**



# 7<sup>TH</sup> STREET POCKET PARK ALTERNATIVE CONCEPT





Gazebo Theme Images  
Installation Contractor to Submit Shop Drawings



Matching Cupola



Top Railing  
Match Bottom Railing Style



Corner Brace  
2"x8" PT Pine



Finished Ceiling  
1"x6" T&G PT Pine Boards  
Boards Covered With 1"x3" Trim  
Trim Boards Over All Seams And Around Any  
Openings  
#1 Kiln Dried PT Pine With SS Screws and  
Fasteners Throughout



Square Railing  
2"x2" Pickets  
4" On center  
32" Height



Decorative Posts  
6"x6" PT Pine  
Decorative Build-Out at  
Base and Top

Concrete Pad under Gazebo  
Contractor to Provide Shop Drawings

Bench Seating  
SITESCAPES AVONDALE AV1-2011  
Eight foot, Backed Bench, Center Arm Rest  
26"x34"x96"  
sitescapesonline.com  
Phone: 888-331-9464

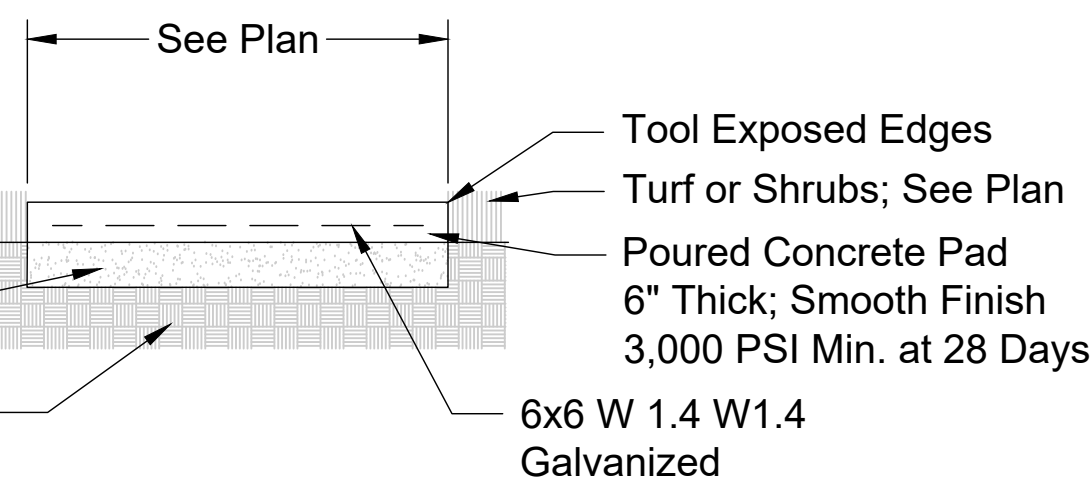


Pavers (Typ):  
Artistic Pavers Shellock  
Field Paver: 12"x12"x1-5/8"  
Color: Ivory  
Band Paver: 8"x8"x1-5/8"  
Color: Silver Sam  
artisticpavers.com  
Phone: (305) 653-7283

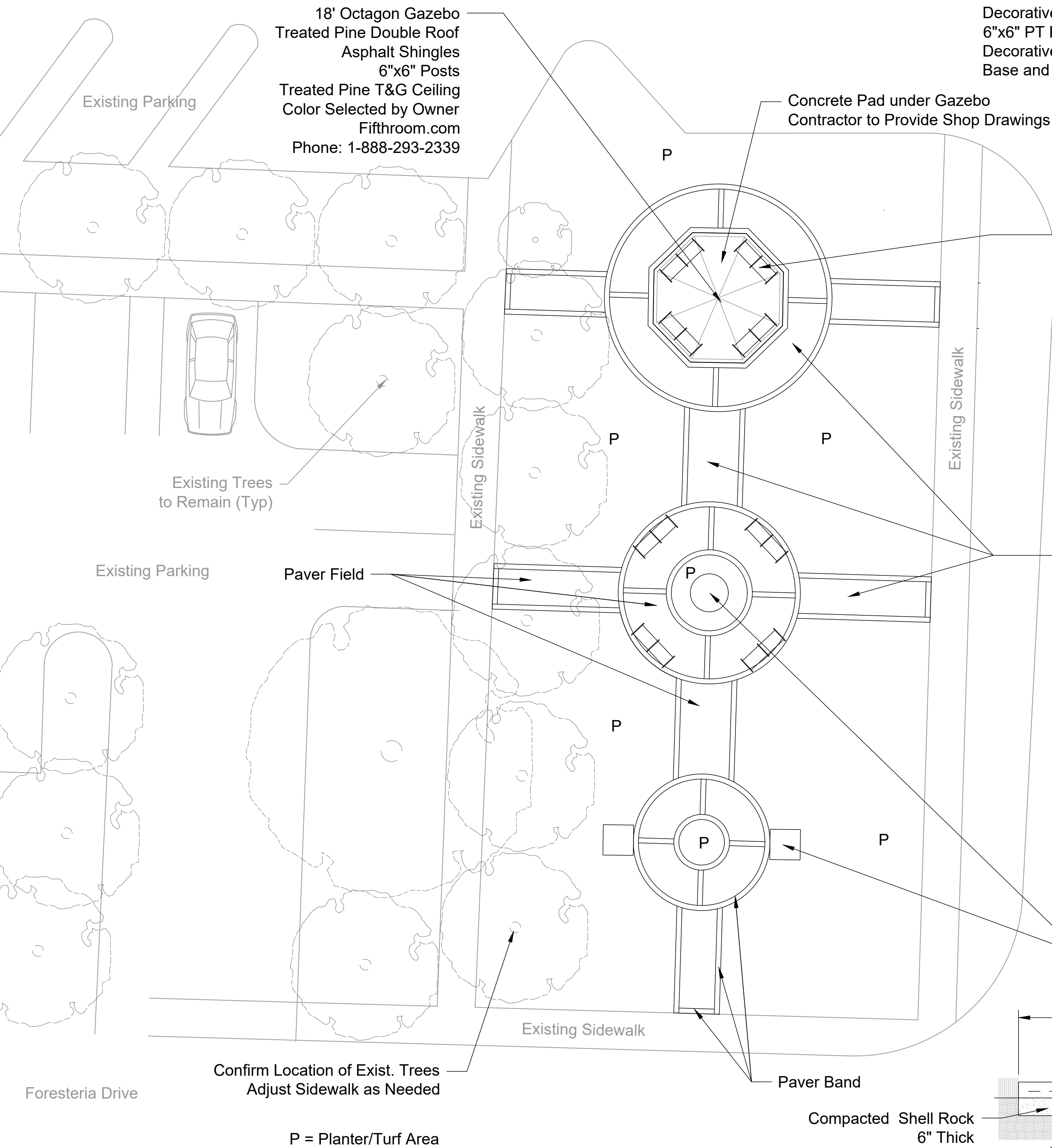


See Paver Details L1.3

Concrete Pad

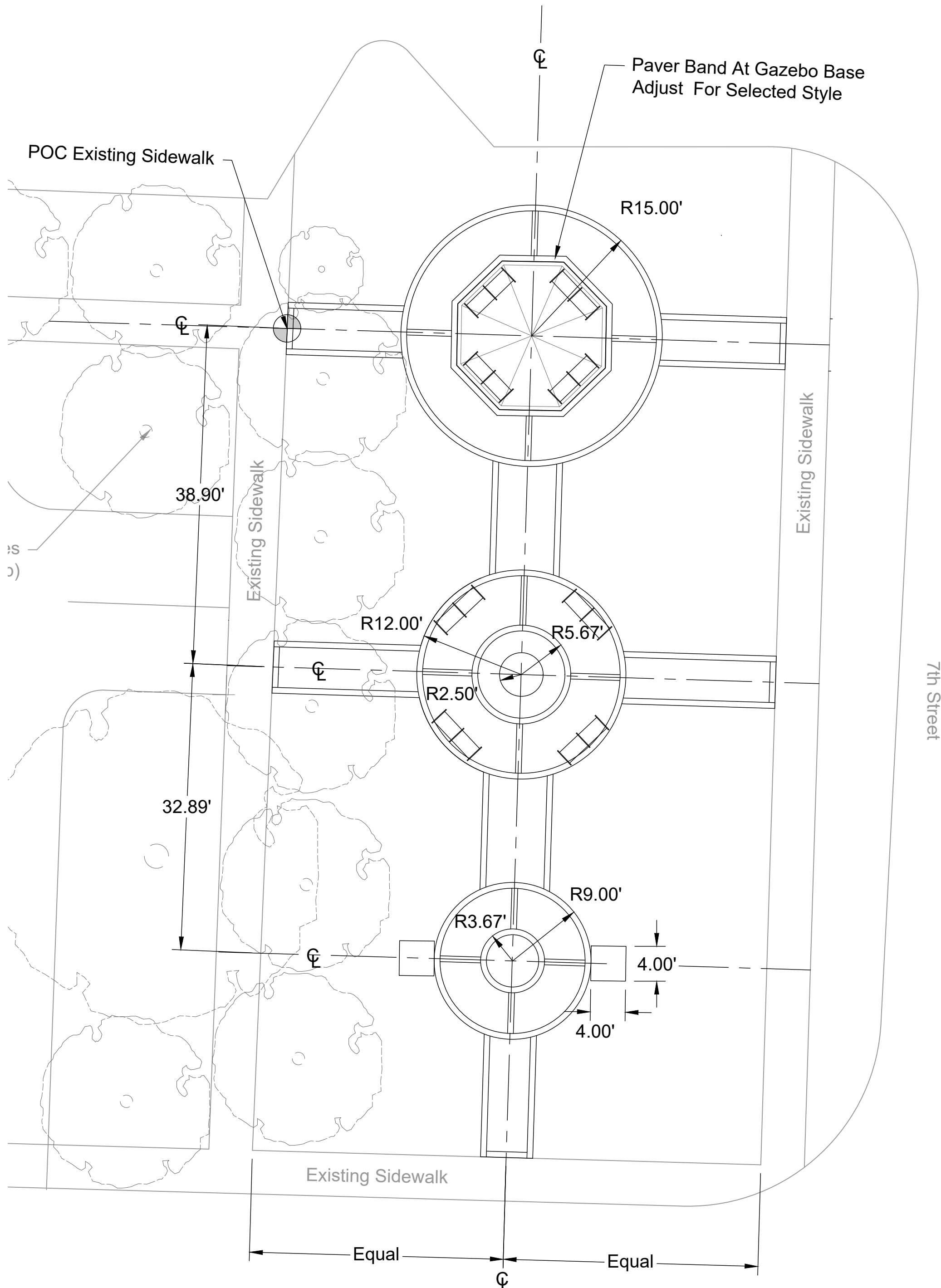


Concrete Pad Detail  
NTS

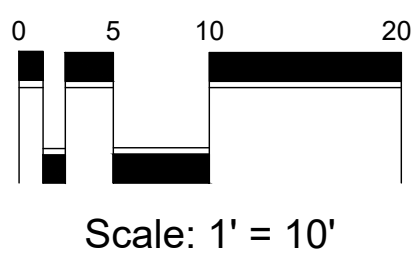
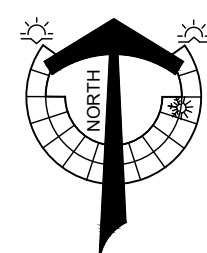


P = Planter/Turf Area

HARDSCAPE MATERIALS PLAN  
SCALE: AS SHOWN



DIMENSION PLAN  
SCALE: AS SHOWN



Scale: 1' = 10'  
HARDSCAPE PLAN



PLANT LIST

Trees

Symbol	Qty	CommonName	LatinName	Size	Additional Spec	Native	Dro. Tol. (LMH)	Space
COLb12	4	Satinleaf	Chrysophyllum oliviforme	B&B; 12"x4"; 2 1/2" Cal.; 5' C.S.T.		N	H	A.S.
CSEb12	4	Orange Geiger Tree	Cordia sebestena	B&B; 12"x5'; 2 1/4" Cal.; 4' C.T.		N	H	A.S.
LJAb08	5	Japanese Privet	Ligustrum japonicum	B&B; 8x6'; 1 1/4" Cal.; 3' C.M.T.;	3-4 Major Trunks; Matched		H	A.S.
TC-65	1	Silver Trumpet/Yellow Flower	Tabebuia caraiba	65-Gal.; 14x7"; 3" Cal.; 6' C.T.			M	A.S.

Shrubs

Symbol	Qty	CommonName	LatinName	Size	Additional Spec	Native	Dro. Tol. (LMH)	Space
ASM	68	Meyers Foxtail Fern	Asparagus densiflorus 'Meyers'	3-Gal.; 18"x18"; Full			H	18" O.C.
CAU-15	6	Queen Emma Crinum Lily	Crinum augustum 'Queen Emma'	15-Gal.; 36" O.A.; Full			L	A.S.
DE	102	Autumn Fern	Dryopteris erythrosora	3-Gal.; 18"x18"; Full			H	24" O.C.
DT	42	Striped Flax Lily	Dianella tasmanica 'Variegata'	3-Gal.; 18"x18"; Full			H	24" O.C.
DV	85	White African Iris	Dietes vegetata	1-Gal.; 14" O.A.; 3 P.P.P.; Full			M	18" O.C.
FM	102	Green Island Ficus	Ficus microcarpa 'Green Island'	3-Gal.; 12"x12"; 7 PPP; Full			H	24" O.C.
HP	59	Firebush	Hamelia patens	3-Gal.; 24"x18"		N	H	24" O.C.
IVSD	120	Stokes Dwarf Yaupon Holly	Ilex vomitoria 'Stokes Dwarf'	3-Gal.; 14"x14"; Full		N	H	18" O.C.
LMUEG	74	Emerald Goddess Border Grass	Liriope muscari 'Emerald Goddess'	1-Gal.; 9 P.P.P.; Full			H	18" O.C.
NCR-03	36	Giant Apostle Iris	Neomarica caerulea 'Regina'	3-Gal.; 4 P.P.P.; 24" O.A.; Full	Blue Flwr.		M	24" O.C.
PMDP03	47	Pringles Yew Podocarpus	Podocarpus macrophyllus 'Dwarf Pringles'	3-Gal.; 18"x18"			H	24" O.C.
TAM	21	Dwarf Minima Jasmine	Trachelospermum asiaticum 'Minnima'	1-Gal.; 18" Spread; Full			M	12" O.C.
TV	107	Society Garlic	Tulbaghia violacea	1 Gal.; Full		N	H	12" O.C.

Turf and Mulch

SSF	2713	Floratam St. Augustine Sod	Stenotaphrum secundatum 'Floratam'	Solid Sod				S.F.
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Plant List Notes

Container sizes, if shown above, are presented as a suggestion only and shall not be relied upon for the purposes of estimating, bidding or purchasing of labor and/or materials. The plant height, spread and caliper are the controlling specifications.

Quantities (Qty), if shown above, are presented as a courtesy and shall not be relied upon for the purposes of estimating, bidding or purchasing of labor and/or materials. Sod & Mulch quantities represent square feet.

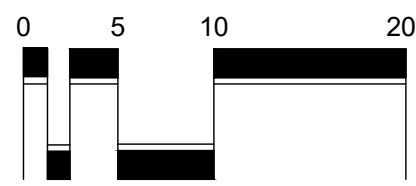
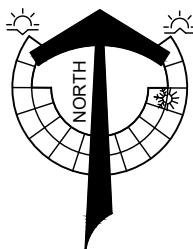
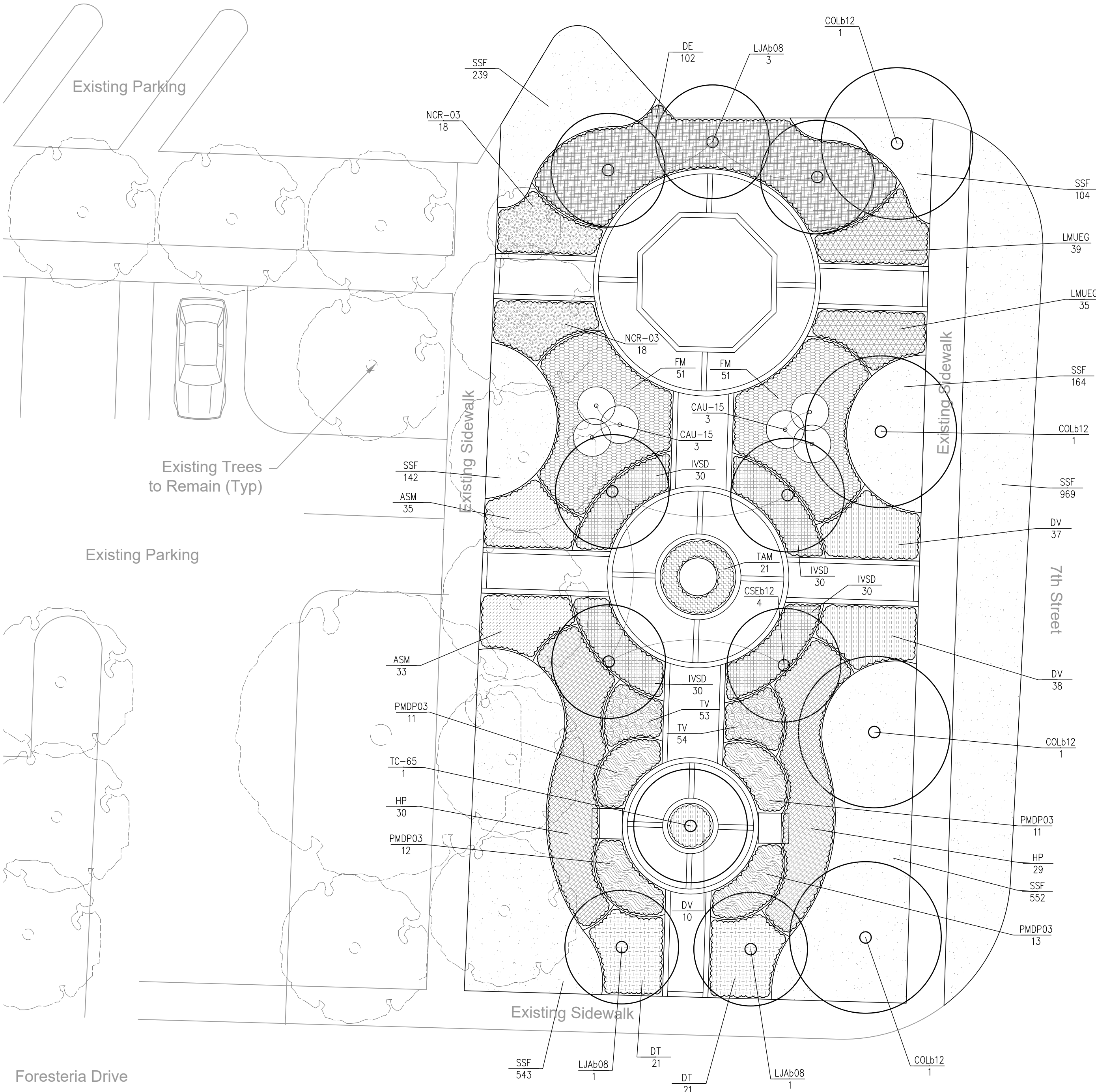
Any interested party shall derive actual quantities by performing a thorough and complete review of the Landscape Plan(s) with adequate consideration given to all information in the Plant List above excluding quantities.

In the event of a discrepancy between the plant list and plan count, the plans shall control.

Turf quantity is approximate. Turf required is to be based on field conditions at time of installation.

Native = (N); designation from the SFWMD Waterwise Guide, South Florida Edition, and UF Hort. Data Base

Drought tolerance (Dro. Tol.): L= Low, M = Moderate, H = High. Designation from the SFWMD Waterwise Guide, South Florida Edition, and UF Hort. Data Base



Scale: 1' = 10'  
LANDSCAPE PLAN







## RESOLUTION 52-08-23

**A RESOLUTION OF THE LAKE PARK COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING AND DIRECTING THE CHAIR TO EXECUTE AN AGREEMENT WITH CREATIVE CONTRACTING GROUP FOR THE PROVISION OF LABOR, MATERIALS AND EQUIPMENT ASSOCIATED WITH THE CONSTRUCTION OF A POCKET PARK AT 7TH STREET; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Lake Park’s Community Redevelopment Agency (“CRA”) is a dependent special district of the Town of Lake Park (Town) with such power and authority as has been conferred upon it by Chapter 163, Part III, Florida Statutes; and

**WHEREAS**, the CRA is empowered to enter into contractual arrangements with other public agencies, private corporations or persons; and

**WHEREAS**, the CRA is committed to funding hardscape and landscape improvements to improve the aesthetics of properties within the CRA; and

**WHEREAS**, during its August 03, 2022, meeting the CRA Board authorized J. Morton Architecture to prepare construction-ready architectural hardscape and landscaping plans for the Project; and

**WHEREAS**, upon completion of the architectural plans Agency Staff prepared and issued an invitation to bid for construction of the 7<sup>th</sup> Street Pocket Park at a property owned by the CRA and located at 610 7<sup>th</sup> Street (the “Project”); and

**WHEREAS**, on May 18, 2023, the Agency received five (5) responses to its invitation to bid #106-2023 (the ITB); and

**WHEREAS**, in the response to the ITB, Creative Contracting Group, represented itself to be a qualified, able, and willing to satisfactorily provide the work and services solicited in the ITB at a competitive bid price in the amount of \$163,410.00, plus a \$15,000.00 allowance for landscape irrigation and a \$15,000.00 allowance for landscape lighting; and

**WHEREAS**, the Executive Director has recommended to the Board of Commissioners that the CRA enter into the Agreement with Contractor for the construction of the Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE LAKE PARK COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE TOWN OF LAKE PARK, FLORIDA AS FOLLOWS:**

**Section 1.** The whereas clauses are hereby incorporated herein.

**Section 2.** The Chair is hereby authorized and directed to execute an agreement between the CRA and Creative Contracting Group associated with the 7<sup>th</sup> Street Pocket Park Project. A copy of the agreement is attached hereto and incorporated herein as Exhibit A.

**Section 3.** This Resolution shall take effect immediately upon its execution.

The foregoing Resolution was offered by Vice-Chair Glas-Castro who moved its adoption. The motion was seconded by Board Member Thomas and upon being put to a roll call vote, the vote was as follows:

	AYE	NAY
CHAIR ROGER D. MICHAUD	<u>/</u>	<u>  </u>
VICE-CHAIR KIMBERLY GLAS-CASTRO	<u>/</u>	<u>  </u>
BOARD MEMBER JOHN LINDEN	<u>  </u>	<u>/</u>
BOARD MEMBER CARMEN RODRIGUEZ	<u>/</u>	<u>  </u>
BOARD MEMBER HENRY STARK	<u>/</u>	<u>  </u>
BOARD MEMBER MARY BETH TAYLOR	<u>/</u>	<u>  </u>
BOARD MEMBER JUDITH E. THOMAS	<u>/</u>	<u>  </u>

The Community Redevelopment Agency thereupon declared the foregoing Resolution 52-08-23 duly passed and adopted this 16 day of August, 2023.

TOWN OF LAKE PARK, FLORIDA

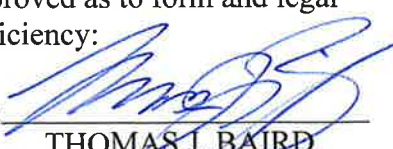
BY:   
 ROGER D. MICHAUD  
 CHAIR

ATTEST:

  
 VIVIAN MENDEZ  
 AGENCY CLERK



Approved as to form and legal sufficiency:

BY:   
 THOMAS J. BAIRD  
 AGENCY ATTORNEY

## RESOLUTION 44-07-23

**A RESOLUTION OF THE LAKE PARK COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING AND DIRECTING THE CHAIR TO EXECUTE AN AGREEMENT WITH CREATIVE CONTRACTING GROUP FOR THE PROVISION OF LABOR, MATERIALS AND EQUIPMENT ASSOCIATED WITH THE CONSTRUCTION OF A POCKET PARK AT 7TH STREET; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Lake Park's Community Redevelopment Agency ("CRA") is a dependent special district of the Town of Lake Park (Town) with such power and authority as has been conferred upon it by Chapter 163, Part III, Florida Statutes; and

**WHEREAS**, the CRA is empowered to enter into contractual arrangements with other public agencies, private corporations or persons; and

**WHEREAS**, the CRA is committed to funding hardscape and landscape improvements to improve the aesthetics of properties within the CRA; and

**WHEREAS**, during its August 03, 2022, meeting the CRA Board authorized J. Morton Architecture to prepare construction-ready architectural hardscape and landscaping plans for the Project; and

**WHEREAS**, upon completion of the architectural plans Agency Staff prepared and issued an invitation to bid for construction of the 7<sup>th</sup> Street Pocket Park at a property owned by the CRA and located at 610 7<sup>th</sup> Street (the "Project"); and

**WHEREAS**, on May 18, 2023, the Agency received five (5) responses to its invitation to bid #106-2023 (the ITB); and

**WHEREAS**, in the response to the ITB, Creative Contracting Group, represented itself to be a qualified, able, and willing to satisfactorily provide the work and services solicited in the ITB at a competitive bid price in the amount of \$63,410.00, plus a \$15,000.00 allowance for landscape irrigation and a \$15,000.00 allowance for landscape lighting; and

**WHEREAS**, the Executive Director has recommended to the Board of Commissioners that the CRA enter into the Agreement with Contractor for the construction of the Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE LAKE PARK COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE TOWN OF LAKE PARK, FLORIDA AS FOLLOWS:**

**Section 1.** The whereas clauses are hereby incorporated herein.

**Section 2.** The Chair is hereby authorized and directed to execute an agreement between the CRA and Creative Contracting Group associated with the 7<sup>th</sup> Street Pocket Park Project. A copy of the agreement is attached hereto and incorporated herein as Exhibit A.

**Section 3.** This Resolution shall take effect immediately upon its execution.

The foregoing Resolution was offered by Board Member Thomas who moved its adoption. The motion was seconded by Vice-Chair Glas-Castro and upon being put to a roll call vote, the vote was as follows:

	AYE	NAY
CHAIR ROGER D. MICHAUD	<u>/</u>	—
VICE-CHAIR KIMBERLY GLAS-CASTRO	<u>/</u>	—
BOARD MEMBER JOHN LINDEN	—	<u>/</u>
BOARD MEMBER CARMEN RODRIGUEZ	<u>Absent</u>	—
BOARD MEMBER HENRY STARK	<u>/</u>	—
BOARD MEMBER MARY BETH TAYLOR	<u>/</u>	—
BOARD MEMBER JUDITH E. THOMAS	<u>/</u>	—

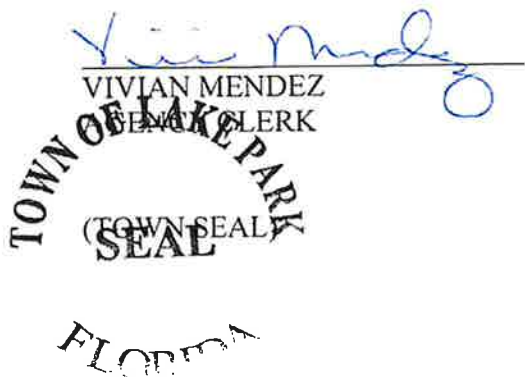
The Community Redevelopment Agency thereupon declared the foregoing Resolution 44-07-23 duly passed and adopted this 5 day of July, 2023.

TOWN OF LAKE PARK, FLORIDA

BY: Roger D. Michaud

ROGER D. MICHAUD  
CHAIR

ATTEST:



Approved as to form and legal  
sufficiency:

BY: Thomas J. Baird

THOMAS J. BAIRD  
AGENCY ATTORNEY

**AGREEMENT FOR THE PROVISION OF LABOR, MATERIALS AND EQUIPMENT  
FOR CONSTRUCTION OF THE 7<sup>TH</sup> STREET POCKET PARK.**

**THIS AGREEMENT FOR THE PROVISION OF LABOR, MATERIALS AND EQUIPMENT FOR CONSTRUCTION OF A POCKET PARK LOCATED AT 610 7TH STREET (AGREEMENT)** is made between the LAKE PARK COMMUNITY REDEVELOPMENT AGENCY, a dependent special district in the Town of Lake Park, having an address of 535 Park Avenue, Lake Park, Florida, 33403 ("CRA") and CREATIVE CONTRACTING GROUP, 3141 Fortune Way, Suite 16, Wellington, Florida 33414 ("Contractor") (collectively "the Parties") is entered into this 5 day of July, 2023.

**WITNESSETH THAT:**

**WHEREAS**, the Lake Park Community Redevelopment Agency (CRA) is a dependent special district of the Town of Lake Park (Town) with such power and authority as has been conferred upon it by Chapter 163, Part III, Florida Statutes; and

**WHEREAS**, the CRA is empowered to enter into contractual arrangements with contractors and other businesses for improvements and services; and

**WHEREAS**, the CRA has committed funding for certain hardscape, and landscape improvements to improve the aesthetics of properties within the CRA; and

**WHEREAS**, during its August 3, 2022, meeting the CRA Board of Commissioners authorized J. Morton Architecture to prepare construction-ready architectural hardscape and landscape plans for the 7th Street Pocket Park (the Project); and

**WHEREAS**, upon completion of the architectural plans Agency Staff prepared and issued an invitation to bid for construction of the 7<sup>th</sup> Street Pocket Park at a property owned by the CRA and located at 610 7<sup>th</sup> Street (the "Project"); and

**WHEREAS**, on May 18, 2023, the Agency received five (5) responses to its invitation to bid #106-2023 (the ITB); and

**WHEREAS**, in the response to the ITB, Creative Contracting Group, represented itself to be a qualified, able, and willing to provide the work and services solicited in the ITB and a competitive price in the amount of \$163,410.00, plus a \$15,000.00 allowance for landscape irrigation and another \$15,000.00 allowance for landscape lighting work to be expended at the discretion of the Agency; and

**WHEREAS**, the Executive Director has recommended to the Board of Commissioners that the CRA enter into the Agreement with Contractor for the Project.

**NOW, THEREFORE**, the CRA and the Contractor in consideration of the benefits flowing from each to the other do hereby agree as follows:



1. The above stated recitals are true and correct and are incorporated herein.

## **2. COST OF SERVICES**

The cost for the Project's work and services shall be \$ 163,410.00, plus a \$15,000.00 allowance for landscape irrigation and another \$15,000.00 allowance for landscape lighting work. *(Allowances are to be utilized at the discretion of the CRA and any un-used allowance amounts shall be returned to the CRA.)*

## **3. LAWS AND REGULATIONS**

The Contractor shall comply with all federal, state and town laws and regulations governing the work and services specified in this Agreement.

## **4. LICENSES, PERMITS AND FEES**

The Contractor shall hold all licenses and/or certifications necessary to perform the construction work and services for the Project and shall obtain and pay for all permits and/or inspections, licenses, and fees. Additionally, Contractor shall be responsible for any damages, penalties, and/or fines incurred by or imposed on the CRA or the Town of Lake Park (Town) for its failure to obtain and maintain any required licenses, certifications, permits, and/or inspections to perform the work and services for the Project.

## **5. SUBCONTRACTING**

Prior to initiating the work and services for the Project, the Contractor shall provide the CRA with a list of all subcontractors the Contractor may use on the Project.

## **6. ASSIGNMENT**

The Contractor shall not assign or transfer the Agreement, including any rights, title, or interest therein, or its power to perform the Project to any person, company, or corporation without the prior written consent of the CRA. Assignment without the prior consent of the CRA may result in termination of the Agreement.

## **7. RESPONSIBILITIES AS EMPLOYER**

The employees of the Contractor shall be considered to be at all times its employees, and not an employees or agents of the CRA or Town. The Contractor shall provide physically competent employees capable of performing the work and services for the Project and all employees who must be licensed or certified shall have maintained their licenses and certification and be in good standing. The CRA may require the Contractor to remove any

employee the CRA deems to be unacceptable. All employees of the Contractor shall wear proper identification at all times while on CRA property that is the subject of this Agreement.

It is the Contractor's responsibility to ensure that all its employees and any identified subcontractors comply with the employment regulations required by the United States Department of Homeland Security. The CRA shall have no responsibility to check or verify the legal immigration status of any employee of the Contractor.

## **8. INDEMNIFICATION**

The Contractor shall indemnify and hold harmless the CRA and the Town of Lake Park and its elected and appointed officers, employees, and agents from any and all liability, losses, or damages, including attorney's fees and costs of defense, which the CRA or Town may incur as a result of any claims, fees, demands suits, causes of actions, or proceedings of any kind or nature arising out of, relating to, or resulting from the performance of the Agreement by the Contractor or its employees, agents, servants, partners, principals, or subcontractors. The Contractor shall be responsible for paying all claims and losses, or fees in connection therewith, and shall investigate and defend all claims, suits, or actions of any kind or nature against the CRA or Town, for its negligence, act or omission, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may be incurred thereon. The Contractor expressly understands and agrees that any insurance protection required by this Agreement or otherwise provided by the Contractor shall in no way limit its responsibility to indemnify, keep and save harmless, and defend the CRA or the Town or its elected and appointed officers, employees, and agents.

## **9. INSURANCE**

The Contractor shall have and maintain during the term insurance coverage issued by an insurance company authorized, licensed, and registered to do business in the state of Florida, with a minimum rating of B+ or better, in accordance with the latest edition of A.M. Best's Insurance Guide. This insurance shall be documented in certificates of insurance which provide that the CRA shall be notified at least 30 days in advance of cancellation, non-renewal, or adverse change. The receipt of certificates of insurance by the CRA or its representatives, which indicate less coverage than is required, does not constitute a waiver of the Contractor's obligation to fulfill the insurance requirements herein. Deductibles in the Contractor's insurance policies must be acceptable to the Town.

The Contractor shall submit a current Certificate of Insurance, naming the CRA as an additional insured and listed as such on the insurance certificate for the insurance coverage listed hereinbelow. New certificates of insurance are to be provided to the CRA upon expiration of any policy as required hereinbelow:

- a. WORKERS' COMPENSATION INSURANCE in accordance with statutory requirements and Employer's Liability Insurance with limits of not less than (\$100,000 for each accident, not less than \$100,000 for each disease, and not less than \$500,000 aggregate.
- b. GENERAL LIABILITY INSURANCE with each occurrence limits of not less than \$1,000,000.
- c. PROFESSIONAL LIABILITY INSURANCE with limits of not less than \$1,000,000 annual aggregate.
- d. HIRED AND NON-HIRED VEHICLES with limits of not less than \$500,000 per claim.

## **10. MODIFICATION OF AGREEMENT**

The Agreement may only be modified by the mutual consent, as evidenced by a written amendment to the Agreement.

## **11. TERMINATION FOR CONVENIENCE**

The CRA at its sole discretion, reserves the right to terminate this Agreement for convenience and without cause upon providing 60 days advance written notice to the Contractor. Upon receipt of such notice, the Contractor shall not continue to provide the work and services for the Project.

## **12. TERMINATION BY CONTRACTOR**

The Contractor may terminate the Agreement provided it gives 90 days written notice of its intention to do so. In the event of termination by Contractor, the CRA may procure the required goods and/or services from any source and use any method deemed in its best interest to provide the work and services to complete the Project.

## **13. ACCESS AND AUDIT OF RECORDS**

The CRA reserves the right to require the Contractor to submit to an audit by an auditor of the CRA's choosing at the Contractor's expense. The auditor shall be entitled to inspect all of the Contractor's records, which relate directly or indirectly to the Project and this Agreement. The auditors may elect to review the records at the Contractor's place of business during regular business hours, or at such other places as mutually agreed to by the CRA and Contractor. The Contractor agrees to provide such assistance as the auditor may deem necessary to facilitate the audit.

## **14. RETENTION OF RECORDS BY CONTRACTOR**

The Contractor shall retain all records pertaining to this Agreement, and upon request, make them available to the Town for three (3) years following expiration of the Agreement.

## **15. OFFICE OF THE INSPECTOR GENERAL**

Palm Beach County has established the Office of the Inspector General (OIG), which is authorized and empowered to review past, present, and proposed CRA programs, contracts, transactions, accounts, and records. The OIG has the power to subpoena witnesses, administer oaths, require the production of records, and monitor existing projects and programs. The OIG may, on a random basis, perform audits of public works contracts.

#### **16. BINDING EFFECT**

All the terms and provisions of this Agreement, whether so expressed or not, shall be binding upon, inure to the benefit of, and be enforceable by the Parties and their respective legal representatives, heirs, successors, and assigns.

#### **17. SEVERABILITY**

If any part of this Agreement is contrary to, prohibited by, or deemed invalid under applicable law or regulation, such provision shall be inapplicable and deemed omitted to the extent so contrary, prohibited, or invalid, but the remainder hereof shall not be invalidated thereby and shall be given full force and effect so far as possible.

#### **18. GOVERNING LAW AND VENUE**

The enforcement of this Agreement shall be governed by and enforced in accordance with the laws of the state of Florida without regard to any contrary conflicts of law principle. The venue of all proceedings, whether in state or federal court, in connection herewith shall lie exclusively in Palm Beach County, Florida.

#### **19. ATTORNEY'S FEES**

If either party is required to initiate a legal action, including appeals, to enforce this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees and costs.

#### **20. EQUAL OPPORTUNITY AND ANTI-DISCRIMINATION**

The CRA complies with all laws of prohibiting discrimination on the basis of age, race, gender, religion, creed, political affiliation, sexual orientation, physical or mental disability, color or national origin, and therefore is committed to assuring that equal opportunity in the award of contracts and encourages small, local, minority and female-owned businesses to participate.

During the performance of this Agreement, Contractor shall not discriminate or permit discrimination in its hiring practices or in its performance of the Agreement. The Contractor shall strictly adhere to the equal employment opportunity requirements and any applicable requirements established by the state of Florida, Palm Beach County and the federal government.

The Contractor further acknowledges and agrees to provide the CRA with all information and documentation that may be requested by the CRA from time to time regarding the solicitation, selection, treatment, and payment of approved subcontractors, suppliers, and vendors in connection with this Agreement.

## **21.NO DISCRIMINATION CLAUSE**

"The contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Contractor shall take affirmative action to ensure that applicants for employment, and its employees are treated equally during their employment, without regard to their race, color, religion, sex or national origin, including, but not be limited to the following employment actions: Employment, up-grading, demotion, or transfer, recruitment, or recruitment advertising; layout or termination; rates of pay or other forms of compensation, and selection of training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

## **22. MINIMUM WAGE REQUIREMENTS**

The Contractor shall comply with all minimum wage requirements, such as Living Wage requirements, minimum wages based on Federal Law, minimum wages based on the Davis-Bacon Act, and the provisions of any other employment laws, as may be applicable to this Agreement.

## **23.PUBLIC RECORDS**

The Contractor shall comply with Florida's Public Records Law. Specifically, the Contractor shall:

- a. Keep and maintain public records required by the CRA to perform the service.
- b. Upon the request of the CRA's custodian of public records, provide the CRA with such public records within a reasonable time at a cost that does not exceed the costs provided for in Chapter 119, Florida Statutes.
- c. Ensure that any public records that are exempt or confidential from public records disclosure are not disclosed except as authorized by law for the duration of the work and services to be provided pursuant to this Agreement, and following completion of this Agreement.
- d. Upon the completion of the work and services to be performed pursuant to this Agreement, the Contractor shall transfer, at no cost, to the CRA all public records in possession of the Contractor or its subcontractors related to the Project; or keep and maintain the public records

associated with the services provided for in the Agreement. If the Contractor transfers all public records to the Town upon completion of the work and services for the Project, the Consultant shall destroy any duplicate public records that are exempt from public records disclosure. If the Contractor shall keep and maintain public records during the time it is performing the work and services pursuant to this Agreement. The Contractor acknowledges that it is required to comply with all applicable requirements pertaining to the retention of public records. All records stored electronically shall be provided to the CRA, upon request from the CRA's custodian of public records, in a format that is compatible with the information technology systems of the CRA.

- e. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, THE CONTACTOR SHOULD CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: TOWN CLERK, 535 Park Avenue, Lake Park, Florida 33403, 561-881-3311, [Townclerk@lakeparkflorida.gov](mailto:Townclerk@lakeparkflorida.gov).

### **23. ATTACHMENTS TO CONTRACT AGREEMENT**

The below listed attachments are considered to be documents included as part of this Agreement:

- |               |   |
|---------------|---|
| Attachment 1: | Invitation to Bid (ITB) No. 106-2023<br>Including all Exhibits and Addendum associated with this project.                     |
| Attachment 2: | Bid Response Proposal to ITB No. 106-220<br>as submitted by Creative Contracting Group on Thursday, May 18, 2023, at 2:00 pm. |
| Attachment 3: | Preliminary Construction Schedule   |

**IN WITNESS WHEREOF**, the Parties hereto have made and executed this Agreement as of the day and year last executed below.

ATTEST:

TOWN OF LAKE PARK

By: Vivian Mendez  
 Vivian Mendez, TOWN Clerk

**TOWN OF LAKE PARK  
 SEAL  
 FLORIDA**

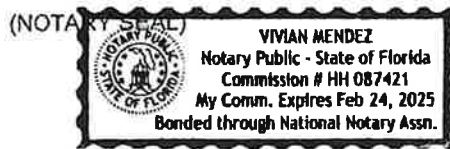
By: Roger Michaud  
 Roger Michaud, Mayor

APPROVED AS TO FORM  
 AND LEGAL SUFFICIENCY

By: Thomas J. Baird  
 Thomas J. Baird, Town Attorney

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

The foregoing instrument has been acknowledged before me this 5 day of July 2023 by Roger Michaud, Mayor of the Town of Lake Park TOWN, and who is personally known to me.



Vivian Mendez  
 Notary Public, State of Florida

Creative Contracting Group  
 3141 Fortune Way, Suite 16  
 Wellington, Florida

By: Lisa Addis  
 Signature

Its: V.P.  
 Title

LISA Addis  
 Written Name:

P:\DOCS\26508\00003\DOC\2831034.DOCX

## PROPOSAL FOR PROFESSIONAL SERVICES

### for 7th Street Pocket Park

#### Landscape Design Services

- 1. Preparation of Landscape Plan** **\$4,860**
  - Preparation of base maps from architects and engineer's construction drawings.
  - Refinement of the concept plan previously prepared by our office integrating the landscape and feature elements.
  - Preparation of conceptual planting plans for all planting areas. These plans will depict species, size and relationships of plant materials.
  - Preparation of landscape drawings for use with the permit submittal and representation of drawings before the Town of Lake Park, if necessary.
  - Preparation of final working drawings for landscaped areas including exterior landscape strips, accent areas and planters.
  - Green walls, hanging planters or other custom design items are not included in the proposal.
  - Preparation of final plant schedule identifying the plant species, common name, botanical name, size, quantity, specifications and special requirements.
  - Project permit submittals or submittal fees are not included in the landscape plan design fees.
  
- 2. Landscape Construction Observation** **\$950**
  - Provide site observation as requested to review the landscape installation.
  - Report to Client and Contractor the results of the site inspection as it pertains to the completeness, accuracy and quality of the related installations.
  - Proposal includes on site meeting; (1) final acceptance site review and Letter of Compliance.
  
- 3. Representation of Landscape Plan** **\$750**
  - One (1) design team or presentation meetings, phone conversation or email correspondence with government official, architect, client, engineer or other professional concerning the landscape plan.
  
- 4. Preparation of Hardscape Plans** **\$5,670**
  - Preparation of base maps from architects and engineer's construction drawings.
  - Refinement of the hardscape concept plan previously prepared by our office integrating the landscape and hardscape program feature elements.
  - Preparation of dimensional layout plans for hardscape areas.
  - Preparation of civil, structural, electrical or other engineering services if required is not included and to be prepared by others. Project permit submittals or submittal fees are not included in the hardscape plan design fees.



<b>5. <u>Hardscape Construction Observation</u></b>	<b>\$1,500</b>
<ul style="list-style-type: none"> <li>• Provide site observation as requested to review the hardscape installation.</li> <li>• Report to Client and Contractor the results of the site inspection as it pertains to the completeness, accuracy and quality of the related installations.</li> <li>• Proposal includes on site meetings; (1) final acceptance site review and Letter of Compliance.</li> </ul>	
<b>6. <u>Representation of Hardscape Plans</u></b>	<b>\$500</b>
<ul style="list-style-type: none"> <li>• Phone conversation or email correspondence with government official, architect, client, engineer or other professional concerning the hardscape/signage plan.</li> </ul>	
<b>7. <u>Preparation of Irrigation Plan</u></b>	<b>\$4,500</b>
<ul style="list-style-type: none"> <li>• Preparation of base maps from final engineer, surveyor and landscape drawings.</li> <li>• Preparation of irrigation design and construction drawings based on municipal code, Florida Building Code 7<sup>th</sup> Ed. (2020) Appendix 'F', and per manufacturers installation recommendations.</li> <li>• Complete layout of ground level irrigation components in common areas including mainline, irrigation service taps, controller location, pump station location, irrigation valves, sleeves and sprinkler heads.</li> <li>• Project water source is expected to be on site well and pump station, potable or reuse if available. Size, type, and pressure T.B.D. Water meter and backflow device provided by others.</li> <li>• Green walls, hanging planters or other custom design items are not included in the proposal</li> <li>• Project water use application and/or permit for WMD and water modeling if required, is not included. Fee is available upon request.</li> <li>• Project permit submittals or submittal fees are not included in the irrigation plan preparation fees.</li> </ul>	
<b>8. <u>Irrigation Construction Observation</u></b>	<b>\$1,500</b>
<ul style="list-style-type: none"> <li>• Provide site observation as requested to review the irrigation installation.</li> <li>• Report to Client and Contractor the results of the site inspection as it pertains to the completeness, accuracy and quality of the related installations.</li> <li>• Preparation if necessary of Change Orders, addendum, or plan changes and assistance in approval of contractor's requisition for payment are to be invoiced on an hourly basis.</li> <li>• Proposal includes on site meetings; (1) final acceptance site review and Letter of Compliance.</li> </ul>	
<b>PROPOSAL TOTAL</b>	<b>\$20,230</b>

*Please note: Preparation of materials and submittals outside of this Scope are considered hourly work and will be billed under the Representation portion of the contract.*

**Fees**

This fee estimate is valid for ninety (90) days from the date of this proposal.

The above fees do not include the fees of other professionals or regular reimbursable expenses such as prints, sepias, mylars, travel expenses including mileage, photographic work, etc. Such expenses shall be billed at the rate of cost plus an additional 15%.

Fees billed shall become due and payable upon client receiving said invoice. Unpaid bills shall bear interest at a rate of eighteen percent (18%) per annum, commencing thirty (30) days after the invoice date until date paid. In the event legal action is required to collect past due fees, JMorton Planning & Landscape Architecture shall be entitled to recover all reasonable attorney fees and costs including appeal.

**Payment**

JMorton Planning & Landscape Architecture requires payment for all services rendered within thirty (30) days of the invoice date as specified above. If payment for services rendered is not received within thirty (30) days, a Stop Work Order will be issued for your project and no professional services or representation will be conducted by our firm until your account is paid in full.

**Marketing**

JMorton Planning & Landscape Architecture retains the right to post a marketing/information sign on the subject property.

**Additional Work**

The Scope of Services which is identified under this proposal as being included with the fee schedule cannot contemplate certain elements which are not controlled by our firm. The changes created by our clients, by governmental agencies, or yet a third entity which is beyond control of our firm, are not included in this proposal and are considered additional work. The following are some examples of items which are included in the proposal and those that are not:

Items included in this proposal are as follows:

- Documents and drawings for a complete application to a listed governmental agency if noted under Scope of Services.
- Attendance and representation at the number and types of meetings described under Scope of Services.

Items **not** considered as part of this proposal are as follows:

- Additional revisions to drawings above the number listed in this proposal.
- Preparation of revisions to documents after governmental submittal or changes requested by client, governmental agencies or third entities that are not listed as code requirement.
- Revisions to documents based on Conditions of Approval placed on a project.
- Attendance at additional meetings, site observation, public hearings, or other events, which are not specified in this proposal.
- Preparation of additional documents, drawings or coordination with other professionals is not considered part of this proposal.
- Preparation of revisions to drawings based on incomplete information being provided by client or other consultant, or changes in the project program.

### Hourly Rates

At the request of the client, or as identified in the Scope of Services, JMorton Planning & Landscape Architecture shall provide additional work on an hourly basis based on our current hourly rates. Hourly rate schedules are updated each year to reflect current market conditions and as such the client will be billed at the current rate in effect at the time of billing. Clients will be notified in advance of any rate increases.

PLANNING SERVICES	
Principal Planner	\$325.00
Senior Project Manager	\$250.00
Project Manager	\$200.00
Planner	\$150.00
LANDSCAPE ARCHITECTURE SERVICES	
Principal Landscape Architect	\$325.00
Senior Project Manager	\$250.00
Project Manager	\$200.00
Senior Designer	\$200.00
Designer	\$150.00

OTHER PROFESSIONAL SERVICES	
Expert Witness	\$500.00
Administrative Assistant	\$105.00

DIRECT EXPENSE	
Copies, Black & White	\$0.40
Copies, Color	\$1.50 ea.
All Third Party Expenses	Cost + 15%

7<sup>th</sup> Street Pocket Park  
 July 20, 2022  
 Revised July 22, 2022

Page 6

If the terms of this proposal are acceptable, please sign below and return to our office as soon as possible.

Signature / Title

Date

Town of Lake Park  
 Company

535 Park Ave Lake Park FL  
 Mailing Address 33403

Accounts Payable e  
 Email for Billing LakeparkFlorida.  
 Gov

J.Dagostino@LakeparkFlorida.Gov  
 Email for Correspondence

Jennifer L. Morton

Jennifer L. Morton, PLA, LEED AP  
 Jennifer L. Morton, JMorton Planning & Landscape Architecture  
 LA 0001666

# Conceptual Design for Lake Park Pocket Park

Department of Public Works

**John Wille**

Capital Projects Manager, Town of Lake Park

**Hays Henderson, PLA**

Project Manager





# 7<sup>th</sup> Street Pocket Park Original Concept



# 7<sup>th</sup> Street Pocket Park Alternative Concept



GAZEBO WITH  
BENCH SEATING

EXISTING SIDEWALK

LANDSCAPE AREA

BENCH SEATING

ART PEDESTAL WITH 4'  
DIAMETER PLANTER

TURF

ART PEDESTALS







# Landscape Design Services Proposal

- Landscape Design:
  - Preparation of Landscape Plan
  - Landscape Construction Observation
  - Representation of Landscape Plan
- Hardscape Design:
  - Preparation of Hardscape Plans
  - Hardscape Construction Observation
  - Representation of Hardscape Plans
- Irrigation Design:
  - Preparation of Irrigation Plan
  - Irrigation Construction Observation

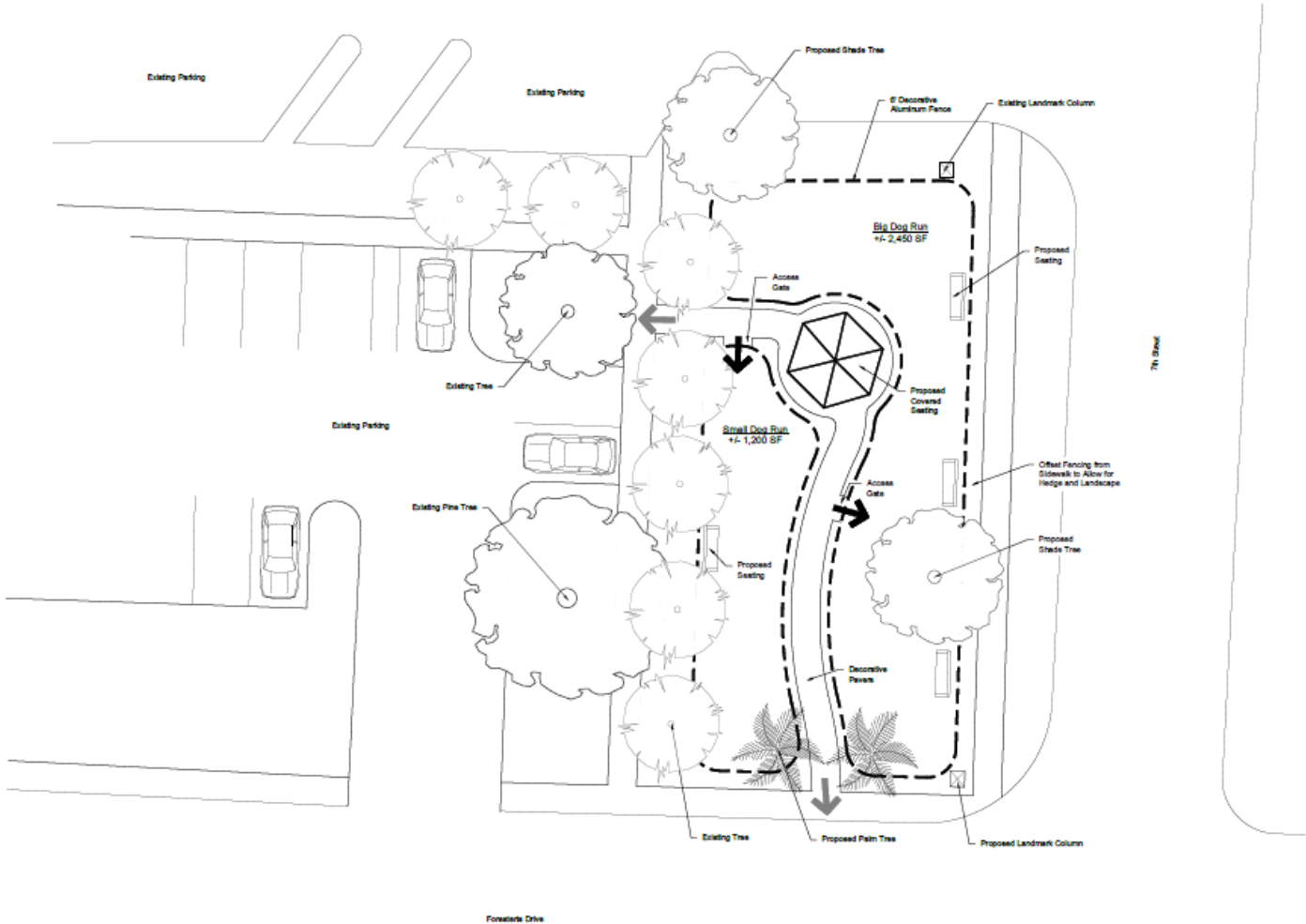
# DESIGN OPTIONS FOR PROPOSED USE OF CRA PROPERTY LOCATED AT 610 7<sup>TH</sup> STREET

DEPARTMENT OF PUBLIC WORKS

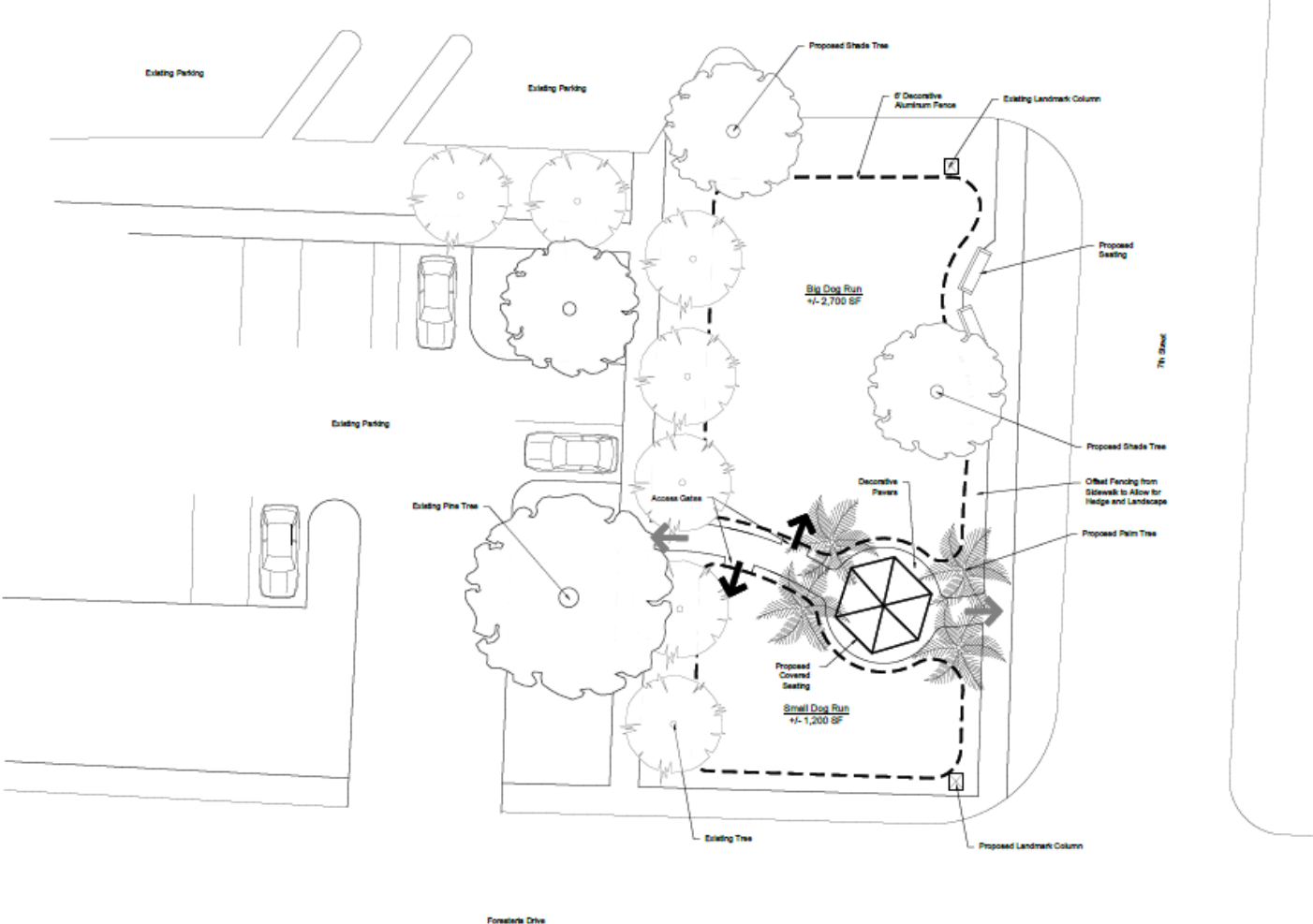
**Roberto Travieso**, Director  
**John Wille**, Capital Projects Manager



# DOG PARK DESIGN OPTION I

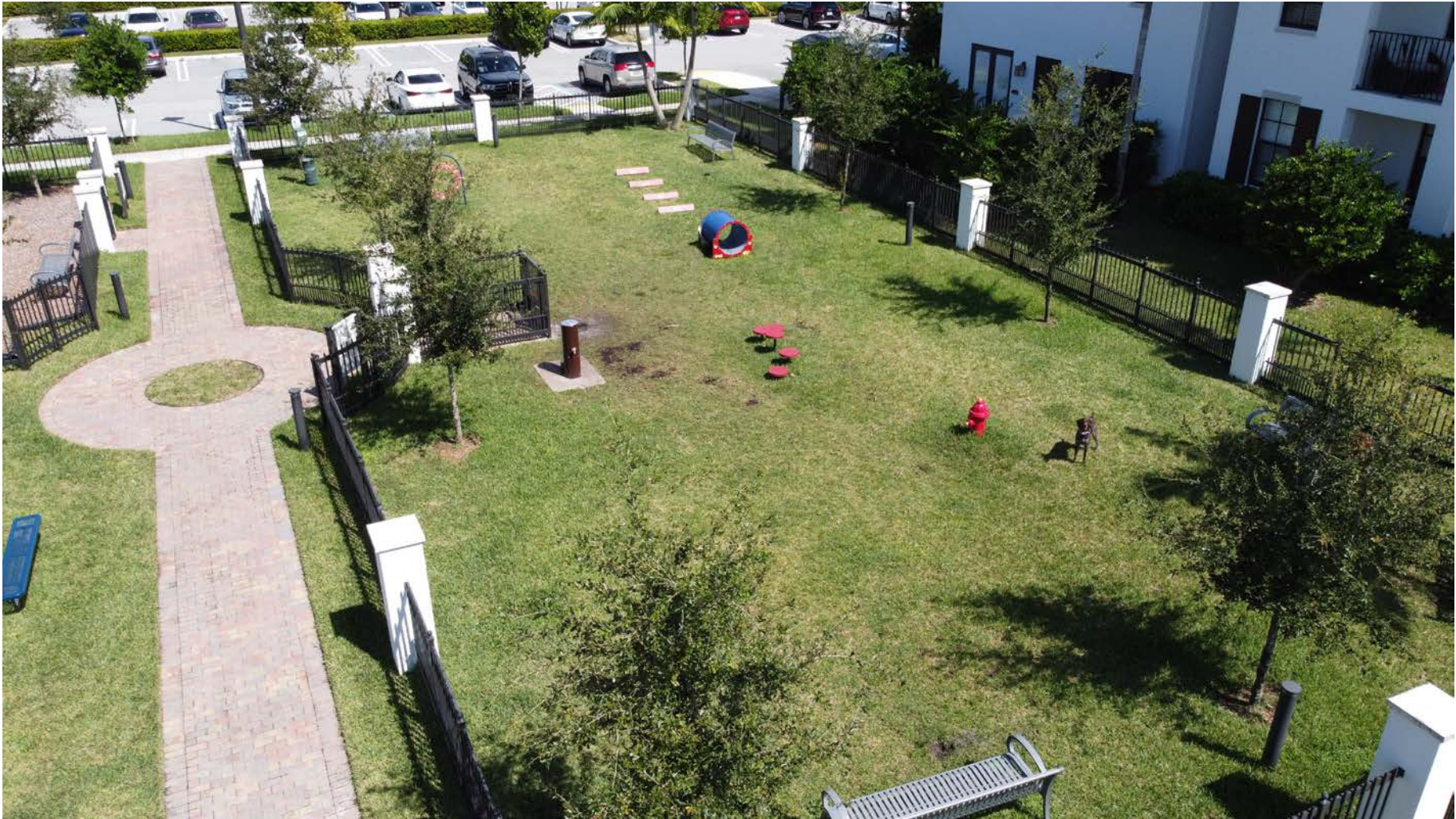


# DOG PARK DESIGN OPTION 2



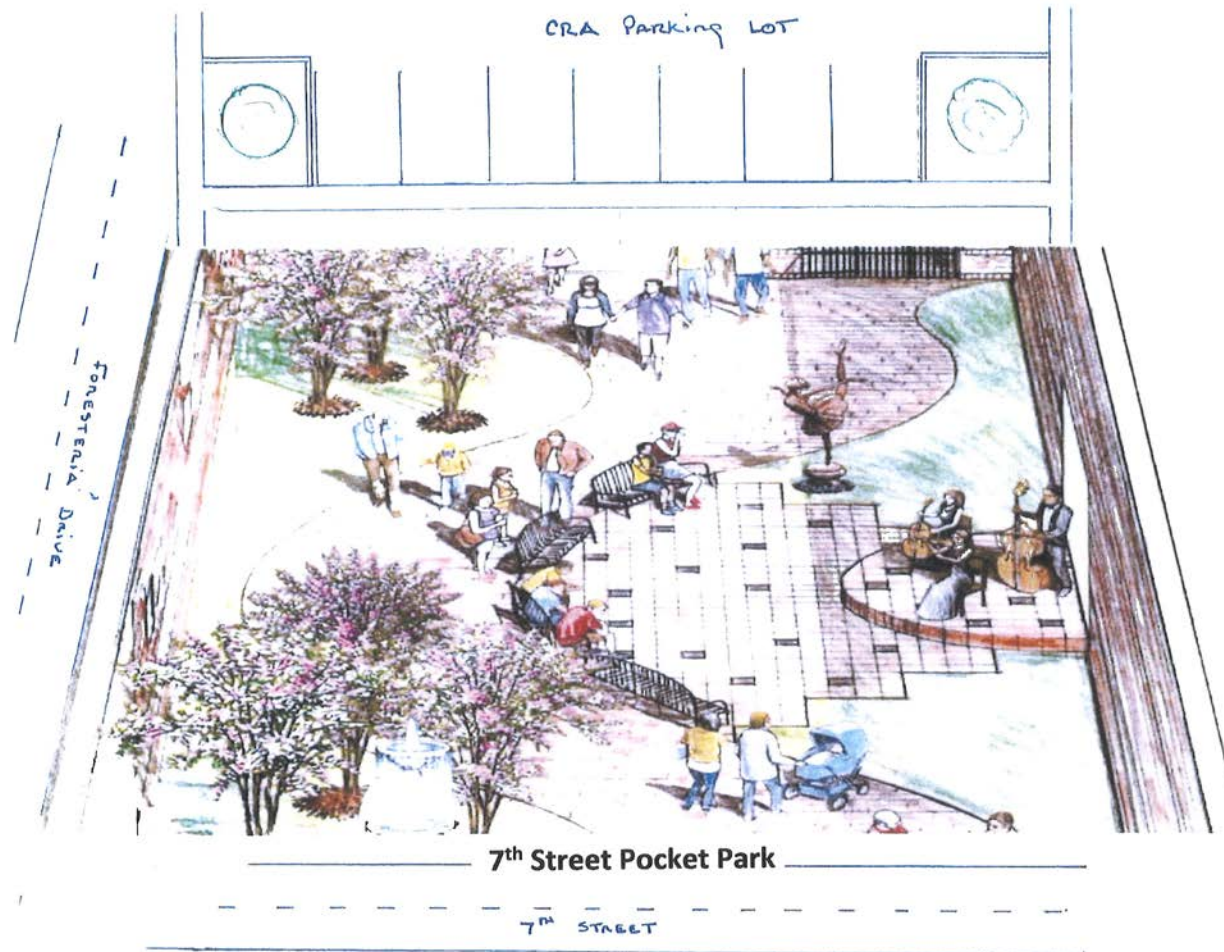


# SAMPLE URBAN SETTING DOG PARK





# DESIGN OPTION 3: POCKET PARK





**TOWN LAKE OF PARK  
PLANNING & ZONING BOARD  
STAFF REPORT  
MEETING DATE: September 11, 2023  
PZ-23-06**

**APPLICATION:** Empire Landscaping

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**SUMMARY OF APPLICANT’S REQUEST:** Empire Landscaping (“Property Owner” and “Applicant”) is requesting site plan approval for a one-story, 2,112 SF office/warehouse building. The proposed development is consistent with the Town of Lake Park’s adopted regulations for the CLIC-1 District.

The Subject Property is located south of Watertower Road along 13th Street in the Town of Lake Park as denoted in the location map. It is comprised of the following parcel, which totals 0.33 acres:

- Parcel 1 – PCN: 36434220000007400



**BACKGROUND:**

Owner & Applicant(s):	Empire Landscape
Agent and Consultant:	James Leserra, Empire Landscaping
Location:	36434220000007400 (No Address)
Net Acreage (total):	0.333 acres
Legal Description:	See survey enclosed in packet.
Existing Zoning:	CLIC-1
Future Land Use:	Light Industrial and Commercial

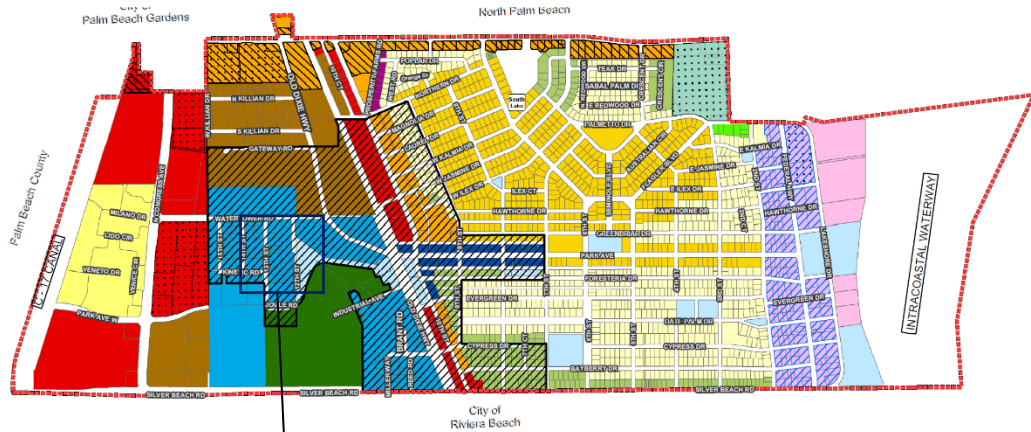
**Figure 1:** Aerial View of Site (image not to scale; for visual purposes only)



## LAKE PARK ZONING MAP



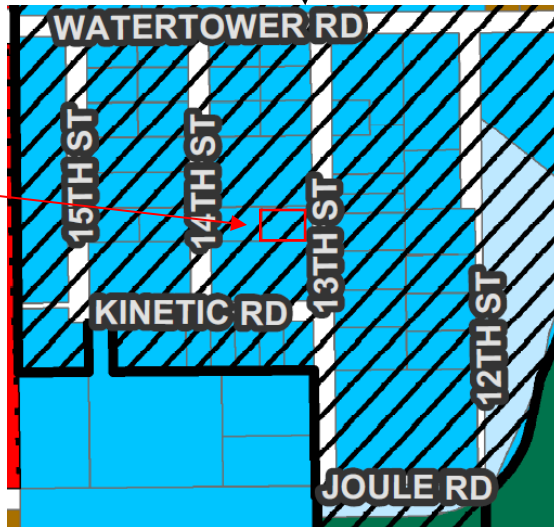
# Lake Park Zoning Map



### Legend

TOWN BOUNDARY	C1 BUSINESS DISTRICT	C4 BUSINESS DISTRICT	PADD PARK AVENUE DOWNTOWN DISTRICT	R2 MULTIPLE FAMILY RESIDENCE DISTRICT
Planned Unit Development Overlay	C1B NEIGHBORHOOD COMMERCIAL DISTRICT	CLIC CAMPUS LIGHT INDUSTRIAL & COMMERCIAL	R1 SINGLE FAMILY RESIDENCE DISTRICT	R2A MULTIPLE FAMILY RESIDENCE DISTRICT
NBO Overlay	C2 BUSINESS DISTRICT	CONSERVATION	R1A SINGLE FAMILY RESIDENCE DISTRICT	TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT
CRA Overlay	C3 BUSINESS DISTRICT	MU MIXED USE	R1AA RESIDENCE DISTRICT	
FHMUDO Federal Highway Mixed Use District Overlay		P PUBLIC DISTRICT	R1B TWO FAMILY RESIDENCE DISTRICT	

Subject Site



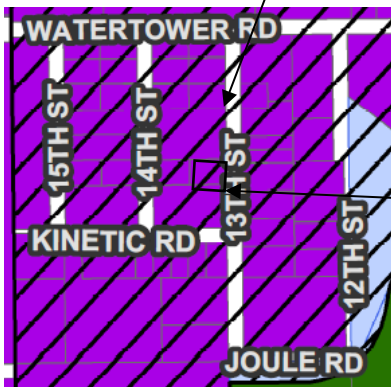
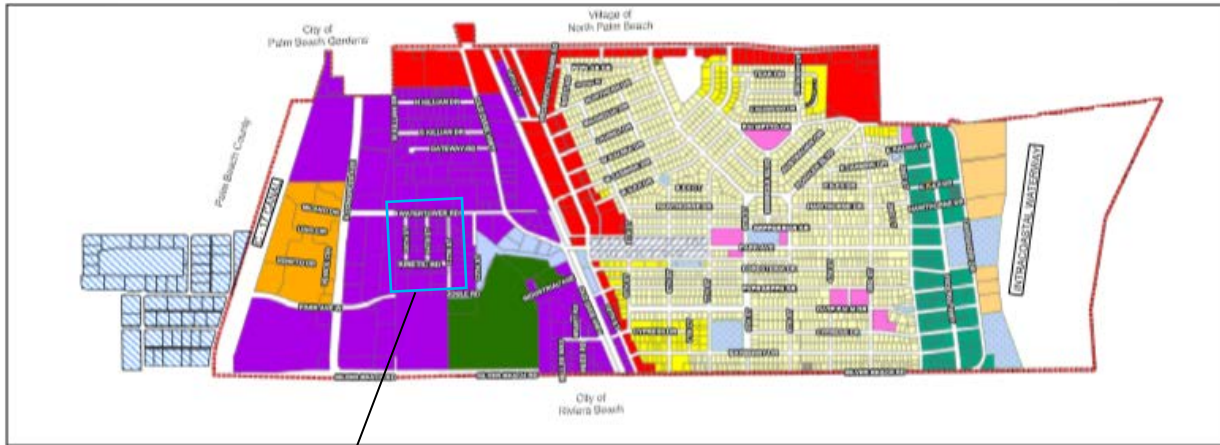
### Adjacent Zoning:

North: CLIC-1  
 South: CLIC-1  
 East: CLIC-1  
 West: CLIC-1

## LAKE PARK FUTURE LAND USE MAP



### Lake Park Future Land Use Map



Subject Site

#### Adjacent Existing Land Use

North: Commercial and Light Industrial  
 South: Commercial and Light Industrial  
 East: Commercial and Light Industrial  
 West: Commercial and Light Industrial

## **PART I: SITE PLAN APPLICATION**

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

**\*\*This project has been noticed by certified mail to property owners within 300 feet on 8/30/23 and advertised in the Palm Beach Post on Friday 9/1/23 \*\***

### **SITE PLAN PROJECT DETAILS**

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

- ➔ **3.4.2 Objectives and Policies, Policy 1.5:** *The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development and adopted Levels of Service (LOS) standards.*

This development project activates a vacant parcel along 13<sup>th</sup> Street, bringing in a new business while not producing any harmful impacts to neighboring districts and adopted Levels of Service.

- ➔ **Future Land Use (FLU) Classification System 3.4.3:** *Lands and structures devoted to light industrial uses with pollutants controlled on site, warehouses, commercial, wholesale establishments, and limited small scale commercial uses that are supportive of workers in the area such as convenience stores and restaurants and that can be carried on unobtrusively, with a maximum F.A.R. of 2.0.*

The current proposal is consistent with the definitional requirement for lands in the Commercial and Light Industrial FLU designation and consistent with the required Floor Area Ratio (FAR) by providing an FAR of 0.14.

- ➔ **Future Land Use Element, Policy 5.2:** *The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.*

The proposed development will redevelop a currently underutilized (vacant) parcel per the requirements of the Comprehensive Plan.

**Zoning:** The proposed project is consistent with the requirements of the CLIC-1 Business District, including use, parking, building height, and building site area. The project also complies with the supplemental regulations of the general code, which will be further discussed as applicable in the sections below.

Of note, this project is applying for two administrative waivers specific to sites under one acre. The first waiver is for the building setback to reduce the front yard setback from 25' to 20'. This is allowable with the 20% reduction to setbacks that can be applied.

The second requested waiver is for landscape buffer widths; instead of the standard 8' landscape buffers, the applicant is proposing to utilize the 20% reduction allowance to provide 6'4" buffers instead.

Both alternative proposals fall within the allowances of the administrative waivers for sites under one acre and staff supports their application to this project given the site's inherent constraints.

**Architecture:** The project is generally compliant with the Town's standards for nonresidential architectural design detailed under Chapter 78, Article XII. The proposal meets the standards set forth for building articulation, material variation, and decorative features.

Two outstanding elements pertaining to architecture that were not addressed during site plan review are ensuring secondary color percentages are no greater than 25% per wall and ensuring features of interest account for 60% of the front and side facades. These outstanding items are anticipated to be remedied prior to Town Commission scheduling, otherwise they will be conditioned on the approving Resolution.

**Building Site:** The total impervious area for the project is 9,398 SF and the pervious area is 2,990 SF. The development proposal consists of a one story 2,112 SF office warehouse building. This structure will serve as storage and the main offices for the Empire Landscaping company.

**Traffic Concurrency:** O'Rourke Engineering has reviewed the proposed traffic generated for this project as well as internal circulation within the site and recommended approval 8/28/23. Palm Beach County TPS approval for this project was issued on 7/5/23.

**Landscaping:** The proposed landscaping plans have been deemed code compliant by the Town's consulting Landscape Architect (JMorton) as of 8/28/23.

**Paving, Grading and Drainage:** The Town's consulting Engineers reviewed and approved the civil plans for this proposal on 8/24/23. Likewise the Town Stormwater Division approved the project on 8/29/23.

**Signage:** Signage will be subject to permit review and approval pursuant to the sign code when permits are applied for.

**Water/Sewer:** Seacoast Utility Authority reviewed these plans for compliance with their best practices and provided final approval on 8/24/23.

**Fire:** PBC Fire Rescue reviewed the site plan and found it to be in compliance with PBC Fire Rescue best practices on 8/28/23. An additional round of fire review will be conducted during the building permit phase, which is standard procedure.

**PBSO:** The Crime Prevention Through Environmental Design (CPTED) review was performed by D/S Adam Pozsonyi at the Palm Beach County Sheriff's Office and the proposal was found to be compliant with best-practice principles for CPTED on 8/25/23.

## **PART II: STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of the Site Plan for Empire Landscaping.





**TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION FOR SITE PLAN REVIEW OR AMENDMENT**

*Please call (561)881-3319 for submittal fees*

***\*\*For Planned Unit Development (PUD) applications, please refer to Section 78-77 of the Town Code of Ordinances for additional requirements\*\****

Project Name: Empire Landscape

Project Address: 830 13th Street, Lake Park, FL 33403

Property Owner: James Leserra

**APPLICANT INFORMATION:**

Applicant Name: Dustin Leserra

Applicant Address: 246 SE Ashley Oaks Way, Stuart, FL 34997

Phone: 772-215-8383 Fax: \_\_\_\_\_ E-Mail: info@empirelandscape.biz

**SITE INFORMATION:**

General Location: AKA Lot 47 LAKE PARK INDUSTRIAL SITES, UNRECORDED.

Address: 830 13th Street, Lake Park, FL 33403

Zoning District: Clic Future Land Use: Industrial Acreage: 0.33

Property Control Number (PCN): 36-43-42-20-00-000-7400

**ADJACENT PROPERTY:**

DIRECTION	ZONING	BUSINESS NAME	USE
North			Storage
East			Junkyard
South		Revival Landscape	Landscape
West			Auto Repair Shop

**JUSTIFICATION:**

Information concerning all requests (attach additional sheets if needed)

1. Please explain the nature of the request:

Site Plan Application

Proposed 44' x 48" (2112 Sq/ft) Pre-fabricated Metal Building. Mixed Office/Warehouse space.

- 720 sq/ft Office space

- 1392 sq/ft of Warehouse space.

2. What will be the impact of the proposed change to the surrounding area?

The encompassed area will be improved.

- The proposed native vegetation will increase biodiversity.

- The proposed lighting and security system will increase safety in the surrounding areas.

3. How does the proposed Project comply with the Town of Lake Park's zoning requirements?

The project will comply with Lake park zoning requirements.

**LEGAL DESCRIPTION:**

The subject property is located approximately 1 mile(s) from the intersection of Watertower Rd./Congress Ave., on the    north,    east,    south, X west side of the 13th Street (street/road).

***Legal Description:***

The Southerly 100 feet of the Northerly 650 feet of the Easterly 145 feet of the Westerly 845 feet of Northwest Quarter of the Southwest Quarter of Section 20, Township 42 South, Range 43 Palm Beach County, Florida

I hereby certify that I am the owner(s) of record of the above described property or that I/we have written permission from the owner(s) of record to request this action.

  
OWNER/APPLICANT Signature

8-23-23  
Date



**PLEASE DO NOT DETACH FROM APPLICATION.**

**SIGNATURE REQUIRED BELOW.**

Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES stormwater review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department at 561-881-3318.

I, James Leserra, have read and understand the regulations above regarding cost recovery.

  
\_\_\_\_\_  
Property Owner Signature

8-23-23  
\_\_\_\_\_  
Date



**CONSENT FORM**  
**FROM PROPERTY OWNER AND DESIGNATION OF AUTHORIZED AGENT:**

Before me, the undersigned authority, personally appeared James Leserra,  
 who, being by me first duly sworn, on Oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description;
2. That he/she is requesting Site Plan Approval in the Town of Lake Park, Florida;
3. That he/she is appointed Authorized Agent to act as authorized on his/her behalf to accomplish the above Project.

Property Owner Name: James Leserra

[Signature]  
 Property Owner Signature

4545 SE Manatee Terrace

Street Address

772-485-6008

Telephone Number

jim@empirelandscape.biz

E-Mail Address

James Leserra, Owner

By: Name/Title

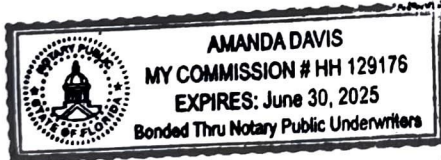
Stuart, FL 34997

City, State, Zip Code

Fax Number

Sworn and Subscribed before me on this 23<sup>rd</sup> day of August, 20 23

[Signature]  
 NOTARY PUBLIC



MY COMMISSION EXPIRES:

6/30/2025





**TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION FOR WAIVER**

**APPLICANT INFORMATION**

**Owner**

Name: Empire LS Property Management Phone: 772-215-8383  
 Address: 4545 SE Manatee Terrace City: Stuart State: FL Zip: 34997  
 Email Address: INFO@EMPIRELANDSCAPE.BIZ (REQUIRED)

**Agent** (if applicable)

Name: Dustin Leserra Phone: 772-215-8383  
 Address: 246 SE Ashley Oaks Way City: Stuart State: FL Zip: 34997  
 Email Address: INFO@EMPIRELANDSCAPE.BIZ (REQUIRED)

**PROPERTY INFORMATION**

1. Property Location/Address: 13th St.; Lake Park, FL
2. Property Control Number(s): 36 - 43 - 42 - 20 - 00 - 000 - 7400
3. Zoning District: Town of Lake Park

**PROJECT INFORMATION**

Waiver(s) requested: Building setbacks.

Brief description of work proposed (use additional sheets if necessary):

Requesting Building setbacks. Up to 20 percent of the land development regulations for the front, side yard, side

and rear setbacks may be waived, upon the community development director's determination at one or more of the following

conditions exists: There are site or structural conditions, such as, but not limited to: the lot size is less than 1.0 acre



**Waiver Justification Letter**

In order to authorize any waiver from the requirements of the Land Development Regulations, the Community Development Department must ensure its relevance to the application and the satisfaction of its requisite conditions per the Town Code. Please provide this information in a justification letter below or as an attachment and include the associated Town Code Section that enables the waiver.

There are site or structural conditions, such as, but not limited to: the lot size is less than 1.0 acre

Sec. 78-325. - Land development regulations eligible for waivers.

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**LIST OF REQUIRED DOCUMENTS**

- Justification letter.

**FEES**

Application Fee:  
\$1,000 nonresidential;  
\$750.00 residential  
Minimum Escrow Deposit:  
\$1,500.00\*

*\*Unused portion of escrow is refundable – additional costs will be recovered in advance. If this application is being submitted in conjunction with another application and an escrow account already exists, additional escrow may not be needed.*





**PLEASE DO NOT DETACH FROM APPLICATION.**

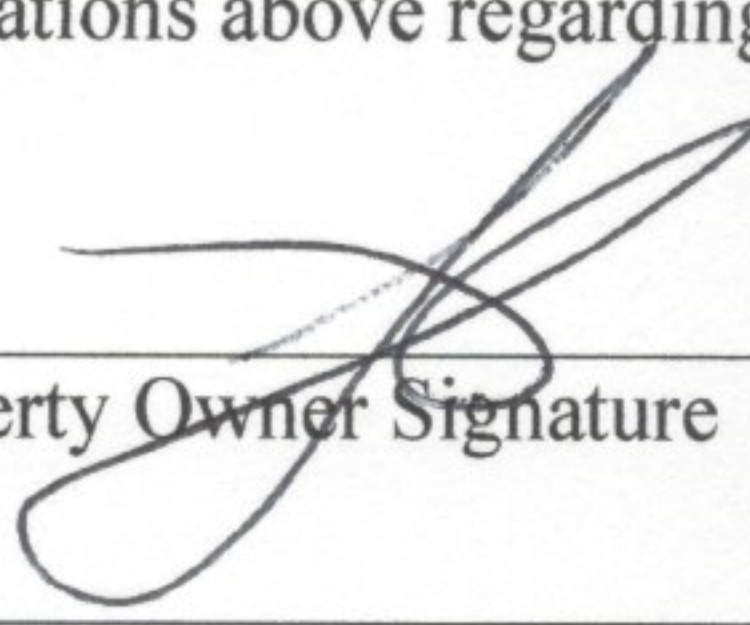
**SIGNATURE REQUIRED BELOW.**

Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES stormwater review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department at 561-881-3318.

I, Jim Leservn, have read and understand the regulations above regarding cost recovery.

  
Property Owner Signature

4-3-23  
Date

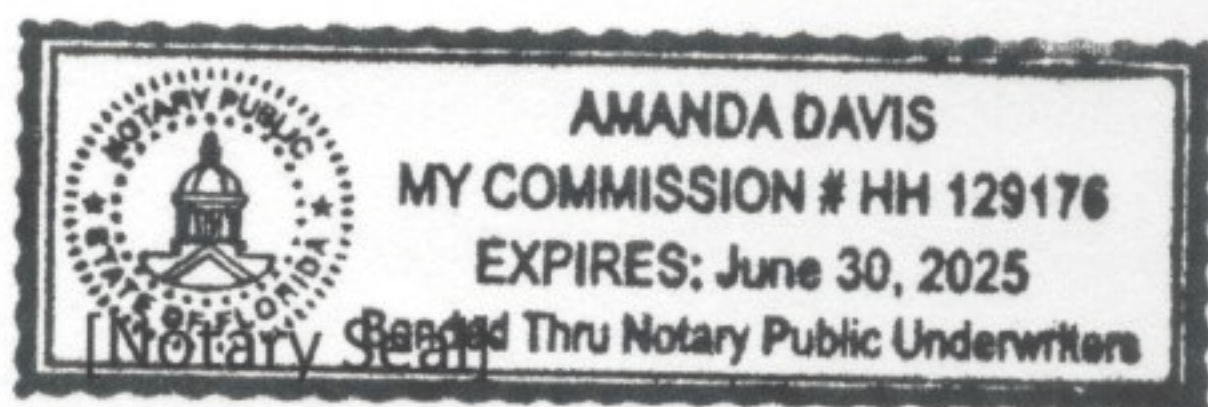


# SIGNATURE

The undersigned acknowledges the information provided above is true and correct as s/he is informed and believes:

STATE OF FL  
COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or \_\_\_\_\_ online notarization, this date 4/3/23 by (name and title of position) Jim Userra, owner, who is personally known to me or who has produced (type of identification) \_\_\_\_\_ as identification.



Amanda Davis

(Signature of person taking acknowledgment)

Amanda DAVIS

(Name typed, printed or stamped)

Bookkeeper

(Title or rank)

(Serial number, if any)





**TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION FOR WAIVER**

**APPLICANT INFORMATION**

**Owner**

Name: Empire LS Property Management Phone: 772-215-8383  
 Address: 4545 SE Manatee Terrace City: Stuart State: FL Zip: 34997  
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**PROPERTY INFORMATION**

1. Property Location/Address: 13th St.; Lake Park, FL  
 2. Property Control Number(s): 36 - 43 - 42 - 20 - 00 - 000 - 7400  
 3. Zoning District: Town of Lake Park

**PROJECT INFORMATION**

Waiver(s) requested: Landscape Buffer widths

Brief description of work proposed (use additional sheets if necessary):

Requested up to 20 percent of the required landscape buffers. Site is less than 1 acre buffer width will not be less than six feet



**Waiver Justification Letter**

In order to authorize any waiver from the requirements of the Land Development Regulations, the Community Development Department must ensure its relevance to the application and the satisfaction of its requisite conditions per the Town Code. Please provide this information in a justification letter below or as an attachment and include the associated Town Code Section that enables the waiver.

Site is less than 1 acres per Sec. 78-325. - Land development regulations eligible for waivers.

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**LIST OF REQUIRED DOCUMENTS**

- Justification letter.

**FEES**

Application Fee:  
\$1,000 nonresidential;  
\$750.00 residential  
Minimum Escrow Deposit:  
\$1,500.00\*

*\*Unused portion of escrow is refundable – additional costs will be recovered in advance. If this application is being submitted in conjunction with another application and an escrow account already exists, additional escrow may not be needed.*





**PLEASE DO NOT DETACH FROM APPLICATION.**

**SIGNATURE REQUIRED BELOW.**

Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES stormwater review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department at 561-881-3318.

I, Jim Leserra, have read and understand the regulations above regarding cost recovery.

[Signature]  
Property Owner Signature

4-3-23  
Date



SIGNATURE

The undersigned acknowledges the information provided above is true and correct as s/he is informed and believes:

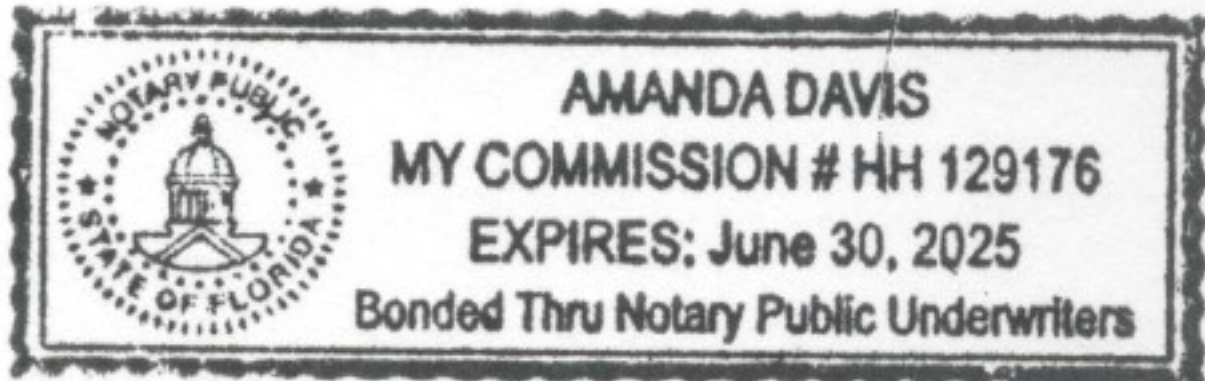
STATE OF FL  
COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this date 4/3/23 by (name and title of position) Jim Leserra, owner who is personally known to me or who has produced (type of identification) \_\_\_\_\_ as identification.

Amanda Davis  
(Signature of person taking acknowledgment)  
Amanda DAVIS  
(Name typed, printed or stamped)  
Bookkeeper  
(Title or rank)

[Notary Seal]

(Serial number, if any)  
\_\_\_\_\_







**Department of Engineering  
and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229

(561) 684-4000  
FAX: (561) 684-4050  
www.pbcgov.com

**Palm Beach County  
Board of County  
Commissioners**

Gregg K. Weiss, Mayor  
Maria Sachs, Vice Mayor  
Maria G. Marino  
Michael A. Barnett  
Marci Woodward  
Sara Baxter  
Mack Bernard

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"

July 5, 2023

Rebecca J. Mulcahy, P.E.  
Pinder Troutman Consulting, Inc.,  
601 Heritage Dr, Suite 493  
Jupiter, FL 33458

**RE: 830 13<sup>th</sup> Street**  
**Project #: 230610**  
**Traffic Performance Standards (TPS) Review**

Dear Ms. Mulcahy:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact statement, dated June 14, 2023, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

<b>Municipality:</b>	Town of Lake Park
<b>Location:</b>	W of 13 <sup>th</sup> St, 490 ft S of Watertower Rd
<b>PCN #:</b>	36-43-42-20-00-000-7400
<b>Access:</b>	One In-only and One Out-only driveways on 13 <sup>th</sup> St
<b>Existing Uses:</b>	Outdoor Storage = 0.33 acres
<b>Proposed Uses:</b>	Redevelop with Warehouse = 1,392 SF, Office = 720 SF, Landscape Service = 0.33 acres
<b>New Daily Trips:</b>	40
<b>New Peak Hour Trips:</b>	11(5/6) AM; 6(3/3) PM
<b>Build-out:</b>	December 31, 2026

Based on our review, the Traffic Division has determined the proposed project generates less than 21 peak hour net trips and has insignificant traffic impact, and therefore, meets the TPS of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Town after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a



Rebecca J. Mulcahy, P.E.  
July 5, 2023  
Page 2

Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email [QBari@pbcgov.org](mailto:QBari@pbcgov.org).

Sincerely,

A handwritten signature in blue ink that reads "Quazi Bari".

Quazi Bari, P.E., PTOE  
Manager – Growth Management  
Traffic Division

QB:jb

cc: Nadia Di Tommaso, Director of Community Development, Town of Lake Park  
Hanane Akif, P.E., Professional Engineer, Traffic Division  
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2023\230610 - 830 13TH STREET.DOC



THIS SEAL APPEARING ON THIS DOCUMENT  
WAS AUTHORIZED BY  
**CLYDE O. MCNEAL**  
PSM 2883  
ON 07-01-2022  
STATE OF  
FLORIDA  
Professional Surveyor and Mapper



**LEGAL DESCRIPTION OF: XX 13TH STREET, LAKE PARK, FLORIDA, 33403**

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA,  
DESCRIBED AS FOLLOWS:

THE SOUTHERLY 100 FEET OF THE NORTHERLY 650 FEET OF THE EASTERLY 145 FEET OF THE WESTERLY 845 FEET OF  
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM  
BEACH COUNTY, FLORIDA.

A/K/A LOT 47 LAKE PARK INDUSTRIAL SITES, UNRECORDED.

**CERTIFIED TO:**

JAMES LESERRA  
LIBERTY TITLE COMPANY OF AMERICA, INC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**FLOOD ZONE:**

12099C0387F

ZONE: X

EFF. 10/5/2017

**SURVEY NOTES:**

- THERE ARE FENCES NEAR TO THE PROPERTY LINES AS SHOWN. FENCE OWNERSHIP NOT  
DETERMINED.

**LEGEND**

A/C	-AIR CONDITIONER
WM	-WATER METER
AL	-ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
&	-AND
P.B.	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	-PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E.	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac.	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EOW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
— x —	-FENCE
#	-NUMBER
±	-PLUS OR MINUS
■	-ASPHALT
■	-CONCRETE
■	-PAVER/BRINCK
■	-WOOD
☼	-LIGHT POLE
⊙	-WELL
⊗	-WATER VALVE
⌒	-CENTER LINE
■	-CATCH BASIN
⊕	-FIRE HYDRANT
⊕	-UTILITY POLE
⊕	-MANHOLE
XX	-ELEVATION

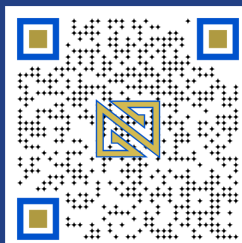
SOME ITEMS IN LEGEND MAY NOT  
APPEAR ON DRAWING.

**GENERAL NOTES:**

1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.  
2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE. 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988). 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

**LB8111**

info@NexGenSurveying.com



**561-508-6272**

1421 Oglethorpe Rd  
West Palm Beach  
FL 33405



Scope of Work

- Proposed 44' x 48' (2,112 SF) Prefabricated Metal Building
- 720 SF office
  - 1,392 SF Warehouse

Pre-Engineered Metal Building  
830 13th Street  
Lake Park

F L O R I D A

Sheet Index

- Cover Sheet  
L1.0 - Existing Conditions  
L2.0 - Site Plan  
L3.0 - Landscape Plan  
L3.1 - Landscape Details  
L4.0 - Irrigation Plan  
Architectural Plans & Elevations  
Survey

Design Team/Consultants

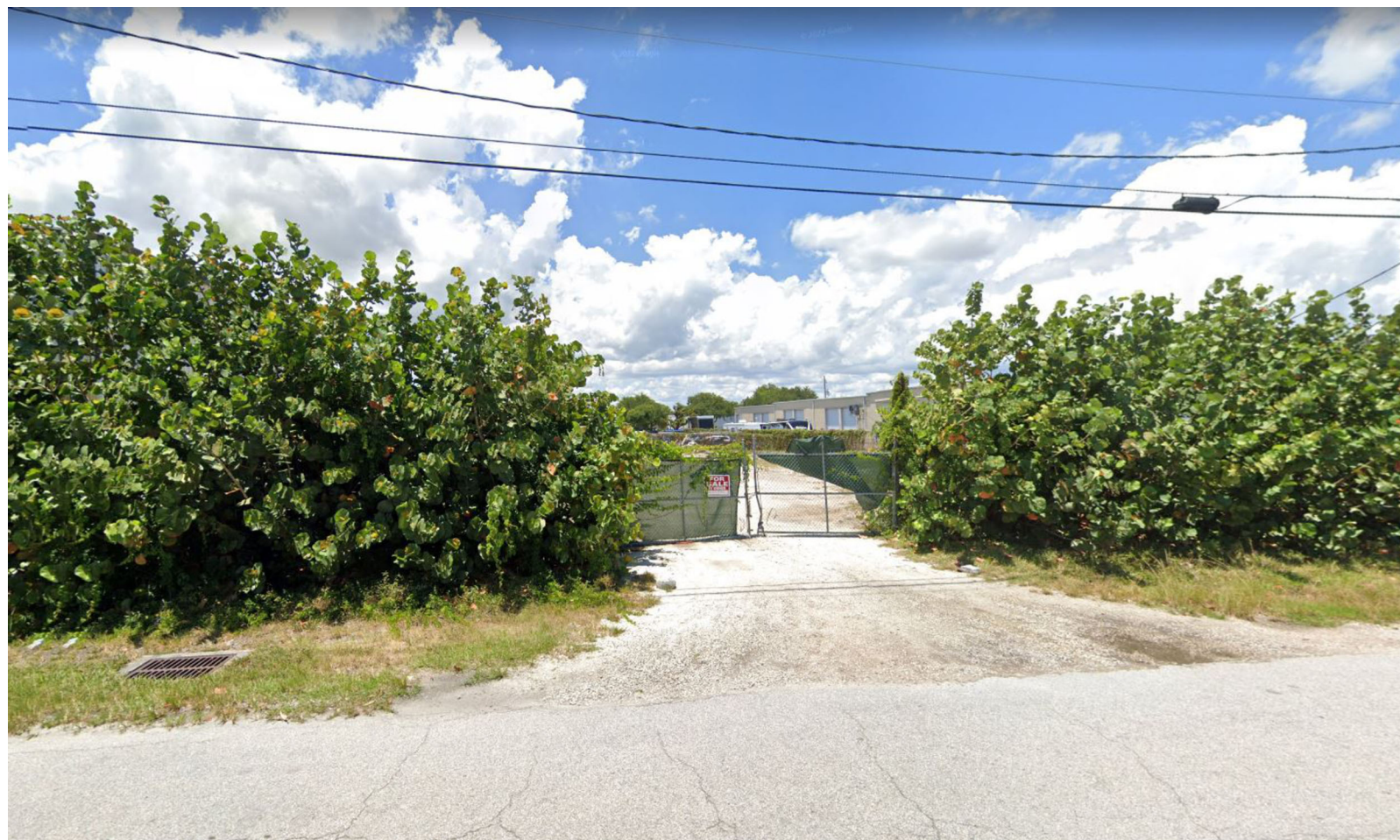
Landscape Architects  
ENVIRONMENT DESIGN GROUP  
139 NORTH COUNTY ROAD SUITE 20B  
PALM BEACH, FL 33480  
561.832.4600  
WWW.ENVIRONMENTDESIGNGROUP.COM

Building Engineers  
CLEAR SPAN STRUCTURES, LLC  
2000 AVENUE P, SUITE 5  
RIVIERA BEACH, FL 33404





Aerial View



Street View



ENVIRONMENT  
DESIGN  
GROUP

139 North County Road 5400-B Palm Beach, FL 33480

Phone 561.832.4800 Mobile 561.313.4424

Landscape Architecture

Land Planning

Landscape Management

Dustin M. Mizell, MIA, RLA #6666784

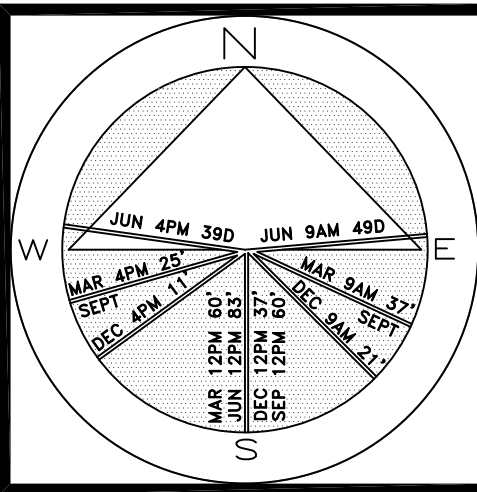
[Dustin@environmentdesigngroup.com](mailto:Dustin@environmentdesigngroup.com)

13TH STREET

Pre-Engineered Metal Building

830 13th Street

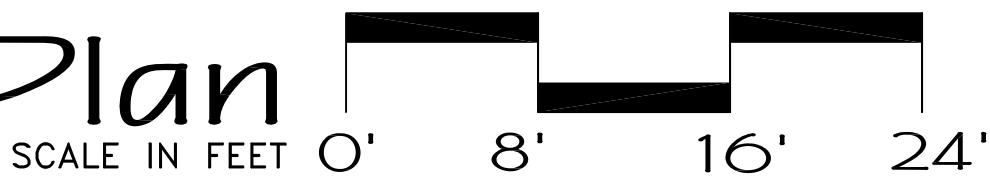
Lake Park



JOB NUMBER: # 22202.00 LA  
DRAWN BY: Sean Twomey  
Allison Padilla  
DATE: 10.31.2022  
12.08.2022

SHEET L1.0

Existing Conditions / Tree Disposition Plan



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The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/those drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2022

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48 HOURS BEFORE DIGGING  
CALL TOLL FREE  
1-800-432-4770  
SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

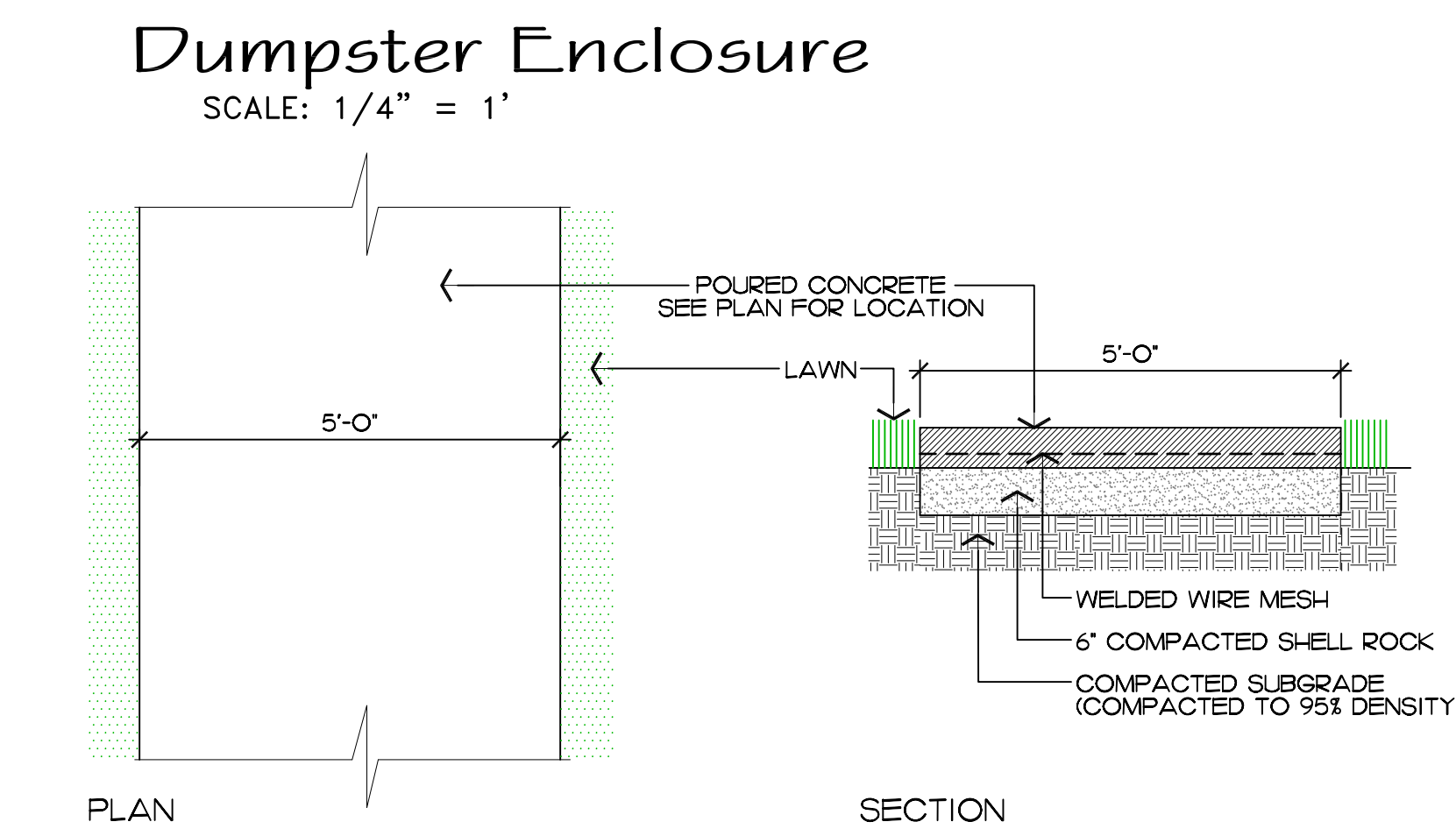
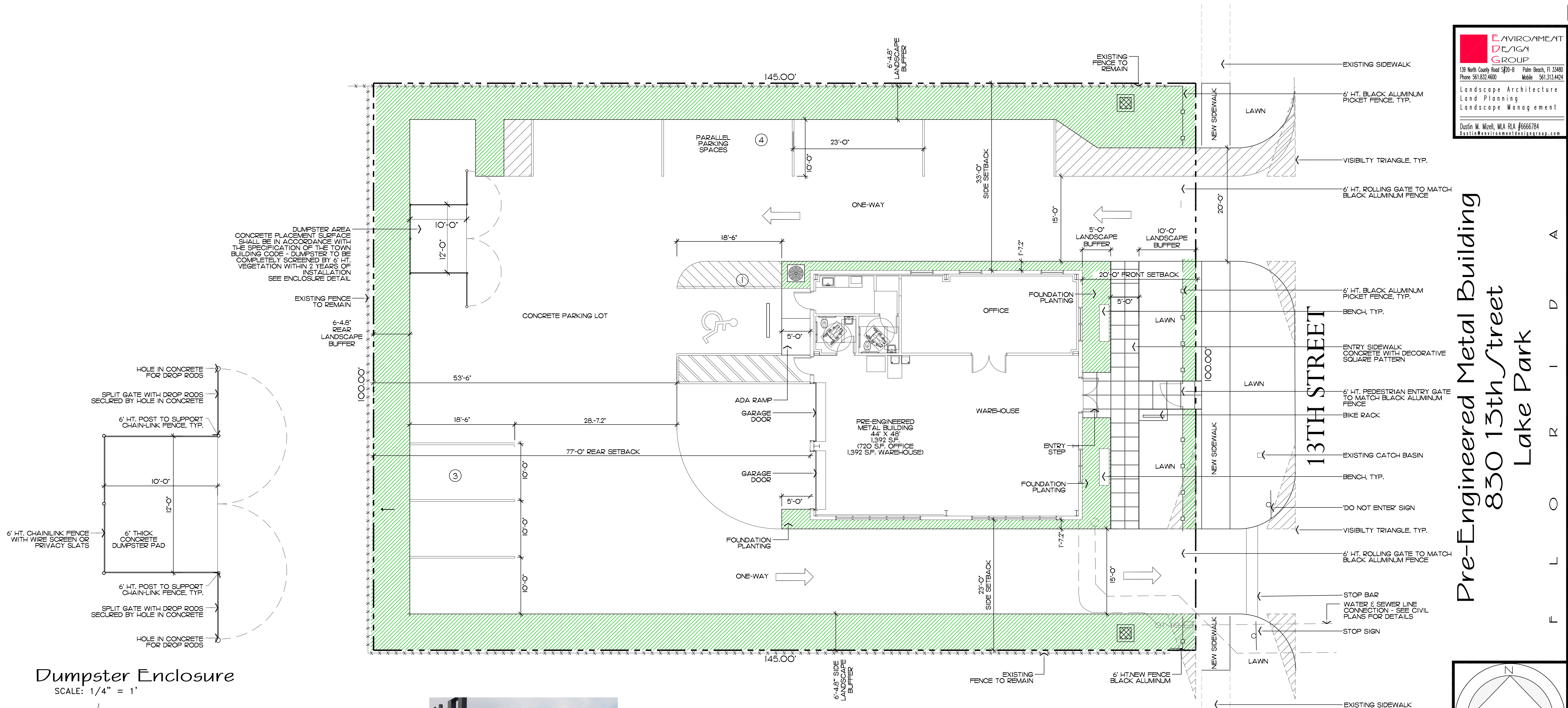


ENVIRONMENT  
DESIGN  
GROUP

139 North County Road 5400-B Palm Beach, FL 33480  
Phone 561.832.4800 Mobile 561.313.4424

Landscape Architecture  
Land Planning  
Landscape Management

Dustin M. Mizell, MIA, RLA #0666784  
Dustin@environmentdesigngroup.com



**Black Aluminum Fence**  
6' HT. - WITH ROLLING VEHICULAR ENTRY GATE

### Parking

OFFICE / WAREHOUSE		
CODE	REQUIRED	PROPOSED
FOUR SPACES FOR EACH 1,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE	(4) PARKING SPACES	(4) PARKING SPACES
ONE SPACE FOR EACH 2,000 SQUARE FEET OF GROSS FLOOR AREA OF WAREHOUSE	(1) PARKING SPACE	(1) PARKING SPACE
ONE SPACE FOR EACH EMPLOYEE ON THE SHIFT OF GREATEST EMPLOYMENT	3 EMPLOYEES (3) PARKING SPACES	(3) PARKING SPACES
TOTAL PARKING	8 PARKING SPACES	8 PARKING SPACES

### Site Calculations

CATEGORY	PROPOSED
ZONING AND LAND USE	CLIC - CAMPUS LIGHT INDUSTRIAL & COMMERCIAL
TOTAL AREA	14,500 S.F. 0.33287 ACRES
BUILDING COVERAGE	2,112 S.F. 14.5%
BUILDING USE	720 S.F. - OFFICE 1,392 S.F. - WAREHOUSE
PERVIOUS AREA	2,990 S.F. 20.6%
IMPERVIOUS AREA (NOT INCLUDING BUILDING)	9,398 S.F. 64.8%

### Waiver Requests

	REQUIRED	PROPOSED
WAIVER 1	MINIMUM LANDSCAPE BUFFER 8'-0"	REDUCE MINIMUM LANDSCAPE BUFFER TO 6'-0"
WAIVER 2	MINIMUM FRONT BUILDING SETBACK 25'	REDUCE FRONT BUILDING SETBACK TO 20'-0"

2023

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2023

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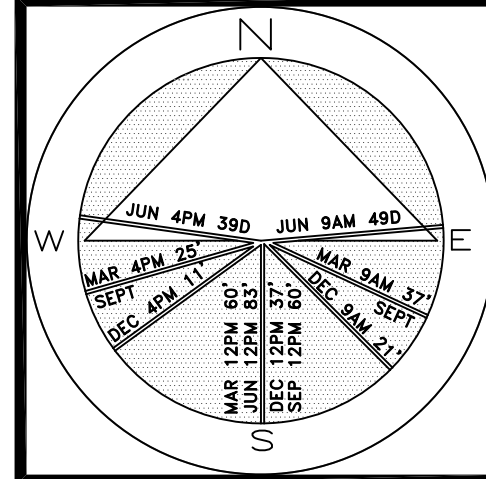
48 HOURS BEFORE DIGGING  
CALL TOLL FREE  
1-800-432-4770  
SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

## Site Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ. FT.



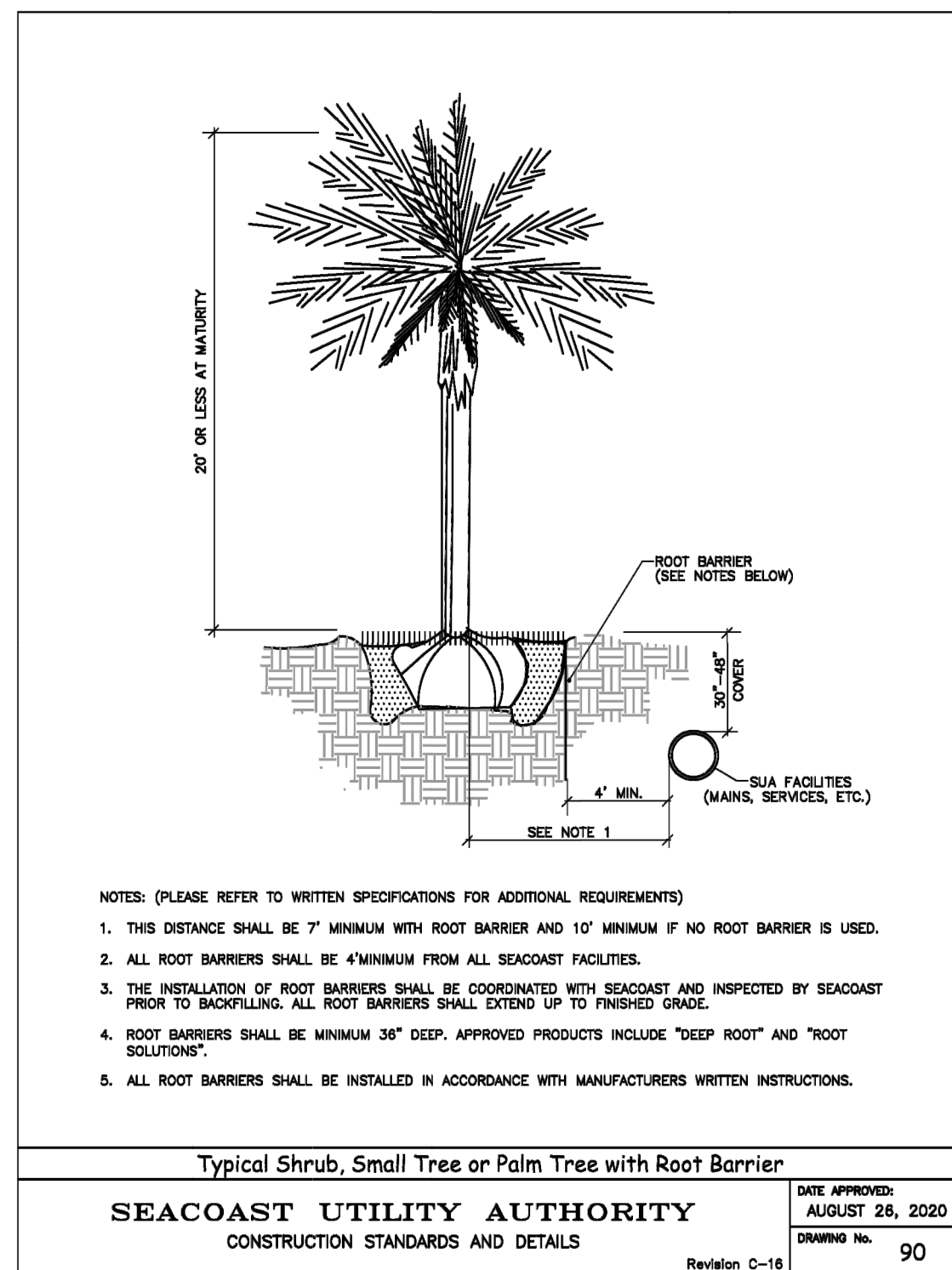
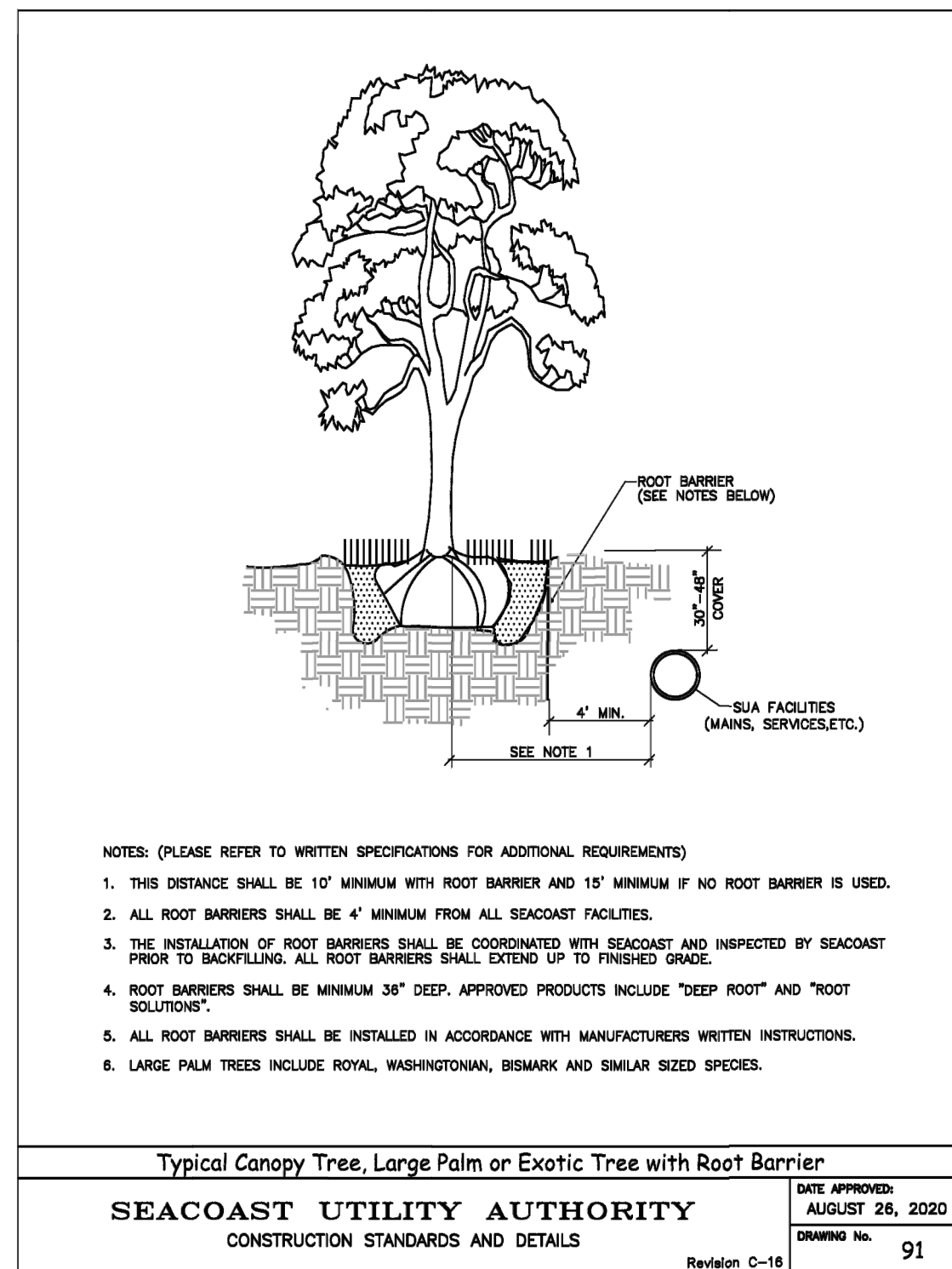
JOB NUMBER: # 22202.00 LA  
DRAWN BY: Jean Twomey  
Allison Padilla  
DATE: 10.31.2022  
12.08.2022  
02.17.2023  
05.04.2023  
08.01.2023  
08.23.2023

SHEET L2.O



# Pre-Engineered Metal Building

## 13th Street Lake Park

A  
D  
I  
R  
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L  
F

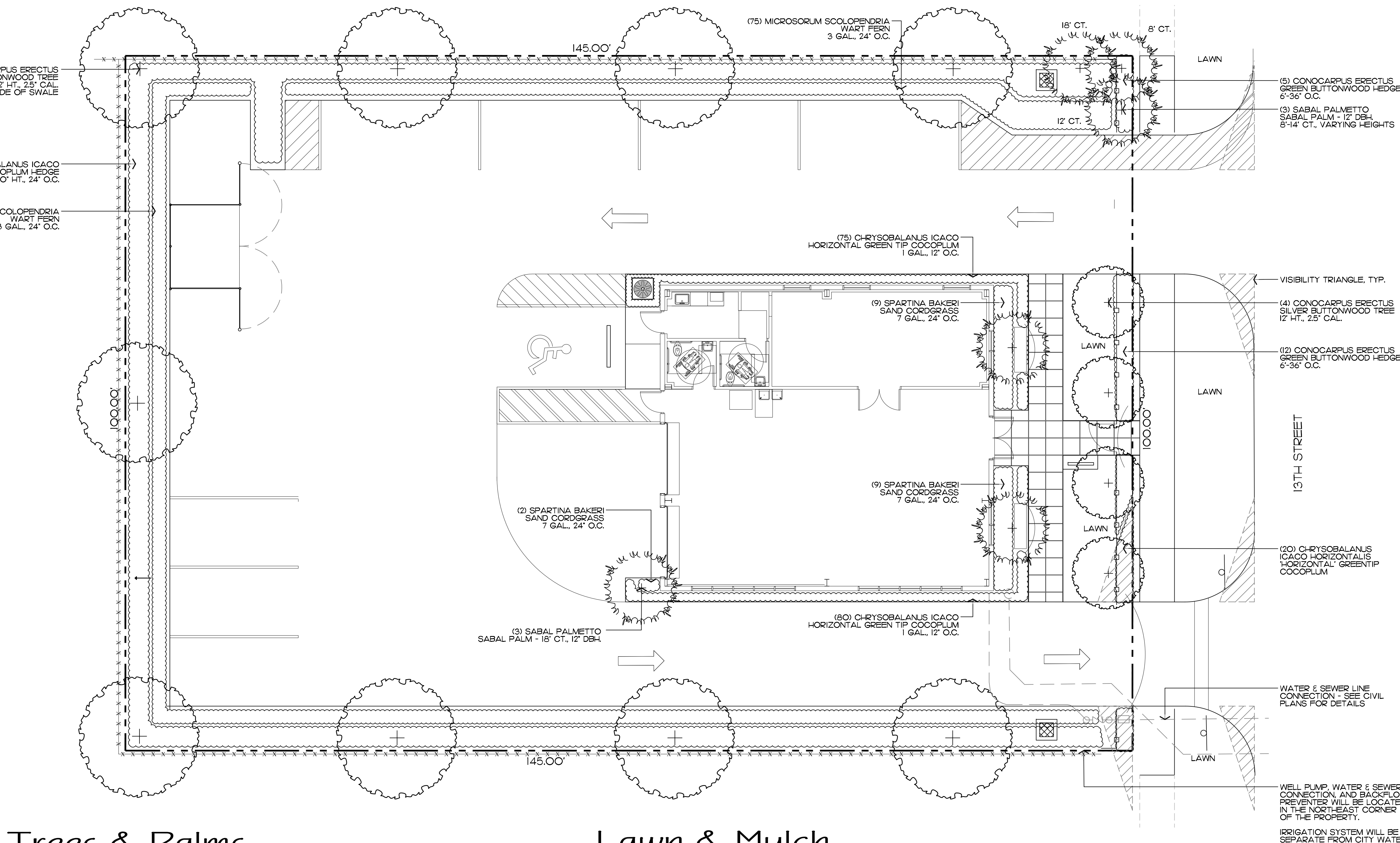
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48 HOURS BEFORE DIGGING  
CALL TOLL FREE:  
1-800-432-4770  
SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.



## Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
●	CONOCARPUS ERECTUS SILVER BUTTONWOOD TREE	4	12' HT., 25" CAL.	YES
+	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE	9	12' HT., PLANTED HIGH SIDE OF SWALE, 25" CAL.	YES
●	SABAL PALMETTO SABAL PALM	1	8' CT., 12' DBH	YES
●		4	12' CT., 12' DBH	

## Shrubs, Vines, & Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
□	CONOCARPUS ERECTUS GREEN BUTTONWOOD	17	6' HT, 36" O.C.	YES
□	CHRYSOBALANUS ICACO RED TIP COCOPLUM	226	30" HT., 24" O.C.	YES
□	CHRYSOBALANUS ICACO HORIZONTAL GREEN TIP COCOPLUM	175	1 GAL., 12" O.C.	YES
□	MICROSORUM SCOLOPENDRIA WART FERN	197	3 GAL., 24" O.C.	YES
□	SPARTINA BAKERI SAND CORDGRASS	78	7 GAL., 24" O.C.	YES

## Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	ST. AUGUSTINE FLORATAM GRASS	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

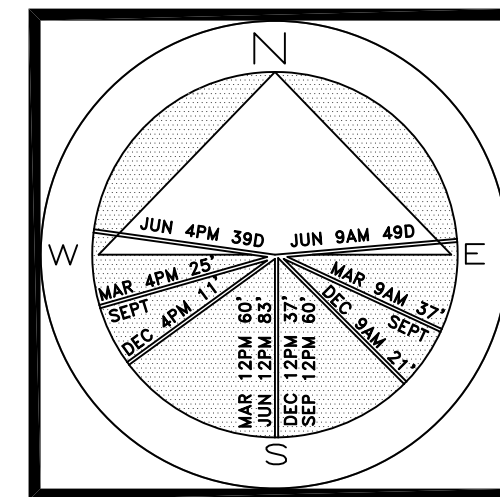
NOTE: 100% OF PROPOSED VEGETATION IS NATIVE TREES SHALL BE A MINIMUM OF 12' IN HEIGHT AND A DBH AT THE TIME OF PLANTING. ROOT BARRIERS SHALL BE USED WHEREVER NECESSARY

## Buffer Planting

BUFFER TYPE	TREES REQUIRED	TREES PROVIDED
EAST (PUBLIC STREET)	5 TREES (1 PER 20 LINEAR FEET)	6 TREES
WEST	3 TREES (1 PER 40 LINEAR FEET)	3 TREES
NORTH	4 TREES (1 PER 40 LINEAR FEET)	4 TREES
SOUTH	4 TREES (1 PER 40 LINEAR FEET)	4 TREES

## Waiver Requests

	REQUIRED	PROPOSED
WAIVER 1	MINIMUM LANDSCAPE BUFFER 8'-0"	REDUCE MINIMUM LANDSCAPE BUFFER TO 6'-0"
WAIVER 2	MINIMUM FRONT BUILDING SETBACK 25'	REDUCE FRONT BUILDING SETBACK TO 20'-0"



JOB NUMBER: # 22202.00 LA  
DRAWN BY: Jean Twomey  
DATE: 10.31.2022  
02.17.2023  
05.04.2023  
08.01.2023  
08.23.2023

## Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ.FT.



# Planting Notes

## COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

SIX PERCENT (6%) NITROGEN  
 SIX PERCENT (6%) PHOSPHOROUS  
 SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVERS. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

## MULCH:

MULCH MATERIAL SHALL BE SH-REDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

## SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

## SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITH-OUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR B&B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

## MEASUREMENTS:

**SHADE TREES:** HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

**SHRUBS:** HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

**PALMS:** CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARKED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

## PLANTING SOIL AND BACKFILL:

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMLUDA OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL, TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

## PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRASSES AND STANDARDS FOR NURSERY PLANTS PARTS 1 & 11, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

## CONTAINER GROWN STOCK:

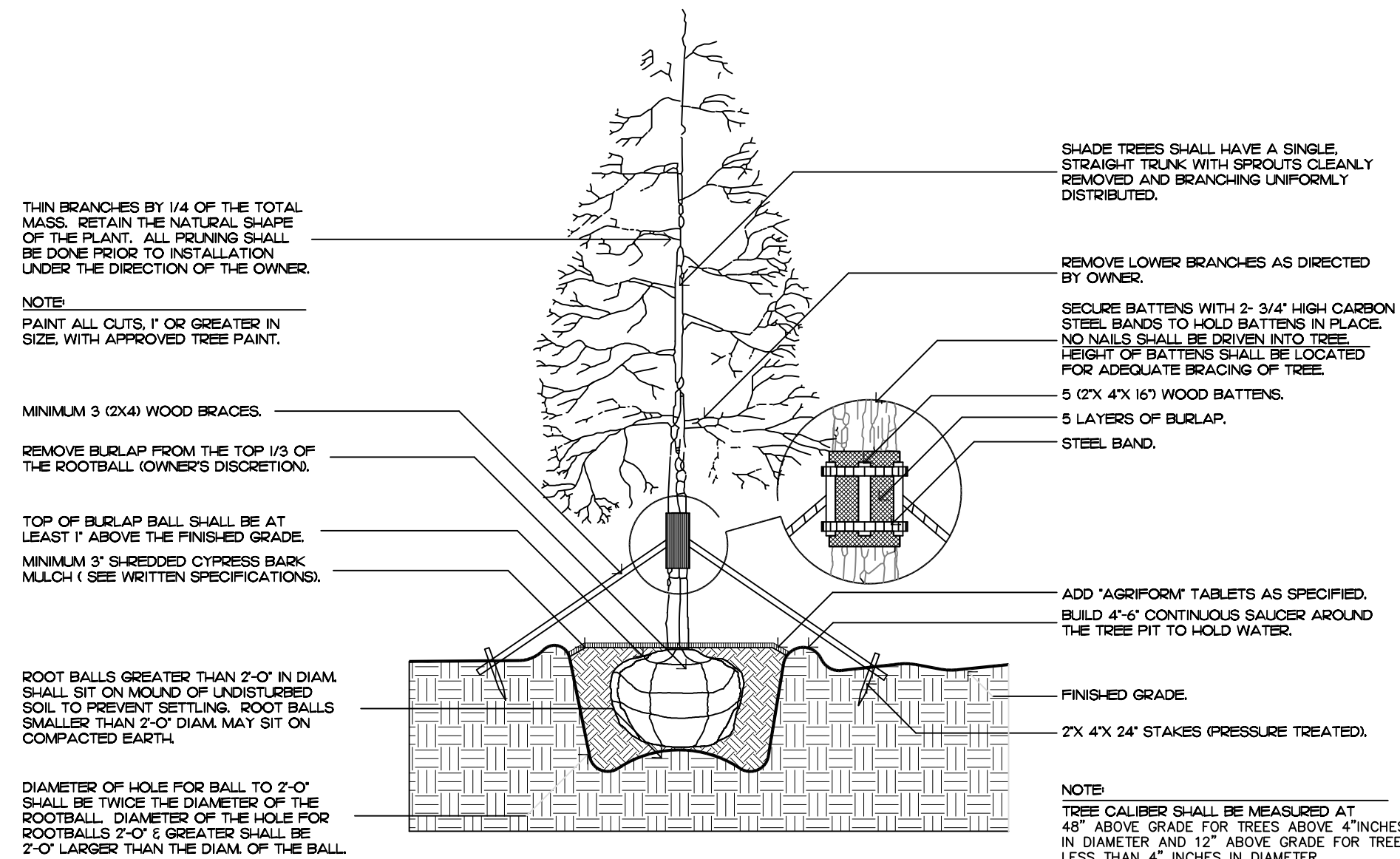
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.
- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

## WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS. TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

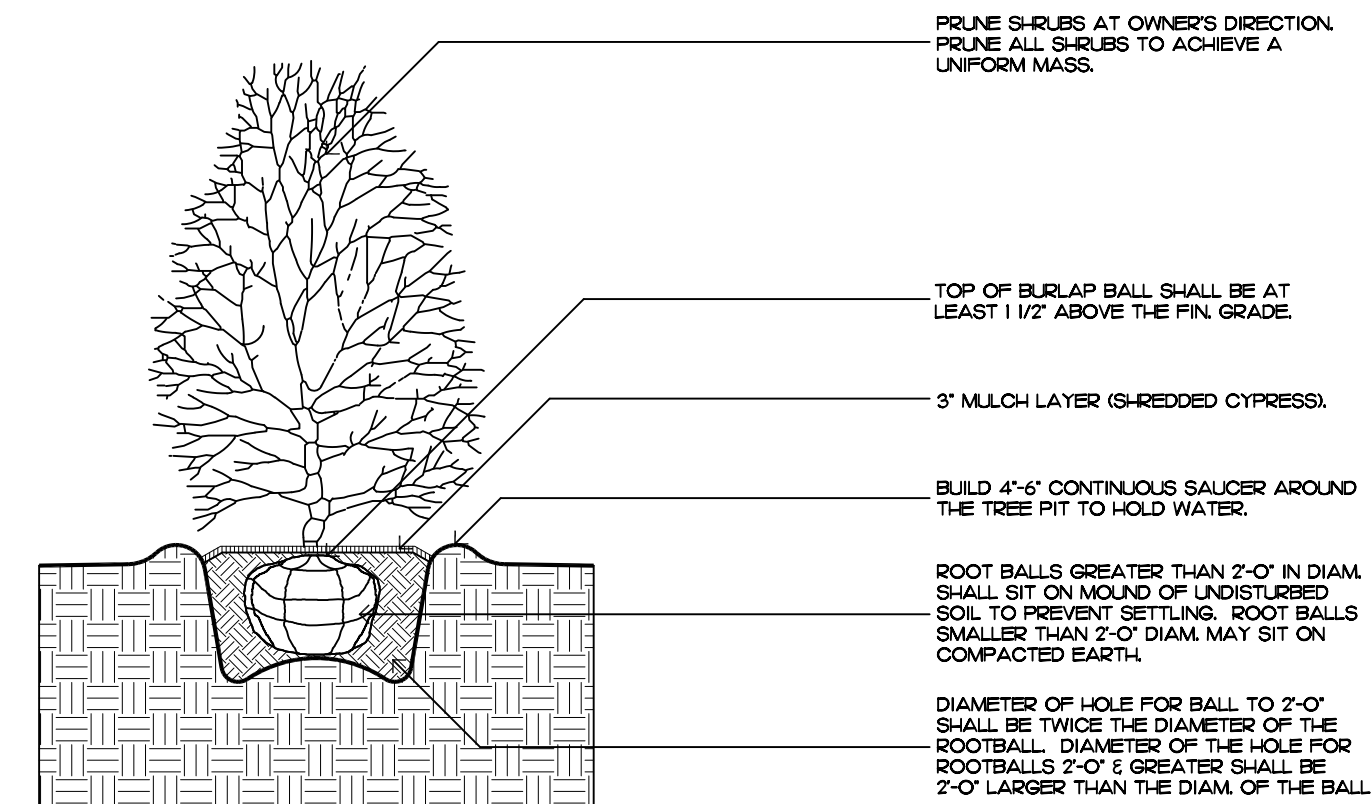
## MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.



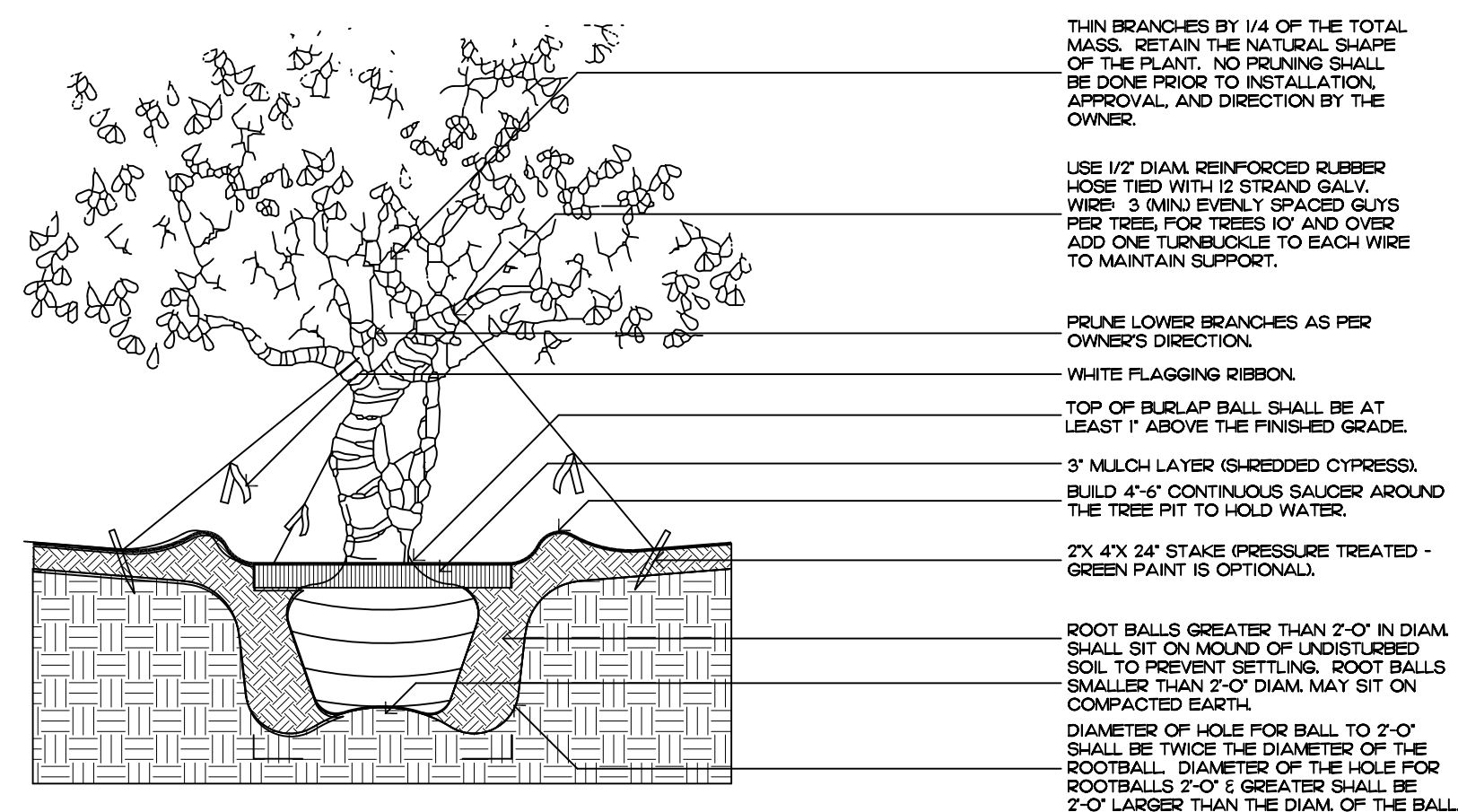
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

tree planting



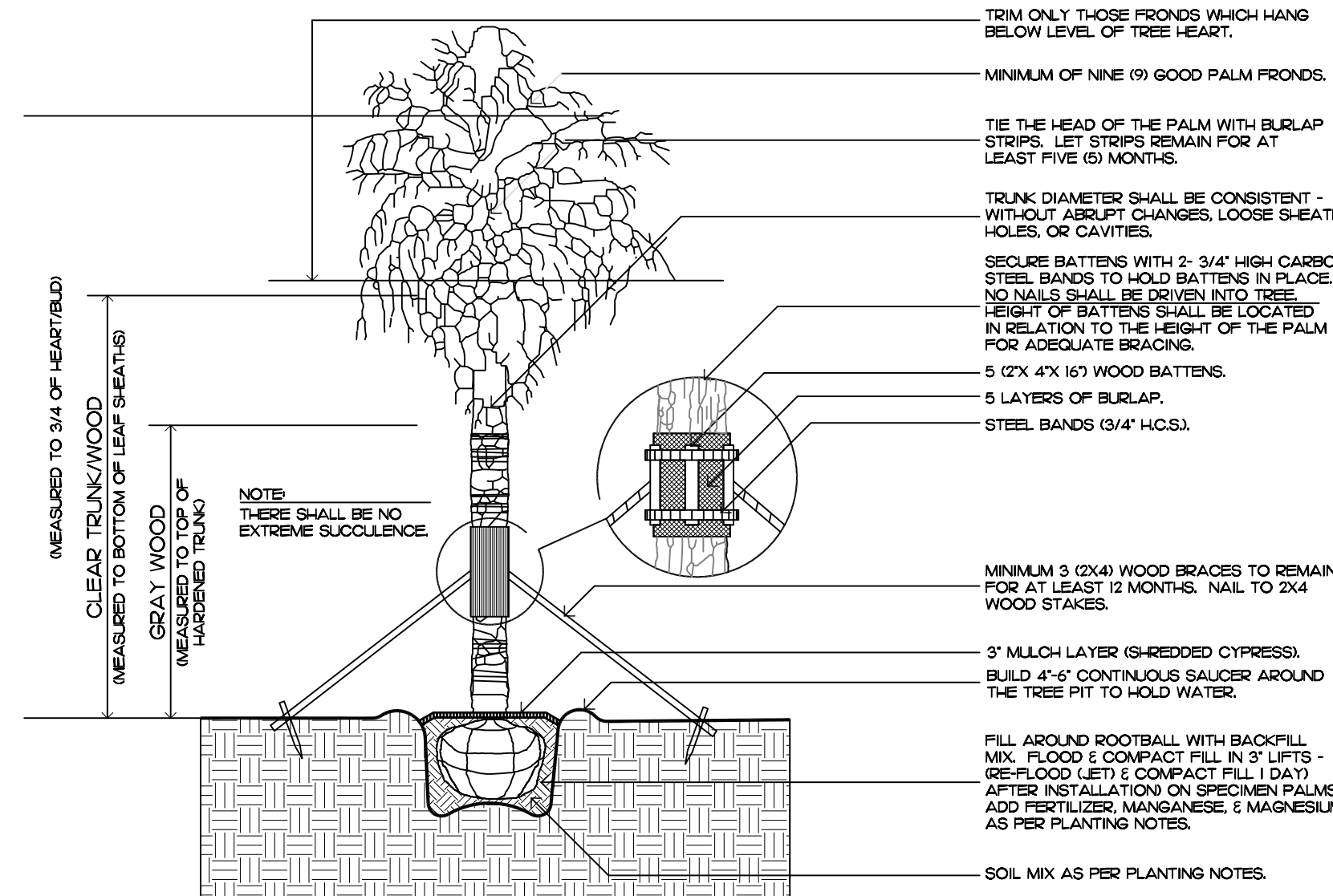
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

shrub planting



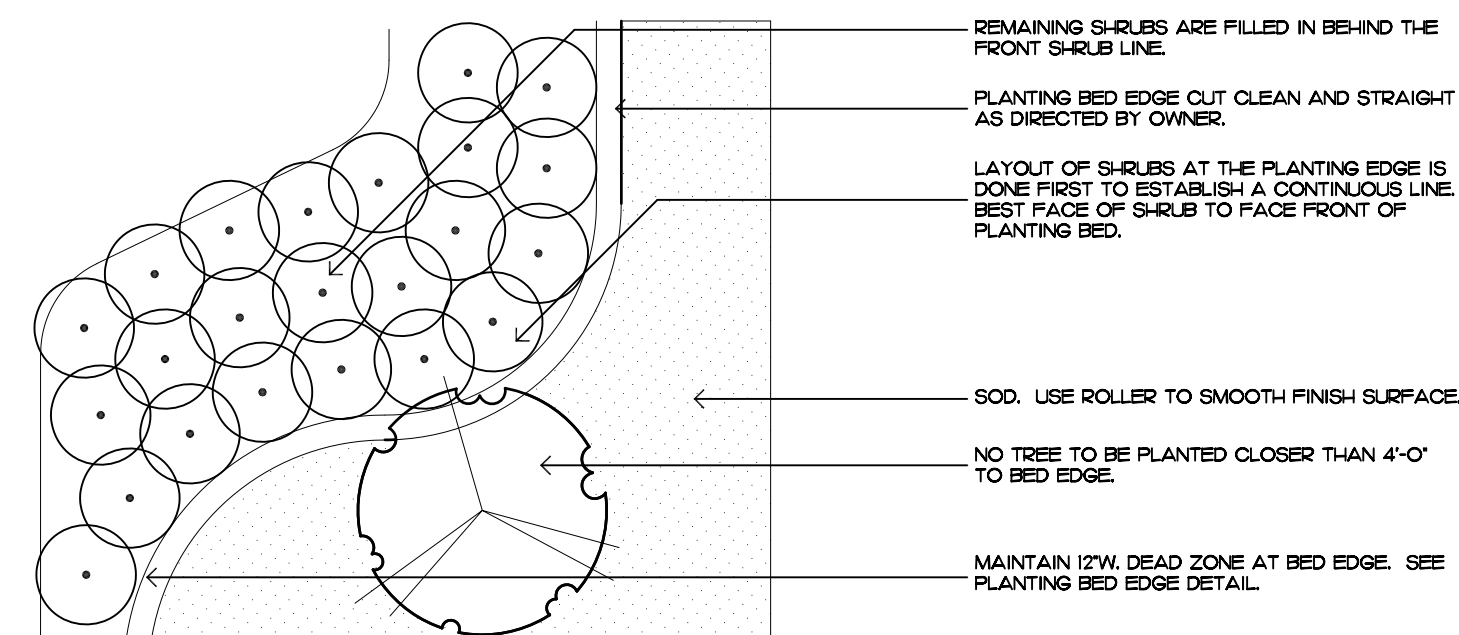
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

irregular and multi-stem tree



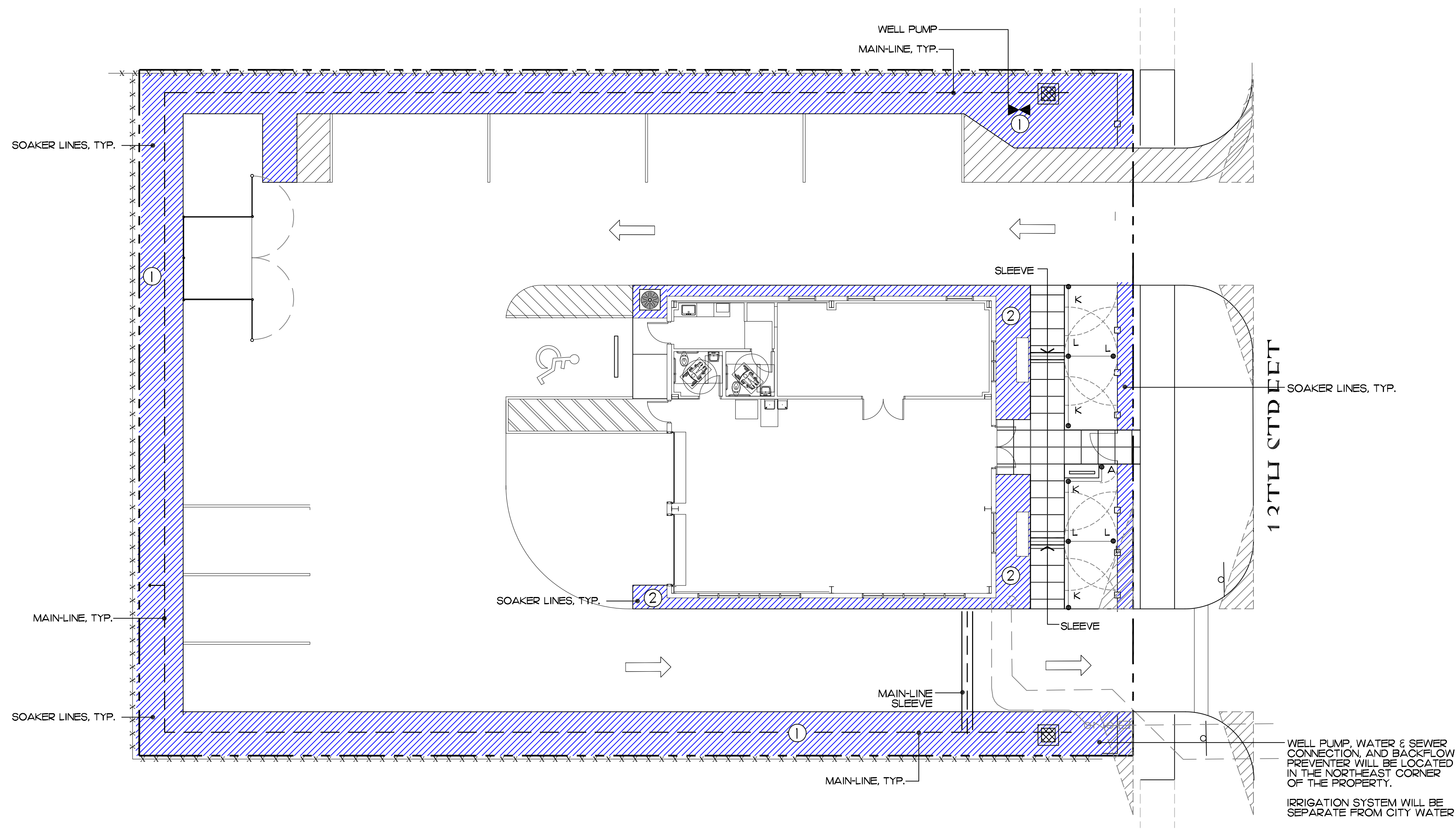
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

palm tree planting



shrub & ground cover layout





## Irrigation Legend

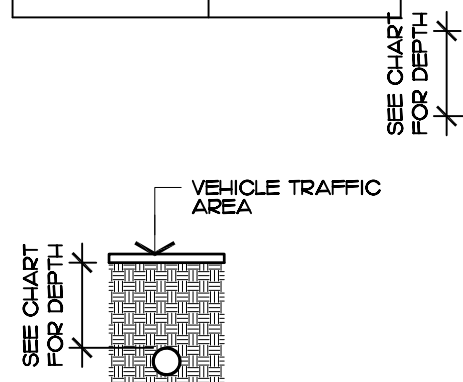
- PVC MAIN LINE  
CONTRACTOR TO SIZE ACCORDINGLY
- PVC SECONDARY LINE  
CONTRACTOR TO SIZE ACCORDINGLY
- SLEEVE  
SIZE 2 TIMES PIPE SIZE.
- IRRIGATION HEAD TYPE AND LOCATION.
- ① ZONE NUMBER
- ⬤ ELECTRIC VALVE (SIZE TBD)

NOTE:  
CONTRACTOR TO CONFIRM LOCATION OF WATER SOURCE  
AND WATER PRESSURE AVAILABLE. IF ZONES NEED TO BE  
ADJUSTED, BASED ON AVAILABLE WATER PRESSURE,  
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO LANDSCAPE  
ARCHITECT FOR REVIEW & APPROVAL

## Pipe Installation

### VEHICLE TRAFFIC AREAS

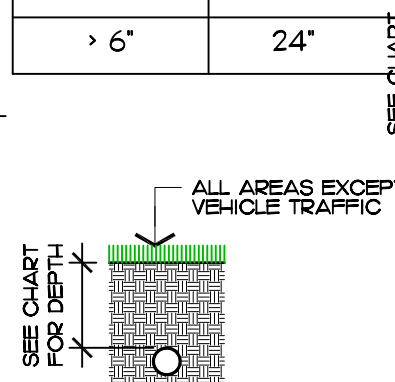
PIPE SIZE	DEPTH OF COVER
0.5" - 2.5"	18"
3" - 5"	24"
> 6"	30"



DETAIL

### ALL AREAS EXCEPT VEHICLE TRAFFIC

PIPE SIZE	DEPTH OF COVER
0.5" - 1.5"	6"
2" - 3"	12"
4" - 6"	18"
> 6"	24"



DETAIL

NOTE: MEET FBC-P APPENDIX F - PART 5 - SECTION A  
PIPE INSTALLATION REQUIREMENTS

## Irrigation Notes

THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO INSURE 100% COVERAGE.

DO NOT SCALE PLAN FOR EXACT HEAD LOCATION.

THE CONTRACTOR SHALL DETERMINE THE APPROPRIATE AMOUNT OF IRRIGATION ZONES AND LAYOUT THE SYSTEM ACCORDINGLY.

UPON LAYOUT AND COMPETITION OF SYSTEM, THERE SHOULD BE NO SPILLAGE OR OVERFLOW OF WATER INTO PEDESTRIAN AREAS, WALKS, DRIVES, PARKING LOT, ETC.)

LATERAL ZONE PIPING TO BE CLASS 160 SOLVENT WELD PVC PIPE BURIED WITH MINIMUM COVER OF 8".

ALL PIPING CROSSING UNDER PAVING, PAVERS, CONCRETE, ETC. SHALL BE SLEEVED IN SCH. 160 PIPE TO BE AT LEAST 2 TIMES THE NOMINAL SIZE.

MAINLINE TO BE CLASS 200 O-RING GASKETED PVC PIPE BURIED WITH MINIMUM COVER OF 24". MAINLINE TO BE 2".

PIPING NOT TO EXCEED A WATER VELOCITY OF 5 FEET PER SECOND.

CONTRACTOR SHALL SIZE ALL PIPING APPROPRIATELY TO ENSURE A MINIMUM OF 30 PSI AT THE FARTHEST HEAD OF EACH ZONE.

ALL RISERS SHALL BE PAINTED FLAT BLACK.

THE CONTRACTOR SHALL RUN 3 ADDITIONAL SETS OF WIRES IN EACH DIRECTION TO EACH END OF THE MAIN FOR FUTURE USE.

A MINIMUM OF 14 GA. FOR CONTROL WIRE AND 12 GA. COMMON WITH WATERPROOF CONNECTORS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR HARD WIRING THE ELECTRICAL SERVICE CONNECTIONS.

THE FINAL LOCATION OF ALL COMPONENTS SHALL BE APPROVED BY THE OWNER.

ALL MAIN LINE SLEEVE LOCATION ARE ACCOMPANIED WITH A 2" ELECTRICAL CHASE FOR THE CONTROL WIRING.

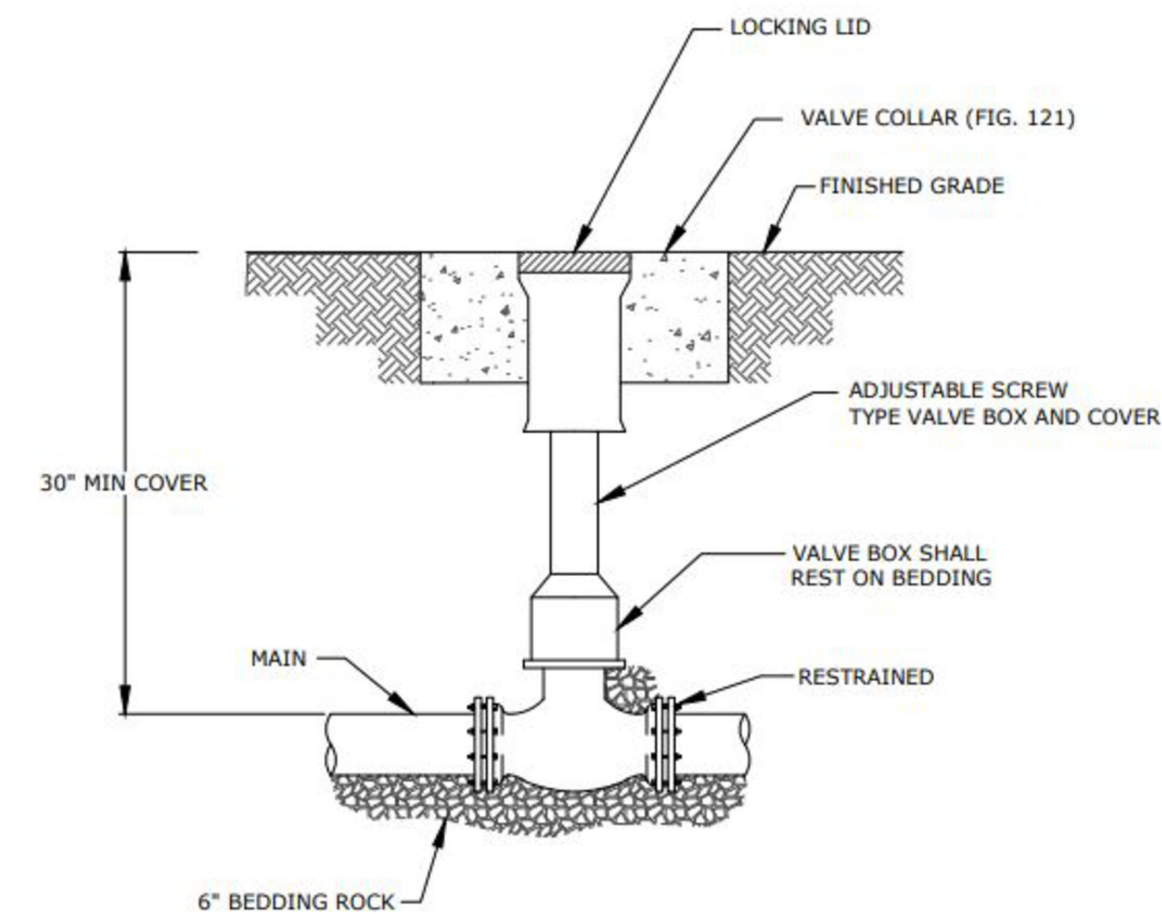
AUTOMATIC CONTROLLERS: HUNTER ICC-800 8 STATION/36 STATION EXPANDABLE STATION WALL MOUNT CONTROLLER TO BE MOUNTED ON SAME ELECTRICAL PANEL AS PUMP MAGNETIC STARTER ETC.

RAIN SENSOR: HUNTER MINICLK-C INSTALLED PER CODE. TO BE LOCATED AT PUMP AND CONTROLLER LOCATION.

PROVIDE BACKFLOW PREVENTION ASSEMBLIES AT ALL CROSS CONNECTIONS WITH ALL WATER SUPPLIES IN ACCORDANCE WITH COUNTY, MUNICIPAL OR OTHER APPLICABLE CODES TO DETERMINE ACCEPTABLE BACKFLOW PREVENTION ASSEMBLY TYPES AND INSTALLATION PROCEDURES FOR A GIVEN APPLICATION. IN THE EVENT OF CONFLICTING REGULATION PROVIDE THE ASSEMBLY TYPE WHICH GIVES THE HIGHEST DEGREE OF PROTECTION.

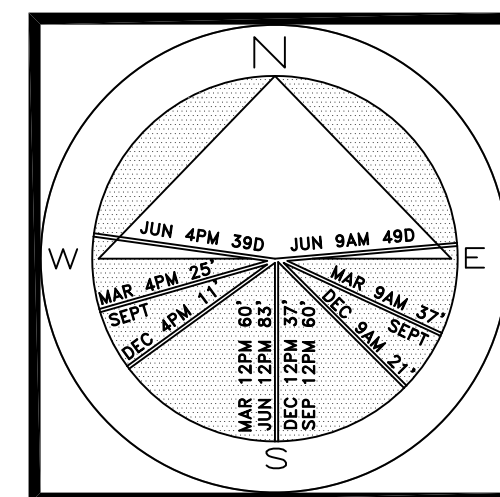
MUST MEET ALL FBC-P REQUIREMENTS

## Valve Box



- WHEN VALVE IS NOT LOCATED IN PAVEMENT, PLACE AN APPROPRIATE PAVEMENT REFLECTOR MARKER IN THE DRIVE LANE, ADJACENT TO THE VALVE
- OPERATOR EXTENSION SHAFT SHALL BE PROVIDED WHEN OPERATING NUT IS MORE THAN 24" BELOW TOP OF VALVE BOX
- PVC PIPE OR DUCTILE IRON PIPE IS NOT ACCEPTABLE FOR VALVE BOX RISER

Pre-Engineered Metal Building  
13th Street  
Lake Park



JOB NUMBER: # 22202.00 LA  
DRAWN BY: Jean Twomey  
Allison Padilla  
DATE: 10.31.2022  
12.08.2022  
02.20.2023  
05.04.2023  
08.01.2023

SHEET L4.0

Irrigation Plan

SCALE IN FEET 3/32" = 1'

48 HOURS BEFORE DIGGING  
CALL TOLL FREE  
1-800-432-4770  
SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

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2023

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DISCLAIMER:

2023

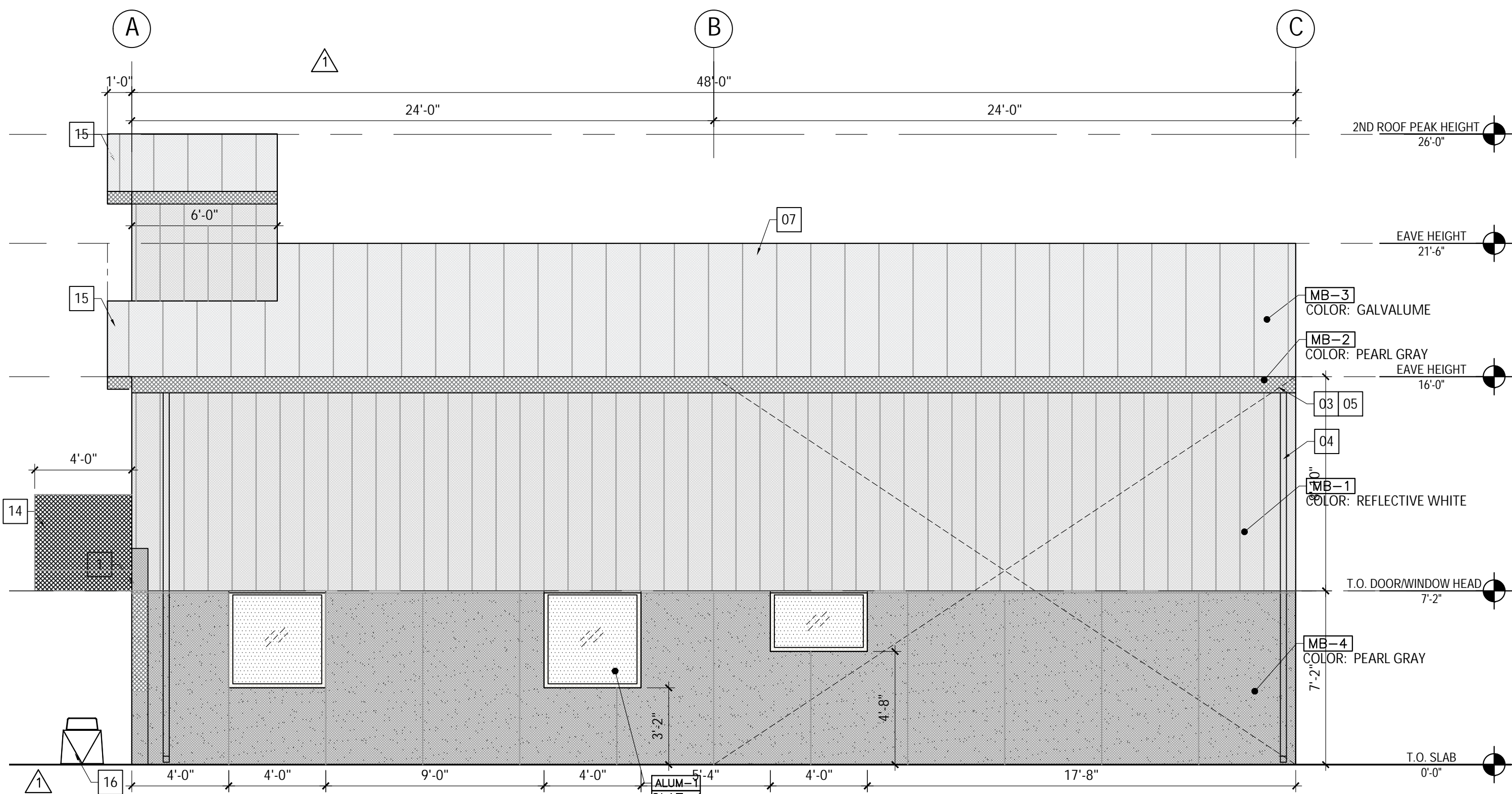
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.





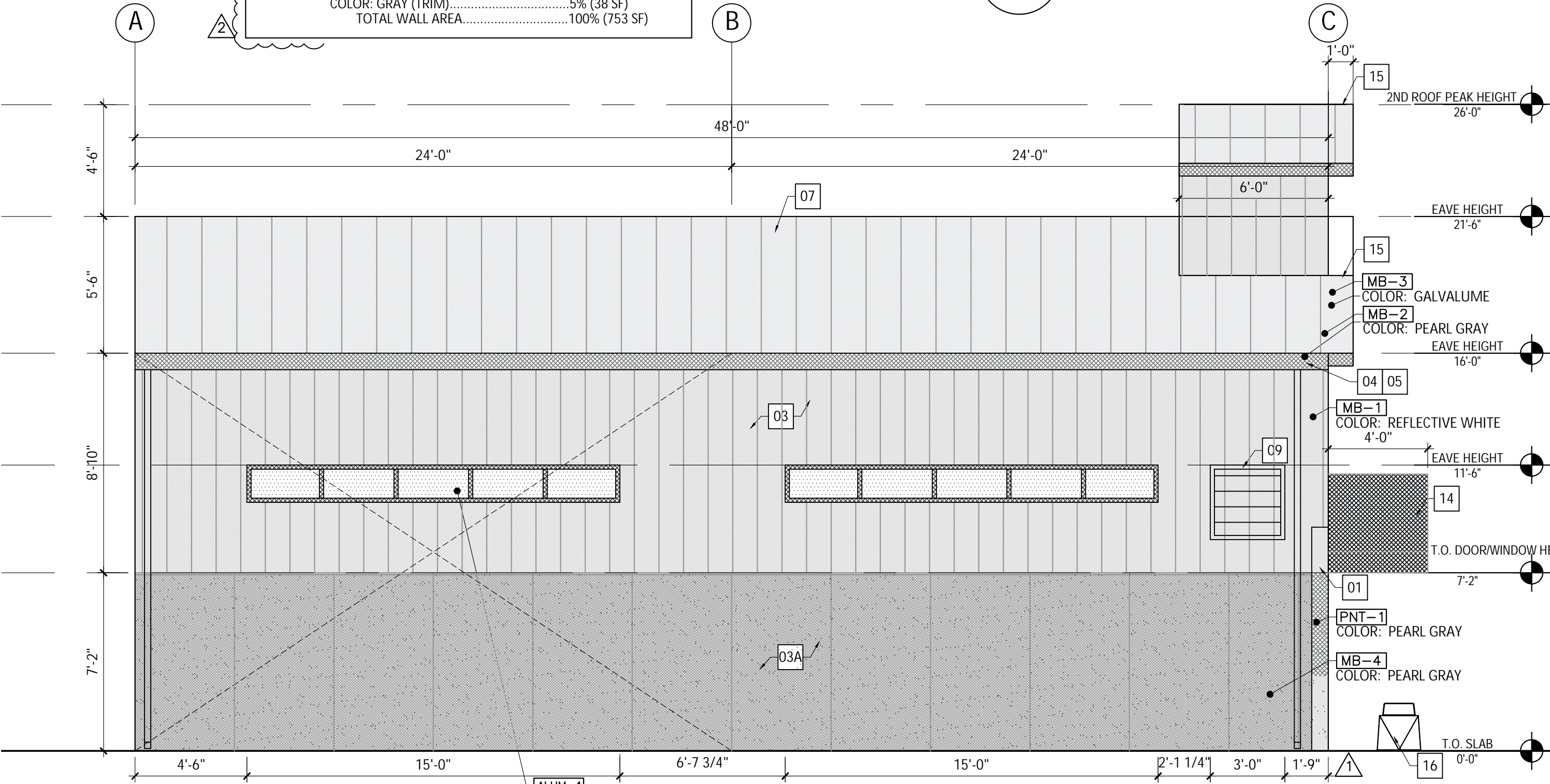


D:\Q Studio Server\03\_Projects\1924\_102\_Drawings & Specs\01\_CAD or Revit Drawings



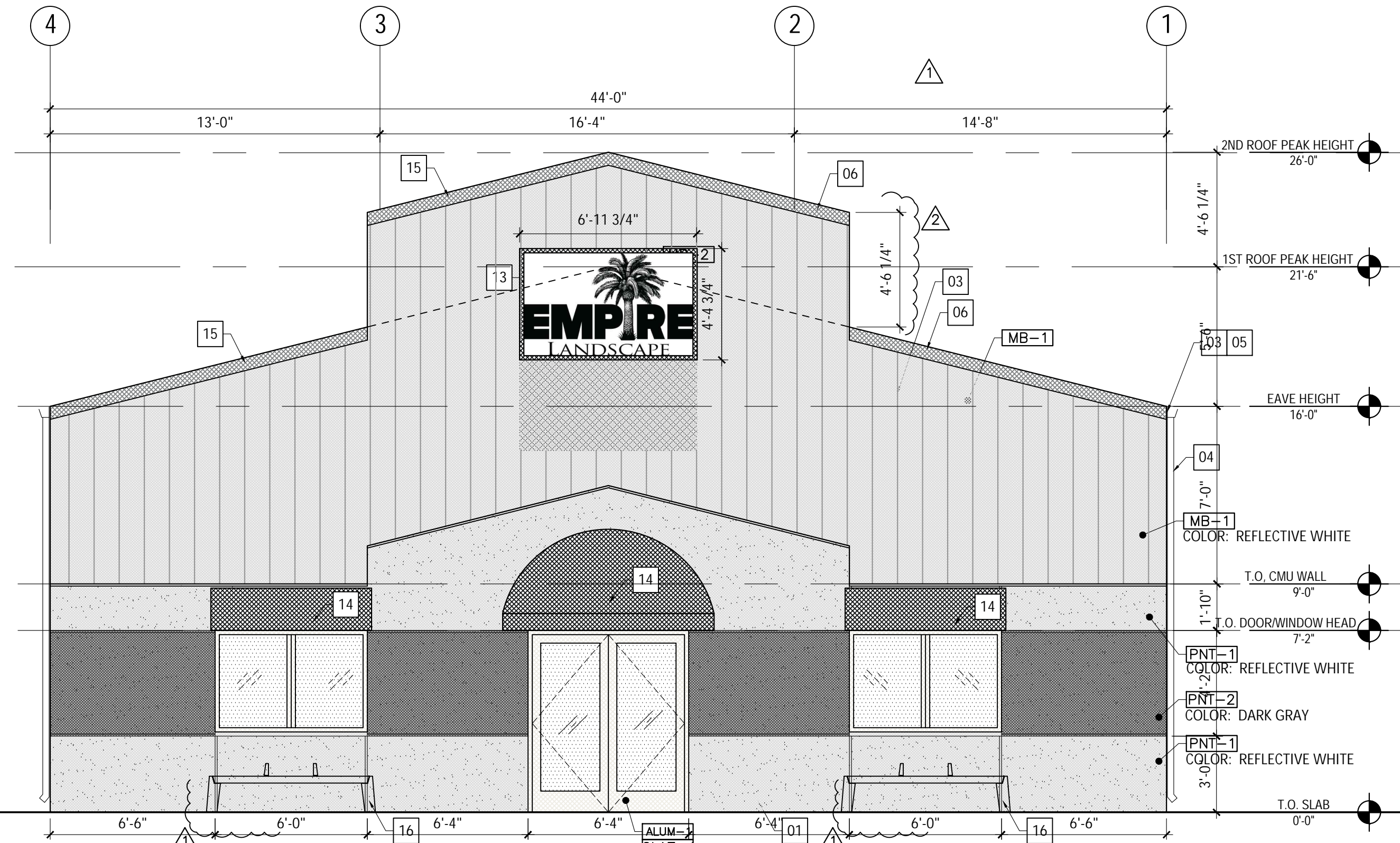
COLOR TABULATION	
NORTH ELEVATION:	
COLOR: WHITE(MAIN PRIMARY).....	55% (415 SF)
COLOR: LIGHT GRAY(SECONDARY).....	40% (300 SF)
COLOR: GRAY (TRIM).....	5% (38 SF)
TOTAL WALL AREA.....	100% (753 SF)

01  
A2  
SIDE ELEVATION  
NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



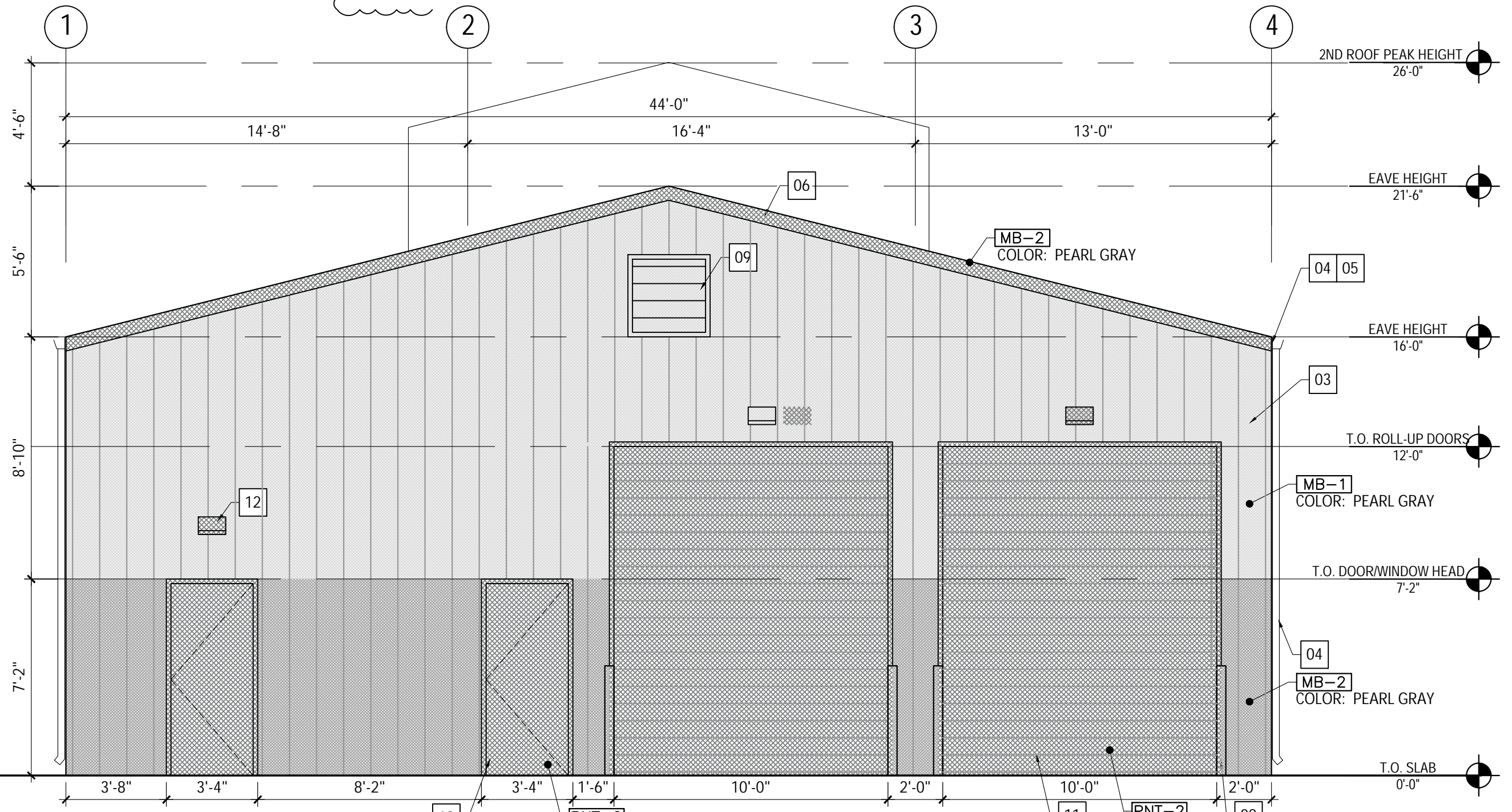
COLOR TABULATION	
SOUTH ELEVATION:	
COLOR: WHITE(MAIN PRIMARY).....	49% (365 SF)
COLOR: LIGHT GRAY(SECONDARY).....	46% (345 SF)
COLOR: GRAY (TRIM).....	5% (38 SF)
TOTAL WALL AREA.....	100%(748 SF)

04  
A2  
SIDE ELEVATION  
SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



COLOR TABULATION	
EAST ELEVATION:	
COLOR: WHITE(PRIMARY).....	84% (684 SF)
COLOR: DARK GRAY(SECONDARY).....	13% (106 SF)
COLOR: GRAY (TRIM).....	3% (25 SF)
TOTAL WALL AREA.....	100% (815 SF)

02  
A2  
FRONT ELEVATION  
EAST ELEVATION  
SCALE: 1/4" = 1'-0"



COLOR TABULATION	
WEST ELEVATION:	
METAL PANELS AND TRIM (63%)	
COLOR: WHITE(MAIN PRIMARY).....	60% (499SF)
COLOR: DARK GRAY (SECONDARY).....	37% (303SF)
COLOR: GRAY (TRIM).....	3% (23 SF)
TOTAL WALL AREA.....	100%(825 SF)

04  
A2  
BACK ELEVATION  
WEST ELEVATION  
SCALE: 1/4" = 1'-0"

## EXTERIOR COLOR / FINISH LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
MB-1	PRE-FINISHED METAL BUILDING (PEMB) COLOR: REFLECTIVE WHITE SIDING PANEL	GLAZ-1	IMPACT RATED GLAZING IN ALUMINUM FRAMES. SOLARBAN 70 (LOW-E) CLEAR.	PNT-3	EXTERIOR HM DOOR, ROLL-UP DOORS TO MATCH COLOR: PEARL GRAY
MB-2	PRE-FINISHED METAL BUILDING (PEMB) COLOR: PEARL GRAY RAKE TRIM EAVE TRIM BASE PANELS	ALUM-1	WINDOW/STOREFRONT ALUMINUM FRAMES. COLOR: WHITE	PNT-2	STEEL BOLLARDS TO MATCH COLOR: TRAFFIC YELLOW
MB-3	PRE-FINISHED METAL BUILDING (PEMB) COLOR: GALVALUME METAL ROOFING PANEL	PNT-1	STUCCO PAINT COLOR: REFLECTIVE WHITE: MATCH MB-1 COLOR	AWN-1	FABRIC AWNING (FIRE-RETARDANT) COLOR: BLACK, UV RESISTANT
MB-4	STUCCO SIMULATED WALL PANELS COLOR: PEARL GRAY SIDE ELEVATION BASE ACCENT WALL.	PNT-2	STUCCO PAINT, ACCENT COLOR: DARK GRAY (SECONDARY)		

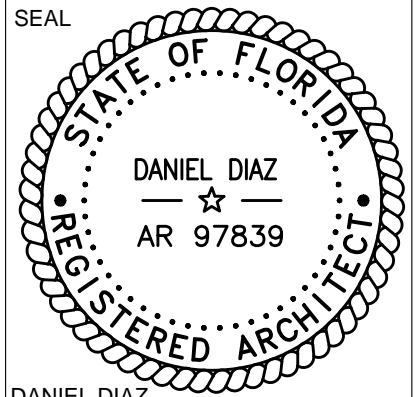
## FACADE AREA TABULATION

EAST ELEVATION(FRONT):		WEST ELEVATION(REAR):	
METAL PANELS AND TRIM (50%)		METAL PANELS AND TRIM (63%)	
COLOR: WHITE(PRIMARY).....48% (441 SF)		COLOR: WHITE(MAIN PRIMARY)..... 60% (499SF)	
COLOR: GRAY (TRIM).....2% (25 SF)		COLOR: GRAY (TRIM)..... 3% (23SF)	
STUCCO FINISH (43%)		DOOR FRAMES AND DOORS	
COLOR: WHITE(PRIMARY).....28% (243 SF)		COLOR: GRAY.....100% (825 SF)	
COLOR: DARK GRAY(SECONDARY).....12% (106 SF)		TOTAL.....	
DOOR/WINDOW FRAME AND GLAZING.....10% (95 SF)		SOUTH ELEVATION(SIDE):	
TOTAL.....100% (910 SF)		METAL PANELS AND TRIM (38%)	
NORTH ELEVATION(SIDE):		COLOR: WHITE(MAIN PRIMARY).....34% (365 SF)	
METAL PANELS AND TRIM (43%)		COLOR: GRAY (TRIM).....4% (38 SF)	
COLOR: WHITE(MAIN PRIMARY).....39% (415 SF)		SIMULATED STUCCO WALL PANEL	
COLOR: GRAY (TRIM).....4% (38 SF)		COLOR: LIGHT GRAY.....33% (345 SF)	
SIMULATED STUCCO WALL PANEL (28%)		METAL ROOFING.....25% (270 SF)	
COLOR: LIGHT GRAY.....28% (300 SF)		WINDOW FRAME AND GLAZING.....4% (46 SF)	
METAL ROOFING.....25% (270 SF)		TOTAL.....100%(1064 SF)	
WINDOW FRAME AND GLAZING.....4% (41 SF)			
TOTAL.....100% (1064 SF)			

## ELEVATION KEYNOTES

ITEM #	DESCRIPTION	ITEM #	DESCRIPTION
01	STUCCO FINISH OVER CMU WALL. W/ DECORATIVE 2" REVEALS AS SHOWN.	10	PAINTED HOLLOW METAL DOOR AND DOOR FRAME.
02	PRE-FINISHED STL WALL FLASHING TRIM.	11	OVERHEAD ROLL-UP DOORS, MFR PAINTED.
03	26 GA. PRE-FINISHED STEEL WALL SHEETS/SIDING.	12	DECORATIVE EXTERIOR WALL PACK LIGHTING FIXTURE.
03A	STUCCO SIMULATED WALL PANEL.	13	SIGNAGE, BY OTHER.
04	PRE-FINISHED STEEL DOWNSPOUTS (DS). MATCH WALL COLOR	14	DECORATIVE AWNING CANOPY. COLOR: DARK
05	PRE-FINISHED STEEL GUTTER CONT. MATCH WALL TRIM COLOR	15	ROOF EAVE OVERHANG
06	PRE-FINISHED STEEL RAKE TRIM	16	LANDSCAPE BENCH (SITE AMENITY)
07	GALVALUME ROOF PANELS, MIN. 24 GA.		
08	STEEL BOLLARD, PAINT COLOR TBD		
09	INTAKE/EXHAUST LOUVER PAINT TO MATCH WALL.		

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DANIEL DIAZ  
AR # 97839

PROJECT

EMPIRE LANDSCAPE

830 13TH STREET, LAKE PARK, FL

REVISIONS

NO. DATE DESCRIPTION

01 07.26.23 ZONING COMMENTS

02 08.23.23 ZONING COMMENTS

DQ PROJECT NO. : 2304

CHECKED BY : DD

DRAWN BY : DD

DATE : 06/07/23

PHASE

SITE PLAN APPLICATION

SHEET TITLE

COLOR EXTERIOR ELEVATIONS

SHEET NUMBER

A-2

(2 OF 3)

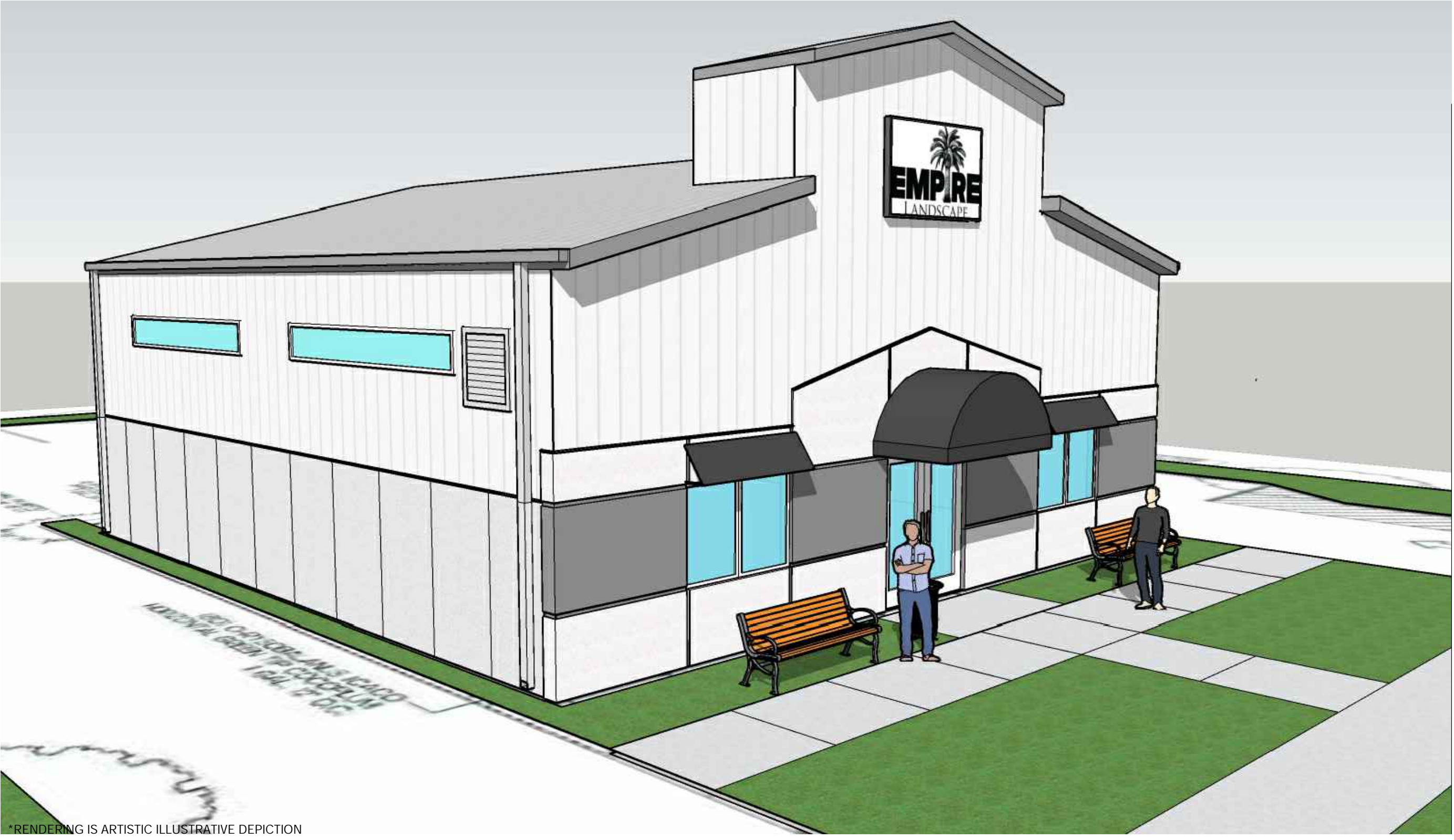
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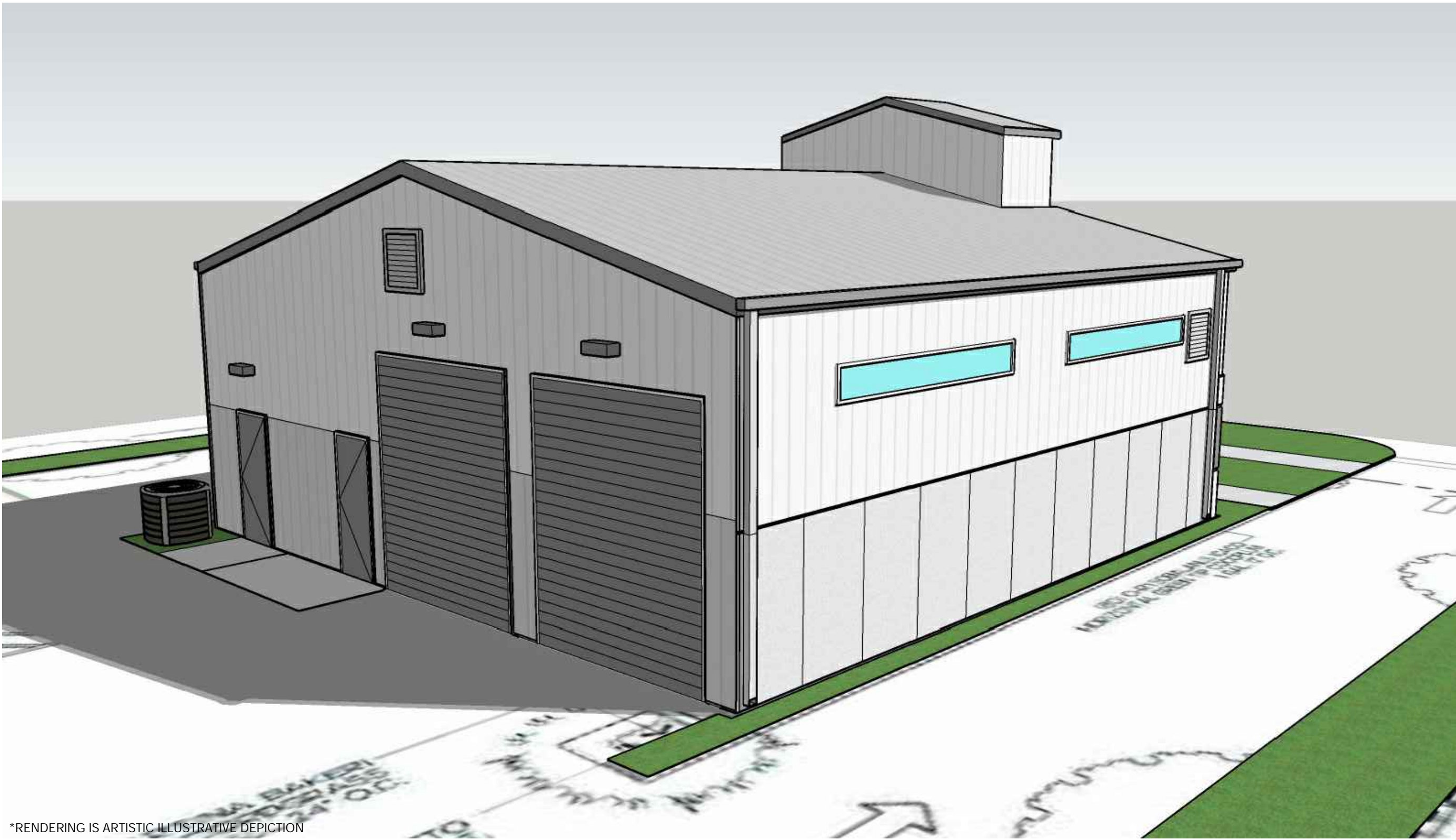
\*RENDERING IS ARTISTIC ILLUSTRATIVE DEPICTION

NORTHEAST VIEW



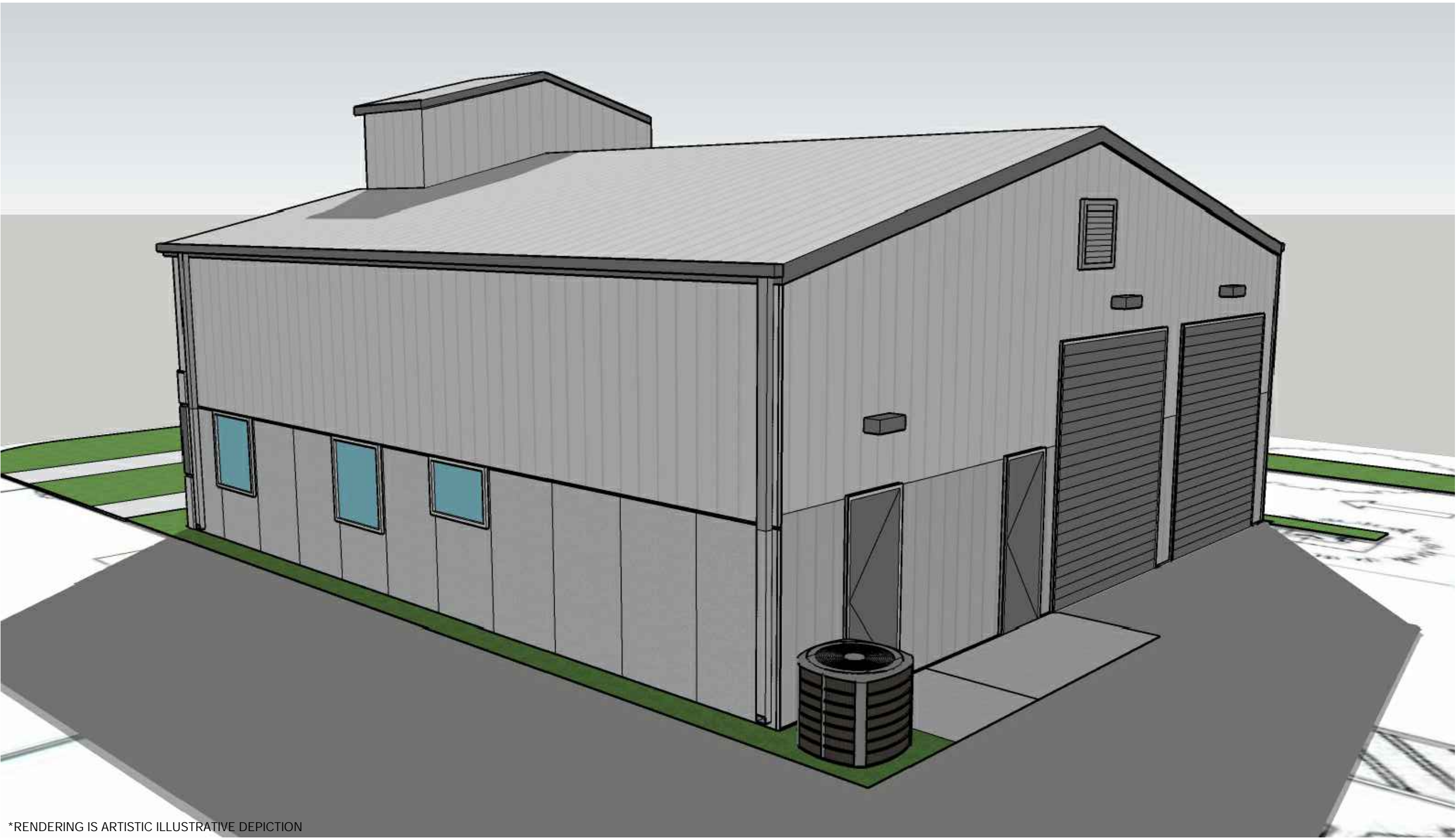
\*RENDERING IS ARTISTIC ILLUSTRATIVE DEPICTION

SOUTHEAST VIEW



\*RENDERING IS ARTISTIC ILLUSTRATIVE DEPICTION

SOUTHWEST VIEW



\*RENDERING IS ARTISTIC ILLUSTRATIVE DEPICTION

NORTHWEST VIEW

REVISIONS		
NO.	DATE	DESCRIPTION
01	07.26.23	ZONING COMMENTS

DQ PROJECT NO. : 2304  
CHECKED BY : DD  
DRAWN BY : DD  
DATE : 06/07/23

PHASE

**SITE PLAN  
APPLICATION**

SHEET TITLE  
**EXTERIOR  
RENDERINGS**

SHEET NUMBER  
**A-3**  
(3 OF 3)





SEAL

8/22/2023

TODD N. MCLEOD P.E.

ALL LICENSE NOT FOR BE USED FOR THE CA NO. 30533

REER, LICENSE NO. 69168

7 SIGNED AND SEALED BY TODD N. MCLEOD, P.E. USING A

OT BE CONSIDERED SIGNED AND SEALED UNLESS THE SHA-1

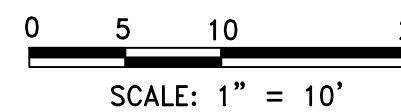
FIELD:  
DRAWN: P. Saffold  
DESIGNED: TNM  
APPROVED: TNM  
PROJECT #:23-015

NO.	DATE	REVISIONS
-----	------	-----------

IMINARY PAVING, GRADING, &  
DRAINAGE PLAN  
830 13th STREET  
COMMERCIAL BUILDING  
LAKE PARK, FLORIDA

SITE PLAN RESUBMITTAL  
DATE: 8/22/2023

SHEET  
**C1.1**  
OF 4



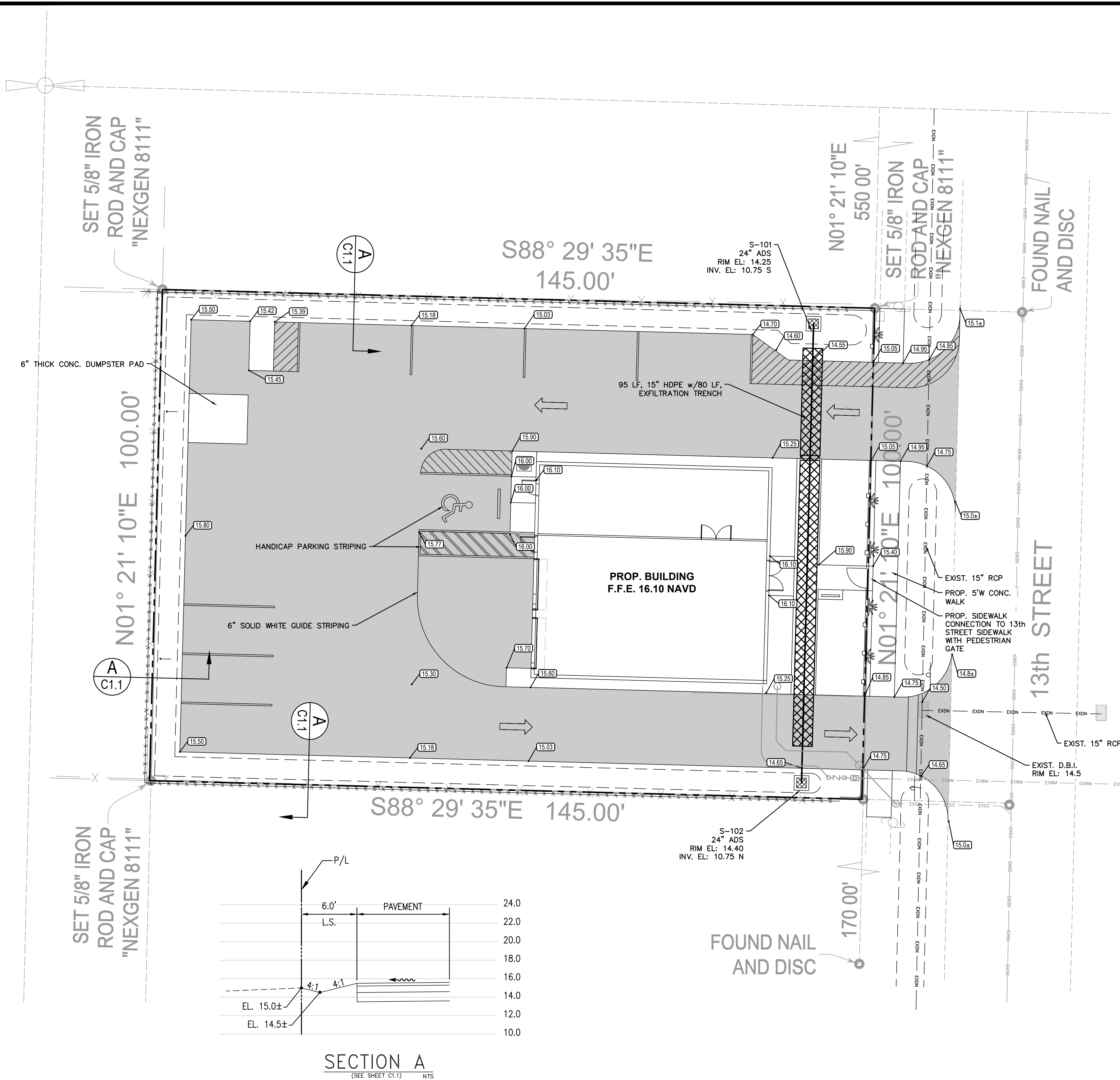
POLLUTION RETARDANT BAFFLE PRB

1. EXIST. UTILITIES, DRAINAGE, & ELEVATIONS BASED ON SURVEY PREPARED BY NEXGEN SURVEYING. CONTRACTOR SHALL VERIFY INVERTS, PIPE SIZES, AND STRUCTURE LOCATIONS PRIOR TO SUBMITTING SHOP DRAWINGS.
2. ALL LANDSCAPE AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM BUILDING.
3. CONTRACTOR SHALL CONFIRM DETECTABLE WARNING REQUIREMENTS WITH BUILDING OFFICIAL PRIOR TO INSTALLATION.
4. WHERE LANDSCAPE/SOD ABUTS BUILDING SLAB, A MINIMUM 3" SLAB REVEAL SHALL BE PROVIDED.
5. MAXIMUM SLOPE FROM TOP OF CURB AND BACK OF WALK TO FINISHED GRADE SHALL BE 4(H):1(V), UNLESS OTHERWISE NOTED.
6. ALL BUFFER, DETENTION, SWALE, AND UN-LANDSCAPED/UNPAVED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.
7. REFER TO SITE PLAN PREPARED BY ENVIRONMENT DESIGN GROUP FOR ADDITIONAL SITE REQUIREMENTS.
8. ALL CULVERTS LEADING TO EXFILTRATION TRENCH SHALL BE FITTED WITH A POLLUTION RETARDANT BAFFLE (PRB) PER THE ENCLOSED DETAIL.
9. ALL BUFFER & UNPAVED/UNLANDSCAPED AREAS SHALL BE SODDED BY CONTRACTOR.
10. ALL OFFSITE DISTURBED AREAS SHALL BE SODDED BY CONTRACTOR. ALL DAMAGED CURBING, PAVEMENT, STRIPING, SIGNAGE, LANDSCAPING, ETC. SHALL BE RESTORED BY CONTRACTOR.
11. CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING MAINTENANCE OF TRAFFIC (MOT) PLANS AND OBTAINING ALL REGULATORY APPROVALS FOR MOT PLANS. COPIES OF APPROVED MOT PLANS SHALL BE PROVIDED TO ENGINEER PRIOR TO COMMENCING WORK.
12. ALL PIPE JOINTS SHALL BE WRAPPED PER FDOT INDEX NO. 430-001.

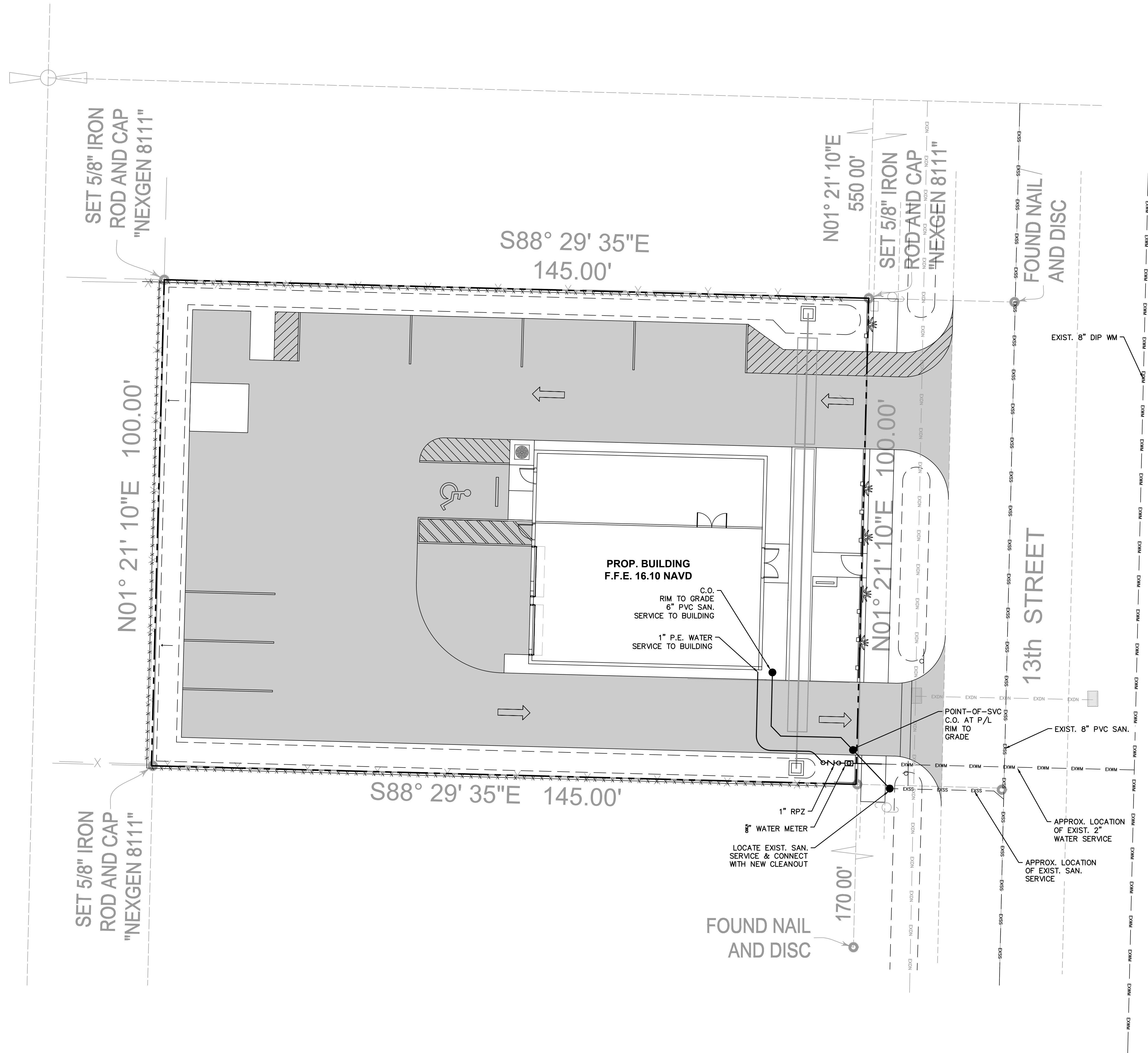
1. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE – ACCESSIBILITY.
2. ALL WALKS CROSSING A VEHICULAR AREA SHALL HAVE DETECTABLE WARNING SURFACE (TRUNCATED DOME) IN ACCORDANCE WITH THE FLORIDA BUILDING CODE – ACCESSIBILITY.
3. CURB RAMP SLOPES AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX NO. 522-02. CURB RAMP DETECTABLE WARNING SURFACES SHALL BE TRUNCATED DOME AND SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
4. DETECTABLE WARNING SHALL BE THE WIDTH OF THE WALKING SURFACE AND 3' IN LONGITUDINAL LENGTH (DIRECTION OF TRAVEL). DETECTABLE WARNING MATS SHALL PER THE FDOT APPROVED PRODUCTS LIST (APL), LATEST EDITION.

**NOTE: THESE PLANS ARE STILL UNDER REGULATORY PERMIT REVIEW. OWNER IS ADVISED NOT TO ENTER INTO CONTRACT FOR THE CONSTRUCTION OF THIS PROJECT UNTIL ALL PERMITS ARE ISSUED. BIDDING/CONTRACTING PRIOR TO COMPLETION OF PERMITTING WILL RESULT IN INCREASED COSTS & CHANGE ORDERS.**

**DATUM NOTE:** ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).  
TO CONVERT TO NGVD 1929, ADD 1.53' TO NAVD ELEVATIONS.







## LEGEND

	EASEMENT LINE
	EXISTING WATER MAIN, GATE VALVE (G.V.), TEE, F.H. AND PLUG
	EXISTING SANITARY SEWER MAIN, MANHOLE AND DIRECTION OF FLOW.
	PROPOSED WATER MAIN, GATE VALVE (G.V.), BEND AND TEE WITH FIRE HYDRANT ASSEMBLY.
	PROPOSED SANITARY SEWER MAIN, SINGLE & DOUBLE SEWER SERVICE CLEAN OUT (C.O.), MANHOLE AND
	CONCRETE
	MILLING & RESURFACING
	ASPHALT PAVEMENT
	EXIST. UTILITY TO BE VERIFIED BY SOFT DIGS PRIOR TO APPROVAL OF SHOP DRAWINGS
	UTILITY EASEMENT

## NOTES:

1. PRIOR TO CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION & LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUATION OF WORK.
2. M OF 12' FROM EDGE OF PAVEMENT, OR SHALL BE PROTECTED BY BOLLARDS.
3. VALVES SHALL NOT BE PLACED IN CURBS.
4. ALL WATER AND SANITARY SERVICES SHALL BE CONSTRUCTED A MINIMUM OF 5' FROM DRAINAGE STRUCTURES.
5. RECORD DRAWINGS MUST HAVE DATA FOR TAP AND METER LOCATIONS FOR ALL WATER MAIN SERVICES.
6. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW SEACOAST UTILITY AUTHORITY CONSTRUCTION STANDARDS, LATEST EDITION.
7. CONTRACTOR SHALL ADJUST ALL EXISTING SANITARY MANHOLE RIMS, CLEANOUTS, AND VALVE BOXES TO NEW FINISHED GRADE AND SHALL POUR CONCRETE COLLARS AS REQUIRED BY SUA SPECIFICATIONS, PRIOR TO FINAL PAVING/CONCRETE.
8. CONTRACTOR SHALL LOCATE & PROTECT ALL EXIST. UTILITIES.
9. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, MATERIALS, AND DEPTHS VIA "SOFT DIGS", PRIOR TO SUBMITTING SHOP DRAWINGS.
10. CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING MOT DRAWINGS AND OBTAINING ALL REQUIRED MOT APPROVALS.
11. WATER/SEWER SYMBOLS ARE REPRESENTATIVE OF THE CORRESPONDING FITTINGS ONLY. CONTRACTOR SHALL NOT ATTEMPT TO ATTEMPT TO CONSTRUCT WATER/SEWER SYSTEM BY SCALING THE SYMBOLS FORM THESE PLANS. ALL FITTINGS SHALL INSTEAD BE BUILT PER THE ENCLOSED DETAILS.

## RECORD DRAWING NOTES:

1. RECORD DRAWINGS SHALL BE PREPARED IN THE STATE PLANE COORDINATE SYSTEM.
2. ALL UTILITY FEATURES SHALL BE SHOWN IN THEIR AS-BUILT LOCATION.
3. STATE PLANE COORDINATES SHALL BE DISPLAYED ON RECORD DRAWINGS FOR ALL FEATURES SPECIFIED IN THE SUA STANDARDS.

## GENERAL WATER NOTES:

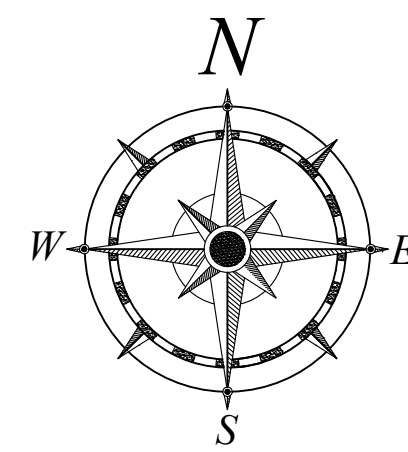
1. ALL WATER SERVICE BRASS ARE REQUIRED TO BE LEAD FREE.
2. CONTRACTOR SHALL ALLOW A MINIMUM OF 90 DAYS FROM SUBMITTAL OF WATER/SEWER ASBUILT RECORD DRAWINGS UNTIL REQUEST FOR FIRST WATER METER IN ORDER TO ALLOW FOR EOR AND SUA REVIEW OF ASBUILT DRAWINGS. ASBUILTS WHICH DO NOT COMPLY WITH SUA STANDARDS OR WHICH INDICATE UTILITY WORK WHICH DOES NOT COMPLY WITH THESE PLANS AND SUA/HEALTH DEPT. CRITERIA, MAY REQUIRE SIGNIFICANT CORRECTIVE WORK AND MAY RESULT IN SIGNIFICANT DELAYS WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL BACTERIOLOGICAL TESTING AND RETESTING UNTIL PROJECT PASSES PISC HEALTH DEPARTMENT RELEASE PROCESS.
4. CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING ALL SURVEY SERVICES (VIA LICENSED SURVEYOR) ASSOCIATED WITH ASBUILT RECORD DRAWING PREPARATION, EASEMENT SKETCH/LEGAL DESCRIPTIONS, AND ALL PROJECT STAKING/LAYOUT AND UTILITY VERIFICATION.

## GENERAL SEWER NOTES:

1. ON-SITE SEWER LATERALS ARE PRIVATELY OWNED AND MAINTAINED PAST SUA POINT-OF-SERVICE.
2. CONTRACTOR SHALL CONFIRM THAT PROPOSED SEWER LATERAL INVERTS HAVE SUFFICIENT DEPTH TO CONNECT TO BUILDING PLUMBING PRIOR TO COMMENCING UTILITY CONSTRUCTION. CONTRACTOR IS SOLELY RESPONSIBLE FOR COST OF MODIFYING SEWER LATERALS IF HE FAILS TO COORDINATE PLUMBING/LATERAL DEPTHS PRIOR TO CONSTRUCTION.

NOTE: THESE PLANS ARE STILL UNDER REGULATORY PERMIT REVIEW. OWNER IS ADVISED NOT TO ENTER INTO CONTRACT FOR THE CONSTRUCTION OF THIS PROJECT UNTIL ALL PERMITS ARE ISSUED. BIDDING/CONTRACTING PRIOR TO COMPLETION OF PERMITTING WILL RESULT IN INCREASED COSTS & CHANGE ORDERS.

DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.53' TO NAVD ELEVATIONS.



0 5 10 20  
SCALE: 1" = 10'



**McLeod • McCarthy  
& Associates, P.A.**  
Civil Engineers

The Forum III  
1655 Palm Beach Lakes Blvd, Ste. 810  
West Palm Beach, FL 33401  
P: 561.689.9500  
F: 561.689.8080  
www.mcleodmccarthy.com



FIELD: P. Saffold  
DRAWN: P. Saffold  
DESIGNED: TMM  
APPROVED: TMM  
PROJECT #23-015

REVISIONS

DATE

NO.

**PRELIMINARY WATER  
& WASTEWATER PLAN  
830 13th STREET  
COMMERCIAL BUILDING  
LAKE PARK, FLORIDA**

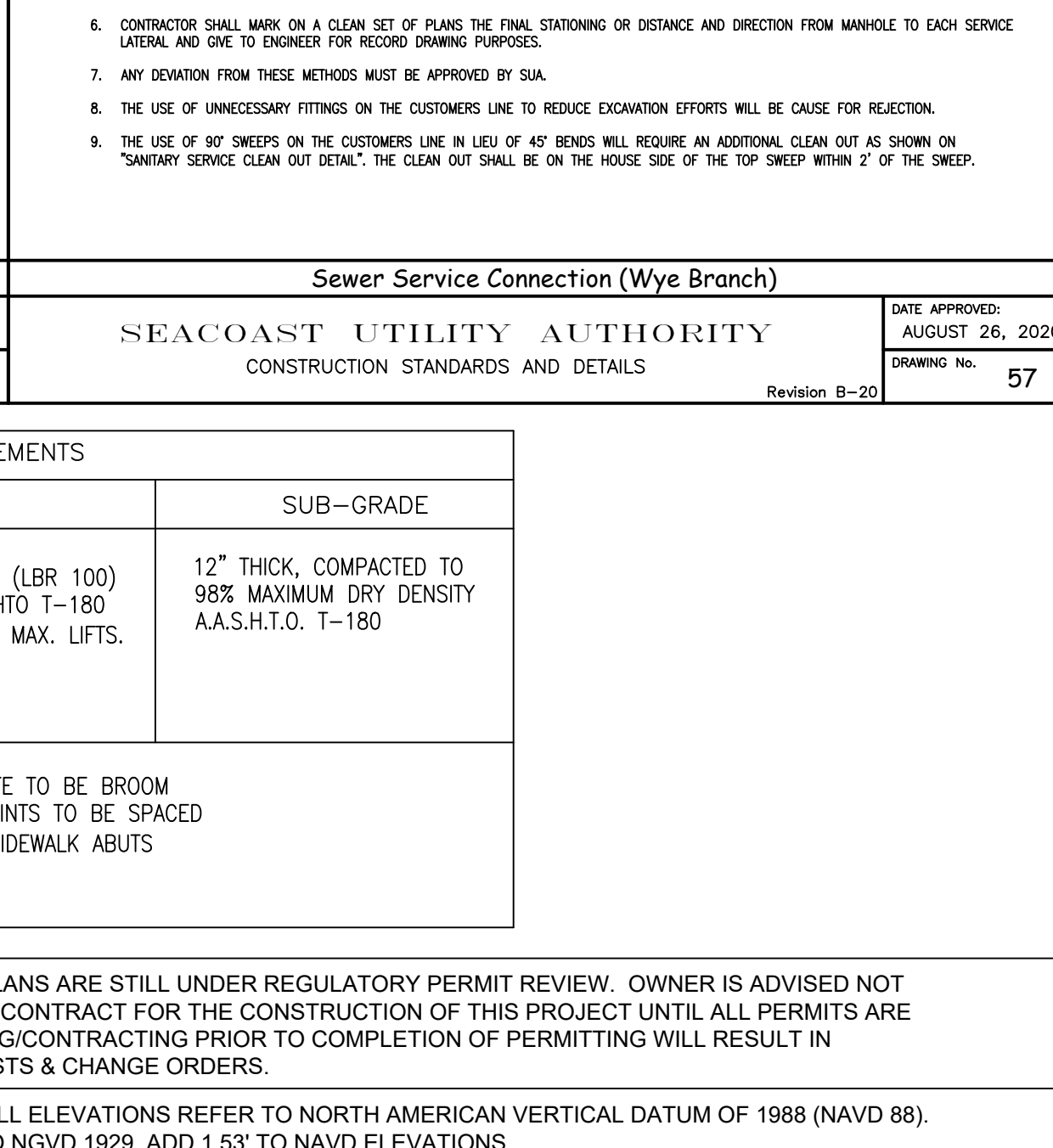
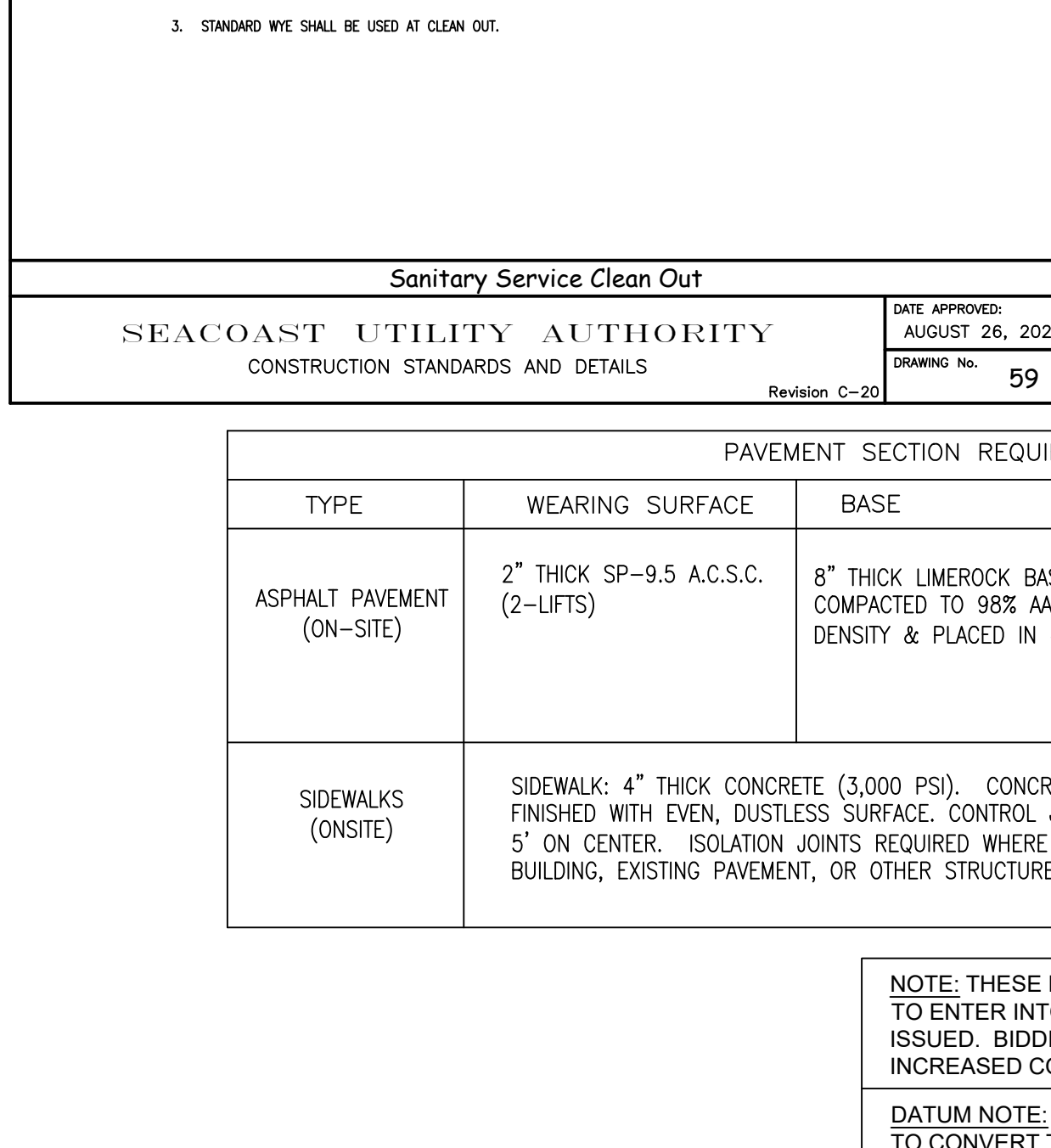
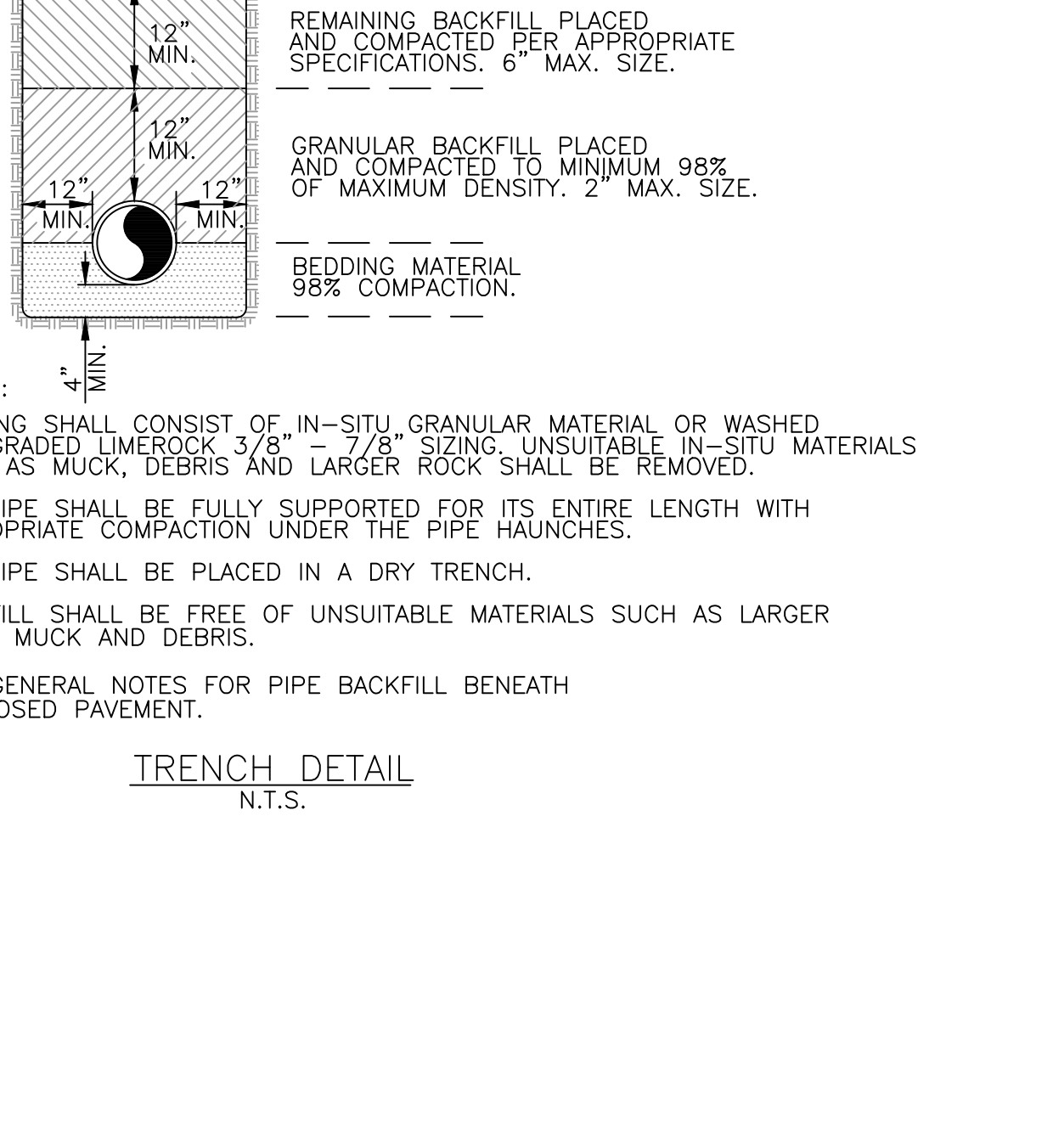
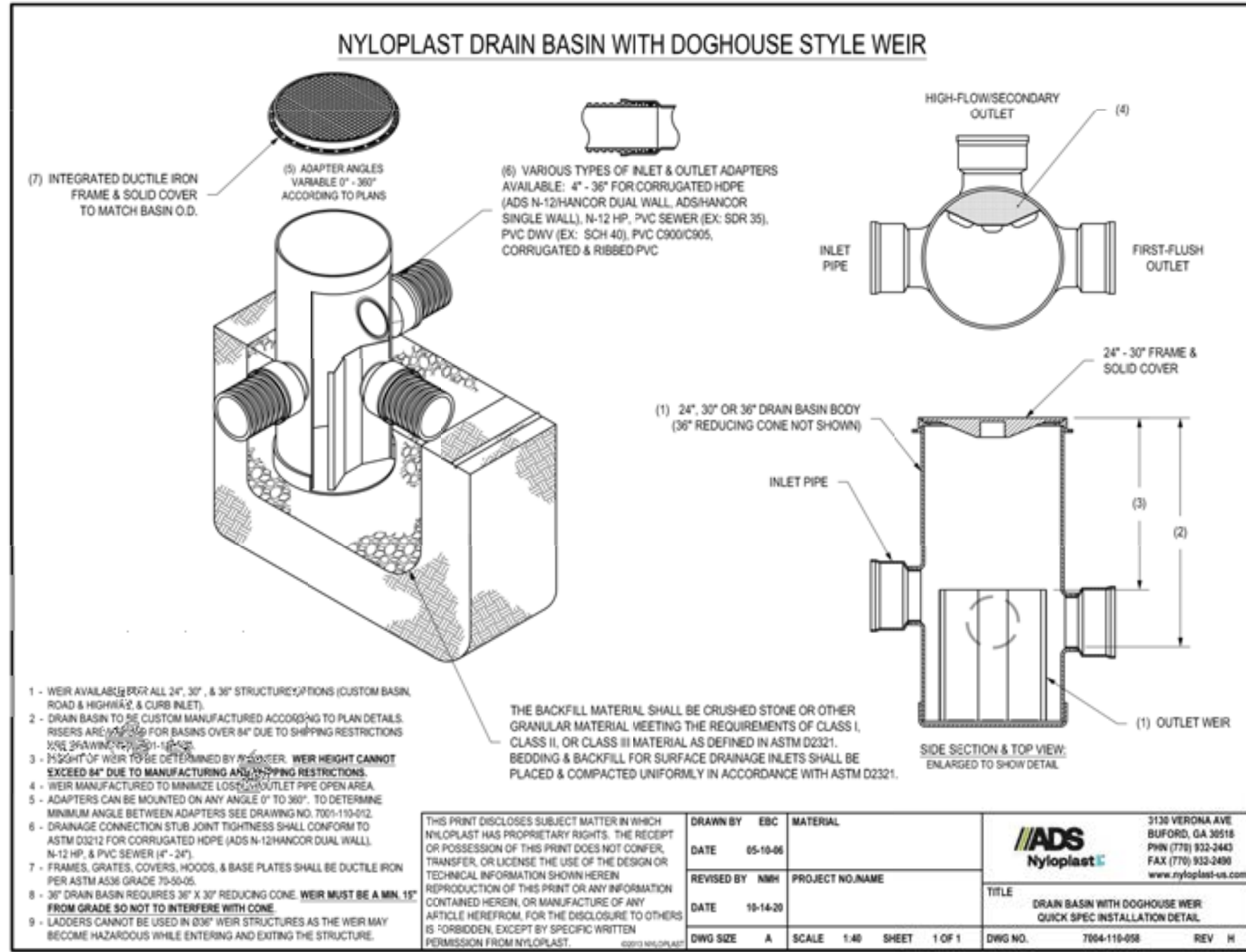
SITE PLAN RESUBMITTAL  
DATE: 8/22/2023


SHEET

C2.4

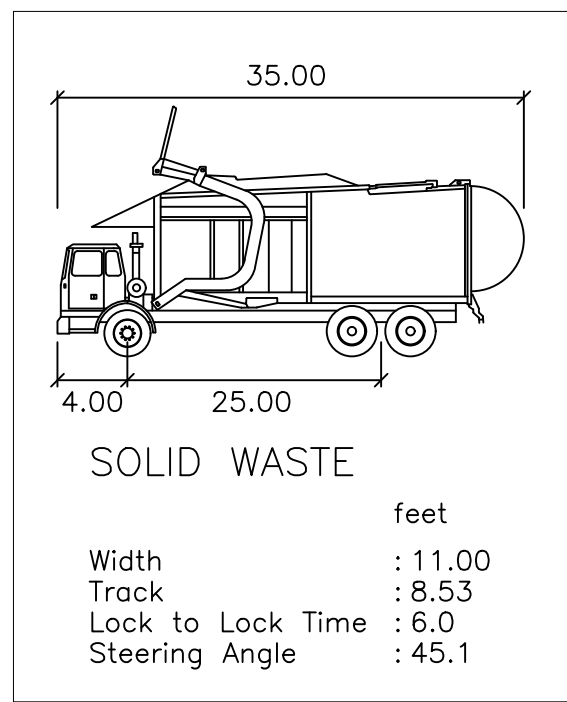
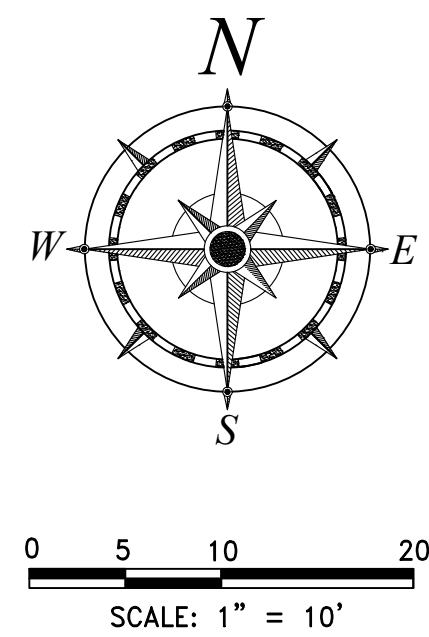
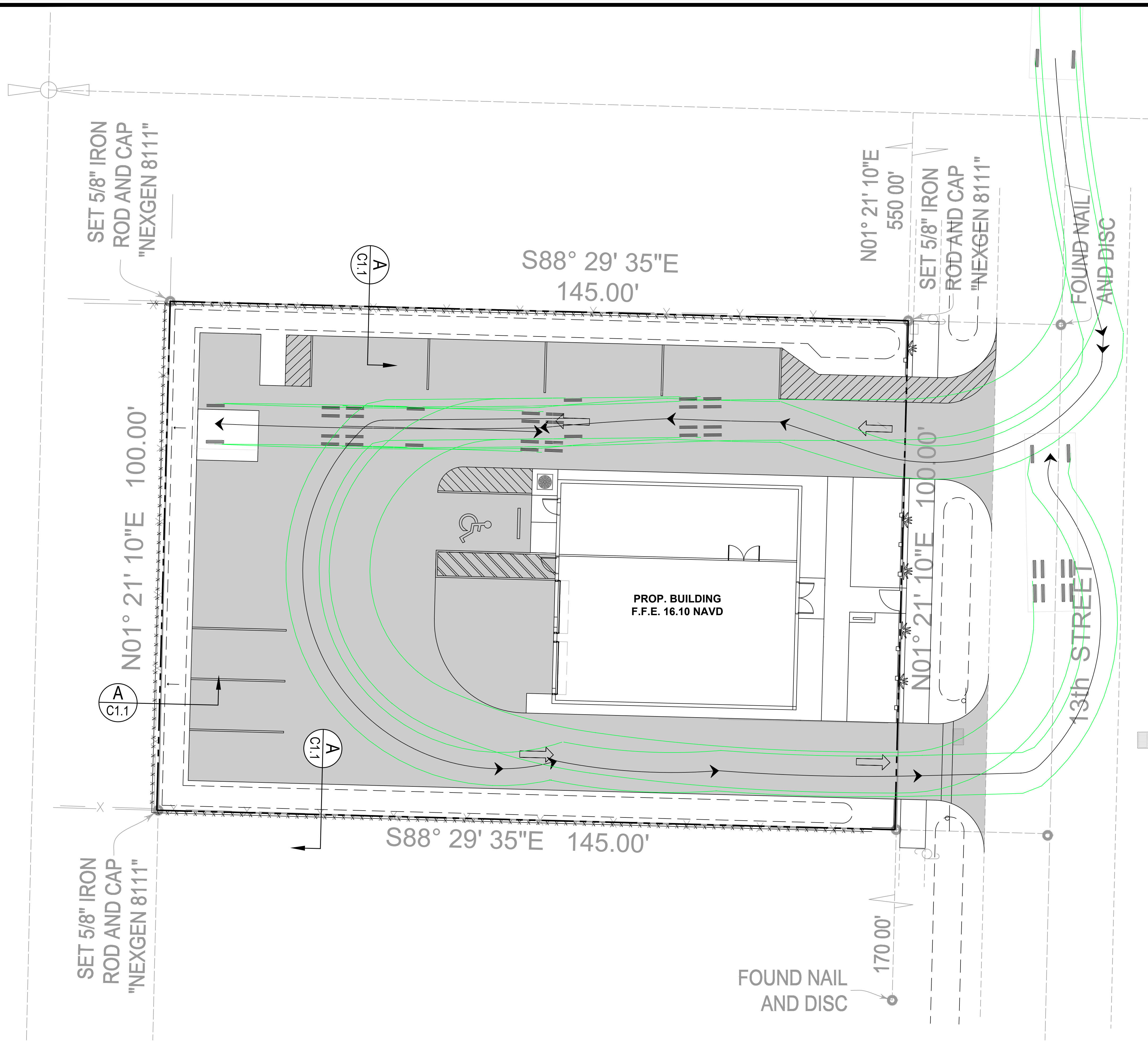
OF 4





 <p><b>McLeod • McCarthy &amp; Associates, P.A.</b> Civil Engineers</p> <p>The Forum III 1655 Palm Beach Lakes Blvd., Ste. 810 West Palm Beach, FL 33401 P: 561.689.9500 F: 561.689.8080 <a href="http://www.mcleodmccarthy.com">www.mcleodmccarthy.com</a></p>	
 <p><b>TODD N. MCLEOD, P.E.</b> FL LICENSE NO. 68188   FL CA# 053 30635</p>	
<p><b>FIELD:</b> DRAWN: P. Saffold DESIGNED: TMM APPROVED: TMM</p>	<p><b>PROJECT #23-015</b></p>
<p><b>NO. DATE REVISIONS</b></p>	
<p><b>PRELIMINARY ENGINEERING DETAILS</b> <b>830 13th STREET</b> <b>COMMERCIAL BUILDING</b> <b>LAKE PARK, FLORIDA</b></p>	
<p><b>SITE PLAN RESUBMITTAL</b> <b>DATE: 8/22/2023</b></p>	
<p><b>SHEET</b> <b>C2.1</b> <b>OF 4</b></p>	





**McLeod • McCarthy  
& Associates, P.A.**  
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FIELD: DRAWN: P. Saffold  
DESIGNED: TNM  
APPROVED: TNM  
PROJECT #23-015  
TODD N. McLEOD, P.E.  
FL LICENSE #69486  
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TODD N. McLEOD, P.E. USING A  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1  
AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

NO.	DATE	REVISIONS

**AUTOTURN EXHIBIT: SOLID WASTE**  
**830 13th STREET**  
**COMMERCIAL BUILDING**  
**LAKE PARK, FLORIDA**

SITE PLAN RESUBMITTAL  
DATE: 8/22/2023

SHEET  
**EX1**  
OF 4

NOTE: THESE PLANS ARE STILL UNDER REGULATORY PERMIT REVIEW. OWNER IS ADVISED NOT TO ENTER INTO CONTRACT FOR THE CONSTRUCTION OF THIS PROJECT UNTIL ALL PERMITS ARE ISSUED. BIDDING/CONTRACTING PRIOR TO COMPLETION OF PERMITTING WILL RESULT IN INCREASED COSTS & CHANGE ORDERS.

DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.53' TO NAVD ELEVATIONS.





**McLeod • McCarthy & Associates, P.A.**  
Civil Engineers

August 22, 2023

Nadia Di Tommaso  
Community Development Director  
Town of Lake Park

**Re: Response to Engineering Comments: Empire Landscaping**  
Lake Park (MMA #23-015)

Dear Ms. Di Tommaso;

Following are responses to your comments of 8/16/2023 for the preliminary engineering for the above-referenced project:

Comment: Verification from the Landscape Architect and Engineer of Record that the Green Buttonwood trees will not impact the drainage swale capacity along the perimeter of the site.

**Response: The perimeter swale is not counted toward the capacity volume of the stormwater management system (which is provided in an underground exfiltration system). The perimeter pavement grades slope toward S-101 and S-102 while the perimeter swale prevents runoff from entering adjacent properties. The proposed Buttonwood Trees are not anticipated to affect this.**

Comment: Civil plan shall include:

- a. The dumpster location and concrete slab.
- b. Cross section showing the swales grading.

**Response: Dumpster pad location called-out on sheet C1.1. Perimeter cross section for swale at property line added as Section A on sheet C1.1.**

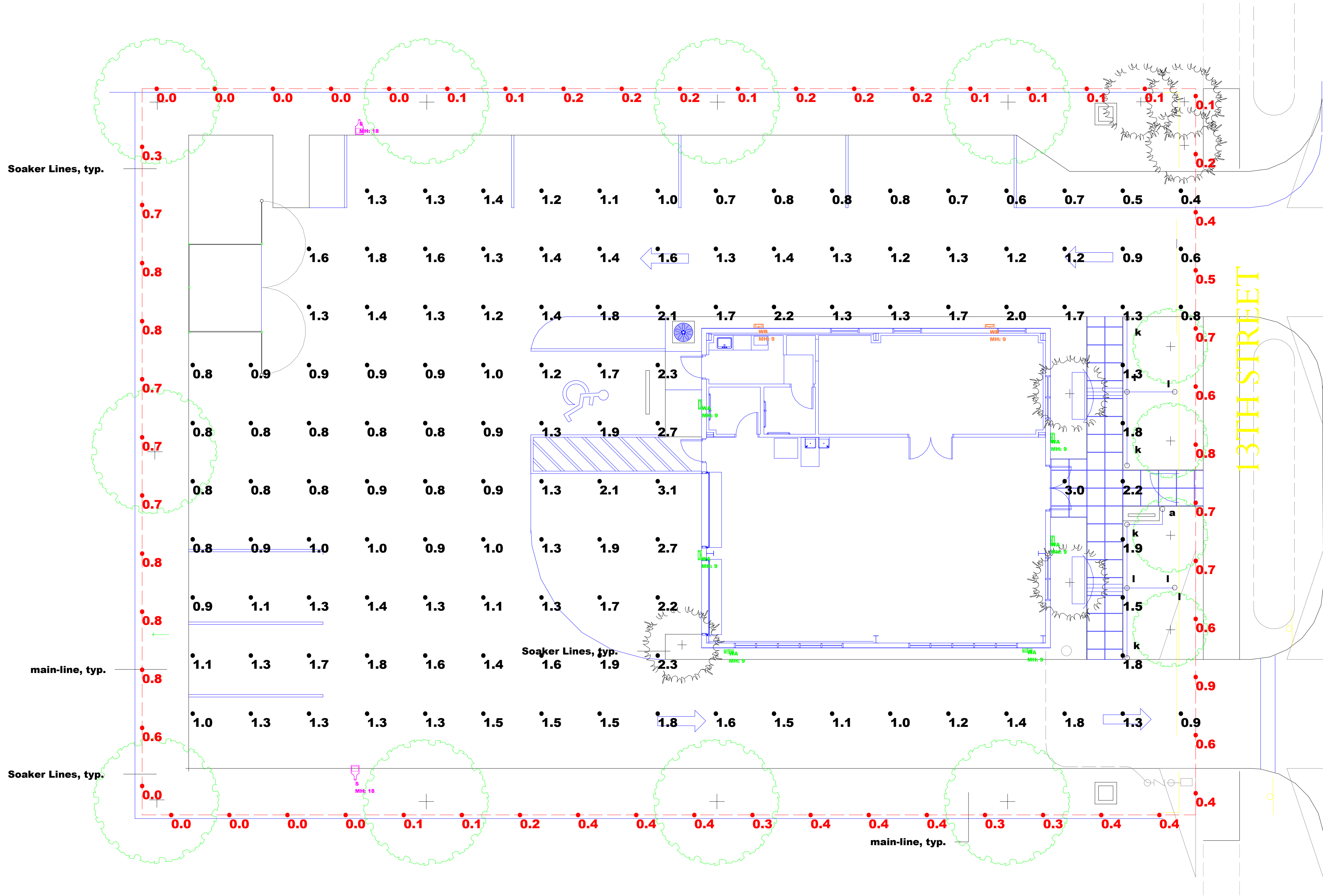
Comment: There might need to be some "island striping" or striping, just to guide vehicles on the correct path to execute the turns. An autoturn with the landscape trailer would be useful.

**Response: Perimeter striping along the edge of the AutoTurn route has been added to assist truck with making the turns.**

If you have any questions regarding this application, feel free to contact me at 561.689.9500 or [todd@mcleodmccarthy.com](mailto:todd@mcleodmccarthy.com).

Sincerely,

**Todd N. McLeod, P.E.**, President  
FL License No. 69188 | CA 30535



LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	S	Single	Lithonia Lighting	DSX0 LED P2 40K 80CRI BLC4	POLE MOUNTED: 18' A.F.G.	N/A	0.900	4259	45.14
	6	WA	Single	Lithonia Lighting	DSXW1 LED 10C 350 40K T3M MVOLT	WALL MOUNTED: 9' A.F.G.	N/A	0.900	1488	13.3
	2	WB	Single	Lithonia Lighting	DSXW1 LED 10C 350 40K T4M	WALL MOUNTED: 9' A.F.G.	N/A	0.900	1458	13.3

CALCULATION SUMMARY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING & DRIVEWAY	Illuminance	Fc	8	8	0	1.33	3.1	0.4	3.33	7.75
PROP. LINE	Illuminance	Fc	8	N.A.	N.A.	0.35	0.9	0.0	N.A.	N.A.

Scale: 1 inch= 8 Ft.

DESCRIPTION:  
PARKING & DRIVEWAY  
NORMAL POWER

DATE:  
8/23/2023

REV# 01

PROJECT:  
EMPIRE LANDSCAPE





Town of Lake Park  
Planning & Zoning Board Meeting  
Meeting Date: SEPTEMBER 11, 2023  
PZ ITEM 23-07 – MIXED USE CODE TEXT AMENDMENT

Item 4.

**STAFF MEMO & PROPOSED ORDINANCE**

**PROPOSAL**

Staff has received feedback from both development partners and our consultant landscape architects that for our Mixed Use District Section 78-83, our street tree planting standards are difficult to adhere to for cost, availability, and long-term maintenance reasons. Specifically, the N220 project has experienced conflicts where the currently proposed landscaping specs for street tree plantings were too intense; the specimen trees required proved difficult to obtain at the required heights and furthermore created maintenance issues for both the property owner and FDOT, as these large mature canopy trees create complications for both sidewalk and utility infrastructure upkeep. In order to address these issues and facilitate development along the US-1 corridor, staff has worked to create new regulations that allow for greater flexibility in street tree planting along the street while still retaining the intent of the street tree planting code by providing high quality shaded greenways throughout the Federal Highway Mixed Use Overlay District.

The substance of the code changes is detailed below:

- a. Providing a tree species that provides substantial shade along the street. Palm trees may compose no more than 25 percent of ~~shall not count toward~~ the required number of street trees.
  - i. A minimum of 75~~50~~ percent of the required street trees shall be shade trees, and the remaining street trees may be provided as medium or large flowering trees. Palm trees may be used over and above the minimum number of required street trees. Street trees shall be provided at a ratio of one street tree per 20~~5~~ feet of street frontage, or a greater ratio thereof, not subtracting ingress and egress dimensions. Where overhead utilities exist, required street trees may be small trees provided at a ratio of one street tree per 20~~5~~ feet of street frontage.
- b. Providing adequate street furnishings such as benches, bus shelters, drinking water fountains etc.
- c. Providing a landscape plan illustrating a significant tree species along the greenway that is distinguishably different from the other streets in terms of color, type and shape.
- d. At the time of planting, the trunk of ~~shade~~the trees shall be a minimum of 7~~15~~ feet clear height to the bottom of the canopy, flowering trees shall be a minimum of 6 feet clear height to bottom of the canopy, and palm trees shall have a minimum of 12 feet of clear trunk.

**Staff Recommendation: Approval**

**ORDINANCE NO. \_\_-2023**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING SECTION 78-83 OF CHAPTER 78, AMENDING THE LANDSCAPING AND PUBLICLY ACCESSIBLE GREENWAY TREE PLANTING REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Lake Park, Florida is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

**WHEREAS**, the Town Commission has developed a mixed use zoning code, which has been codified in Chapter 78, Article III, Section 78-83 of the Town's Code of Ordinances; and

**WHEREAS**, the Community Development staff has recommended that the Town Commission amend Town Code, Chapter 78, Article III, Section 78-83, to allow for flexibility in the landscaping requirements for street tree planting.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA:**

**Section 1.** The whereas clauses are incorporated herein as true and correct and as the legislative findings of the Town Commission.

**Section 2.** Chapter 78, Article III, Section 78-83 of the Town Code is hereby amended to read as follows:



- a. Providing a tree species that provides substantial shade along the street. Palm trees may compose no more than 25 percent of ~~shall not count toward~~ the required number of street trees.
  - i. A minimum of 75~~50~~ percent of the required street trees shall be shade trees, and the remaining street trees may be provided as medium or large flowering trees. Palm trees may be used over and above the minimum number of required street trees. Street trees shall be provided at a ratio of one street tree per 20~~5~~ feet of street frontage, or a greater ratio thereof, not subtracting ingress and egress dimensions. Where overhead utilities exist, required street trees may be small trees provided at a ratio of one street tree per 20~~5~~ feet of street frontage.
- b. Providing adequate street furnishings such as benches, bus shelters, drinking water fountains etc.
- c. Providing a landscape plan illustrating a significant tree species along the greenway that is distinguishably different from the other streets in terms of color, type and shape.
- d. At the time of planting, the trunk of shade~~the~~ trees shall be a minimum of 7~~15~~ feet clear height to the bottom of the canopy, flowering trees shall be a minimum of 6 feet clear height to bottom of the canopy, and palm trees shall have a minimum of 12 feet of clear trunk.

### **Section 3. Severability.**

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

### **Section 4. Codification.**

The Sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word "Ordinance" may be changed to "section", "article", or any other appropriate word.

### **Section 5. Repeal of Laws in Conflict.**

All Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

### **Section 6. Effective Date.**

This Ordinance shall take effect immediately upon adoption by the Town Commission.

## Sec. 78-83. Mixed Use (MU) district.

(a) *Purpose.* The mixed use (MU) district is established and intended to:

- (1) Encourage transit use as an alternative to auto dependency by accommodating moderate- to high-intensity, compact, mixed use, and pedestrian-oriented development within convenient walking distance of existing and planned rail stations, major transit corridors, major transit hubs, regional and neighborhood transit hubs, and high-priority corridors for bus rapid transit or high-performance transit.
- (2) Bring together people, jobs, services, and public spaces and amenities in a way that allows people to safely and conveniently walk, bike, and/or take transit to meet their day-to-day housing, employment, shopping, service, and recreational needs.
- (3) Improve walkability within the district, as well as to adjacent areas, by providing a critical mass of housing and nonresidential within walking distance of the commercial core and transit routes and facilities.
- (4) Enable the appropriate natural surveillance of the public realm to ensure safety and activity along district streets and create the sense of a vibrant and active urban center.
- (5) Ensure a compatible transition between the district's commercial/mixed use areas and lower-intensity residential neighborhoods and between the district and adjacent residential neighborhoods, where applicable.

(b) *Application of mixed use (MU) base zoning district.*

- (1) An MU base zoning district may only be applied to land designated as a mixed use district (MUD) in the town's land use plan within one-quarter mile (1,320 feet) of the right-of-way of an existing or planned high-priority corridor for bus rapid transit or high performance transit, or one-half mile (2,640 feet) of an existing or a future rail station, major transit hub, regional transit center, or neighborhood transit center, as designated in Palm Beach County's Transit Master Plan, or Transit Development Plan, the Palm Beach County Metropolitan Planning Organization's Long Range Transportation Plan, or a town-adopted transportation or transit plan. The district may extend to up to one-half mile (2,640 feet) around major intersections and activity nodes along a designated transit corridor, or to locations served by an existing or funded community shuttle service.
- (2) In conjunction with the establishment of an MU base zoning district, an overlay district shall be established which, at a minimum, creates the lot and dimensional standards relevant to the characteristics of the newly established MU base zoning district. The MU base zoning district contains general standards that apply to all MU districts. Overlay districts are established to provide additional standards that are tailored to the unique characteristics of each geographical area.
- (3) In order to provide a comprehensive approach for future development in MU districts that addresses development pressures related to population growth and stimulated economic conditions, while enhancing the quality of life for residents, new planned unit developments (PUDs) shall not be permitted. Incentives such as, but not limited to, increased entitlements, building heights, or density are provided in an MU district in order to encourage redevelopment in a desired development pattern and accomplish the stated goals and objectives of the town's comprehensive plan, strategic plan and the community redevelopment area plan, where applicable.
- (4) The town commission shall review all residential, nonresidential, and mixed use development plans for property within a mixed use district. The town commission shall receive the comments of the community development department, including justifications for any applicable waivers, administrative



adjustments, or bonuses, in addition to the development plan review general procedures of section 67-37.

- (c) *Process for establishment of a mixed use base zoning district.*
- (1) A conceptual neighborhood master plan shall be required for the enacting of an MU district and shall only be initiated by the Town.
  - (2) After preparation of the conceptual neighborhood master plan, a comprehensive plan map and text amendment shall be required to establish the MU based on the conceptual neighborhood master plan. Each MU shall establish its own policies and an entitlements pool, where applicable.
  - (3) The entire area shall be rezoned to MU base zoning district.
  - (4) Specific overlay district zoning regulations shall be established for the MU and be approved by the town commission, through the public hearing process, and shall reflect the goals set forth in the corresponding neighborhood master plan, the town's comprehensive plan, strategic plan and the community redevelopment area plan, where applicable.
- (d) *Mixed use overlay district required elements.* In order to fulfill the purpose of a MU district, encourage redevelopment, establish neighborhood compatibility and the protection of single family neighborhoods, the following elements shall be required within each MU overlay district:
- (1) *District boundaries:* To define an area that can provide a critical mass of people and development to support transit ridership and to promote a sense of place;
  - (2) *Use standards:* To address existing permitted uses that may not be appropriate in a mixed use district and to encourage uses that are compatible;
  - (3) *Streetscape standards and street network connectivity:* To enhance the public realm and promote walking, biking, and accessibility;
  - (4) *Publicly accessible open space:* To enhance existing public open spaces, promote new public open spaces and access to the waterfront, where applicable, and establish a connected public realm;
  - (5) *Building height standards:* To ensure compatibility of height and transition of development intensities between mixed use areas and adjacent low intensity residential neighborhoods;
  - (6) *Density standards:* To encourage a critical mass of residents to support businesses and transit ridership;
  - (7) *Design standards:* To promote high quality urban design and architecture that establishes a sense of place. Building placement and lot standards may be modified for the overlay district to address any unique characteristics of each geographical area; and
  - (8) *Regulating plans and diagrams:* To demonstrate development standards in both words and images, that include maps designating the locations where the various standards apply.
- (e) *Regulating plans and diagrams.* MU districts are governed by a series or combination of regulating plans and diagrams. The regulating plans and diagrams demonstrate development standards in both words and images, and include maps designating the locations where the various standards apply. Unless otherwise noted, all development shall follow the regulating plans and diagrams specified for each MU district. The regulating plans and diagrams for the MU districts include the following, where applicable:
- (1) The sub-areas regulating plan, which divides the MU district into three sub-areas: Core, Center and Edge. The highest height and number of stories within the MU district shall be allocated to the Core Sub-Area, a mixed use area within the ¼-mile (1,320 feet) radius of a transit station(s), major transit stop(s) or major transit corridor. The height and number of stories shall then gradually decrease from the core to the center sub-area where mixed uses are still permitted and then further decrease to the

- edge sub-area which is characterized by single uses, including low density residential adjacent to existing low density residential, where applicable.
- (2) The street network connectivity regulating plan, which shows the location of existing and the required new streets needed to create the prescribed network of streets within the MU district. This plan also establishes the hierarchy of the streets.
  - (3) The designated publicly accessible open space and greenway system regulating plan, which designates the approximate location of the required publicly accessible open spaces and greenway system in the MU district, shall be shown in all development plans.
  - (4) The building heights regulating plan, which establishes the maximum building height permitted in each sub-area of the MU district.
  - (5) The building placement regulating diagrams, which provide a schematic representation of the various building typologies, based on their sub-area. The diagrams demonstrate the required setbacks, lot standards, and profiles of structures. Not all building typologies are permitted in each sub-area. The building placement regulating diagrams are shown in Appendix A of this code section.
- (f) *MU district use standards.* A list of permitted and/or prohibited uses may be established for each overlay district. The following use standards shall apply to development in MU districts:
- (1) Mixed use development: The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is encouraged. The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential in the district is allowed, provided the developments are well integrated in terms of complementary uses, access and circulation, and compatible design.
  - (2) The incorporation of high-activity nonresidential uses such as retail shops and restaurants at street level is encouraged, especially along those building facades abutting or most visible from the transit corridor, other major arterial or primary streets, major pedestrian walkways, or public spaces.
  - (3) Additional or stand-alone auto-oriented uses are prohibited.
- (g) *MU district street standards.* The following street standards shall apply to development in the MU districts:
- (1) The periphery of any site fronting on a public right-of-way shall be improved by the provision of sidewalks, streetlights, street furniture, street trees and other elements, covering the entire area from face of curb to face of building.
  - (2) Where the distance between the front property line and the edge of pavement or curb line is not deep enough to accommodate the required sidewalk and/or landscape strip, all developments shall be required to provide a dedicated widening of the right-of-way or dedicated public easement running parallel and adjacent to the public street, as well as the improvement specified within that dedicated space, to accommodate the sidewalk and/or landscape feature as specified within the specific street design standards established for each MU district. Additionally, the development and ongoing maintenance of the required streetscape improvements along the entire property shall be the responsibility of the developer/property owner.
  - (3) The street network connectivity regulating plan established for each MU district shows the approximate location of existing and required new streets needed to create the prescribed network of streets within each MU district. This plan also establishes the hierarchy of the streets.
  - (4) The specific street design standards provide a schematic representation of the desired streetscape improvements for specific streets in each MU district. These diagrams establish minimum standards for the width of sidewalks, landscape strips, etc.



- (5) Street development applicability. The specific street design standards are applicable to town-initiated streetscape improvements and privately initiated streetscape improvements as specified in each MU district. Full block developments, and developments that provide improvements along an entire street frontage shall be required to provide streetscape improvements for the entire street frontage(s) abutting the development. Partial or mid-block development shall only be required to provide streetscape improvements for the entire street frontage abutting the development to the extent feasible, in coordination with the town engineer, however, the dedicated widening of the right-of-way or dedicated public easement shall be provided, where applicable.
- (6) In addition, the following shall apply:
- a. All streets shall be located according to the street network connectivity regulating plan of the MU district.
    - i. All primary and secondary streets shall be required in the same location as shown on the street network connectivity regulating plan and may be modified with respect to alignment, provided that the final alignment is in keeping with sound urban design principles. The full width of all primary streets shall be open to the sky for a minimum of 95 percent of the entire length of the street within the MU district. Structures, such as but not limited to, pedestrian bridges and canopies shall be permitted to span over a portion of the street. The full width of all secondary streets shall be open to the sky for a minimum of 100 percent of the entire length of the street within the MU district. No primary and secondary streets shall be deleted or otherwise vacated or removed.
    - ii. Tertiary streets as shown on the street network connectivity regulating plan are encouraged to promote connectivity and to conform to block length requirements. The full width of all tertiary streets shall be open to the sky for a minimum of 100 percent of the entire length of the street within the MU district.
      - (A) Existing tertiary streets shall be required in the same location as shown on the street network connectivity regulating plan and may be modified with respect to alignment, provided that the final alignment is in keeping with the principles of sound urban design. No existing tertiary streets shall be deleted or otherwise vacated or removed.
      - (B) New tertiary streets shall not be required in the same location as shown on the street network connectivity regulating plan, provided that the final placement of the street is in keeping with sound urban design principles. No new tertiary streets shall be deleted or otherwise vacated or removed.
  - b. The modification of new tertiary streets as shown on the street network connectivity regulating plan requires the following conditions are met:
    - i. The community development director shall approve the modification of tertiary streets provided the following conditions are satisfied:
      - (A) The modification is reviewed and recommended by the town's urban design professional who shall review the proposed modification for compliance with sound urban design principles.
        - (1) The modification maintains connectivity to the surrounding area;
        - (2) The modification enhances pedestrian safety;
        - (3) The modification is compatible with the surrounding area;

- (4) The modification is for the assemblage of parcels for development and allows for the appropriate use of private property; and
    - (5) The modification does not create block lengths that exceed the maximum allowed herein, thereby limiting walkability.
  - ii. The modification is reviewed and recommended by the town engineer who shall review the proposed modification for traffic and safety issues.
- c. The design of new streets and modifications of existing streets shall comply with the following requirements:
  - i. All streets and alleys shall connect to other streets or alleys. Cul-de-sacs, T-turnarounds, and dead-end streets shall be prohibited.
  - ii. All streets shall allow public access. Privately built streets shall provide an approved plat restriction to allow public access. No gates that impede through traffic are permitted along streets.
  - iii. The maximum distance between an alley and another intersecting alley or street shall be 300 feet, when the alley is the primary means of access for emergency vehicles.
  - iv. Where a sidewalk or other pedestrian walkway crosses a parking lot, street, or driveway the following standards shall apply:
    - (A) The intersection shall be clearly marked and lighted for safety;
    - (B) The sidewalk shall be continuous and remain at a constant level in all circumstances; and
    - (C) A change of tactile surface texture shall be installed at all street crossings.
  - v. Street intersections shall be improved with curb extensions sufficient to provide fully accessible landings and a pedestrian rest area. Rest areas shall occur at intersections and mid-block. Rest areas shall be furnished with way finding/directional signage, sufficient clearance for a wheelchair, and other pedestrian amenities such as benches, or bicycle racks.
  - vi. Except as modified through the street development regulating diagrams for each MU district, all streets and alleys/service roads shall adhere to the following standards:
    - (A) For streets only, a minimum landscaped strip of five feet shall be provided along the street edge between the sidewalk and the curb.
    - (B) For streets only, tree surrounds consisting of an ADA compliant permeable surface, a minimum of five feet by five feet, may be utilized in place of the required landscape strip. The use of tree surrounds shall require the use of a suspended pavement system that is equivalent to a soil volume that is appropriate for the specified tree species at maturity. Root barriers shall also be utilized to ensure that a sustainable planting solution is provided. The use of tree surrounds is appropriate when on-street parking is provided. When no on-street parking is provided, landscape strips are preferred.
    - (C) For streets only, a minimum sidewalk width of five feet shall be provided adjacent to the landscaped area.
    - (D) For streets only, a minimum unobstructed area of 60 inches shall be provided in the sidewalk.



- (E) For streets only, where a colonnade is provided, free and clear use of a continuous unobstructed area of at least ten feet shall be provided within the colonnade. Softening of the colonnade with landscape elements is required.
  - (F) For streets only, no utility poles, fire hydrants or any other temporary or permanent structures shall be permitted within the unobstructed area.
  - (G) For streets only, overhead utilities are not permitted. Existing overhead utilities shall be relocated underground where feasible.
  - (H) For streets only, where on-street parking is provided on both sides of the street, the minimum right-of way width shall be 60 feet.
  - (I) For alleys only, the minimum right-of-way width shall be 30 feet.
  - (J) For service roads only, the minimum width shall be 30 feet.
  - (K) Street furniture shall be provided including but not limited to outdoor benches, waste containers, planters, bus shelters, bicycle racks, ADA compliant permeable tree surrounds with the use of a suspended pavement system, decorative paving, stamped concrete or stamped asphalt crosswalks, banners, water fountains, newspaper dispensers and bollards whether within or outside the public right-of-way. Street furniture provided on site shall be compatible with the architecture of the surrounding buildings, the character of the area and other elements of the streetscape. All street furniture shall be subject to the approval of the town.
  - (L) Curb and gutter shall be provided at all intersections and roadway edges in the core and center sub-areas.
  - (M) Any existing trees or palms shall be subject to section 34-9 (Tree Removal Standards).
- (h) *MU district access, circulation, parking and loading standards.* The following standards shall apply to development in MU districts. In addition, applicable standards in section 78-142 (Off-street Parking and Loading), section 78-143 (Off-street Loading), Section 78-144 (Access to Rights-of-way) and section 78-145 (Supplemental Parking Requirements) shall apply except as modified herein:
- (1) *Vehicular access and circulation.* Access to rights-of-ways shall be developed per section 78-144, (Access to Rights-of-Way) except as modified herein:
    - a. Driveway access shared between adjoining lots shall be required, where feasible, for nonresidential and mixed use development in order to limit direct vehicular access along streets or comply with driveway intersection spacing requirements.
    - b. Driveway, alley and service road access from the front property line shall be limited to one point of access for every 250 feet of frontage. No more than two driveways per block frontage shall be permitted.
      - i. The community development director or his/her designee shall have the authority to adjust administratively the requirements for front property line access to one point of access for every 250 feet of frontage, for up to ten percent of the maximum measurement of frontage.
  - (2) *Parking.*

- a. *Surface parking lots.* Surface parking lots are discouraged, whether stand-alone or part of a larger development; however, where provided, surface parking shall utilize low-impact development techniques and shall comply with the following standards:
- i. Surface parking is prohibited along building frontages and shall be located to the side or rear of the property;
  - ii. Surface parking shall be accessed off an alley, service road, or tertiary street, where feasible. If the surface parking lot is accessed from a primary or secondary street, there shall be only one point of access to the parking lot area;
  - iii. Openings off any street shall not exceed two lanes in width or 30 feet maximum per entrance/exit. Entrances/exits on alleys/service roads are exempt from this requirement;
  - iv. Pedestrian entrances to the parking lot shall be directly from a frontage line through an exterior or interior pedestrian passage or a combination thereof running from the rear to the front of the lot. Parking spaces serving residential units are exempt from these requirements;
  - v. All parking areas shall have direct pedestrian access to a public walkway;
  - vi. Except along an alley/service road, parking lots may either be screened by a liner building or in compliance with the following standards:
    - (A) Except as provided below, perimeter landscaping strips shall be located on the same property as the parking area and placed to assure visibility and safety of bicyclists and pedestrians within the parking area and on adjacent accessways.
    - (B) Where abutting properties are subject to the same perimeter landscaping strip requirement along a common property line, a single perimeter landscaping strip meeting these standards may be provided along either or both sides of the common property line through joint written agreement by the owners of the abutting properties.
    - (C) Perimeter landscaping strips shall be comprised of:
      - (1) Canopy trees spaced a maximum average of 20 feet on center, except that:
        - (a) Canopy trees may be spaced a maximum average of 40 feet on center within perimeter landscaping strips screening a vehicular use area from an abutting property or waterway;
        - (b) Where more than ten canopy trees are required, palm trees may be substituted for 50 percent of required canopy trees, and shall be spaced a maximum average of 20 feet on center where used along an entire side of the vehicular use area; and
        - (c) Understory trees spaced a maximum average of 15 feet on center may be substituted for canopy trees in areas beneath overhead utility lines; and
      - (2) Shrubs planted to form a continuous, opaque hedge along the perimeter of the parking area, provided that:
        - (a) To allow security surveillance of parking areas, the shrubs shall be maintained at a maximum height of three feet above the elevation of the adjacent parking area; and



- (b) A solid masonry wall up to three feet high may be substituted for part of the required shrub hedge provided that shrubs be planted two feet on center or vines spaced a maximum average of five feet on center shall be planted between the wall and any adjacent parking area; and
    - (3) Ground cover or grass planted in all areas not occupied by trees, shrubs, or walls.
    - (4) All planting areas shall be 100 percent irrigated.
  - vii. Wheel stops shall be prohibited, and continuous curbing shall be placed two feet from the front of all parking spaces, except those in a parallel configuration.
  - viii. Use of on-street parking is encouraged on all streets, where feasible.
    - (A) Curbed planter bulb-outs shall be provided at the terminus of on-street parking.
- b. *Parking garages.* Multi-level parking garage structures, whether stand-alone or part of a larger development, shall comply with the following standards:
  - i. Along a primary or secondary street, the ground floor of the garage shall be screened by a liner building containing active use. Above the ground floor, a liner building shall not be required. All levels of the building shall comply with the standards below:
    - (A) All building facades that are visible from a street or an open space shall compliment and contain architectural treatments consistent and harmonious with that of the principal structure and habitable space;
    - (B) Architectural treatment shall be provided through a combination of, but not limited to, the use of materials and construction assemblies; the continuation of fenestration patterns, architectural features, articulation and rhythm; the application of architectural screens, meshes, louvers, and glass; the incorporation of vegetated surfaces and planters; and architectural lighting.
    - (C) No vehicles parked within the garage shall be visible from the street; and
    - (D) Sloped garage ramps facing and within 100 feet of any street or open space shall have architectural treatments which screen the sloped ramp from view from the street or open space.
  - ii. Openings off any street shall not exceed two lanes in width or 30' maximum per entrance/exit. Entrances/exits on alleys/service roads are exempt from this requirement.
  - iii. The garage shall be accessed from an alley/service road or tertiary street, where feasible.
  - iv. If the garage is accessed from a primary or secondary street, there shall be only one point of access to the garage area.
  - v. Pedestrian entrances to the garage shall be directly from a frontage line through an exterior or interior pedestrian passage or a combination thereof running from the rear to the front of the lot. Parking spaces serving residential units are exempt from these requirements.
- c. *Dimensions and markings of parking spaces:* Off-street parking spaces shall be constructed and marked in accordance with section 78-142.c.9 (Dimensions and Geometrics of Parking Areas) with the following modifications:

- i. Parallel parking spaces shall have minimum lengths of 23 feet and minimum widths of eight feet where a curb and gutter are provided. Where a curb and gutter are not provided, the minimum width shall be nine feet.
- ii. The minimum stall width for 90-degree, general surface parking, shall be ten feet if double striped and a minimum of nine feet if single striped.
- iii. The minimum parking stall width for parking spaces in garages shall be eight and one-half feet provided that the minimum clear distances are met.
- d. *Modified off-street parking requirements:*
  - i. *Minimum number of required off-street parking spaces:* All developments shall provide the minimum number of required off-street parking spaces in accordance with Schedule 78-142-1, except as modified below.

<b>Table 78-83.H-1 Modified Off-Street Parking Requirements</b>	
Use Classification	Minimum Off-Street Parking Requirements
Multifamily Housing Developments	1 bedroom unit: 1 spaces per unit 2 bedroom unit: 1.5 spaces per unit 3 or more bedroom unit: 2 spaces per unit plus 1 space per 20 units for guest parking
Business and Professional Office	2 spaces per 1,000 square feet GFA
Personal Services	2 spaces per 1,000 square feet GFA
Restaurants	10 spaces per 1,000 square feet GFA
Retail and Commercial	2 spaces per 1,000 square feet GFA
Financial Institutions	3 spaces per 1,000 square feet GFA
Appliance, retail/wholesale	3 spaces per 1,000 square feet GFA
Dry cleaning pickup and laundry pickup stations	3 spaces per 1,000 square feet GFA
Veterinary clinic, excluding animal exercise area	3 spaces per 1,000 square feet GFA
Medical clinics/offices: Medical, dental, chiropractic (outpatient only)	3 spaces per 1,000 square feet GFA
Theaters, auditoriums, studios and other places of public assembly	1 space per 3 seats where applicable, otherwise 3 spaces per 1,000 square feet GFA
Hotel or motel	1 space per 2 rooms (guests); 1 space per 800 square feet (restaurants); 1 space for each employee at maximum shift (staff)

- ii. *Modified parking standards:* All developments shall comply with the standards in Schedule 78-142-1, except as modified below.
  - (A) Townhouse and congregate living facilities with a common parking lot shall provide .25 spaces per dwelling for guest parking.
    - (1) Guest parking spaces may be grouped, provided that the spaces are located within 600 feet of the dwellings that they are intended to serve. Grouped guest parking may not be grassed. All guest parking shall be prominently identified with an above grade sign or marking on the wheel stop.
  - (B) Congregate living facilities:
    - (1) General requirements.



- (a) Every congregate living facility shall provide adequate parking and circulation for residents, visitors and staff. The standards established in this subsection shall be considered the minimum necessary to achieve this goal.
  - (b) Unless otherwise provided in this chapter, all parking and vehicular use areas shall be paved.
  - (c) The bases for parking calculations shall be clearly stated on proposed site plans, including the maximum number of employees.
  - (d) Additional parking requirements may be imposed as a condition of approval of the special exception.
  - (e) Specific requirements. Every congregate living facility shall comply with the following requirements:
  - (f) A minimum of one parking space shall be provided for each four residents, plus one space for each employee on the shift of greatest employment.
  - (g) Congregate living facilities shall establish a safe drop-off area for group transportation, such as vans or similar vehicles.
- (C) Valet and tandem parking: The use of valet and tandem parking (See section 78-142(c)(8)d., Valet Parking) is encouraged with the following modifications:
- (1) All uses, except eating establishments and hotels, may designate a maximum of 75 percent of the total number of required off-street parking spaces as valet parking. The valet spaces may be tandem.
  - (2) Eating establishments and hotels may designate a maximum of 100 percent of the total number of required off-street parking spaces as valet parking. The valet spaces may be tandem.
- (D) Shared parking. The use of shared parking (See section 78-142(c)(8)a., Shared Parking) is encouraged with the following modifications for nonresidential uses only:
- (1) The maximum distance between the primary pedestrian entrance of the shared use parking lot or parking garage and the primary pedestrian entrance of the use served by the parking shall be 1,320 feet.
- (E) Location of required on-site parking spaces.
- (1) Residential uses shall provide 100 percent of the required on-site parking, a maximum of 600 feet from the building or land use they are intended to serve.
  - (2) Only nonresidential uses may provide the required on-site parking spaces off-site and the following shall apply;
    - (a) A maximum of 100 percent of the required off-street parking spaces may be located off-site; and
    - (b) The off-site parking spaces may be located in a parking lot or parking garage up to 1,320 feet away from the primary pedestrian entrance to the use served by the parking.

- (c) The off-site parking spaces shall be located within the MU district.
- (F) On-street parking. On-street parking, along the corresponding frontage lines touching the adjacent sidewalk to the property, may be used to satisfy a portion of the off-street parking requirements for all uses, except single family.
- (G) Bicycle racks and bicycle storage. Bicycle racks and storage shall be required as follows:
  - (1) Bicycle racks and bicycle storage for commercial uses. Commercial developments, shall provide:
    - (a) Secure bike racks and/or storage at a ratio of one bicycle parking space per every ten required parking spaces; and
    - (b) A minimum of one shower and changing facility shall be provided to be available for all tenants and shall be located within the building, or within 200 feet of the building entrance, for developments greater than 50,000 square feet in gross building area.
  - (2) Bicycle racks and bicycle storage for residential uses. One bicycle parking space shall be provided per every ten required parking spaces. Required residential bicycle parking spaces shall be provided in a secured area, covered from the elements.
  - (3) Mixed use developments. Mixed-use developments shall provide secure bicycle parking spaces for both the commercial and residential components of the development as calculated separately pursuant to the requirements of this section.
- (3) *Loading.* Loading for properties within the MU district shall comply with the standards for off-street loading in section 78-143, Off-street Loading Standards, except as modified herein.
  - a. Properties within the MU shall provide loading off-street. Where it is unfeasible to provide loading off-street, loading shall be permitted off an alley/service road. Where an alley/service road is not existing, proposed or feasible, loading shall also be permitted on-street subject to the following conditions:
    - i. An on-street loading plan, subject to minor site plan approval, is approved. The on-street loading plan shall demonstrate the location of the loading berth(s), the hours for loading and unloading, and a list of the uses in abutting properties and their respective hours of operation; and
    - ii. The on-street loading area shall not be located along building frontages; and
    - iii. The on-street loading area shall be located along a tertiary street in the area designated for on-street parking in the public right-of-way; and
    - iv. The hours of loading and unloading, as demonstrated in the on-street loading plan, do not create a conflict with the current or proposed uses on abutting properties. Should the hours of loading and unloading create a conflict with current or future uses on abutting properties, the on-street loading plan shall be revised and/or revoked accordingly.
- (i) *MU district landscape standards.* The following standards shall apply to development in MU districts. In addition, applicable standards in article VIII (Landscaping and Vegetation Protection) shall apply except as modified herein.



- (1) *Modified landscaping requirements.* The following standards from article VIII (Landscaping and Vegetation Protection), are modified for properties within the MU district:
- a. Section 78-253(c)(4) - Vehicular use areas, including driveways, public rights-of-way and parking lots, shall have a minimum two-foot-high hedge at planting and a maximum three-foot-high hedge at maturity, planted two feet on center, for visibility and security.
  - b. Section 78-253(h)(1) - Landscape Buffers:
    - i. A landscape buffer shall be a minimum of eight feet in depth along the interior side or rear property lines.
    - ii. Landscape buffers along a public street right-of-way shall only be permitted to screen parking, vehicular use areas, outside storage and/or trash collection sites and shall be a minimum of eight feet in depth.
  - c. Section 78-253(h)(2) - Street Trees:
    - i. In order to encourage shade, street trees should be clustered. Street trees shall be placed no closer than 15 feet apart and no farther than 20 feet apart. A maximum of 50 percent of the length of the lot frontage can be without trees. (For example, a lot with 120 feet of street frontage is required to plant four street trees, based on one tree per 30 feet of street frontage. Sixty feet of street frontage may have no trees. Within the remaining 60 feet of street frontage, the four required trees should be placed at least 15 feet and not more than 20 feet apart.)
  - d. Section 78-253(h)(4) - Berms shall not be permitted to screen outside storage and/or trash collection sites.
  - e. Section 78-253(h)(5) - Foundation Landscaping:
    - i. Buildings with commercial uses on the ground floor, and whose building line is setback no more than ten feet from the front and street side property lines shall not be required to provide plantings along the base of the building where the frontage is occupied by a commercial use or a residential lobby area.
- (2) *Additional landscaping requirements.* In addition to the landscape standards in article VIII (Landscaping and Vegetation Protection), properties within the MU district shall comply with the following additional landscaping standards:
- a. Utilization of berms to screen parking, vehicular use areas, outside storage and/or trash collection sites from public thoroughfares and adjacent residential uses shall be prohibited.
  - b. Landscaping elements shall align with adjacent building elements.
  - c. Native trees shall be preserved where feasible. Building setback should be adjusted to preserve tree canopy. A native tree as a focal point in a courtyard or expanded sidewalk area is encouraged with the addition of a suspended pavement system that will preserve a soil volume that is appropriate for the specified tree species at maturity. Root barriers shall also be utilized to ensure that a sustainable planting solution is provided.
  - d. Shrubs and ground cover shall only be placed between the sidewalk and the curb. Exception shall be made only for residential uses on the ground floor. This exception shall not apply at entrances to residential uses located on the second floor or above.
  - e. Street trees:
    - i. Street trees are required and shall be provided at a maximum of one tree per 30 feet of street frontage.

- ii. Street trees may not be required when colonnades are being provided along the street and the colonnade is placed at a maximum of five feet from the back of curb.
  - iii. When a landscape strip is not provided, street trees shall be placed in tree pits covered with ADA compliant pervious material with the use of a suspended pavement system that is equivalent to a soil volume appropriate for the specified tree species at maturity. Root barriers shall also be utilized to ensure that a sustainable planting solution is provided.
  - iv. Adequate clearance to the building facade for uniform development of the street tree canopy shall be demonstrated for the type and species selected.
- f. All landscape areas shall be 100 percent fully irrigated.
- (j) *MU district open space and greenway system standards.* Open space may be one of three types: Designated publicly accessible, semi-public or private. All developments are required to provide a minimum of private open space as determined by the building type. The designated publicly accessible open spaces and greenway systems regulating plan for each MU district shows the approximate location of existing public and required new designated publicly accessible open spaces and a greenway system throughout the MU district, where the intent is to establish a network of open spaces.
  - (1) *Designated publicly accessible open spaces:* Designated publicly accessible open spaces are open spaces on private property that are required in the designated publicly accessible open spaces and greenway systems regulating plan and/or for a density bonus provision where applicable and shall provide public access in order to enhance the connectivity of the public realm. New designated publicly accessible open spaces are small in scale, largely devoted to natural landscaping and outdoor recreation, and tend to have few structures. Golf courses, golf driving ranges, cemeteries and mausoleums shall not be included in this category. Accessory structures may include clubhouses, statuary, fountains, maintenance facilities and concessions. Open space types include greens, squares, and plazas. Designated publicly accessible open spaces shall be subject to the following requirements:
    - a. The minimum size of a new designated publicly accessible open space shall be 4,800 square feet unless otherwise specified in the overlay district.
    - b. The general location shall conform with the designated publicly accessible open space and greenways system regulating plan.
    - c. New designated publicly accessible open spaces shall be provided at grade level.
    - d. Provided that all other parameters on the regulating plans are met and that an individual/developer owns the entire designated publicly accessible open space area and an adjacent area, the final location of the publicly accessible open space may be proposed onto such adjacent area.
    - e. New designated publicly accessible open spaces shall provide shaded areas, and their ground surface shall be a combination of paving materials, sod, or ground cover.
    - f. No replatting or other land subdivision shall divide property in such a way that the required designated publicly accessible open space is avoided, or its location changed.
    - g. Off-street parking shall not be required for new designated publicly accessible open spaces.
    - h. The development and ongoing maintenance of a new designated publicly accessible open space area shall be the responsibility of the developer/property owner.
    - i. Properties that provide new designated publicly accessible open space shall be permitted relief from the maximum building setback requirements along the portion of the building fronting the open space specifically for the purpose of accommodating the open space.

- j. Fences, walls and hedges are permitted around the perimeter of a designated publicly accessible open space in accordance with Table 78-83.K-2: Fence, Walls, and Hedges Around Open Spaces.
  - k. Shall not count toward the minimum private open space requirement.
- (2) *Semi-public open spaces.* Semi-public open spaces are open spaces on private property, located along a street frontage, that are not required to provide public access, however, shall have visibility from the street. Open space types include greens, squares, and plazas.
- a. Semi-public open space may count towards the minimum private open space requirement.
  - b. Semi-public open space shall only be permitted where residential dwelling units are on the ground floor.
  - c. Semi-public open space shall abut a public sidewalk and be visible from the street.
  - d. Off-street parking shall not be required for semi-public open spaces.
  - e. The development and ongoing maintenance of a new semi-public open space area shall be the responsibility of the developer/property owner.
  - f. Properties that provide semi-public open space shall be permitted relief from the maximum building setback requirements along the portion of the building fronting the open space specifically for the purpose of accommodating the open space.
  - g. Fences, walls and hedges are permitted around the perimeter of a semi-public open space in accordance with Table 78-83.K-2: Fence, Walls, and Hedges Around Open Spaces.
- (3) *Private open spaces.* Private open spaces are open spaces on private property that are required for private use only.
- a. Private open spaces may be provided on the ground level or in roof terraces or upper level decks.
  - b. The minimum area required for private open space shall be as specified for each building type or as modified in each MU overlay district.
  - c. Private open spaces shall be provided in the form of colonnades, courtyards, terraces, and sodded lawns. Corridors, walkways, pedestrian passages, lobbies, balconies, parking courts, lakes, golf courses, and parking lot buffers shall not count towards the open space requirement.
  - d. Private open spaces shall provide shaded areas that may consist of palms or shade trees, and their surface shall be a combination of paving materials, sodded lawn, or ground cover.
- (4) *Open space type configuration and design.* New designated publicly accessible open spaces and new semi-public open spaces shall be developed in the form of greens, plazas or squares.
- a. *Greens.*
    - i. Greens shall have more than 50 percent of their property lines abutting or across the street from residential uses areas.
    - ii. Exclusive of dedicated rights-of-way, the maximum impervious area is 20 percent. The pervious surface areas shall consist primarily of drought tolerant ground covering, trees, and garden structures, such as benches and tables without concrete pads for support, and permeable hard-surfaced walkways. Any impervious surfaces shall consist of hard-surfaced areas such as concrete walkways and garden structures with concrete pads for support.



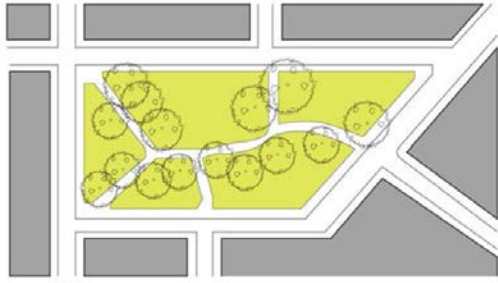


Figure 78-83.J-1: Green

b. *Plazas.*

- i. Plazas shall have a minimum of 50 percent of their property lines abutting or across the street from mixed use and nonresidential uses areas.
- ii. Exclusive of dedicated rights-of-way, the minimum hard surfaced area is 50 percent and the maximum impervious surface area is 75 percent. The pervious surface areas shall consist primarily of drought tolerant ground covering, trees that are regularly spaced, and garden structures such as benches, tables, and fountains. The impervious surfaces shall consist of paved areas, permanent architecture such as archways, statues and gazebos or water-oriented features.

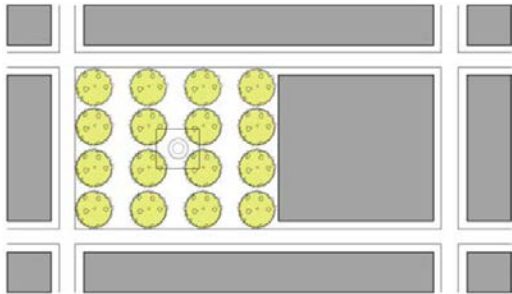


Figure 78-83.J-2: Plaza

c. *Squares.*

- i. Squares shall be flanked by streets at a minimum on three sides.
- ii. Exclusive of dedicated rights-of-way, the maximum hard surfaced area is 50 percent. The pervious surface areas shall consist primarily of drought tolerant ground covering and trees that are regularly spaced, and permeable hard-surfaced walkways. Any impervious surfaces shall consist of hard-surfaced walks.

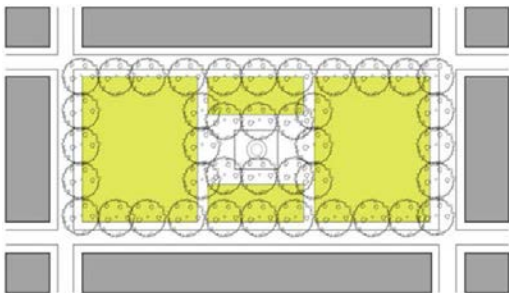


Figure 78-83.J-3: Square

- (5) *Designated publicly accessible greenway systems.* The designated publicly accessible greenway system is meant to provide a visual and physical connection between the designated open spaces, as illustrated in the designated publicly accessible open space and greenway systems regulating plan for each MU district. The greenways system is established through the enhancement of specific streets and/or the use of pedestrian passages. The property owner shall dedicate the land for the publicly accessible greenway or provide an easement, at the town's discretion, for public access along the entire length of the greenway abutting the property. Additionally, the development and ongoing maintenance of the required designated publicly accessible greenways shall be the responsibility of the developer/property owner along the greenway. The design and dimensional requirements for the required greenways are specified in each overlay district.

The designated public greenway system shall ensure pedestrian connectivity along specific streets and pedestrian passages by:

- a. Providing a tree species that provides substantial shade along the street. Palm trees may compose no more than 25 percent of ~~shall not count toward~~ the required number of street trees.
    - i. A minimum of 75~~50~~ percent of the required street trees shall be shade trees, and the remaining street trees may be provided as medium or large flowering trees. Palm trees may be used over and above the minimum number of required street trees. Street trees shall be provided at a ratio of one street tree per 20~~5~~ feet of street frontage, or a greater ratio thereof, not subtracting ingress and egress dimensions. Where overhead utilities exist, required street trees may be small trees provided at a ratio of one street tree per 20~~5~~ feet of street frontage.
  - b. Providing adequate street furnishings such as benches, bus shelters, drinking water fountains etc.
  - c. Providing a landscape plan illustrating a significant tree species along the greenway that is distinguishably different from the other streets in terms of color, type and shape.
  - d. At the time of planting, the trunk of ~~shadetree~~ trees shall be a minimum of 7~~15~~ feet clear height to the bottom of the canopy, flowering trees shall be a minimum of 6 feet clear height to bottom of the canopy, and palm trees shall have a minimum of 12 feet of clear trunk.
  - e. Pedestrian passages.
    - i. Pedestrian passages shall be a minimum clear width of 15 feet between buildings.
    - ii. A minimum of 50 percent of the pedestrian passages shall be shaded and may include a combination of landscaping and architectural elements.
    - iii. If provided, tree placement shall be in planters or tree pits covered with an ADA compliant permeable material a minimum of five feet by five feet, with a suspended pavement system soil that is equivalent to a soil volume that is appropriate for the specified tree species, at maturity.
    - iv. Pedestrian scaled lighting shall be provided.
- (k) *MU district walls, fences and hedges standards.* The following standards shall apply to development in MU districts. In addition, applicable standards in article IV (Walls, Fences and Hedges) shall apply except as modified herein.
- (1) *Mechanical equipment and service utilities.* In addition to the standards found within section 78-253 (Landscaping), the following standards shall apply:

- a. Mechanical equipment, television antennas, satellite dishes, communication devices, air conditioning units, and similar systems and service areas shall not be visible from the public sidewalk; and shall be located to the rear of a building or on an alley/service road, or on the roof, where feasible.
  - b. Exhaust air fans and associated louvers may be allowed on secondary or tertiary building frontages above the first floor only.
  - c. All mechanical equipment shall be screened from public view.
  - d. Window air conditioning units shall not be visible from any street and shall not be located on the primary building facade.
  - e. Utility connections and service boxes shall not be visible from any street and shall be placed on secondary walls and away from corners.
  - f. Backflow preventers, double detector check valves, Siamese connections, and the like (or any other utility connections and service boxes) shall be located to the rear of the building or on an alley/service road or behind the building line on secondary frontages and away from corners.
- (2) *Fences, walls, and hedges.*
- a. Fences, walls, and hedges for nonresidential and mixed use buildings shall not be permitted in the front yard (or in front of the building line) and shall only be permitted along the building line and behind the building line (or along side and rear lot lines) and/or when used in conjunction with the following:
    - i. Screening of mechanical equipment;
    - ii. Screening of off-street loading and service areas;
    - iii. Screening of commercial containers;
    - iv. Required perimeter buffer when abutting residential lot lines; and
    - v. Screening of off-street parking lots:
      - (A) Fences, walls and hedges for screening off-street parking lots shall be placed along the building line, interior side and rear property lines only. Fences, walls and hedges shall not be permitted in the front and street side setbacks.
      - (B) The maximum height of fences shall be 72 inches and the maximum height of walls shall be 36 inches.
      - (C) Hedges shall be a minimum of 24 inches at time of planting, with a spread of at least 24 inches wide planted two feet on center and a maximum of 36 inches in height.
      - (D) Fences shall have a minimum transparency of 75 percent.
      - (E) Fences and walls shall be made of masonry, electrostatic aluminum or wrought iron.
  - b. Fences, walls and hedges for residential uses: residential developments or ground floor residential spaces in mixed use buildings located within the MU district may install fences, walls, and hedges in accordance with the standards in Table 78-83.K-1.
    - i. Figure 78-83.K-1 demonstrates the allowable fences, walls, and hedges for residential buildings including zero lot line, townhouse, flex and liner.



- ii. Notwithstanding the location of the building line, new fences, walls, and hedges shall align with existing adjacent fences, walls, and hedges where feasible.

<b>TABLE 78-83.K-1: Fence, Walls, and Hedges for Residential Uses (including ground floor residential within a mixed use building)</b>			
<b>Location</b>	<b>Type and Material</b>	<b>Height</b>	<b>Transparency</b>
Front yard - In front of the building line (BL): Along front (F), Street Side (S), and interior side (I) property lines	Walls or Fences: Masonry, painted concrete, wood <sup>4</sup> , electrostatic plated aluminum, or painted wrought iron	Max 30" <sup>1</sup> (wall) Max. 42" <sup>1</sup> (fence)	N/A (wall) Min. 75% (fence)
	Combination wall/fence:	Overall: Max. 42" <sup>1</sup> Solid wall portion: Max. 16"	Min. 75% (fence)
	Hedges and shrubs	Min. 24" <sup>2</sup> at time of planting; Max. 48"	N/A
Behind the building line (BL): Along the building line (BL), interior side (I) and rear (R) property lines	Walls or Fences: Masonry, painted concrete, wood <sup>4</sup> , electrostatic plated aluminum, painted wrought iron, vinyl or chain link <sup>3</sup>	Max. 72" <sup>1</sup>	N/A
	Hedges and shrubs	Min. 24" <sup>2</sup> at time of planting; Max. 72"	N/A
Off-street parking areas facing streets: Behind the building line (BL): Along the building line (BL)	Walls or Fences: Masonry, painted concrete, wood <sup>4</sup> , electrostatic plated aluminum, painted wrought iron	Max. 36" <sup>1</sup> (wall) Max. 72" <sup>1</sup> (fence)	N/A (wall) Min. 75% (fence)
	Hedges and shrubs	Min. 24" <sup>2</sup> at time of planting; Max. 36"	N/A
<b>NOTES:</b> 1. Excluding decorative elements of poles and pillars not to exceed 6" in height 2. With spread at least 24 inches wide. 3. Chain link fences shall only be permitted in single family areas. The chain link fence shall only be permitted along and behind the building line, along interior side and rear property lines coated with vinyl that is colored in black or green. The selected color shall be used consistently within the development. 4. Natural, painted or stained			

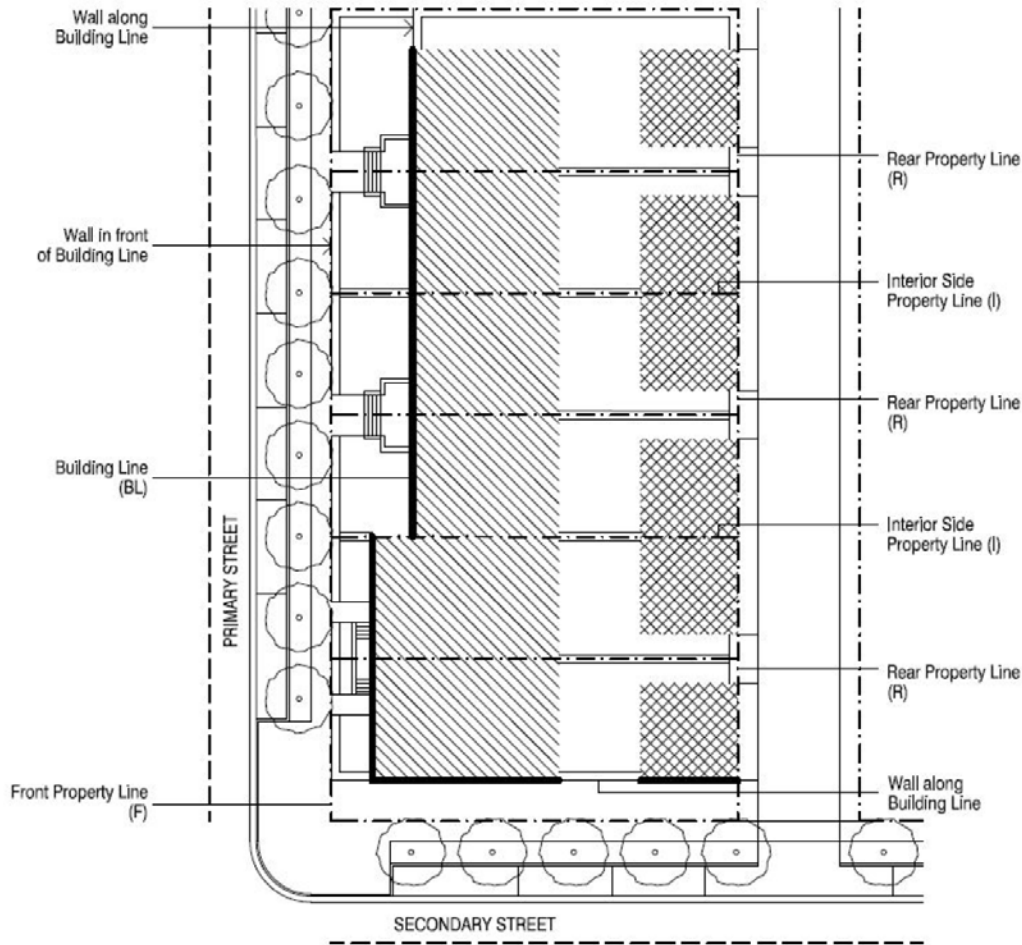


Figure 78-83.K-1: Fences, Walls, and Hedges for Residential Buildings

- c. No fence or wall may be constructed, installed or maintained which includes barbed wire, chicken wire, razor wire, broken glass, electrical elements, or other hazardous materials in the MU districts.
- d. Fences, walls and hedges around open spaces. Fences, walls and hedges around open spaces may be installed in accordance with the standards in TABLE 78-83.K-2.

TABLE 78-83.K-2: Fence, Walls, and Hedges Around Open Spaces			
Location	Type and Material	Height	Transparency
Around perimeter of designated publicly accessible and semi-public open space	Walls or Fences: Masonry, painted concrete, wood <sup>4</sup> , electrostatic plated aluminum, or painted wrought iron	Max. 48" <sup>1</sup>	Min. 75%
	Combination wall/fence:	Overall: Max. 48" <sup>1</sup> Solid wall portion: Max. 16"	Min. 75% (fence)

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	Hedges and shrubs	Min. 24"² at time of planting; Max. 48"	N/A
<b>NOTES:</b> 1. Excluding decorative elements of poles and pillars not to exceed 6" in height 2. With spread at least 24 inches wide.			

- (l) *MU district exterior lighting standards.* Exterior lighting shall comply with the following standards:
- (1) Light poles shall not exceed a height of 17.5 feet above the adjacent finished grade;
  - (2) No cobra head lights are permitted;
  - (3) All lighting shall be weather and vandal resistant (i.e. resistant to graffiti, shattering etc.);
  - (4) All exterior lighting is encouraged to be solar powered; and
  - (5) On-site lighting poles shall be of a consistent architectural style and shall complement the predominant architectural theme of the project.
- (m) *MU district height standards.* The height of buildings shall be measured in both stories and feet. The maximum overall building height shall not exceed the maximum building height allowed for the district. Additionally, the following shall apply:
- (1) Building height is calculated from the average elevation of the adjacent public sidewalk or the crown of the road if no sidewalk exists to the top of the highest story or, in the case of pitched roofs, to the average height between the bottom of the eave and the peak of the roof.
  - (2) The community development director or his/her designee shall have the authority to adjust administratively the requirements for building height maximum, for up to ten percent of the required measurement of height only. The maximum number of floors shall not be adjusted.
  - (3) Each story shall be permitted a maximum height of 12 feet except for the ground floor and top floor which shall be permitted a maximum height of 20 feet.
  - (4) When the mezzanine area is greater than 50 percent of the floor area in which it is in, it shall count as a full story when calculating building height.
  - (5) Parking garages shall be measured in levels.
  - (6) Each parking garage level at the frontage line(s) shall equal one story for the purposes of measuring building height.
  - (7) Any parking garage levels that are fully concealed by a habitable story and use for a minimum depth of 20 feet from the frontage line(s) are not restricted in the number of levels, provided that the overall height of the garage does not exceed the overall height of the habitable stories at the frontage line.
  - (8) Only building elements permitted to extend beyond the height of the building are exempt from the maximum allowable building height requirements as specified below in Table 78-83.M-1.

<b>TABLE 78-83.M-1: Maximum Allowable Height Encroachments of Building Elements</b>	
<b>Building Element</b>	<b>Maximum Height Encroachment</b>
Architectural/Decorative Roof	15 feet
Architectural Features	15 feet
Covered Structures	12 feet
Parapet	5 feet
Mechanical Rooms & Equipment	15 feet



Swimming Pools and Decks

8 feet

(n) *MU district design standards.* The following standards shall apply to development in MU districts in addition to any applicable standards in article XII (Architectural Design Guidelines for Non-Residential Buildings):

(1) *Exceptions:* Properties within the MU district shall be exempted from the following standards:

- a. Section 78-330.5 (Facade/wall height transition);
- b. Section 78-332.5 (Scale);
- c. Section 78-333.3 (Recesses/projections);

(2) *Modifications:*

- a. Section 78-332.3 (Style): Appropriate historical themes as defined by article XII shall only be required for buildings along the west side of US1 and west of US1 in the Federal Highway mixed use district overlay.
- b. Section 78-333.2 (Preferred exterior materials): glass window systems shall be permitted for buildings along the east side of US1 and east of US1 in the Federal Highway mixed use district overlay only.
- c. Section 78-335.1 (Pedestrian Walkways): The minimum width of sidewalks shall be as specified in the MU District and/or as modified in the overlay district. The requirement to locate the sidewalk at least six feet from the facade of the building to provide planting beds for foundation landscaping shall only be required for buildings with residential uses on the ground floor.

(3) *Building configuration and design:*

a. *Building length.*

- i. The maximum horizontal dimension of a building shall be 350 feet at any level.
- ii. The community development director or his/her designee shall have the authority to adjust administratively the requirements for maximum building length, for up to ten percent of the required measurement.

b. *Building separation.*

- i. Tower building types, or buildings greater than six stories, built to the maximum building length shall provide a minimum 30-foot separation from the subject building and any adjacent building within the same lot or the adjacent lot. The separation shall be open to the sky and improved as a pedestrian passage or open space running the entire depth of the block and shall provide building access and connect with the existing street grid. If the separation is publicly accessible, a minimum of 50 percent of active use shall be provided for the portion of the ground floor fronting the pedestrian passage or open space.
- ii. Townhouses shall provide a minimum of 15 feet between building groups. Liner, flex, and courtyard building types, built to the maximum building length, shall provide a minimum 15-foot separation from the subject building and any adjacent building within the same lot or the adjacent lot. The separation shall be open to the sky and improved as a pedestrian passage or open space running the entire depth of the block and shall provide building access and connect with the existing street grid. If the separation is publicly accessible, a minimum of 50 percent of active use shall be provided for the portion of the ground floor fronting the pedestrian passage or open space.

- c. *Building break.* Any building frontage along a primary or secondary or tertiary street that exceeds 160 feet shall incorporate a building break of at least 30 feet in width and 10 feet in depth, every 160 feet, at the ground level. The break shall be improved as a forecourt or open space and/or provide building access and occur on axis with the existing street grid.
- d. Projects with three or more distinctly separate buildings/building groups shall have substantially different front elevations. Substantially different front elevations shall include but not be limited to variations in fenestration, material, massing and color.
- e. The primary entrance of a building shall provide access to a public right-of-way, greenway or an open space.
- f. The primary entrance to the upper levels of mixed use building shall be from a public right-of-way.
- g. Porticoes, canopies, colonnades and roofs shall be guttered, and drainage shall be deposited onsite.
- h. Active use standards. Active uses shall be required along all building frontages as required per street type, hierarchy, or building type as provided in the overlay district and the following shall apply:
  - i. Ground floor active use, storefronts. Storefronts are active uses located along the ground floor of a building. They typically contain retail uses but can contain any use that generates pedestrian activity. Storefronts shall be provided in compliance with the following standards:
    - (A) They shall be provided on the first floor of all mixed use and nonresidential buildings;
    - (B) They shall be directly accessible from a street frontage, greenway or an open space;
    - (C) For properties with two or more frontages, they shall be located on a minimum of two frontages, with priority given to frontages on a greenway, an open space and the highest-ranking street;
    - (D) They shall have a glazed area of not less than 70 percent of the façade area;
    - (E) Ground floor window sills shall be placed at a maximum height of 24 inches above grade; and
    - (F) Security enclosures, if any, shall be of the mesh type that pedestrians can see through, and shall be located behind storefront displays.
    - (G) The glazed area shall have a minimum visible light transmittance of 75 percent and a maximum reflectance of 15 percent.
    - (H) The glazed area shall be designed to allow view of an interior space at least five feet deep (e.g. transparent openings may include traditional storefront display windows, but not merely glass display cases). The view into a commercial use shall not be permanently obstructed by screens, shades, shutter or opaque films applied to the glazing.
    - (I) At least 50 percent of the area of security screens and gates shall be transparent.
  - ii. Ground floor active use, all other uses. All building types, except single-family, shall comply with the following standards:

- (A) A minimum of 30 percent of all ground floor street walls shall be fenestrated with windows;
  - (B) Mirror type glass shall be prohibited;
  - (C) All glazing shall be of a type that permits view of human activities and spaces within the structure;
  - (D) Windows and doors shall be proportioned such that the height of each opening is greater than its width; and
- iii. Ground floor active use, liner. The minimum depth of an active use liner is measured generally perpendicular to the building frontage.
  - (A) The minimum depth of the active use liner shall be 20 feet.
  - (B) Those portions of active use liners which exceed the minimum frontage requirements may have a minimum depth of 15 feet.
  - (C) When a parking structure is the primary use, the active use liner may be reduced to a minimum of 15 feet.
  - (D) The community development director or his/her designee shall have the authority to adjust administratively the requirements for minimum depth of the active use liner, for up to 20 percent of the required depth.
- i. Colonnade Standards:
  - i. Colonnades built to satisfy building frontage requirements shall be attached to the principal structure.
  - ii. In no case shall the width of the colonnade exceed the colonnade's height.
  - iii. The finished floor elevation of the colonnade shall match the adjoining sidewalk, where feasible.
- j. Awnings: The type of awning used, and its form, materials and color shall be consistent with the design character of the building to which it is attached and shall be subject to the following requirements:
  - i. Awnings shall be located between, rather than across, significant vertical architectural features that make up the composition of the facade, such as pilasters or protruding columns. Awning framing shall align with storefront framing.
  - ii. Awning framing shall be rectangular with straight edges except when located above an archway or arched fenestration.
  - iii. Vinyl and plastic awnings are prohibited unless treated in a manner so as to appear similar to canvas or other natural materials in texture and color.
  - iv. Valances shall not exceed eight inches in height.
  - v. When used, lighting for awnings shall be from fixtures located above the awning and shall be designed and placed to enhance the appearance of the building. Internally illuminated awnings are prohibited.
  - vi. A waiver may be granted administratively by the community development director or his/her designee in order to maintain the architectural character of a structure, or in the event that site features, such as, but not limited to, utility line poles or street trees, restrict the applicant from full compliance.



- k. Automatic food and drink machines and telephones shall be located inside buildings.
- l. Live-work units: A live-work unit shall have two components: a nonresidential use space and a residential unit and shall comply with the following standards:
  - i. The nonresidential use's space shall be located on the ground floor and shall be directly accessible from the street frontage, greenway or an open space;
  - ii. The nonresidential use's facade shall have a transparent clear glazed area of not less than 70 percent; and
  - iii. If the entrance of the residential component of a live-work unit is separate from the nonresidential use's portion of the unit then the primary entrance of the residential component shall directly lead to a street frontage, greenway or an open space.
  - iv. The ground floor shall be restricted to those nonresidential uses permitted within the MU districts. The full conversion of the unit or lease space into all residential use or all nonresidential uses shall be prohibited;
- m. Rooftops: These regulations are intended to guide the non-habitable use of rooftops for buildings built to the maximum story height limit to allow rooftop terraces. Rooftop terraces and rooftop amenities, such as roof gardens, observation decks, swimming pools, running tracks and covered structures, are encouraged to create unique gathering spaces or to aid in the reduction of the urban heat index in the MU district, and to add aesthetic value to the buildings. Rooftop terraces are not intended to add additional story height for uses that could otherwise occupy space within the building, such as, but not limited to, fitness centers, restaurants, locker rooms, and other similar amenities.
  - i. Rooftop terraces.
    - (A) Rooftop terraces shall be architecturally compatible with the design of the overall building.
    - (B) Rooftop terraces that are entirely open to the sky may occupy 100 percent of the total gross roof area.
    - (C) Rooftop terraces shall be hardscaped with materials such as, but not limited to, patterned concrete, pavers, or wood decking.
    - (D) Rooftop terraces shall provide shaded seating areas.
    - (E) Rooftop terraces shall be landscaped over a minimum of 25 percent of the rooftop terrace area. Landscaping shall consist of trees, shrubs, ground cover, and vines.
    - (F) All landscape and planting areas shall be 100 percent fully irrigated.
  - ii. Rooftop covered structures.
    - (A) Covered structures above the maximum allowable building height are permitted to cover a maximum area of 30 percent of the gross rooftop area. For the purposes of calculating the maximum area, the term "covered structures" shall not include enclosures for screening mechanical systems.
    - (B) Covered structures above the maximum allowable building height shall not be designed in any manner that would permit the conversion of such structure from non-habitable to habitable space and shall not include commercial uses. Covered structures shall be compatible with and in proportion to the architecture of the overall building. The following restrictions apply:

- (1) Climate-controlled structures are limited to the minimum area necessary to accommodate uses which are secondary and incidental to the primary rooftop amenity. These structures may include saunas and steam rooms and code-required restrooms.
  - (2) The supporting restroom facilities shall not exceed 110 percent of the size required by the health department.
  - (3) Refreshment service areas are permitted provided such areas do not include cooking facilities and are not climate-controlled.
- iii. Rooftop swimming pools. Swimming pools and/or whirlpools are permitted in rooftop terraces subject to the following criteria:
  - (A) Swimming pools and/or whirlpools are permitted provided the top of the surrounding deck does not exceed eight feet above the top of the main rooftop.
  - (B) Swimming pools and/or whirlpools shall be surrounded by a minimum five-foot wide walkway.
  - (C) Facilities associated with swimming pools shall comply with the standards for rooftop covered structures.
- (4) *Building typology and placement regulating diagrams and dimensional standards:*
  - a. *Building typology:* Unlike other zoning districts, the MU district is a form-based district that includes a list of permitted building typologies. All new buildings shall conform to one of the permitted building typologies. The building typologies are demonstrated in the building typology and placement regulating diagrams found in Appendix A of this code section. The diagrams provide a schematic representation of the various building typologies and demonstrate the required setbacks, lot standards, and profiles of structures. Not all building typologies are permitted in each overlay district. Each overlay district specifies the allowable building types permitted in each district per sub-area. Existing buildings which do not fit a prescribed typology shall follow the standards required for the flex building typology.
  - b. *Setbacks and building frontage.*
    - i. *Front and street side setbacks and building frontage.* Front and street side setbacks are determined based on the street the building fronts and is specified in each overlay district. In addition, the following shall apply:
      - (A) For purposes of the building frontage, a forecourt shall be considered as a principal building. Where a forecourt is provided, the following shall apply:
        - (1) The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.
        - (2) To accommodate an outdoor eating area along the street frontage only, the building frontage may be altered by providing a forecourt. The forecourt shall not exceed 60 percent of the building frontage.
    - ii. *Interior side and rear setbacks.* Interior side and rear setbacks are determined based on the selected building typology. Refer to the building typology and placement regulating diagrams found in Appendix A of this code section for interior side and rear setbacks per building typology.

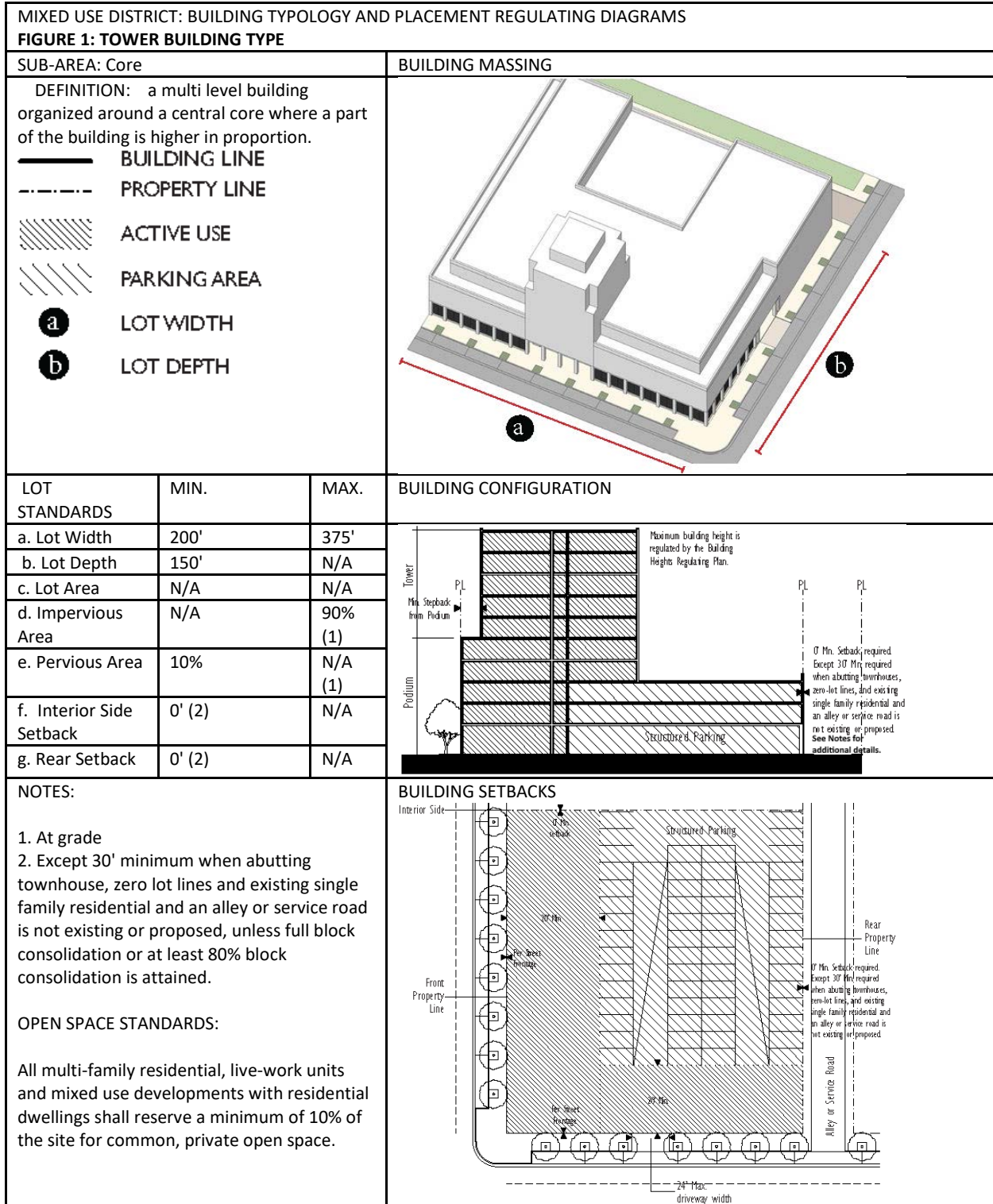
- c. *Lot standards:* Lot standards, including but not limited to lot dimensions and impervious surface area, are determined based on the selected building typology. Refer to the building typology and placement regulating diagrams found in Appendix A of this code section for the lot standards per building typology.
- i. For full block developments in the core and center subareas only, the minimum and maximum lot width and lot depth shall not apply.
- ii. The community development director or his/her designee shall have the authority to adjust administratively the requirements for minimum lot depth and lot width, for up to ten percent of the required measurement, for existing lots established prior to the date of the adoption of this ordinance.
- d. *Maximum allowable projections and encroachments of architectural elements:* Projections and encroachments including, but not limited to the following architectural elements, awnings, balconies, stoops, stairs, open porches, and bay windows may be permitted to extend into the minimum required setbacks. All features shall be fully located within the boundaries of the applicant's property, except for the elements permitted to extend past a property line. The maximum allowable projections and encroachments are listed below in Table 78-83.N-1.

Table 78-83.N-1: Maximum Allowable Projections and Encroachments of Architectural Elements				
Elements	Front, Street Side, and Rear Setbacks		Interior Side Setback	0 ft. setback
	Setback = 10 ft. or less	Setback = greater than 10 ft.		
Bay Windows	3 feet <sup>5</sup>	3 feet <sup>5</sup>	3 feet	Upper floor only, 3 ft. into a public right-of-way <sup>2</sup>
Balconies	6 feet <sup>5</sup>	6 feet <sup>5</sup>	3 feet	Upper floor only, 3 ft. into a public right-of-way <sup>2</sup>
Awnings <sup>4</sup>	6 feet	6 feet	3 feet	24 in. from the face of the curb <sup>2</sup>
Stoops	6 feet	6 feet	3 feet	Not Permitted
Stairs	6 feet	8 feet	3 feet	Not Permitted
Porches <sup>1</sup>	6 feet	8 feet	3 feet	Not Permitted
Roof eaves, chimneys, and ramps	May encroach into all setbacks			Roof Eaves only, 3 ft. into a public right-of-way <sup>2</sup>
Cornice <sup>3</sup>	May encroach into all setbacks			1 ft. into a public right-of-way <sup>2</sup>
Notes:				
1. The encroachment of porches shall only be permitted in conjunction with residential single-family units.				
2. Right-of-way encroachments shall be a minimum of 11 feet above the sidewalk.				
3. A cornice line shall project a minimum of 2 inches from the front elevation of the structure.				
4. The placement of awnings shall take into consideration the overall composition of the facade. Awnings shall be designed to fit between vertical architectural elements or features including but not limited to columns, etc. In no case shall the length of an awning exceed 20 feet.				
5. Accessory buildings shall be permitted to have balconies or bay windows that encroach a maximum of 3 feet into the rear yard setback.				



## MIXED USE DISTRICT (Sec. 78-83) APPENDIX A

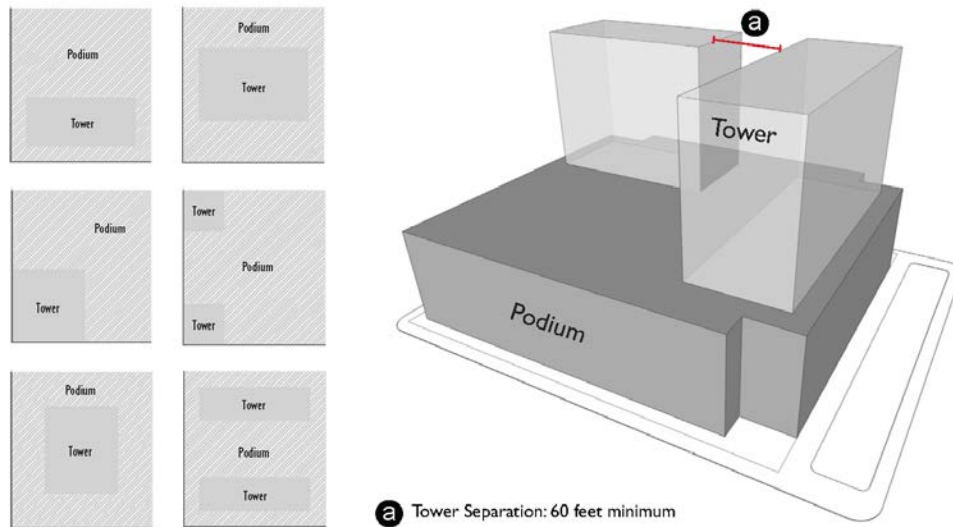
## BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAMS



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## EXAMPLES OF TOWER CONFIGURATION



### TOWER FLOORPLATE STANDARD:

Above the fifth floor there shall be a maximum tower floorplate size. The floorplate size for multiple towers shall be calculated as an average of the total cumulative tower floorplate area divided by the number of tower stories above the 5th floor. Except if otherwise modified in the overlay district regulations, the maximum floorplate size is dependent upon the tower's primary use as follows:

1. Office or nonresidential - average of 35,000 square feet for multiple towers and a 45,000 square feet maximum permitted floorplate size for any individual tower floorplate;
2. Residential, Mixed-Use or Hotel - average of 20,000 square feet for multiple towers and a 32,500 square feet maximum permitted floorplate size for any individual tower floorplate.
3. The Community Development Director or his/her designee shall have the authority to adjust administratively the requirements for tower floorplate size above the 5th floor, for up to 10 percent of the maximum measurement.

### TOWER SEPARATION:

The minimum allowable horizontal distance between two or more towers shall be 60 feet.

### TOWER STEPBACK:

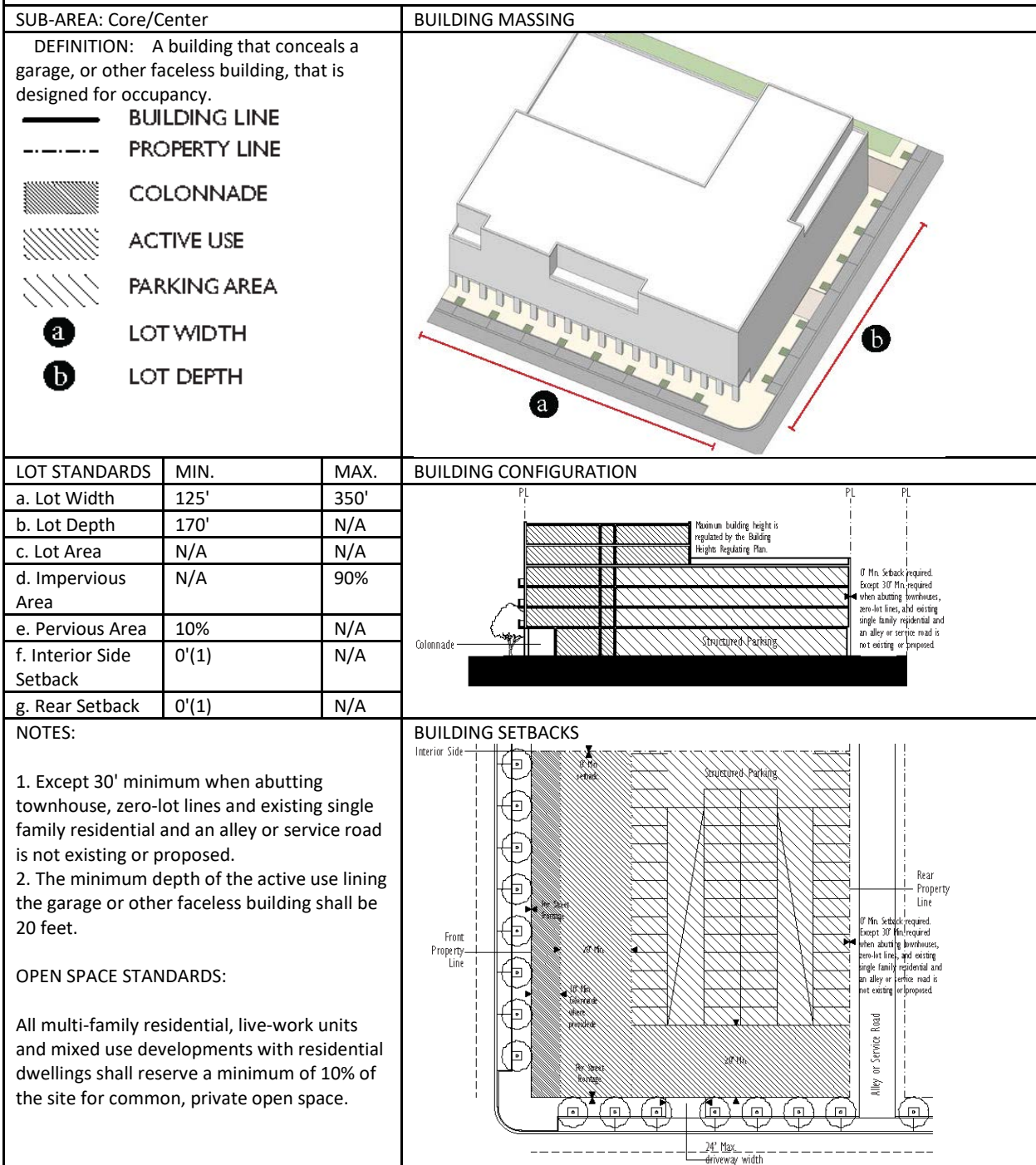
The minimum stepback for the tower from the podium shall be ten feet from the podium along interior side and rear property lines only. Along the front and street side property lines the minimum stepback for the tower from the podium shall be as specified in each MU overlay district. Tower orientation shall be specified toward terminating street vistas where applicable. The placement of the tower shall be such that it is near, fronting, or adjacent to a specified Designated Greenway and/or Open Space.

### ILLUSTRATIVE EXAMPLES



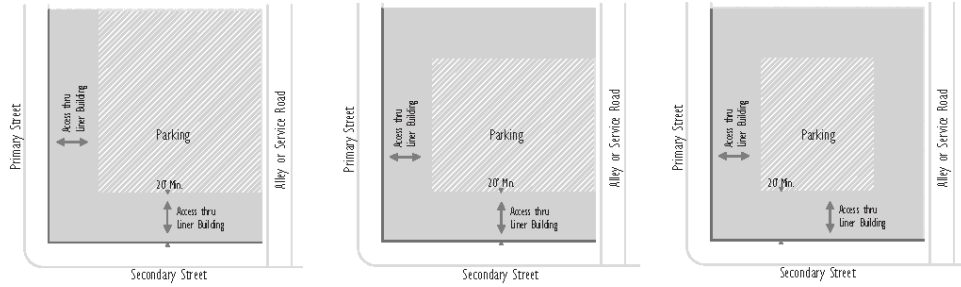
## MIXED USE DISTRICT: BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAMS

FIGURE 2: LINER BUILDING TYPE



## EXAMPLES OF LINER CONFIGURATION





Liner buildings along Main Street in City Place



View from rear of lot showing parking garage structures lined along the street

## MIXED USE DISTRICT: BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAMS

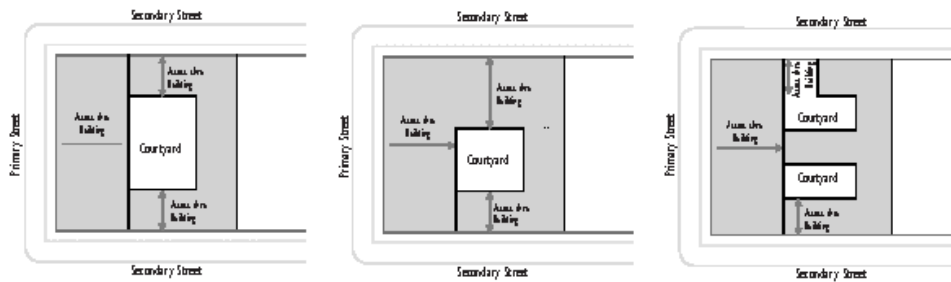
FIGURE 3: COURTYARD BUILDING TYPE A

SUB-AREA: Core/Center			BUILDING MASSING
<p><b>DEFINITION:</b> a building characterized as having a central open space that is open to the sky and enclosed by habitable space on at least three sides with detached parking.</p> <p> <b>BUILDING LINE</b>  <b>PROPERTY LINE</b>  <b>ACTIVE USE</b>  <b>PARKING AREA</b>  <b>LOT WIDTH</b>  <b>LOT DEPTH</b> </p>			
LOT STANDARDS	MIN.	MAX.	BUILDING CONFIGURATION
a. Lot Width	150'	350'	
b. Lot Depth	160'	N/A	
c. Lot Area	N/A	N/A	
d. Impervious Area	N/A	90%	
e. Pervious Area	10%	N/A	

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f. Interior Side Setback	0'(1)	N/A
g. Rear Setback	0'(1)	N/A
<p>NOTES:</p> <p>1. Except 30' minimum when abutting townhouse, zero-lot lines and existing single family residential and an alley or service road is not existing or proposed.</p> <p>OPEN SPACE STANDARDS:</p> <p>All multi-family residential, live-work units and mixed used developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.</p>		
<p><b>BUILDING SETBACKS</b></p>		

#### EXAMPLES OF BUILDING CONFIGURATION

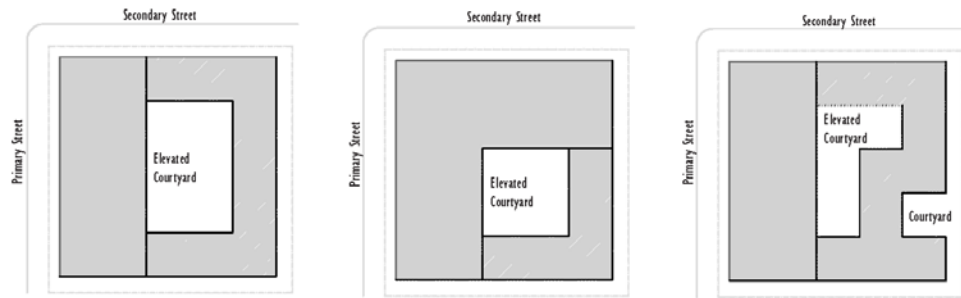


MIXED USE DISTRICT: BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM  
**FIGURE 4: COURTYARD BUILDING TYPE B**

SUB-AREA: Core/Center			BUILDING MASSING
<p>DEFINITION: a building characterized as having a central open space that is open to the sky and enclosed by habitable space on at least three sides with attached parking.</p> <p><b>BUILDING LINE</b></p> <p><b>PROPERTY LINE</b></p> <p><b>ACTIVE USE</b></p> <p><b>PARKING AREA</b></p> <p><b>a</b> LOT WIDTH</p> <p><b>b</b> LOT DEPTH</p>			
LOT STANDARDS	MIN.	MAX.	BUILDING CONFIGURATION
a. Lot Width	150'	350'	
b. Lot Depth	160'	N/A	
c. Lot Area	N/A	N/A	
d. Impervious Area	N/A	90%	
e. Pervious Area	10%	N/A	
f. Interior Side Setback	0'(1)	N/A	
g. Rear Setback	0'(1)	N/A	
NOTES:			BUILDING SETBACKS
1. Except 30' minimum when abutting townhouse, zero-lot lines and existing single family residential and an alley or service road is not existing or proposed.			
OPEN SPACE STANDARDS:			
All multi-family residential, live-work units and mixed use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.			

## EXAMPLES OF BUILDING CONFIGURATION





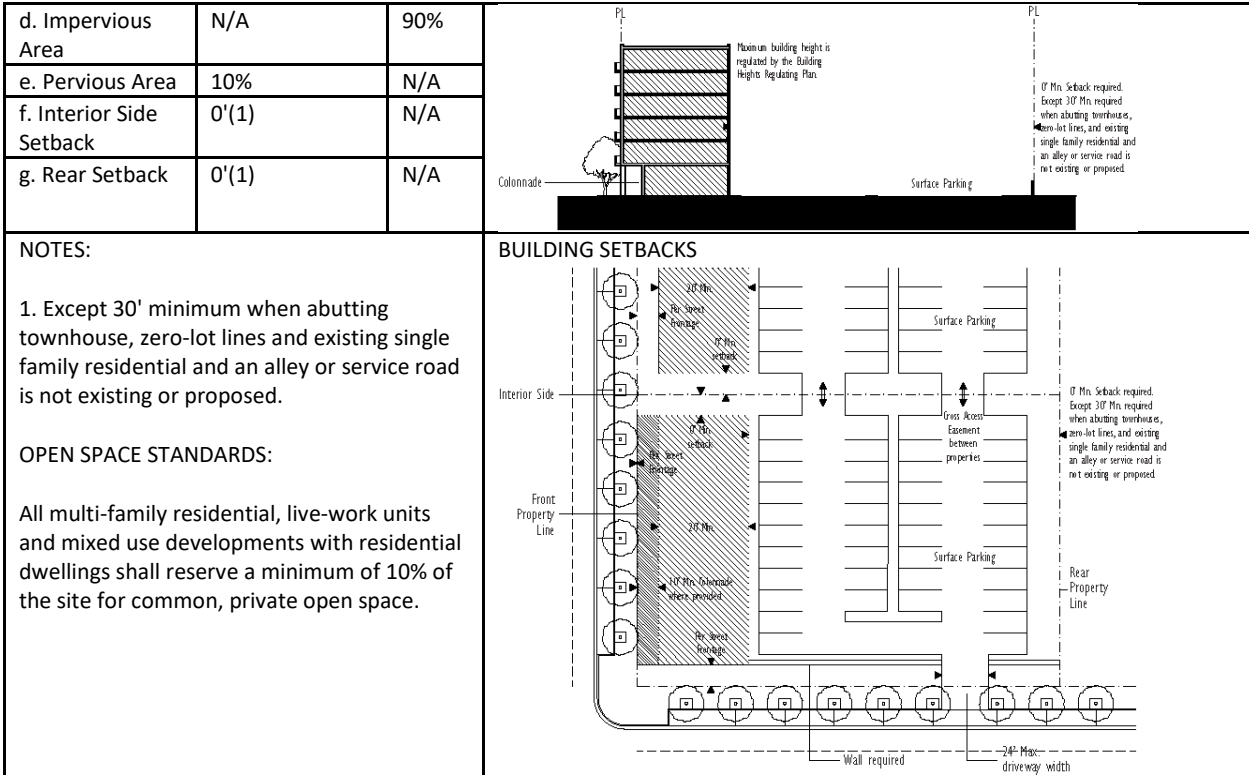
# MIXED USE DISTRICT: BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAMS

**FIGURE 5: FLEX BUILDING TYPE**

SUB-AREA: Core/Center			BUILDING MASSING
<p><b>DEFINITION:</b> Buildings designed to respond to changes of function in a flexible way. The flex building is able to accept different internal configurations and easily adapt to its surroundings.</p> <p>— BUILDING LINE  - - - - - PROPERTY LINE</p> <p>ARCADE / COLONNADE  ACTIVE USE  PARKING AREA</p> <p><b>a</b> LOT WIDTH  <b>b</b> LOT DEPTH</p>			
LOT STANDARDS	MIN.	MAX.	
a. Lot Width	25'	375'	BUILDING CONFIGURATION
b. Lot Depth	70'	N/A	
c. Lot Area	N/A	N/A	

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(Supp. No. 49)



#### EXAMPLES OF BUILDING CONFIGURATION



MIXED USE DISTRICT: BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM  
**FIGURE 6: TOWNHOUSE BUILDING TYPE A**

<b>SUB-AREA: Center/Edge</b>  DEFINITION: A single dwelling unit in a group of such units that are attached horizontally in a linear arrangement to form a single building, with each unit occupying space from the ground to the roof of the building, and located or capable of being located on a separate townhouse lot. A townhouse development is considered a type of multifamily dwelling. Townhouse Type A is distinguished by a detached garage/parking area thereby providing a private rear yard in the center of the lot.  <div><div></div><div>BUILDING LINE</div><div></div><div>PROPERTY LINE</div><div></div><div>ACTIVE USE</div><div></div><div>PARKING AREA</div><div>a</div><div>LOT WIDTH</div><div>b</div><div>LOT DEPTH</div></div>			<b>BUILDING MASSING</b> 																						
<table><tr><th>LOT STANDARDS:</th><th>MIN.</th><th>MAX.</th></tr><tr><td>a. Lot Width</td><td>25'</td><td>30'</td></tr><tr><td>b. Lot Depth</td><td>80'</td><td>N/A</td></tr><tr><td>c. Lot Area</td><td>1800 sf</td><td>N/A</td></tr><tr><td>d. Impervious Area</td><td>N/A</td><td>90%</td></tr><tr><td>e. Pervious Area</td><td>10%</td><td>N/A</td></tr><tr><td>f. Interior Side Setback</td><td>0'(2)</td><td>N/A</td></tr><tr><td>g. Rear Setback</td><td>0'</td><td>5'</td></tr></table>	LOT STANDARDS:	MIN.	MAX.	a. Lot Width	25'	30'	b. Lot Depth	80'	N/A	c. Lot Area	1800 sf	N/A	d. Impervious Area	N/A	90%	e. Pervious Area	10%	N/A	f. Interior Side Setback	0'(2)	N/A	g. Rear Setback	0'	5'	<b>BUILDING CONFIGURATION</b> 
LOT STANDARDS:	MIN.	MAX.																							
a. Lot Width	25'	30'																							
b. Lot Depth	80'	N/A																							
c. Lot Area	1800 sf	N/A																							
d. Impervious Area	N/A	90%																							
e. Pervious Area	10%	N/A																							
f. Interior Side Setback	0'(2)	N/A																							
g. Rear Setback	0'	5'																							
<b>NOTES:</b>  1. Townhouses shall provide a minimum of 15 feet between building groups. Building groups shall not be greater than 7 attached units in length. 2. Except 10 feet when abutting a passageway.  <b>PARKING STANDARDS:</b>  The parking shall be accessed from the rear off an alley or service road. Parking may be unenclosed, fully enclosed in a garage, or in a parking enclosure with a carport.  <b>OPEN SPACE STANDARDS:</b>  A minimum of 400 square feet of private																									
	<b>BUILDING SETBACKS</b>																								



open space shall be required in the form of a rear yard.

#### TOWNHOUSE STANDARDS:

Townhouses are an appropriate transitional building type between nonresidential/mixed-use and single family residential uses. The primary structure shall always be located along the street edge while the parking area is always located along the rear of the lot. This ensures better compatibility with the existing single family residential uses by having the building mass away from the single family residential.







### MIXED USE DISTRICT: BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAMS

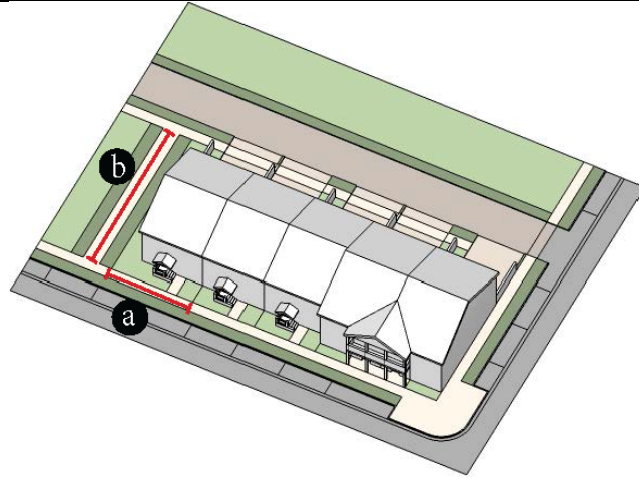
#### FIGURE 7: TOWNHOUSE BUILDING TYPE B

##### SUB-AREA: Core/Center/Edge

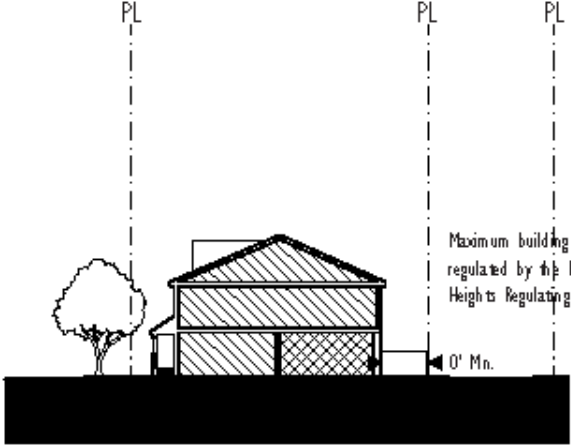
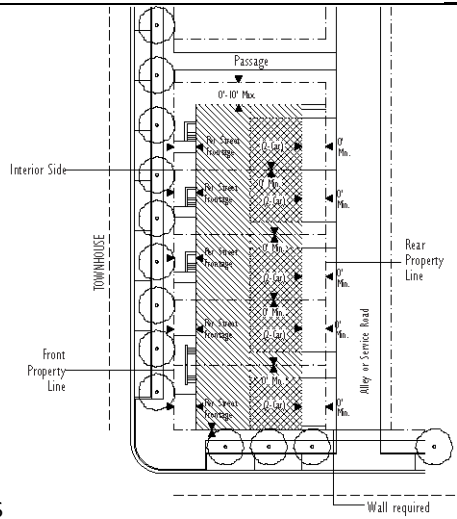
##### BUILDING MASSING

**DEFINITION:** A single dwelling unit in a group of such units that are attached horizontally in a linear arrangement to form a single building, with each unit occupying space from the ground to the roof of the building, and located or capable of being located on a separate townhouse lot. A townhouse development is considered a type of multifamily dwelling. Townhouse Type B is distinguished by an attached garage thereby not providing a private rear yard.

-  **BUILDING LINE**
-  **PROPERTY LINE**
-  **ACTIVE USE**
-  **PARKING AREA**
-  **LOT WIDTH**
-  **LOT DEPTH**



LOT STANDARDS:	MIN.	MAX.	BUILDING CONFIGURATION
a. Lot Width	25'	30'	
b. Lot Depth	70'	N/A	
c. Lot Area	1800 sf	N/A	
d. Impervious Area	N/A	90%	
e. Pervious Area	10%	N/A	
f. Interior Side Setback	0'(2)	N/A	

g. Rear Setback	0'	N/A	
<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>1. Townhouses shall provide a minimum of 15 feet between building groups. Building groups shall not be greater than 7 attached units in length.</li> <li>2. Except 10 feet when abutting a passageway.</li> </ol> <p><b>PARKING STANDARDS:</b></p> <p>The parking shall be accessed from the rear off an alley or service road. Parking may be fully or partially enclosed in a garage under the principal building.</p> <p><b>OPEN SPACE STANDARDS:</b></p> <p>A minimum of 200 square feet of private open space shall be required and a rear yard shall not be required.</p> <p><b>TOWNHOUSE STANDARDS:</b></p> <p>Townhouses are an appropriate transitional building type between nonresidential/mixed-use and single family residential uses. The primary structure shall always be located along the street edge while the parking are is always located along the rear of the lot. This ensure better compatibility with the existing single family residential uses by having the building mass away from the single family residential.</p>			 <p><b>BUILDING SETBACKS</b></p>

**MIXED USE DISTRICT: BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAMS**
**FIGURE 8: ZERO-LOT LINE WITH ALLEY/SERVICE ROAD (SIDEYARD AND COURTYARD HOUSE TYPE)**

SUB-AREA: Center/Edge

BUILDING MASSING

**DEFINITION:** Sideyard House: A detached dwelling distinguished by the provision of an unenclosed porch on the side of the house. The side porch is screened from the view of the street by a wall or fence. Courtyard House: A dwelling unit distinguished by the provision of an open-air courtyard or atrium. The courtyard is enclosed on at least three sides by habitable space and shall provide penetrable openings such as windows and doors between the interior of the dwelling and the

SY Sideyard  
CY Courtyard  
— BUILDING LINE  
- - - PROPERTY LINE  
/// ACTIVE USE  
▨ PARKING AREA

courtyard.

LOT STANDARDS	Sideyard		Courtyard	
	Min.	Max.	Min.	Max.
a. Lot Width	50'	60'	40'	50'
b. Lot Depth	80'	N/A	80'	N/A
c. Lot Area	5000 sf	N/A	4000 sf	N/A
d. Impervious Area	N/A	60%	N/A	70%
e. Pervious Area	30%	N/A	30%	N/A
f. Interior Side Setback	0'/15'(1)	0'/N/A	0'	N/A
g. Rear Setback	0'	5'	0'	5'

**NOTES:**

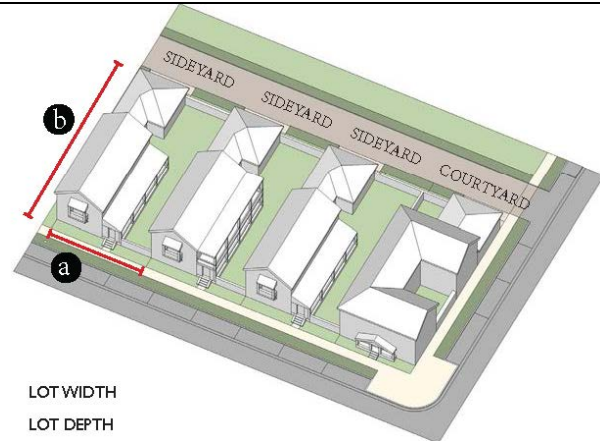
1. One side shall be 0 feet and the other a minimum of 15 feet.
2. Sideyards shall be required to provide a porch on the side a minimum 10 feet deep.

**PARKING STANDARDS:**

**OPEN SPACE STANDARDS:**

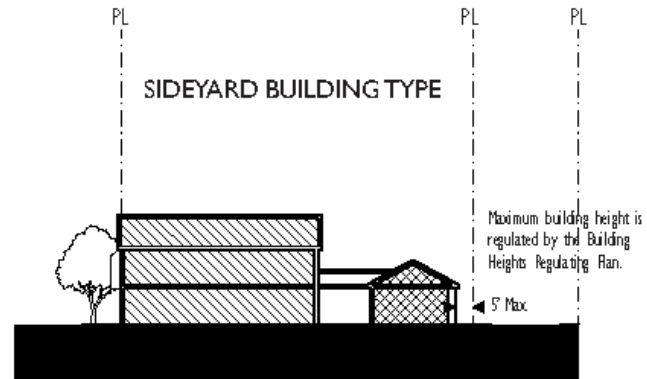
A minimum of 400 square feet of private open space shall be required in the form of a courtyard, sideyard or rear yard.

A sideyard, when required, shall be a minimum of 15 feet wide.



a LOT WIDTH  
b LOT DEPTH

**BUILDING CONFIGURATION**



**BUILDING SETBACKS**

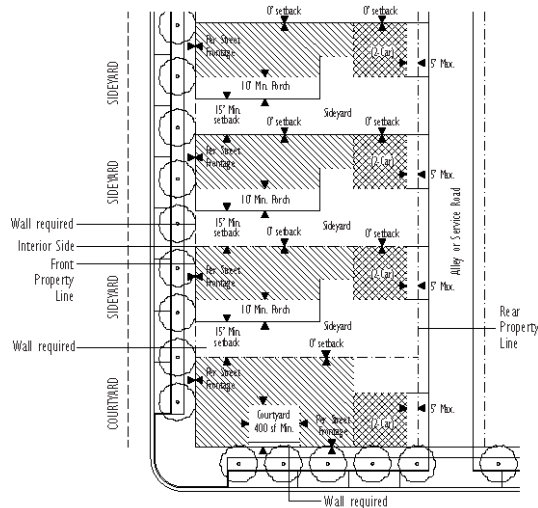




FIGURE 9: ILLUSTRATIVE EXAMPLES





(Ord. No. 04-2018, § 4(Exh. B), 4-18-2018; Ord. No. 13-2019, § 2, 11-20-2019)