



TOWN OF PALM BEACH

PLANNING, ZONING, & BUILDING DEPARTMENT

TOWN COUNCIL MEETING DEVELOPMENT REVIEW

TOWN HALL
COUNCIL CHAMBERS - SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

MARCH 13, 2024

9:45 AM

Welcome

For information regarding procedures for public participation at Town Council Meetings, please refer to the end of this agenda.

I. CALL TO ORDER AND ROLL CALL

Danielle H. Moore, Mayor
Margaret A. Zeidman, President
Bobbie D. Lindsay, President Pro Tem
Julie Araskog
Ted Cooney
Lew Crampton

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. COMMENTS OF MAYOR DANIELLE H. MOORE

IV. COMMENTS OF TOWN COUNCIL MEMBERS

V. COMMUNICATIONS FROM CITIZENS - 3 MINUTE LIMIT PLEASE

VI. APPROVAL OF AGENDA

VII. RESOLUTIONS

- A. A resolution to landmark the property at **262 Sunset Ave.**

Pg. 13

RESOLUTION NO. 148-2023: A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Ratifying And Confirming The Determination Of The Landmarks Preservation Commission That The Property Known As **262 Sunset Ave.** Meets The Criteria Set Forth In Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach; And Designating Said Property As A Town Of Palm Beach Landmark Pursuant To Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach.

The property owner is opposed to this designation. The Landmarks Preservation Commission voted 7-0 to recommend the property for designation as a landmark.

VIII. DEVELOPMENT REVIEWS

- A. Variances, Special Exceptions, and Site Plan Reviews

1. Old Business

- a. **ZON-23-020 (COA-23-003) 139 N COUNTY RD—THE PARAMOUNT THEATER (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES** The applicant, WEG Paramount LLC, has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review for the renovation of an existing Landmarked theater structure and the construction of a new three-story mixed use (retail and four residential units) development including Special Exception requests (1) to permit Private Club use in the C-TS district, (2) for square footage greater than 3,000 SF in the C-TS district, (3) for Outdoor café seating use associated with a private club in the C-TS district, (5) for two stories in the C-TS district, (6) for shared parking in the C-TS district, and (7) for a modification to a previously approved Special Exception for Churches, synagogues or other houses of worship to allow for a flexible event space. The applicant is also seeking Site Plan Review for new building(s) or for changes in a permitted use in Sec. 134-1107 which involve more than 2000 square feet of building floor area in the C-TS zoning district. Additionally, the applicant is seeking review and approval for Variances (1) to reduce the required front yard setback, (2) front side street yard setback, (3) and to reduce the required rear yard

Pg. 76

setback requirements for new construction, (4) to allow three stories in lieu of two stories in CTS district, (5) to exceed the maximum height, (6) to exceed the maximum overall building height, (7) to exceed the maximum allowable lot coverage limitation, (8) to exceed the maximum building length permitted, (9) to exceed the maximum building size (floor area) permitted, (10) to reduce the required overall landscape open space, (11) to reduce the required front yard landscape open space, (12) to reduce the required front yard setback for the subterranean parking level, (13) to reduce the front side street yard setback for the subterranean parking level, (14) to permit mechanical lift parking in the parking garage, (15) a variance to exceed the maximum height of a perimeter wall on a side or rear property line, (16) to permit residential uses on the first level in the C-TS zoning district in lieu of the above the first-floor requirement, (17) to allow generators on a roof(s), (18) to exceed the maximum height of a screening wall for mechanical equipment on a roof, (19) to exceed the maximum height of mechanical equipment on a roof, and (20) to exceed the maximum height of chimneys, in conjunction with the renovation and adaptive reuse of an existing Landmarked theater structure and the construction of four connected residences with ground floor retail components with two levels of subterranean parking. The Landmarks Preservation Commission will perform the design review.

TIME CERTAIN 2:00 PM

- b. **ZON-23-109 (COA-23-040) 134 EL VEDADO RD (COMBO)—VARIANCE** The applicants, Elizabeth and Jeffrey Leeds, have filed an application requesting Town Council review and approval for (1) Variance to provide vehicle queuing space deficient in depth between the driveway gate and edge of roadway. The Landmarks Preservation Commission shall perform design review of the application. *[Landmarks Preservation Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact on the subject landmark property. Motion carried, 7-0.] [The Landmarks Commission approved the project. Motion carried, 7-0.]*
- c. **ZON-23-084 (ARC-23-109) 600 TARPON WAY (COMBO)—SPECIAL EXCEPTION AND VARIANCES** The applicants, Frank and Annie Falk, have filed an application requesting Town Council review and approval for 7 variances, including (1-2) for building height plane reductions, (3-6) to locate mechanical equipment within the front yard, (7) to exceed maximum site wall height within the front yard, and a Special Exception for reduced vehicular gate setbacks on a dead-end street, for the construction of a new two-story single-family residence over 10,000 SF and sitewide landscape and hardscape improvements. The Architectural Commission shall perform the design review

Pg. 237

component of the application. ***[This project has been deferred to the April 10, 2024, Town Council meeting pending review by the Architectural Review Commission.]***

- d. **ZON-23-105 (ARC-23-123) 1186 N OCEAN WAY (COMBO)—VARIANCES** The applicant, Martha Lee Johnson 2012 Exempt Trust (Stan Johnson), has filed an application requesting Architectural Commission review and approval for the design of a new two-story residence with sitewide landscape and hardscape improvements, requiring setback and separation distance variances for the location of the pool equipment and a variance to exceed allowable chimney height. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. ***[The variances for this project are no longer needed; therefore, Town Council will not be hearing this project.]***
- e. **ZON-23-113 (ARC-23-145) 123 CHILEAN AVE (COMBO)—SPECIAL EXCEPTION AND VARIANCES** The applicant, Robert & Perri Bishop, has filed an application requesting Town Council review and approval for Special Exception to develop a parcel comprised of portions of platted lots which is deficient in minimum required lot width and lot area in the R-B district, and (3) Variances including (1 and 2) to reduce the required east and west side-yard setbacks and (3) to exceed the maximum permitted cubic content ratio (CCR) permitted, in conjunction with a new two-story single-family residence and one-story accessory cabana structure. The Architectural Commission shall perform design review of the application. *[Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact to the subject property. Motion Carried, 7-0.] [The Architectural Review Commission approved this project with conditions. Motion Carried, 5-2.]*
- f. **ZON-23-092 (ARC-23-052) 300 COLONIAL LN (COMBO)—VARIANCE(S)** The applicants, Dragana & Richard Connaughton, have filed an application requesting Town Council review and approval for seven (7) variances including (1-2) to construct an accessory slat house structure in the south rear-yard and west street side-yard setback, (3) to exceed maximum angle of vision, (4) to exceed maximum lot coverage, (5-6) to construct a new-single family residence with reduced one-story and two-story east side-yard setbacks, and (7) to exceed the maximum number of pieces of air-conditioning equipment permitted in the east side-yard setback. The Architectural Commission shall perform design review of the application. ***[The variances for this project are no longer needed; therefore, Town Council will not be hearing this project.]***
- g. **ZON-23-117 (COA-23-043) 235 BANYAN RD (COMBO)—**

Pg. 243

VARIANCES The applicant, Richard Kurtz, has filed an application requesting Town Council approval for three (3) variances in accordance with Section 134-201 for: 1. building height plane requirement found in Section 134-843(7) which would allow relief from a building height plane requirement of two feet of front setback for each one foot of building height per the R-A Zoning District., 2. exemption of the building height of approximately 32.13' NAVD proposed vs. 25' NAVD permitted per Section 134-841(b)(1), and 3. exemption of the number of guest houses permitted per property Section 134-841 (5). The Landmarks Preservation Commission shall provide design review of the application. ***[This project shall be deferred to the May 15, 2024, Town Council meeting, pending review by the Landmarks Preservation Commission.]***

2. New Business

- a. **ZON-23-095 (HSB-23-007) 124 PARC MONCEAU (COMBO) – SITE PLAN REVIEW AND VARIANCES** Pg. 256
The applicant, Parc Monceau Ltd (Peter Brooks, Representative), has filed an application requesting town council review and approval for site plan review to revest the development of an existing nonconforming parcel in the R-A zoning district, and (8) total variances: (variances 1 – 2) to revest nonconforming south side-yard and west rear-yard setbacks, (variance 3) to revest nonconforming lot coverage, (variances 4 – 5) to revest nonconforming overall and front yard landscape open space, (variance 6) to forgo the requirement of providing 2 garage parking spaces, and (variances 7– 8) for north and south sitewalls to exceed maximum heights permitted; due to the demolition of more than 50% of a façade of the existing structure. The Landmarks Preservation Commission shall perform design review of the application. *[Landmarks Preservation Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact to the subject property. Motion Carried, 7-0.] [The Landmarks Preservation Commission approved this project with conditions. Motion Carried, 7-0.]*
- b. **ZON-24-002 219-221 WORTH AVE AND 220 PERUVIAN AVE TABOO—SPECIAL EXCEPTIONS WITH SITE PLAN REVIEW** Pg. 269
The applicant, 219 Worth Avenue Holdings LLC, has filed an application requesting Town Council review and approval for (1) a Special Exception request for a renovation of an existing restaurant with new operator within the space of a former restaurant space (Taboo) on Worth Avenue and the interior renovation of same, expansion into adjacent ground floor retail space and renovation of existing second floor storage area, and renovation of detached annex building, and (2) for a Special Exception request to allow a use contain greater than 4,000

square feet GLA gross leasable area in the C-WA zoning district.

- c. **ZON-24-047 (ARC-24-008) 264 DUNBAR RD (COMBO) – VARIANCE** The applicant, 264 Dunbar LLC (Lee Fensterstock, Manager), has filed an application requesting Town Council review and approval of (1) variance to exceed maximum equipment screening wall height in the south rear yard setback, as part of the construction of a new single-family residence. The Architectural Commission shall perform design review of the application. ***[This project has been deferred to the April 10, 2024, Town Council meeting pending review by the Architectural Review Commission.]***
- d. **ZON-24-025 (ARC-24-015) 153 AUSTRALIAN AVE (COMBO) – SPECIAL EXCEPTION AND VARIANCE** The applicant, Rabbi Zalman Levitin, has filed an application requesting Town Council review an approval for a special exception to develop an existing nonconforming parcel with a new, single-family residence and (1) variance to forgo required garage parking. The Architectural Commission shall perform design review of the application. ***[This project has been deferred to the April 10, 2024, Town Council meeting pending review by the Architectural Review Commission.]***
- e. **ZON-24-028 (COA-24-007) 124 VIA BETHESDA (COMBO)— VARIANCES** The applicant, Smith Architectural Group, Inc. design professional and represented by Maura Ziska, Esq., has filed an application requesting Town Council approval for one (1) variance to reduce the required vehicular backup driveway space to install sliding driveway gates at the two (2) north entry ways with an approximately 10'-3.5" setback from the edge of pavement in lieu of the 18'-0" minimum required on the western north gate and an approximately 9'-5" setback from the edge of pavement in lieu of the 18'-0" minimum required on the eastern north gate. The Landmarks Preservation Commission shall provide design review of the application. ***[Landmarks Preservation Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact on the subject landmark property. Motion carried, 7-0.] [The Landmarks Commission approved the project. Motion carried, 7-0.]***
- f. **ZON-24-033 (ARC-24-021) 224 SANDPIPER DR. (COMBO) - VARIANCES** The applicant, 224 Sandpiper LLC, has filed an application requesting Town Council review and approval for construction of an outdoor terrace and installation of a retractable awning with variances. (1) for reduced open space requirements and (2) for reduced side yard setback. The Architectural Commission shall perform the design review of the application. ***[Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact to the subject***

Pg. 303

Pg. 311

property. Motion Carried, 5-0.] *[The Architectural Review Commission approved this project with conditions. Motion Carried, 5-0.]*

- g. **ZON-24-034 (ARC-24-022) 726 HI MOUNT ROAD (COMBO)--VARIANCE** The applicant, Jaime Torres-Cruz with Fairfax and Sammons on behalf of owner Irimar Ocean Properties LLC, has filed an application requesting Town Council approval for one (1) variance to reduce the required south side yard setback for a one-story (approximately 400SF) roofed porch added onto an existing terrace. The Architectural Commission shall perform design review of the application. *[Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact to the subject property. Motion Carried, 4-2.] [The Architectural Review Commission approved this project with conditions. Motion Carried, 4-2.]* Pg. 316
- h. **ZON-24-041 241 SANFORD AVE—VARIANCE** The applicant, 241 Sanford Avenue Realty Trust, has filed an application requesting Town Council review and approval of a variance to reduce the required side (east) setback for the installation of new elevator. Pg. 321

B. Time Extensions and Waivers

- 1. Waiver of Town Code Section 18-237, For Building Permit Extension for **249 Royal Palm Way** Pg. 326
- 2. Waiver of Town Code Section 18-237, For Building Permit Extension for **991 N Lake Way** Pg. 333
- 3. Waiver of Town Code Section 18-237, For Building Permit Extension for **200 Ocean Terrance.** Pg. 344
- 4. Waiver of Town Code Section 18-237, For Building Permit Extension for **223 Monterey Rd.** Pg. 354

IX. ORDINANCES

A. First Reading

- 1. Amending the Future Land Use Map of the Comprehensive Plan by changing the Future Land Use Designations for parcels of land more particularly described in Exhibit A, from “Commercial” and “Single Family” to “Approved PUD” (*Commonly Referred to as the Wells Fargo Site*) Pg. 364

ORDINANCE NO. 001-2024: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida; Amending The Adopted 2017 Town Of Palm Beach’s Comprehensive Plan Pursuant To Chapter 163, Florida Statutes; Amending The Future

Land Use Map Of The Comprehensive Plan By Changing The Future Land Use Designations For Parcels Of Land More Particularly Described In Exhibit A, From “Commercial” And “Single Family” To “Approved PUD”; Providing For Inclusion Into The Comprehensive Plan; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Herewithin; Providing For Codification; Providing An Effective Date.

2. Rezoning Parcels of Land More Particularly Described in Exhibit A, from “R-B Low Density Residential” District, “C-TS Town-Serving Commercial” District, and “C-B Commercial” District to “PUD-D” (*Commonly Referred to as Wells Fargo Site*)

Pg. 372

ORDINANCE NO. 002-2024: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Amended Official Zoning Map Of The Town Of Palm Beach Updated July 26, 2022; Rezoning Parcels Of Land More Particularly Described In Exhibit A, From “R-B Low-Density Residential” District, “C-TS Town-Serving Commercial” District, And “C-B Commercial” District To “PUD-D”; Providing For Inclusion On The Zoning Map; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Herewithin; Providing For Codification; Providing An Effective Date.

3. Amending the Town of Palm Beach Comprehensive Plan Future Land Use Element Policy 2.2.1& Policy 2.2.3 to allow for mixed use PUDs. Creating a new Policy 11.1.5 to allow for mixed use PUDs located within the Single Family and Commercial Land Use Categories. (*Commonly known as the Wells Fargo Site*)

Pg. 379

ORDINANCE NO. 003-2024: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Adopted 2017 Town Of Palm Beach’s Comprehensive Plan, Pursuant To Chapter 163, Florida Statutes; Amending The Goals, Objectives, And Policies Of The Comprehensive Plan Future Land Use Element Within The Comprehensive Plan; Amending The Town Of Palm Beach Comprehensive Plan Future Land Use Element Policy 2.2.1 To Incorporate Mixed-Use PUDs As Set Forth In Policy 11.1.5 As An Appropriate Use In The Single Family Future Land Use Designation; Amending The Town Of Palm Beach Comprehensive Plan Future Land Use Element Policy 2.3.3 A. To Incorporate Mixed-Use PUDs As Set Forth In Policy 11.1.5 As An Appropriate Use In The Commercial Future Land Use Designation; Amending The Town Of Palm Beach Comprehensive Plan Future Land Use Element To Create A New Policy 11.1.5 To Establish A Type Of Planned Unit Development In The Town Of Palm Beach For Mixed-Use Development Within The Single Family And Commercial Land Use Categories Allowing For A Mix Of Residential Uses Not Exceeding The Maximum Allowable Density Within The Land Use Categories;

Providing For Severability; Providing For Repeal Of Ordinances In Conflict Herewithin; Providing For Codification; Providing An Effective Date.

4. Amending specific sections within the Chapter 134, Zoning Code, to create a new PUD-D Zoning District and provide the associated maximum density, permitted uses, and land development requirements for the proposed new PUD-D Zoning District.

Pg. 401

ORDINANCE NO. 004-2024: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article VI, Division 4. R-B Low-Density Residential District; Division 8. C-TS Town-Serving Commercial District; Division 12. C-B Commercial District; Amending Section 134-616, Districts Where Permitted, To Create A “PUD-D” District As A District Where Planned Unit Developments Are Permitted; Amending Section 134-617, Compliance, To Create A PUD-D District As A District That When Developed As A Permitted Use Must Conform To The Regulations In This Subdivision; Amending Section 134-618, Minimum Area, To Create A PUD-D District As A District Whose Minimum Area Requirement Shall Be At Least Six (6) Contiguous Acres; Amending Section 134-620, Residential Density, To Create A PUD-D District That When Developed As A Permitted Use Must Conform To A Density Of Four Units Per Acres For The Portion Of The Property With A Single Family Future Land Use Designation And Six Units Per Acre For The Portion Of The Property With A Commercial Future Land Use Designation; Creating Section 134-625, Permitted Land Uses In The PUD-D District; Amending Reserved Sections 134-626 – 134-650; Amending Section 134-651, Establishment Of Special Exception Planned Unit Developments, To Create A Pud-5 Mixed Use Development Special Exception Planned Unit Development District; Amending Section 134-652, Districts Where Permitted, To Create A PUD-5 Mixed Use Development Planned Unit Development District That May Be Permitted By Special Exception Only In The Parcel Of Land More Particularly Described In Exhibit A; Amending Section 134-653, Minimum Area, To Create A PUD-5 Mixed Use District As A District Whose Minimum Area Requirement Shall Be At Least Six (6) Contiguous Acres; Amend Section 134-654, Residential Density, To Create A PUD-5 Mixed Use District That When Developed As A Permitted Use Must Conform To The Residential Densities Of Four Units Per Acre For The Portion Of The Property Zoned R-B And Six Units Per Acre For The Portion Of The Property Zoned C-TS And C-B; Amending Section 134-656, Permitted Land Use, To Create A PUD-5 District And Outlines The Permitted Uses In The PUD-5 District; Amending Article VI, Divisions 4, Section 134-890, Special Exception Uses To Establish PUD-D As A Special Exception Use In The R-B Low-Density Residential Zoning District; Amending Article VI, Divisions 8, Section 134-1109, Special Exception Uses To Establish PUD-D As A Special Exception Use In The C-TS Town Serving Commercial Zoning District; Amending

Article VI, Divisions 12, Section 134-1304, Special Exception Uses To Establish PUD-5 As A Special Exception Use In The C-B Commercial Zoning District; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Herewithin; Providing For Codification; Providing An Effective Date.

5. Amending the Town of Palm Beach Comprehensive Plan Future Land Use Element Policy 2.3.6 related to the Private Group Use Future Land Use Designation.

Pg. 450

ORDINANCE NO. 005-2024: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Adopted 2017 Town Of Palm Beach's Comprehensive Plan, Pursuant To Chapter 163, Florida Statutes; Amending The Goals, Objectives, And Policies Of The Comprehensive Plan Future Land Use Element Within The Comprehensive Plan; Amending The Town Of Palm Beach Comprehensive Plan Future Land Use Element Policy 2.3.6 Related To The Private Group Use Future Land Use Designation; Amending Policy 2.3.6 To Remove The Maximum Lot Coverage And To Allow, In Limited Circumstances, The Maximum Building Height To Be Three Stories With Town Council Approval; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Herewithin; Providing For Codification; Providing An Effective Date.

6. Text Amendment amending Chapter 134, Zoning, to create a new Division 16. CI Cultural Institutional District.

Pg. 458

ORDINANCE NO. 006-2024: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article VI, District Regulations; Amending Sections 134-1482-134-1500. – Reserved, To Create A New Division 16. CI Cultural Institutional District; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Herewithin; Providing For Codification; Providing An Effective Date.

7. Amending Town Code related to Docks and Marine Structures

Pg. 467

ORDINANCE NO. 009-2024: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 62, Marine Structures; Amending Article III, Bulkheads And Pierheads On Lake Worth, Section 62-74, Bulkheads, Landing Docks And Piers To Accord With Plat; Waivers And Variances, To Describe The Term Marginal Dock And Provide Specifications For A Marginal Dock, To Eliminate Reference To Town Of Palm Beach Bulkhead Line And Replace With Mean High Water Line, To Prescribe Maximum Gangway Width, To Prescribe Maximum Terminal Platform Width, To Include Specifications For Dock Lighting, And To Provide Specifications For Docks On Certain Areas Of Everglades Island And Ibis Isle; And At Section 62-75, Construction Specifications, To Describe The Term Marginal Dock And Provide Specifications For A Marginal Dock, To

Eliminate Reference To Town Of Palm Beach Bulkhead Line And Replace With Mean High Water Line, To Prescribe Maximum Gangway Width, To Prescribe Maximum Terminal Platform Width, To Include Specifications For Dock Lighting, And To Provide Specifications For Docks On Certain Areas Of Everglades Island And Ibis Isle; Providing for Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

X. ANY OTHER MATTERS

XI. ADJOURNMENT

Procedures for Public Participation:

Note 1: **Live Stream audio:** To watch/listen live, visit the 'Public Meetings' webpage on the Town's website at www.townofpalmbeach.com. and select the "View Event" or "Click Here to Listen" button.

Note 2: Any citizen is entitled to be heard concerning any matter under the sections entitled 'Communications from Citizens' and 'Public Hearings', subject to the three-minute limitation. The public also can speak to any item listed on the agenda, including the consent agenda, at the time the agenda item comes up for discussion. Citizens desiring to address the Town Council should proceed toward the public microphones when the applicable agenda item is being considered to enable the Town Council President to acknowledge you. In-person or virtual Public Comment is limited to three minutes and must be preceded by your name and address for the record. As a public business meeting, the Town Council President retains the right to limit discussion on any issue.

Alternative public comment is also welcome for Town Council Meetings via four methods:

1. To make a public comment virtually (for Town Council Meetings Only), email a request to publiccomment@townofpalmbeach.com and identify the desired agenda item(s) to be addressed
2. Written public comment submittals should be sent to publiccomment@townofpalmbeach.com.
3. Direct written entry into the public meeting record through the eComment portal on the Public Meetings webpage.
4. Mail or in-person submittal of written document to the Town Clerk's Office at Town Hall no later than the Friday prior to the meeting.

Note 3: **Appeals:** If a person decides to appeal any decision made with respect to any matter considered at this meeting, they will need to ensure that a

verbatim record of the proceedings is made for such purposes, which shall include the testimony and evidence upon which the appeal is to be based.

Note 4: Disabled persons needing accommodations to participate in this meeting are requested to call the Clerk's Office at (561) 838-5416 at least one day prior to the meeting.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Resolutions

Agenda Title

A resolution to landmark the property at **262 Sunset Ave.**

-
RESOLUTION NO. 148-2023: A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Ratifying And Confirming The Determination Of The Landmarks Preservation Commission That The Property Known As **262 Sunset Ave.** Meets The Criteria Set Forth In Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach; And Designating Said Property As A Town Of Palm Beach Landmark Pursuant To Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach.

The property owner is opposed to this designation. The Landmarks Preservation Commission voted 7-0 to recommend the property for designation as a landmark.

Presenter

ATTACHMENTS:

- ▣ **Resolution No. 148-2023**
- ▣ **Designation Report**
- ▣ **Excerpt from the January 17, 2024 Landmarks Preservation Commission Meeting Minutes**
- ▣ **Excerpt from the November 17, 2023 Landmarks Preservation Commission Meeting Minutes**
- ▣ **Landmark Designation Procedure**
- ▣ **Gunster Presentation 11-17-23**

RESOLUTION NO. 148-2023

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, RATIFYING AND CONFIRMING THE DETERMINATION OF THE LANDMARKS PRESERVATION COMMISSION THAT THE PROPERTY KNOWN AS 262 SUNSET AVE MEETS THE CRITERIA SET FORTH IN ORDINANCE NO. 2-84, ALSO KNOWN AS CHAPTER 54, ARTICLE IV OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH; AND DESIGNATING SAID PROPERTY AS A TOWN OF PALM BEACH LANDMARK PURSUANT TO ORDINANCE NO. 2-84, ALSO KNOWN AS CHAPTER 54, ARTICLE IV OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH.

WHEREAS, pursuant to the provisions of Ordinance No. 2-84, (Chapter 54, Article IV, Code of Ordinances of the Town of Palm Beach) the Landmarks Preservation Commission of the Town of Palm Beach held a public hearing and recommended to the Town Council that certain landmarked property described herein be designated as a landmark as described in said Ordinance and Code; and

WHEREAS, after due notice to the property owner(s) affected, a public hearing was held at which all parties interested were given an opportunity to be heard and express their views and opinions with respect to the property and its designation as a landmark; and

WHEREAS, the Town Council does hereby find and determine that the property described herein meets the criteria required by the Ordinance to designate a landmark, and shall be designated as a landmark.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, as follows:

Section 1. The foregoing recitals are hereby ratified and confirmed.

Section 2. The recommendation and determination of the Landmarks Preservation Commission as to the property hereinafter described in Section 3 of this Resolution, being designated as a landmark is hereby ratified, approved, and confirmed.

Section 3. The landmark herein amended, pursuant to the provisions of Ordinance No. 2-84, and the provisions of the Town Code described herein, is known as 262 Sunset Ave and the property to be landmarked is legally described as follows: **FLORAL PARK LTS 38 & 39**

Section 4. The Town Clerk is hereby ordered to furnish the property owner of the landmarked property a copy of this Resolution.

Section 5. Within thirty (30) days from the date of adoption of this Resolution, the Landmarks Preservation Commission shall cause to be filed in the Office of the Recorder of Deeds in and for Palm Beach County, Florida, a certificate that the above-described property comprises a landmark, as described above and as defined in and subject to the provisions of Ordinance No. 2-84 and the Code of Ordinances of the Town of Palm Beach, Florida.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled this 13th day of December, 2023.

Danielle H. Moore, Mayor

Margaret A. Zeidman, Town Council President

Bobbie Lindsay, Town Council President Pro Tem

ATTEST:

Julie Araskog, Town Council Member

Kelly Churney, Acting Town Clerk

Edward A. Cooney, Town Council Member

Lewis S.W. Crampton, Town Council Member

Villa Seville
262 Sunset Avenue



DESIGNATION REPORT
March 22, 2023
Landmark Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT

**Villa Seville
262 Sunset Avenue**

Table of Contents

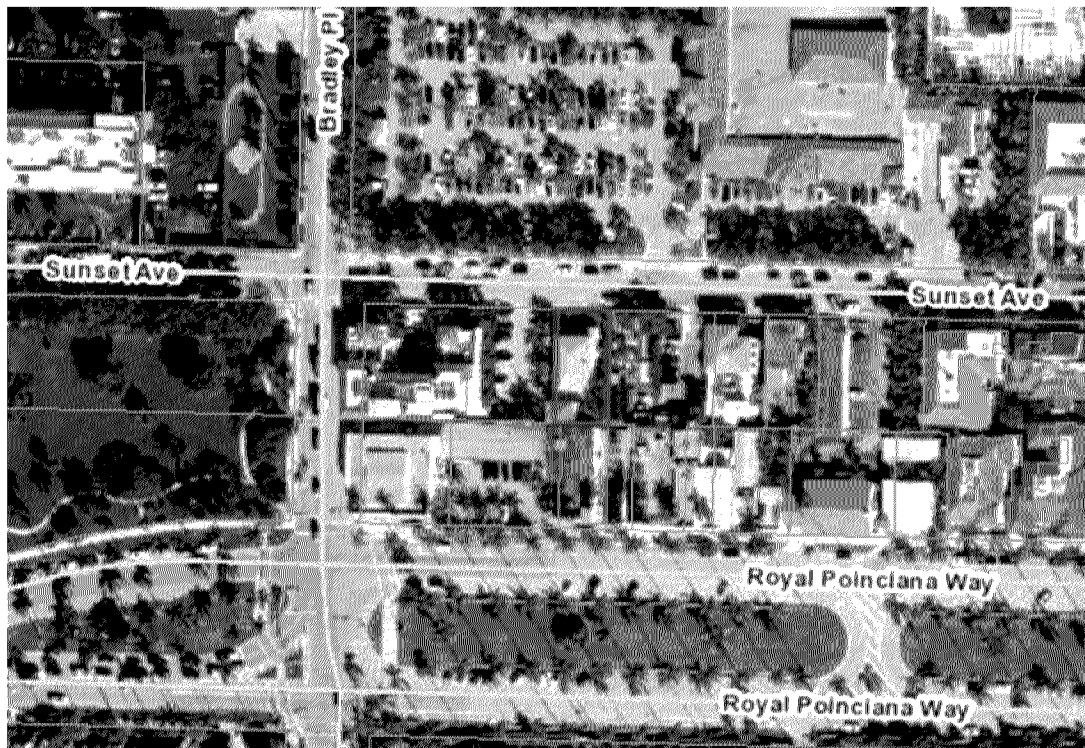
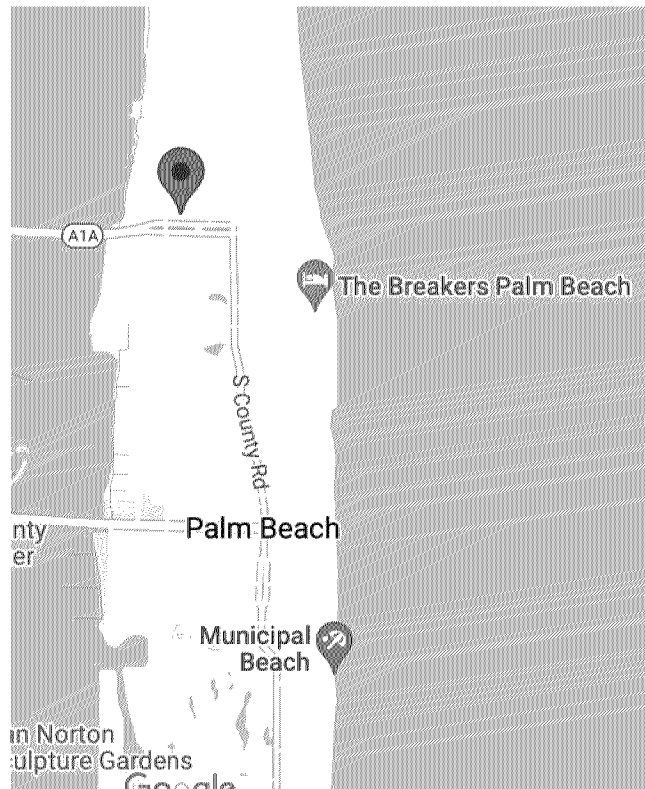
I.	GENERAL INFORMATION	2
II.	LOCATION MAP	3
III.	ARCHITECTURAL INFORMATION	4
IV.	HISTORICAL INFORMATION	6
V.	BUILDER'S BIOGRAPHY	9
VI.	STATEMENT OF SIGNIFICANCE	12
VII.	CRITERIA FOR DESIGNATION	12
VIII.	SELECTED BIBLIOGRAPHY	14

Report produced by MurphyStillings, LLC

I. General Information

Location:	262 Sunset Avenue Palm Beach, Florida
Date of Construction:	1920
First Owner:	Benjamin F. Hoffman
Historic Name:	Villa Seville
Builder:	Benjamin F. Hoffman
Current Owner:	NED 262 Sunset LLC
Present Use:	Commercial
Present Zoning:	C-TS – Commercial Town Serving
Palm Beach County Tax Folio Number:	50-43-43-22-31-000-0380
Current Legal Description:	Floral Park Lots 38 & 39

II. Location Map



III. Architectural Information

Historically known as Villa Seville, the building located at 262 Sunset Avenue is a two-story Prairie style masonry building constructed in 1920 by prominent Palm Beach builder Benjamin F. Hoffman for approximately \$12,000.¹ Prairie style buildings were mostly constructed from 1900 – 1920 and are generally two stories and feature low-pitched hipped roofs with widely overhanging eaves that typically are boxed, one story wings or porches and facade detailing emphasizing horizontal lines often with massive square porch supports. Of the four principal Prairie house subtypes, 262 Sunset Avenue is the hipped roof, symmetrical, no front entry design.²



262 Sunset Avenue is a rectangular shaped stucco-covered masonry building with a low-pitched hip roof with wide overhanging boxed eaves surfaced with asphalt shingles.³ The one-story porch on the front facade has massive, battered piers that reach from the ground and support the porch roof which like the main roof is low-pitched with wide overhanging boxed eaves surfaced with asphalt shingles. The

¹ Palm Beach Building Permit #130, June 2, 2020.

² Virginia Savage McAlester. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. Alfred A. Knopf, New York, 2015. Pages 550-564.

³ The 2003 re-roofing permit states that the new shingles will be fiberglass, however, fiberglass shingles are mostly asphalt shingles with additional fiberglass added and are more fire resistant.

porch, which from an early time was screened in, is now enclosed with ribbons of multi-light sash windows. The second story front facade has symmetrical fenestration with pairs of multi-light sash windows flanking an oval window in the center.

The west elevation features the main entrance on the first floor with a wood paneled and glazed door flanked by narrow sidelights. This appears to be the original location of the main entrance. Above this entrance is a porch with a simple metal rail and a single door used to access the porch. The rear elevation has two single entrance doors, one on the first floor and one above on the second accessed by an exterior spiral staircase. The windows throughout the building are metal, divided light, sash windows, several which are paired or grouped in ribbons of three.



In the southwest corner of the property is a two story masonry accessory building that was built in 1920 as a garage apartment but is now just an accessory building.⁴ Currently the front facade which faces north has a single entry door on the first floor and symmetrical four-over-four sash windows on the second floor.

⁴ There is a permit in 1925 for a garage to be constructed in pine by the owner's son. If this building was constructed it has since been demolished.

Throughout its 103-year history, there have been additions and alterations to 262 Sunset Avenue. At an unknown time, the front porch was enclosed with windows though as early as the 1930s it appears that the porch had been enclosed at least with screens. A number of one-over-one sash windows on the second story were changed to awning windows and later changed to multi-light metal sash windows. Other one-over-one sash windows, mostly on the first floor, were also changed to multi-light sash windows. A porch was added over the main entry on the west facade and a door on the second floor was added to access this porch. A ramp was added on the west elevation to provide handicap accessibility to the main entrance. The original roofing material has been replaced several times and now the roof is covered with asphalt shingles. A spiral staircase was added to the rear of the building and a door was added on the second floor to access this staircase. Despite these additions and alterations, the building still retains its historic Prairie style, its original massing and much of the original fenestration.



Historic Photo, circa 1930s

IV. Historical Information

Villa Seville was constructed as a dwelling in 1920 by distinguished Palm Beach builder Benjamin F. Hoffman. The dwelling was built at 262 Sunset Avenue in a

section of Palm Beach that was developed in the late nineteenth and early twentieth centuries.

Palm Beach was still a small community when Henry Morrison Flagler first visited in the early 1890s. Flagler had just received permission to extend his FEC Railroad all of the way to Miami and when visiting Palm Beach, he became so captivated with the Island that he purchased the McCormick Cottage plus ten surrounding acres and four hundred feet of lake frontage and built the immense Royal Poinciana Hotel from 1893-1894. In April of 1894, Flagler's FEC Railroad reached West Palm Beach and in 1895 the first railroad bridge was completed over Lake Worth linking the mainland to Palm Beach. This bridge, which had its eastern terminus just south of the Royal Poinciana Hotel, allowed scores of wealthy visitors to be transported directly to the island. What became Main Street and the Floral Park subdivision initially developed in relationship to Flagler's FEC Railroad extension into Palm Beach.⁵

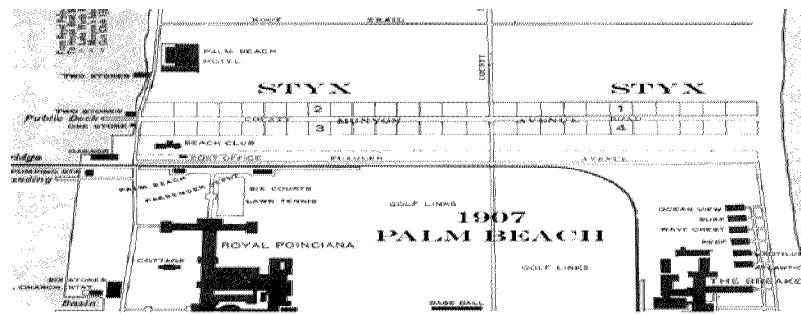
In addition to the Royal Poinciana Hotel, another early institution that contributed to the growth and glamour of Palm Beach was Bradley's Beach Club. Opened in 1898 by brothers Colonel Edward Riley "E.R." and John Roger "J.R. Jack" Bradley on the present site of Bradley Park, the Casino flourished with high stakes for high society and stayed running as a private club until 1946.

Sunset Avenue was first known as Munyon Avenue, named for its owner James Munyon who owned the large lake-to-ocean parcel just north then then Flagler Avenue. Prior to 1910, much of this area was occupied by African Americans who rented various cottages clustered within an area known as the Styx.⁶ During the Spring of 1910, Beach Club owners E. R. and Jack Bradley paid Munyon \$55,000 for the 264-foot-wide lake to the ocean parcel that bordered the north side of the Bradleys' Main Street property. By December, the Bradley's had spent more than \$35,000, dredging 60,000 yards of soil creating an acre of new lakeside ground and filling-in ponds and the marshland where Styx buildings once stood. The Bradley's platted their new development as Floral Park, renaming Munyon Avenue Sunset Avenue, and after engineering street improvements, they began selling off the residential and commercial lots. The Bradley's hired Lewis Henry Green, a realtor

⁵ MurphyStillings, LLC., Royal Poinciana National Register Historic District. National Register of Historic Places, 2015.

⁶ Many people who lived in the Styx helped build and later worked at Flagler's hotels. After the Bradley's purchased and redeveloped the land, most of the Styx residents moved over the bridge to segregated neighborhoods in West Palm Beach.

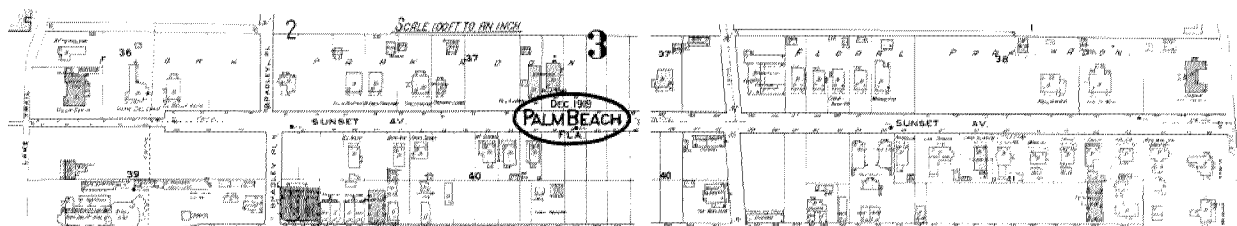
from California to promote the project and auction off the lots. Green offered prizes to potential buyers and sold out the project within a few hours on February 19, 1912.⁷



1907 Sanborn Insurance Map

In the early twentieth century, Palm Beach society was known as “the cottage colony.” Yearly visitors to the island began to find hotel rooms too small and inadequate for their needs, and although much of the social activities continued to revolve around the hotels, people began to build their own cottages on town lots. Almost every cottage had a name, and the city directories dedicated several pages to “Palm Beach Cottages.” Large and small picturesque “cottages” of seasonal residents lined the north and south sides of Sunset Avenue from the lake to the ocean. Floral Park also became a hub of civic and commercial activity with stores, hotels, restaurants, offices and municipal buildings.⁸

As the result of fighting in Europe during World War I, domestic tourism increased and by the end of the war, Palm Beach had become one of the most important places to spend the winter season. By 1920, when Villa Seville was constructed, Palm Beach was starting its first major building boom that lasted through much of the 1920s, and at the time, there were already approximately forty “cottages” of seasonal residents located on Sunset Avenue.



1919 Sanborn Map

⁷ Augustus Mayhew, New York Social Diary/Palm Beach, “The White Elephant,” July 1, 2021

⁸ MurphyStillings, LLC., Royal Poinciana National Register Historic District. National Register of Historic Places, 2015.

The first known occupant of Villa Seville was Mrs. Herman Dierks from Kansas City. The Dierks family had a timber empire with its headquarters in Kansas City, Missouri and had operations in several western states as well as in Florida. The Dierks family and guests spent at least three winter seasons at Villa Seville.⁹ By 1925, Villa Seville was owned by James and Cecilia Kavanaugh. James was a retired naval officer and Cecilia operated the Clinton Hotel at 212 Sunset Avenue Road, later named the Orange Blossom Hotel. For a number of years in the 1930s, the dwelling was owned by William and Lillian Courtnell, and by the 1940s, 262 Sunset Avenue was owned by Lee and Emma Stage. Lee passed away in 1953, but Emma continued to live there and leased out rooms. Emma's son Charles Haggarty owned the house by the 1970s and he and his wife Cecilia lived there until 1995 when they sold it to Frank and Gail Coniglio who changed the dwelling's zoning from residential to commercial. The property was sold in 2000 to Drs. Brad Ochstein and Andrew Turkell who converted the building into the Island Animal Hospital, which still serves as its home today. In 2015, 262 Sunset Avenue was deemed a contributing structure in The Royal Poinciana Way National Register Historic District and in 2022 the building was sold to NED 262 Sunset LLC, owners of the White Elephant hotel located adjacent to the west. NED (New England Development) completed an exceptional renovation of the hotel and in December 2022 received the Preservation Foundation of Palm Beach's prestigious inaugural Edward & Susan Elson Award for an outstanding major rehabilitation of a commercial building in Palm Beach.

IV. Builder's Biography

Benjamin F. Hoffman

Benjamin F. Hoffman was born in 1875 in the District of Columbia and worked there before moving to Palm Beach in ca. 1917.¹⁰ Prior to moving to Palm Beach and setting up his business, Hoffman had spent time in Palm Beach visiting with his family.¹¹ He lived and worked in Palm Beach as a building contractor for nearly thirty years before passing away in 1947. During these years, Hoffman was a prominent and sought-after contractor working with Palm Beach's best architects, including but not limited to Addison Mizner, Marion Sims Wyeth and Bruce

⁹ Newspaper articles indicate that Mrs. Herman Dierks and family spent at least part of the winter season from 1921-1923 at Villa Seville.

¹⁰ Benjamin F. Hoffman is listed in the 1918 Palm Beach City Directory and likely moved to Palm Beach in 1917.

¹¹ A November 12, 1916, Palm Beach Post article stated that Benjamin Hoffman and his mother of Washington, DC were spending the winter in Palm Beach.

Kitchell, as well as constructing buildings of his own design.¹² Hoffman's business was bustling during the 1920s building boom when he was hired by many of Palm Beach's wealthy and prominent residents to construct, alter or add to their properties.¹³ One of his first big Palm Beach commissions was Casa de Ensuenos at 800 South County Road for Arthur Claflin at a cost of \$65,000. This was one of Mizner's elaborate designs in 1923, the year the scale and splendor of Mizner's designs raised Palm Beach's architectural profile to greater grandeur.¹⁴ There is currently no biography on Benjamin F. Hoffman, however, the following newspaper articles chronicle some of Hoffman's Palm Beach commissions.

A June 21, 1925, Palm Beach Post article titled "Mr. Hoffman's Work" provides information on some of Hoffman's projects: *"Some of the most important and beautiful of the residential buildings this summer is that being done by Mr. Benjamin F. Hoffman. Mr. Hoffman has been in business here for 14 years and some of the fine residences which stand as monuments to his achievements are those of Mr. George Luke Mesker of Royal Palm Way and the Ocean Boulevard, Pierre Lorillard Barbey of Tuxedo Park whose Palm Beach house built last year is on the North Ocean Boulevard just south of the Rodman Wannamaker property. Samuel D. Lit of Philadelphia whose house was designed by Bruce Kitchell and is the only one in the ocean block of Sunrise Avenue; Frederick S. Wheeler of New York whose residence on Grace Trail was one of the finest houses built in that section of Palm Beach last summer, and the imposing house of Mr. Frederick A. Glidden of Cleveland on the lake front in Vita Serena.*

One of the great ocean boulevard houses in progress of construction by Mr. Hoffman is that of George Rasmussen of Chicago. It was designed by Mr. Addison Mizner, is to be a two-story stucco structure with a frontage of one hundred and fifty feet. The architectural details include very beautiful Spanish Gothic windows and a magnificent spiral staircase. The house is on the property purchased early in the season

¹² Benjamin F. Hoffman likely designed and built the dwelling at 262 Sunset Avenue. In addition, a May 10, 1922, Palm Beach Post article lists other dwellings that Hoffman likely designed and built: Benjamin F. Hoffman builder residence 16' x 25' on lots 164 & 165 Floral Park \$4000; Benjamin F. Hoffman builder residence 44 x 24 on half of lot 15 and all of lot 16 Bungalow Park, \$8000.

¹³ Palm Beach Post July 12, 1925: Mr. Benjamin F. Hoffman has just returned from a business trip to New York and Washington and says that everyone north of Jacksonville is Florida mad. The Palm Beach labels on his luggage brought hordes of curious people flocking to his side and he was beset by all manner of questions.

¹⁴ Palm Beach Daily News, January 21, 2020.

from Mr. Richard Croker through Mr. Bourassa and adjoins the property of Mr. Harold Vanderbilt to the south.

Mr. Hoffman is making extensive alterations and additions to the house of Mr. & Mrs. Joseph C. Hutchinson of Philadelphia, which originally was built by Mr. Hoffman for Mr. Pierre L. Barbey. The house is on the North Ocean Boulevard at the corner of Everglade Avenue and the reconstruction plans will not be confined to the interior, but the exterior will present a very marked change and improvement. Other work of Mr. Hoffman which is now in progress includes additions and alterations to the lake front home of Mr. Barclay L. Warburton at Worth Avenue and also that of Mr. Rodman Wanamaker on the North Ocean Boulevard.”¹⁵

A week later, the Palm Beach Post reported, “Mr. Benjamin F. Hoffman has been awarded the contract for the additions and alterations to the residence of Edward T. Stotesbury of Philadelphia. Mr. Addison Mizner who designed the house originally has made the plans for the work now in process and each addition (and there is something important done there every year) adds to the beauty and dignity of the house. It was the first big Spanish house to be built in Palm Beach and set the mark which has been followed ever since for perfection in design and construction.”¹⁶

Later that summer, a Palm Beach Post article described another project Hoffman was working on, “One of the Spanish farmhouses which was part of Mr. Mizner’s original plan to have a straggling Spanish settlement along the coastline of Palm Beach, one which would include all the most picturesque of the type regardless of the century in which it was evolved,, is now being remodeled. The house is that of Gurnee Munn on north Ocean Boulevard and fortunately Mr. Mizner has made

¹⁵ Palm Beach Post, June 21, 1925, “Mr. Hoffmans Work.” Page 15. George Luke Mesker house La Fontana on South Ocean Boulevard at the south corner of Royal Palm Way; Samuel D. Lit house La Solana at 139 Sunrise Avenue; Frederick S. Wheeler house Bienstar at 153 Grace Trail; Frederick A. Glidden house Bel Reposo on Clarendon Avenue; George Rasmussen house South Ocean Boulevard; Joseph C. Hutchinson house Mihamo 216 North Ocean Boulevard; Barclay L. Warburton house 456 Worth Avenue; Rodman Wanamaker house 1095 North Ocean Boulevard. The article states that Hoffman had been in business in Palm Beach for 14 years, but 8 years is likely more accurate.

¹⁶ Palm Beach Post, June 28, 1925. The Stotesbury’s estate was El Mirasol on North Ocean Boulevard.

*the alteration and addition plans and Mr. Benjamin F. Hoffman is doing the work.”*¹⁷

Benjamin Hoffman continued his successful career in Palm Beach and in 1929 the Palm Beach Times reported, “*Earle P. Charlton, wealthy resident of “Qui-Si-Lana” Palm Beach and River Falls, Mass., announced that he will build four residences this summer in El Bravo and El Brillo sections between the lake and south County Road. Permit for the work has been issued for \$140,000 worth of construction. Plans for the four homes, which will be built by Mr. Charlton as an investment, has been drawn by Marion Sims Wyeth, Palm Beach architect. Benjamin F. Hoffman has been awarded the contract.*”¹⁸

VI. Statement of Significance

Villa Seville located at 262 Sunset Avenue is a good example the Prairie style of architecture and is significantly important as it is the last remaining “cottage” located on Sunset Avenue where at least 40 others have been demolished and replaced with commercial and apartment buildings and parking lots. The builder, Benjamin F. Hoffman, was a prominent and sought-after contractor who practiced in Palm Beach for nearly thirty years.

VII. Criteria For Designation

Section 54-161 of the Town of Palm Beach Landmark’s Preservation Ordinance outlines the criteria for designation of a landmark or landmark site and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation:

(1) “Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.”

Villa Seville located at 262 Sunset Avenue reflects the broad cultural, economic and social history of the town of Palm Beach. The property was originally built as a dwelling in 1920 at the start of the Palm Beach land and building boom. The end of World War I allowed for incredible growth and prosperity throughout the country and especially in Palm Beach where increased road and railroad construction

¹⁷ Palm Beach Post, July 20, 1925. Gurnee Munn’s estate was Louwana at 534 North Ocean Boulevard.

¹⁸ Palm Beach Times, April 5, 1929. The houses are 200 El Brillo, 201 El Brillo, 210 El Brillo and 200 El Bravo.

allowed Florida to become more accessible for northerners seeking seasonal respite from the cold winters. This increased prosperity and accessibility drove the need for both increased retail and housing and led to the development of 262 Sunset Avenue. In addition, Villa Seville was built in the Floral Park subdivision, developed by E.R. and J.R. Bradley as one of the earliest subdivisions in Palm Beach and originally was lined with vernacular cottages representative of Palm Beach's early development. 262 Sunset Avenue is important today as the last remaining historic "cottage" located on Sunset Avenue where cottages once lined the avenue but have since been demolished and replaced with commercial and apartment buildings and parking lots.

(3) "Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmen."

262 Sunset Avenue is a good example of the Prairie style of architecture exhibiting many features of the hipped roof, symmetrical, no front entry sub-type Prairie design with its low-pitched hip roof with wide overhanging boxed eaves, symmetrical front facade fenestration, one-story porch, and the main entry on the side facade. In 1925, it was advertised for sale as a masonry constructed dwelling that could withstand hurricanes and has done so for 103 years. The building's contractor and likely designer, Benjamin F. Hoffman, practiced in Palm Beach for nearly 30 years and worked with a number of the town's most prominent architects, including numerous projects with Addison Mizner, and was commissioned as a contractor by many of Palm Beach's renowned winter residents to build and add to their splendid Palm Beach estates.

VIII. Selected Bibliography

Curl, Donald. Palm Beach County: An Illustrated History. Northridge, California: Windsor Publications, Inc., 1987.

Environmental Services, Inc. Town of Palm Beach Historic Site Survey. 2020.

Historical Society of Palm Beach County. Archives and PBC History Online.

Hoffstott, Barbara D. Landmark Architecture of Palm Beach (Fourth Edition). Guilford, Connecticut: Lyons Press, 2019.

Marconi, Richard and Debi Murray with the Historical Society of Palm Beach County. Images of America: Palm Beach. Charleston, SC: Arcadia Publishing, 2009.

Marconi, Richard A. and the Historical Society of Palm Beach County. Palm Beach: Then & Now. Charleston, SC: Arcadia Publishing, 2013.

Mayhew, Augustus. New York Social Diary/Palm Beach, “The White Elephant,” July 1, 2021.

McAlester, Virginia Savage. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture. NY: Alfred A. Knopf, 2015 (Second Addition Paperback)

MurphyStillings, LLC. The Royal Poinciana Way Historic District. National Register of Historic Places, 2015.

Palm Beach Daily News and Palm Beach Post. Archived Articles 1919 – 2023.

Preservation Foundation of Palm Beach. 262 Sunset Avenue File

Sanborn Insurance Map of Palm Beach. New York: Sanborn Map Co., 1907, 1919 and 1926 updated to 1952. Augustus Mayhew, New York Social Diary/Palm Beach, “The White Elephant,” July 1, 2021, University of Florida Online, and City of West Palm Beach Public Library, Florida Room.

Town of Palm Beach. Building Permits and Microfiche Records 1920–2023.

West Palm Beach City Directories. Asheville, NC: Florida-Piedmont Directory Company, 1918-1975.

2. ITEM 2: 262 SUNSET AVE.

Owner: NED 262 Sunset, LLC

Before any presentations, there was a short discussion about why the designation was back in front of the Commission. Ms. Mittner summarized the property's history before the Commission and the Town Council.

Jamie Crowley, the attorney for the owner, provided his legal arguments regarding a lack of notice to the owner when the property was initially placed under consideration. He discussed the importance of the master site file report and the property's original rating. Finally, he advocated to exclude the accessory structure in the rear of the property if the Commission decided to recommend the property as a landmark. He introduced Gene Pandula, an architect who would speak on behalf of the owner. He added that he disagreed that the property was worthy of landmarking and Mr. Pandula would soon outline those reasons.

Mr. Pandula discussed the five different master site files for the property and concluded that the building did not retain sufficient integrity for designation. He discussed the architectural alterations to the building. Mr. Pandula stated that buildings were landmarked in their current condition. Further, he discussed how the character of the neighborhood had changed.

Mr. Crowley asked Mr. Pandula about the different standards when a building contributed to a district rather than being individually eligible. Mr. Pandula discussed the conversations that occurred in 2015, including discussions on whether this building and street contributed to a district.

Ms. Mittner asked for her November 2023 comments relating to the National Register to be part of the record. Ms. Mittner indicated that the Comprehensive Plan acknowledged that the old site surveys were outdated and noted there were errors in the validity of some statements in the 1979 survey. She also pointed out that the Comprehensive plan indicated that site information was cross-referenced with other sources.

Janet Murphy, MurphyStillings, LLC, testified that the buildings met the following criteria for designation as a landmark:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or town; and,

Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction, or use of indigenous materials or craftsmanship.

Ms. Murphy provided rebuttal arguments regarding the notice that the applicant thought was flawed. She stated that the master site surveys were windshield surveys

and were not exhaustive. She noted that a new site survey would be sent to the state now that MurphyStillings had conducted further research. She provided arguments that supported the designation criteria. She concluded that the building was the last representation of architectural history on the street.

Mr. Crowley stated he did not believe staff errored; however, he argued in favor of his client's property rights. He further argued that the building was not eligible for designation. He argued that the street's character had changed significantly since the zoning changed to commercial.

Ms. Patterson called for any public comment on the designation.

Amanda Skier, Preservation Foundation of Palm Beach, restated support for the designation. She also stated that the landmarks program had been upheld in legal arguments. She thought the Commission should give weight to the information provided by the experts on behalf of the Town, who were recommending the designation. She felt the alterations were sensitive and could be reversible if desired.

Ms. Patterson asked for confirmation on proof of publication. Ms. Mittner provided confirmation.

Ms. Herzig-Desnick asked about the zoning of the property and the future intentions for the building. Mr. Crowley responded. Ms. Herzig-Desnick thought the building had lost its integrity. She questioned saving one building to represent the historic nature of the street.

Mr. Ives agreed that the building did not stand out architecturally; however, he thought the building referenced the historic nature of the street and brought value to the town. He supported the designation and removing the accessory building from the designation if it was the owner's desire.

Mr. Griswold asked about the future of the building if it was not landmarked. Mr. Crowley responded and stated that the development process was stopped once it was placed under consideration.

Ms. Patterson stated she had not heard any new information that would make her change her mind. Ms. Albarran agreed.

Ms. Fairfax thought the building was a nostalgic piece that represented a period in a historic town.

A motion was made by Ms. Fairfax to recommend the designation of 262 Sunset Avenue to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1 and 3 in Section 54-161 and with the acknowledgment that owners were opposed to the designation.

Mr. Crowley asked if the rear building was included in the designation. After some discussion, it was determined that the whole property would be included in the designation. Mr. Crowley acknowledged the owner's opposition to the designation but supported leaving the accessory building in the designation.

Ms. Metzger seconded the motion. The motion was carried unanimously, 7-0.

1. ITEM 1: 262 SUNSET AVE.

Owner: NED 262 Sunset LLC

Call for disclosure of ex parte communication: Disclosure by Ms. Patterson and Mr. Ives.

Ms. Murphy, MurphyStillings, LLC, testified to the architecture and history of this Prairie-style structure. Ms. Murphy pointed out the design features of this building. Ms. Murphy testified that the building met the following criteria for designation as a landmark:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or town; and,
Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction, or use of indigenous materials or craftsmanship.

A motion was made by Ms. Moran and was seconded by Ms. Damgard to make the designation report for 262 Sunset Avenue part of the record. The motion was carried unanimously, 7-0

Ms. Patterson asked for confirmation on proof of publication. Ms. Mittner provided confirmation.

Ms. Patterson called for public comment on the designation.

John Rice, an attorney on behalf of NED 262 Sunset LLC, asked that Attorney Jamie Crowley's letter transmitted on April 18, 2023, be made a part of the record. Mr. Rice indicated that while the owner supported the landmark designation program, he was surprised to see his property under consideration. Mr. Rice provided a background of the property and outlined why he believed the property did not meet the criteria for designation. He pointed to the 2020 Master Site Survey, stating that the building did not meet the district criteria. Mr. Rice also summarized several procedural concerns as well. Mr. Rice restated the criteria he felt the property failed to meet.

Town Attorney Randolph confirmed that the attorney had the right to defer the hearing if he felt he had not received property notice. Mr. Rice stated that he was aware of the hearing and would like to move forward.

Mr. Rice provided objections to criteria 1 and 3, which Ms. Murphy indicated was the basis of the landmark designation. Mr. Rice read the Town's Comprehensive Plan, which ensured that only buildings that had architectural or historic significance were designated as a landmark of the Town of Palm Beach.

Ms. Murphy indicated that Mr. Rice's research was based on a report from ESI, completed in 2020. She indicated that ESI's research was not exhaustive of each property; ESI indicated in their report that more research on each property could yield further results. Ms. Murphy indicated that MurphyStillings performed an exhaustive survey of the property at 262 Sunset Avenue. She further indicated that the property was listed as a contributing property in a National Register Historic District, which was reviewed at the state and federal level.

Gene Pandula, architect representing the owner, discussed the property's history of not being recommended for landmark status over the last 40 years. He discussed the changes to the building, which began in the 1970's and continued over several years. He argued that the building had lost its spirit due to the modifications over the years.

Ms. Mittner argued that the Commission had landmarked buildings in the past with the understanding that reversible items could be removed.

Mr. Pandula did not believe it was a good precedent to landmark a building with the caveat that the future owner must reverse items to restore it to its historic nature.

Aimee Sunny, Preservation Foundation of Palm Beach, thought that the building was not grand or elaborate; however, she thought the building told a strong story about Palm Beach. She thought the Landmark Program protected buildings that represented different times, development, and architectural styles in Palm Beach's history. She stated that this building was the last remaining example of its time on the street. She agreed that the ESI survey was more of a windshield survey, not an in-depth survey. She thought this was a textbook example of the Prairie architectural style. She thought the changes over the years were minimal.

Mr. Ives did not believe there was a lack of notice in the procedures. He discussed a previous committee, in which he participated with Dr. Jane Day. He indicated that 262 Sunset Avenue was one of the properties that the committee discussed which they believed had an influence on the area. He did not believe the modifications were significant enough to not landmark the property. He thought the contribution of the building to Palm Beach was undeniable. Mr. Ives argued that the property was very important and advocated for the Commission to recommend it as a landmark.

Ms. Damgard felt strongly about the property, especially since it was the last example in the area. She thought the building had the charm of Palm Beach.

Mr. Griswold agreed with Ms. Damgard and Mr. Ives. He asked the attorney why the property could not be adapted for a different use. Mr. Rice stated that the building was going to be incorporated into the Town-Serving Commercial Use and unified with the adjacent property. Mr. Rice stated that the team paused all projects when the property was put under consideration.

Ms. Moran thought that fair notice had been provided. She also indicated that permits could be given while under consideration for landmark status. She thought the building was a clear example of what the street looked like in the 1920's.

Ms. Albarran agreed with her fellow members. She felt that this was an important representation of the street, and added it was important to maintain the history.

A motion was made by Ms. Damgard and was seconded by Ms. Herzig-Desnick to recommend 262 Sunset Avenue to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1 and 3 in Section 54-161, and with the acknowledgment of owner opposition of the designation. The motion was carried unanimously, 7-0.

Palm Beach, Florida, Code of Ordinances >> PART II - CODE OF ORDINANCES >> Chapter 54 - HISTORICAL PRESERVATION >> ARTICLE IV. - DESIGNATION PROCEDURE >>

ARTICLE IV. - DESIGNATION PROCEDURE

Sec. 54-161. - Criteria for landmarks and landmark sites.

Sec. 54-162. - Creation of historic districts.

Sec. 54-163. - Commission powers with respect to landmarks, landmark sites and historic districts.

Sec. 54-164. - Landmark, landmark site and historic district designation and undesignation procedures.

Sec. 54-165. - Voluntary restrictive covenants.

Secs. 54-166—54-195. - Reserved.

Sec. 54-161. - Criteria for landmarks and landmark sites.

A landmark or landmark site shall meet at least one of the following criteria:

- (1) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.
- (2) Is identified with historic personages or with important events in national, state or local history.
- (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmanship.
- (4) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

(Code 1982, § 16-38)

Sec. 54-162. - Creation of historic districts.

- (a) *Authorized.* For preservation purposes, the commission shall identify geographically defined areas within the town to be designated as historic districts and shall cite the guideline criteria upon which such designation shall be made. An historic district may be designated for any geographic area of particular historic, architectural or cultural significance to the town that:
 - (1) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.
 - (2) Is identified with historic personages or with important events in national, state or local history.
 - (3) Embodies distinguishing characteristics of one or more architectural types, or contains specimens inherently valuable for the study of a period, style or methods of construction or use of indigenous materials or craftsmanship.
 - (4) Is representative of the notable works of one or more master builders, designers or architects whose individual ability has been recognized to have influenced their age.
 - (5) Constitutes a unique area of architecture, landscaping and planning.
- (b) *Petition for special historic district category.* Following the designation of each landmark or landmark site, the commission may petition the town council for the categorizing of such

property as special district H. Following the designation of each historic district, the commission may petition the town council for the categorizing of each property in such district to special district HD.

(Code 1982, §§ 16-38.1, 16-39)

Sec. 54-163. - Commission powers with respect to landmarks, landmark sites and historic districts.

The commission has the power to:

- (1) Designate a building, together with its accessory buildings and its lot of record, or a vacant site or a district as historic and worthy of preservation as a landmark, landmark site or historic district, as the case may be, within the jurisdiction of the commission, provided such designation is ratified by the town council.
- (2) Recommend appropriate legislation for the preservation of any building, site or district which it has so designated.
- (3) Make application for public and private funds when appropriate and available for the purposes set forth in this article subject to the approval of the town council.
- (4) Review applications proposing erection, alteration, restoration or moving of any building it has so designated or any building located in a district it has so designated, and to issue or deny certificates of appropriateness accordingly.
- (5) Review applications for demolition permits proposing demolition of all or part of any landmark or any building located in an historic district, and to issue certificates of appropriateness or to deny them for one year.
- (6) Cooperate with the owner of a landmark or a property located in an historic district throughout the year following a refusal to issue a certificate of appropriateness pursuant to an application for a demolition permit, and to seek alternative economic uses for such landmark or property.
- (7) Review its denial of a certificate of appropriateness for demolition of such landmark or property annually, during a public hearing at which time the owner of the affected landmark or property shall be afforded an opportunity to appear with counsel and to present testimony.
- (8) Prohibit the issuance of building, exterior remodeling or demolition permits affecting any property under consideration for landmark designation without a certificate of appropriateness, this prohibition to remain in effect for the length of time required by the commission and the town council for final action on the proposed designation. The commission shall accomplish such prohibition by furnishing the building official a list of all property under consideration for landmark designation.

(Code 1982, § 16-42)

Sec. 54-164. - Landmark, landmark site and historic district designation and undesignation procedures.

- (a) The following procedure shall be adhered to by the commission in designating any building, building site or district that is worthy of preservation:
 - (1) The commission shall consider for landmark designation any property proposed by the owner of record or by a member of the commission.
 - (2)

Notice of a proposed designation shall be sent by certified mail to the owner of record of property proposed for designation as a landmark or landmark site and to each owner of record of property in a district proposed for designation as an historic district, describing the property proposed and announcing a public hearing by the commission to consider such a designation to be held not less than 30 days after the mailing of such notice.

- (3) The commission shall also cause notice of each such proposed designation to be posted at least 30 days prior to the public hearing on the bulletin board in the lobby of the town hall, and in addition the commission shall cause such notice to be published in a newspaper having general circulation in the town.
 - (4) The commission may retain or solicit expert testimony regarding the historic and architectural importance of the buildings and districts under consideration for designation.
 - (5) The commission may present testimony or documentary evidence of its own to establish a record regarding the historic and architectural importance of the proposed landmark, landmark site or historic district.
 - (6) The commission shall afford the owner of each affected property reasonable opportunity to present testimony or documentary evidence regarding the historic and architectural importance of such property.
 - (7) The owner of each affected property shall be afforded a right of representation by counsel and reasonable opportunity to cross examine witnesses presented by the commission.
 - (8) Any interested party may present testimony or documentary evidence regarding the designation of a proposed landmark, landmark site or historic district at the public hearing and may submit to the commission documentary evidence within three days after the hearing.
 - (9) Within not more than 30 days after a public hearing, the commission shall render a final decision regarding the proposed designation and give written notice of its decision to each owner of property affected by the designation, setting forth the reasons for the decision.
 - (10) The commission shall maintain a record of testimony and documentary evidence submitted to it for consideration of the designation of a proposed or previously designated landmark, landmark site or historic district.
 - (11) In accordance with section 54-163(1), the town council shall, within 90 days of the commission's final decision, hold a public hearing to consider ratification of the determination of the commission prior to the designation of a property as a landmark or landmark site or of a district as an historic district becoming effective. Absent ratification by the town council, the commission's determination shall be ineffective.
 - (12) Within 30 days of the date on which the town council ratifies the commission's designation of a landmark, landmark site or historic district, the commission shall cause to be filed in the office of the county recorder of deeds a certificate of notification that such property is designated a landmark or landmark site or is located within a district designated an historic district; and the certificate of notification shall be maintained on the public record until such time as such designation may be withdrawn by the commission and the town council.
- (b) Designation and undesignation hearings before the commission shall be held only during the months of November, December, January, February, March and April.
- (c)

Designation of a landmark, landmark site or a historic district may be withdrawn by following the same procedure as listed above.

(Code 1982, § 16-43)

Sec. 54-165. - Voluntary restrictive covenants.

The owner of any landmark or landmark site may, at any time following the designation of his property, enter into a restrictive covenant on the property after negotiation with the commission. The commission may assist the owner in preparing such a covenant in the interest of preserving the landmark or the landmark site. The owner shall record such covenant in the office of the county recorder of deeds and shall notify the town clerk, building official and town council and may notify the office of the county property appraiser of such covenant and the conditions thereof.

(Code 1982, § 16-48)

Secs. 54-166—54-195. - Reserved.

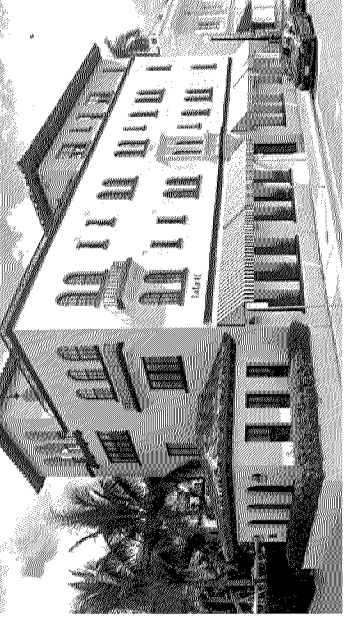
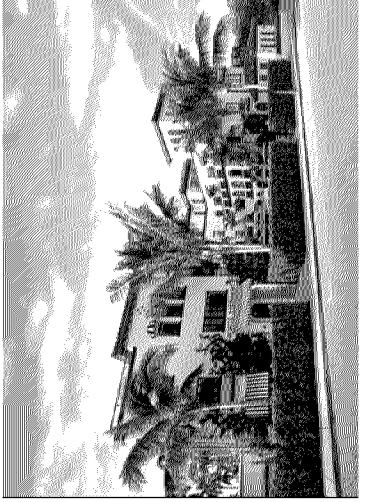
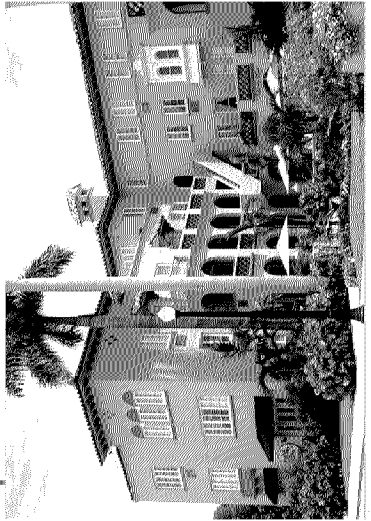
262 Sunset Avenue

Landmarks Preservation Commission:
Consideration for Landmark Designation
11/17/2023



NED 262 SUNSET, LLC

- Believes in and supports Landmark Program
- White Elephant
 - Multi-million-dollar investment and restoration
 - Multiple industry and design awards
 - Travel + Leisure World's Best
 - Conde Nest
 - Gold Key Award
 - LIV Hospitality Awards, Historic & Heritage Category
- Successful project in need of additional amenities



White Elephant & 262 Sunset Avenue



Background

- **Walter Kidney Report** (undated)
 - 262 Sunset Ave- *Grade D - not eligible*
- **2020**
 - **Florida Master Site File**
 - Overall Resource Condition for 262 Sunset Ave.: **FAIR**
 - *This 1920 Box (Amer 4 Square) style building is in fair condition*
 - Meet criteria for National Register listing individually? **NO**
 - Meet criteria for National Register listing as part of a district? **NO**
 - *Due to alterations, this building no longer retains sufficient integrity to meet individual or district criteria.*
- **Town Historic Site Survey**
 - 262 Sunset Ave - *Non-contributing*
 - White Elephant Opens
- **2022**
 - NED purchases 262 Sunset in March
 - HB 423 effective
 - LPC considers commercial properties

Policy For The Establishment Of Selection Priorities

With over 1,162 structures considered eligible for consideration as local landmarks, the [LPC] should established priorities to better facilitate the landmarking process. These structures (together with limited historic information) are derived from the **Florida Master Site Files** periodically prepared for the Town by a historic preservation consultant.

Site information is crossed referenced with historical records housed in the [Town] Department of Planning, Zoning and Building Records Office, and in the [Historical Society] and [Preservation Foundation]. The research should result in a **more condensed, focused list** of structures, eligible for local designation under at least one of [the LP] Ordinance's criteria. The sites on the resulting list should be distributed to the Landmarks Commissioners.

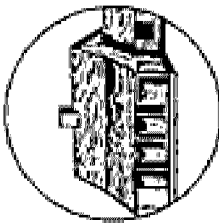
Each commissioner should independently visit every structure on the resulting list of targeted properties for discussion at a public meeting. At said meeting, the Commission should actively discuss the properties listed during a presentation provided by the historic preservation consultant, **and select properties to be placed under consideration for landmarking during the upcoming designation season.** The Commission can conduct this process at multiple meetings if necessary

Town Comprehensive Plan

2020 Florida Master Site File

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE Version 5.0 3/19

Sheet# **PB06828**
Field Date: **11-24-2019**
Form Date: **9-4-2020**
Recorder # **MAS**

Shaded fields represent the minimum acceptable level of documentation.
Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 262 Sunset Ave Multiple Listing (DHR only) _____
Survey Project Name Palm Beach Historical Site Survey Survey # (DHR only) _____
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-non-specific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

Due to alterations, this building no longer retains sufficient integrity to meet individual or district criteria.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOCUMENTATION

2020 Town Master Site Survey



*Extensive additions and modifications, the use of incompatible exterior sidings and windows, and **porch removal or enclosure** are typical alterations that cause a building to possibly lose its historic character.*

Town Master Site Survey at pg. 36

244

PB19148

1973

Masonry Vernacular

Non-Contributing

262

PB06828

1920

Prairie

Non-Contributing

280

PB00075

1923

Mediterranean Revival

Contributing



12 of 716

Additional Procedural Concerns

- 262 Sunset Ave. under consideration 6 months after purchase
- No Effective Notice
- LPA Agenda of Sept. 21, 2022
 - No attachments
 - No description of properties under consideration

as part of a renovation. This is a combination of zoning relief/approval.

X. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

XI. OTHER BUSINESS

1. Potential Landmarks Designations for 2022
Murphy Stillings, LLC

XII. NEXT MEETING DATE:

XIII. ADJOURNMENT

Note: If a person decides to appeal any decision made by this meeting or hearing, he/she will need a removal of the proceedings



TOWN OF PALM BEACH

LANDMARKS PRESERVATION COMMISSION

360 SOUTH COUNTY ROAD
2ND FLOOR, TOWN COUNCIL CHAMBERS

AGENDA

SEPTEMBER 21, 2022

9:30 AM

WELCOME

TOWN OF PALM BEACH

Landmarks Preservation Commission on: September 21, 2022

Section of Agenda Other Business

Agenda Title
Potential Landmarks Designations for 2022/2023

Presenter
Murphy Stillings, LLC

ATTACHMENTS:
Description

No Attachments Available

Criteria Unmet

- Designation Report identifies Criteria 1 and 3 as why 262 Sunset Ave. should be designated
 1. [R]eflects the broad cultural, economic, and social history of the Town
 - 3 Embodies distinguishing characteristics of an architectural type
- Facts and data indicate 262 Sunset Ave. should *not* be designated
- 2020 Town Historic Site Survey
 - 900 *Contributing* structures, including Prairie style
 - 262 Sunset Avenue - ***Non-Contributing***
- Local architectural expert and former chair of LPC finds criteria unmet for 262 Sunset Ave.

“[R]eflects the broad cultural, economic, and social history of the Town.”

- Broadest and most often cited criterion
 - Basis for every property recommended over the past year.
- All structures built 50 years ago can meet this criterion
- Justification of Designation Report nearly identical to 2020 Town Historic Site Survey
- 2020 Town Historic Site Survey
 - 262 Sunset Avenue

• **Non-Contributing**

244	PB19148	1973	Masonry Vernacular	Non-Contributing
262	PB06828	1920	Prairie	Non-Contributing
280	PB00075	1923	Mediterranean Revival	Contributing

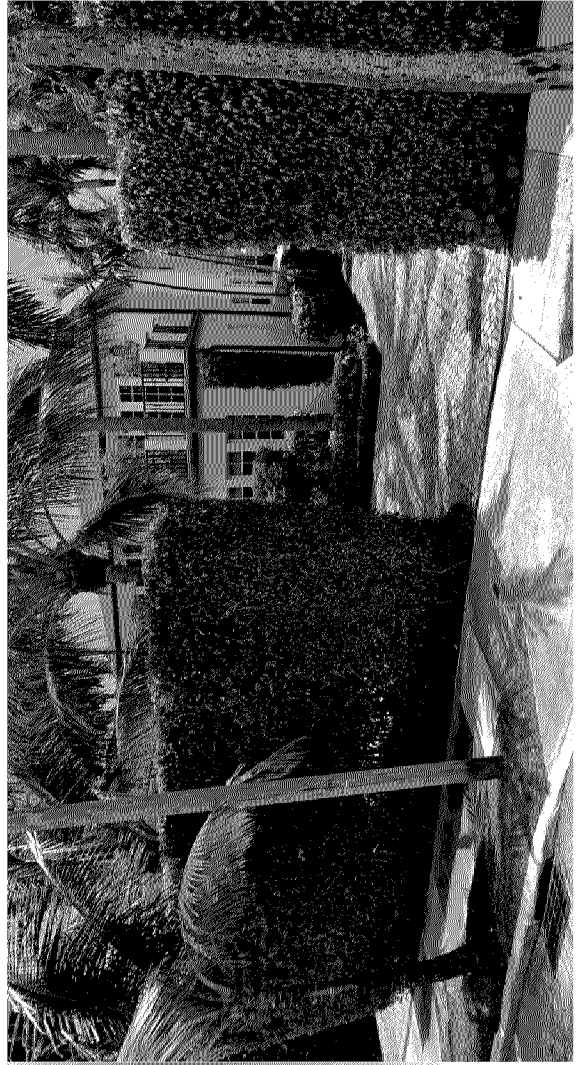
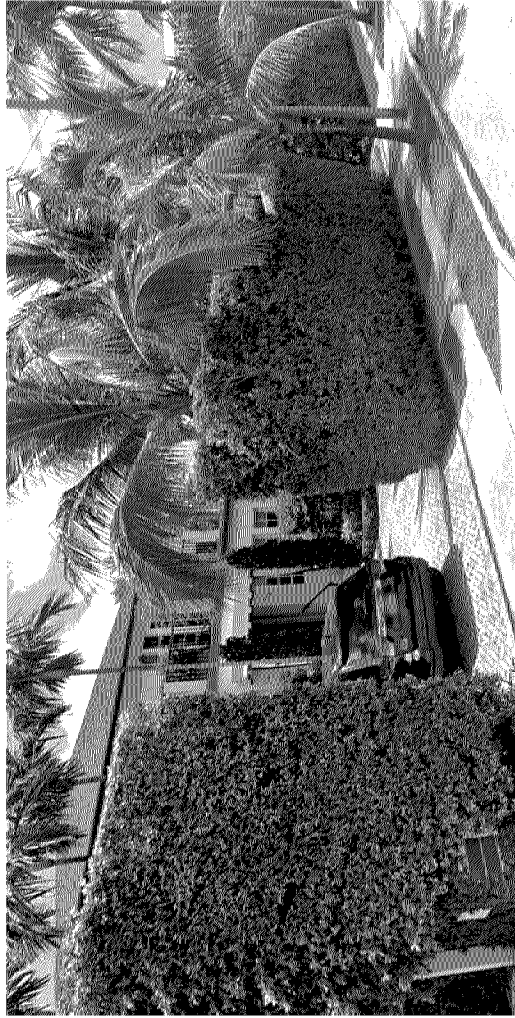
“Embodies distinguishing characteristics of an architectural type[.]”

- “[A] good example of the Prairie style of architecture[.]”
- 2020 Town Historic Site Survey
 - 12 examples of Prairie style, all *Contributing*
 - 155, 145, 146, 159, 164, 350, & 359 Seaspray Avenue
 - 232 Australian Avenue
 - 136-138, 230, & 234 Chilean Avenue
 - 143 Seminole Avenue
 - 262 Sunset Avenue
 - *Non-Contributing*
- 2020 Florida Master Site File
 - 262 Sunset Ave. - *Due to alterations, this building no longer retains sufficient integrity to meet individual or district criteria*

232 Australian Avenue



136 & 138 Chilean Avenue



146 Seaspray Avenue



145 Seaspray Avenue



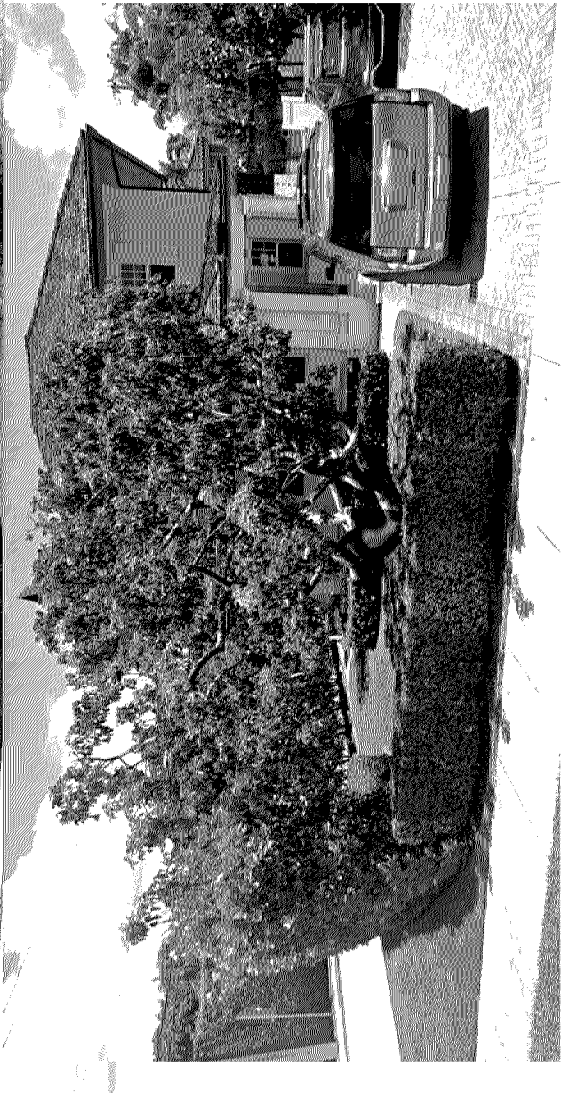
159 Seaspray Avenue



350 Seaspray Avenue



359 Seaspray Avenue



155 Seabreeze Avenue



230 Chilean Avenue



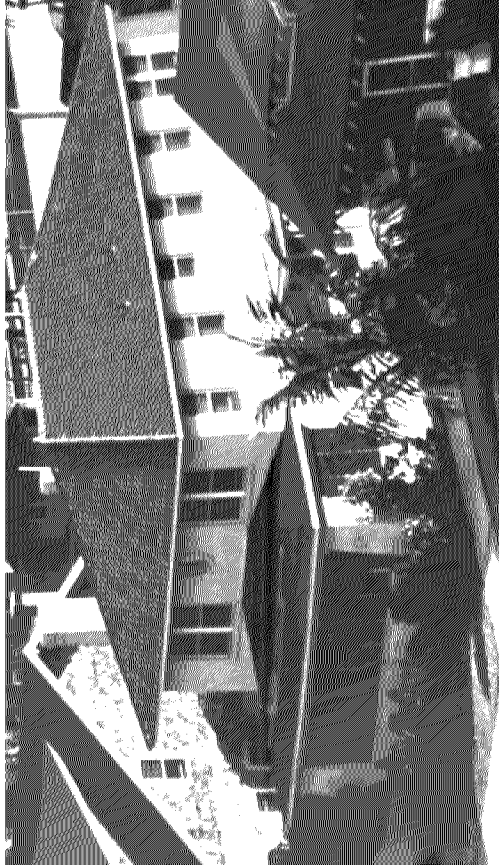
234 Chilean Avenue



143 Seminole Avenue



262 Sunset Avenue: A History Of Alterations



262 Sunset Avenue

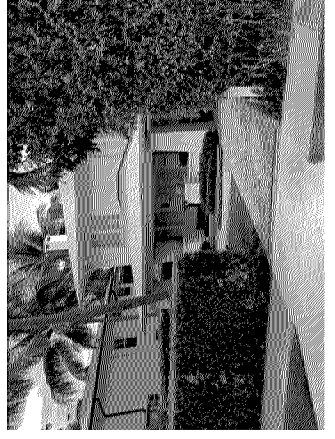
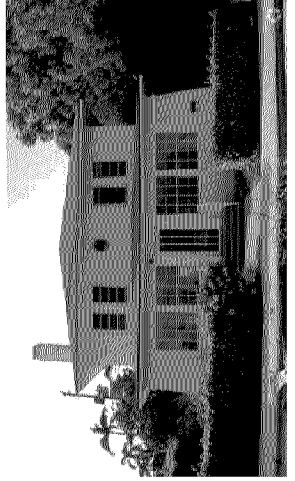


262 Sunset Avenue



Conclusion

- Owner supports LPC
- Flawed procedure
- Criteria Not Met
- 262 Sunset Ave. determined ineligible for designation
 - *Walter Kidney Report* – Grade **D**
 - 2020 Historical Structure Form
 - **Fair Condition**
 - ***Due to alterations, this building no longer retains sufficient integrity to meet individual or district criteria.***
 - 2020 Historical Site Survey - **Noncontributing**
 - Long-time architectural expert and former LPC chair
- Better examples of Prairie style elsewhere in Town, including nonresidential



262 Sunset Avenue



262 Sunset Avenue



262 Sunset Avenue



262 Sunset Avenue



262 Sunset Avenue



262 Sunset Avenue



262 Sunset Avenue



262 Sunset Avenue



262 Sunset Avenue



TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Development Review - Old Business

Agenda Title

ZON-23-020 (COA-23-003) 139 N COUNTY RD—THE PARAMOUNT THEATER (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES

The applicant, WEG Paramount LLC, has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review for the renovation of an existing Landmarked theater structure and the construction of a new three-story mixed use (retail and four residential units) development including Special Exception requests (1) to permit Private Club use in the C-TS district, (2) for square footage greater than 3,000 SF in the C-TS district, (3) for Outdoor café seating use associated with a private club in the C-TS district, (5) for two stories in the C-TS district, (6) for shared parking in the C-TS district, and (7) for a modification to a previously approved Special Exception for Churches, synagogues or other houses of worship to allow for a flexible event space. The applicant is also seeking Site Plan Review for new building(s) or for changes in a permitted use in Sec. 134-1107 which involve more than 2000 square feet of building floor area in the C-TS zoning district. Additionally, the applicant is seeking review and approval for Variances (1) to reduce the required front yard setback, (2) front side street yard setback, (3) and to reduce the required rear yard setback requirements for new construction, (4) to allow three stories in lieu of two stories in CTS district, (5) to exceed the maximum height, (6) to exceed the maximum overall building height, (7) to exceed the maximum allowable lot coverage limitation, (8) to exceed the maximum building length permitted, (9) to exceed the maximum building size (floor area) permitted, (10) to reduce the require overall landscape open space, (11) to reduce the required front yard landscape open space, (12) to reduce the required front yard setback for the subterranean parking level, (13) to reduce the front side street yard setback for the subterranean parking level, (14) to permit mechanical lift parking in the parking garage, (15) a variance to exceed the maximum height of a perimeter wall on a side or rear property line, (16) to permit residential uses on the first level in the C-TS zoning district in lieu of the above the first-floor requirement, (17) to allow generators on a roof(s), (18) to exceed the maximum height of a screening wall for mechanical equipment on a roof, (19) to exceed the maximum height of mechanical

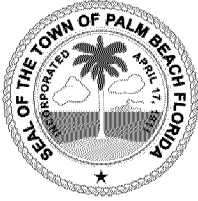
equipment on a roof, and (20) to exceed the maximum height of chimneys, in conjunction with the renovation and adaptive reuse of an existing Landmarked theater structure and the construction of four connected residences with ground floor retail components with two levels of subterranean parking. The Landmarks Preservation Commission will perform the design review.

TIME CERTAIN 2:00 PM

Presenter

ATTACHMENTS:

- ▢ **PZB Staff Memorandum**
- ▢ **Letter of Intent**
- ▢ **Traffic Analysis by Kimley-Horn (Applicant Requested)**
- ▢ **Shared Parking Analysis**
- ▢ **Truck Logistics and Construction Schedule**
- ▢ **Staging and Screening Plan**
- ▢ **Traffic Analysis by The Corradino Group (Town Requested)**
- ▢ **Plans 1 of 5**
- ▢ **Plans 1a of 5**
- ▢ **Plans 2 of 5**
- ▢ **Plans 3 of 5**
- ▢ **Plans 4 of 5**
- ▢ **Plans 5 of 5**
- ▢ **Plans - Civil**
- ▢ **Plans - Landscape**



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Town Council and Landmarks Preservation Commission

FROM: Wayne Bergman, MCP, LEED-AP *WB*
Director PZ&B

SUBJECT: ZON-23-020 (COA-23-003) 139 N COUNTY RD—PARAMOUNT THEATER
(COMBO)

MEETING: MARCH 13, 2024 TC

Applicant: WEG Paramount LLC (Lester Woerner)
Professional: Stantec Architecture | RAMSA
Representative: James Crowley, Esq.

**ZON-23-020 (COA-23-003) 139 N COUNTY RD—THE PARAMOUNT THEATER
(COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES.**

The applicant, WEG Paramount LLC, has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review for the renovation of an existing Landmarked theater structure ~~and the construction of a new three-story mixed use (retail and four residential units) development~~ including Special Exception requests (1) to permit Private Club use in the C-TS district, ~~(2) for square footage greater than 3,000 SF in the C-TS district,~~ (3) for Outdoor café seating use associated with a private club in the C-TS district, ~~(4) for two stories in the C-TS district,~~ (5) for shared parking in the C-TS district, and (6) for a modification to a previously approved Special Exception for Churches, synagogues or other houses of worship to allow for a flexible event space. The applicant is also seeking Site Plan Review for new building(s) or for changes in a permitted use in Sec. 134-1107 which involve more than 2000 square feet of building floor area in the C-TS zoning district. Additionally, the applicant is seeking review and approval for Variances ~~(1) to reduce the required front yard setback, (2) front side street yard setback, (3) and to reduce the required rear yard setback requirements for new construction, (4) to allow three stories in lieu of two stories in CTS district, (5) to exceed the maximum height, (6) to exceed the maximum overall building height, (7) to exceed the maximum allowable lot coverage limitation, (8) to exceed the maximum building length permitted, (9) to exceed the maximum building size (floor area) permitted, (10) to reduce the require overall landscape open space, (11) to reduce the required front yard landscape open space, (12) to reduce the required front yard setback for the subterranean parking level, (13) to reduce the front side street yard setback for the subterranean parking level, (14) to permit mechanical lift parking in the parking garage, (15) a variance to exceed the maximum height of a perimeter wall on a side or rear property line, (16) to permit residential uses on the first level in the C-TS zoning district in lieu of the above the first floor requirement, (17) to allow generators on a roof(s), (18) to exceed the maximum height of a screening wall for mechanical equipment on a roof, (19) to exceed the maximum height of mechanical equipment on a roof, and (20) to exceed the maximum height of chimneys,~~ in conjunction with the renovation and adaptive reuse of an existing Landmarked theater structure ~~and the construction of four connected residences with ground floor retail components with two levels of subterranean parking.~~

The Landmarks Preservation Commission will perform the design review.

The notice above is the original advertised notice, strike thru-format has been provided as an illustrative measure to note what has been ‘removed’ from the original application as evidenced in this submittal and requested by the applicant.

HISTORY:

- At the 1-10-2024 Town Council meeting, the item was presented to Town Council (the first time the zoning portion of the COMBO application). After a lengthy discussion, the matter was deferred to the 03-13-24 meeting with direction to dramatically reduce the scope, and revise and decrease the variance requests.

THE PROJECT:

The applicant has submitted plans, entitled "FINAL DROP-OFF -FEBRUARY 21ST, 2024 APPLICATION # COA-23-003 (ZON-23-020)", as prepared by **Stantec Architecture** and **RAMSA** date stamped by the Town, February 22, 2024.

The applicant is requesting review and approval of the following scope of work for a Certificate of Appropriateness and has submitted a Historic Preservation Tax Abatement application for the proposed improvements:

- Rehabilitation and adaptive re-use of the existing three-story landmarked theater.
- Façade renovations and alterations to the primary and secondary street facing façades and all other elevations. Substantial interior demolitions and improvements.
- Alterations to the south façade to incorporate a new entrance, terrace and awning.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

SPECIAL EXCEPTION REQUESTS + SITE PLAN REVIEW

1. SITE PLAN REVIEW: Sec. 134-1112: Site Plan Review for new building(s) or for changes in permitted use in Sec. 134-1107 which involves more than 2,000 SF of floor area in the C-TS zoning district.
2. SPECIAL EXCEPTION #1: Sec. 134-1109(a)(3): for a private club use (475 members).
3. SPECIAL EXCEPTION #2: Sec. 134-1109(a)(14): for outdoor seating.
4. SPECIAL EXCEPTION #3: Sec. 134-2182(b): for shared parking.
5. SPECIAL EXCEPTION #4: for Churches, synagogues or other houses of worship.

VARIANCE REQUESTS

1. VARIANCE #1: to permit a generator on a roof.
2. VARIANCE #2: AC screening exceeding maximum allowed on the roof of theater building.

Site Data			
Zoning District	C-TS	Future Land Use	COMMERCIAL
Lot Size (SF)	58,098 SF 34,001 SF (theater site) 24,097 SF (parking lot)	Finished Floor Elevation	12' NAVD (theater) 8.5' NAVD (retail liner)
Total Building Size	+/- 41,270 SF	Courtyard Area	4,460 SF (ground floor)
Crown of Road	7.37' NAVD	FLOOD ZONE	X

Year Constructed	1926	Architect	Josef Urban
Landmark Designation	09/14/82	Nat'l Register District	12/12/73
Lot Coverage	Existing: 41% (24,233 SF) Proposed: No change	Floor Area (SF)	Existing: +/- 41,270 SF Proposed: No change
Front Yard Open Space	Existing: 39.65% (2,433) Proposed: No change Required: 35% (2,148)	Landscape Open Space	Existing: 15.24% (8,852) Proposed: 15.34% (8,915) Required: 25% (14,525)
Private Club	475 members 195 private dining interior seats 128 private dining outdoor seats	Church Space	Existing: 63 people Proposed: 200 people (Sunday service only)
Surrounding Properties / Zoning			
North	One-story commercial / C-TS and R-C		
South	Three-story residential w/ ground floor retail / C-TS and R-C		
East	1950 Six-story condominium <i>SUN & SURF Condominium</i> / R-C		
West	One-story commercial / C-TS		

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Although a preliminary review of the project indicates that the proposed **application** appears **consistent** with the **COMMERCIAL** designation of the Future Land Use Map of the Comprehensive Plan, please consider the following Comprehensive Plan policies that address intensification of uses and the encouragement of Town-Serving uses:

- **Future Land Use Element: POLICY 2.3:** Development orders shall be issued by the Town only for new non-residential development or redevelopment that is consistent with the Future Land Use Map and descriptions and intensities of land use as set forth in the following policies. 2.3.1 The following definitions shall pertain to the application of the non-residential land use designations and associated policies: a. "Town-serving" shall mean establishments principally oriented to serving the needs of Town persons and not substantially relying on the patronage of persons not defined as Town persons. Commercial establishments (other than those in the "Commercial – Office, Professional & Institutional" (C-OPI) zoning district, which are not required to meet town-serving requirements) of 3,000 square-feet or less of gross leasable area in the C-PC, C-TS and C-B zoning districts, and 4,000 square-feet or less of gross leasable area in the C-WA zoning district are assumed to meet the intent of the first part of this definition. b. "Town persons" shall mean all full-time and seasonal residents of the Town as well as visitors staying at accommodations in, or employees working in establishments located within, the Town.
- **Future Land Use Element: POLICY 2.3.3:** Commercial – Intended to create, preserve, and enhance areas of attractive, small scale, retail, personal and professional/business services, and mixed commercial/ residential use, developed either as a unit or in individual parcels, providing primarily for the frequently recurring needs of Town persons with limited provision for more intensive commercial uses that are proven to be compatible with the Future Land Use Plan and the character of the Town.
- **Future Land Use Element: POLICY 2.4:** To prevent critical and dangerous overuse of its streets, parking resources, public services and facilities, and damage to its historic character, and to overall property values of the community, the Town will take all technical and administrative measures legally available, to minimize the change or transition of existing low-density areas or structures to more intensive use patterns, and thereby lower the pattern of density, where possible, and to minimize tourism inflow.

- **Future Land Use Element: POLICY 2.5:** To continue to enforce the provisions of the Town's Zoning Ordinance which are directed toward the encouragement of Town-serving commercial uses and the discouragement of those uses which are likely to attract patronage on a regional level.

STAFF ANALYSIS:

The existing lot is 1.45-acre corner parcel on the southeast intersection of Sunrise Ave and N County Road, a prominent location in the Commercial Town Serving District. The site is improved with an existing three-story Landmarked structure—the Paramount Theater—which was designated a Palm Beach Landmark in 1982. The theater occupies the northern portion of the site, and a 46-car surface parking lot occupies the southern portion.

Since the previous submittal and discussion at the January 10, 2024 Town Council meeting, the applicant has revised many aspects of the of the proposal, including the complete elimination of all of the proposed construction on and below the surface parking lot. The three-story residential and retail development with two levels of underground parking has been removed from the latest submission, which results in the abandonment of 17 of the originally Variances and 2 of the Special Exceptions from the initial application—leaving 2 Variance requests and 4 Special Exceptions. In the latest submittal, the proposed application consists of the following changes:

- Private social club within the entirety of the Paramount building with a maximum membership of 475 people.
- Expanded Church space for Sunday services up to 200 seats is also proposed to occupy a portion of the second floor of the private club when it is not in use.

The following is a timeline of the requested uses:

- April 2023 LPC:
 - 250 member private club
 - 250 person event space
 - 40 seat public restaurant
 - Retail
- July 2023 LPC
 - 225 member private club
 - 250 person event space
 - 40 seat public restaurant
 - Retail
- January 2024 TC
 - 475 member private club
 - 200 member church
 - Retail

PARKING ANALYSIS AND PROGRAM

Through the principle of equivalency outlined in the zoning code as it pertains to parking credits, the existing uses attribute towards a 124-space parking credit, outlined below:

- Existing Uses and Parking Principle of Equivalency (PoE) credits = 124 parking credits
 - General Office = 14,745 SF (59 spaces)
 - General Retail = 9,683 SF (49 spaces)
 - Church = 63 seat church via SE (16 spaces)

When reviewing the uses proposed in the Paramount building, a deficit of 45 parking spaces is attributed, outlined below:

- Proposed Uses in PARAMOUNT building = 169 required spaces.

Private Social Club = 475 members (119 spaces at 1 per 4 members)

Church = 200 seats (50 at 1 per 4 seats)

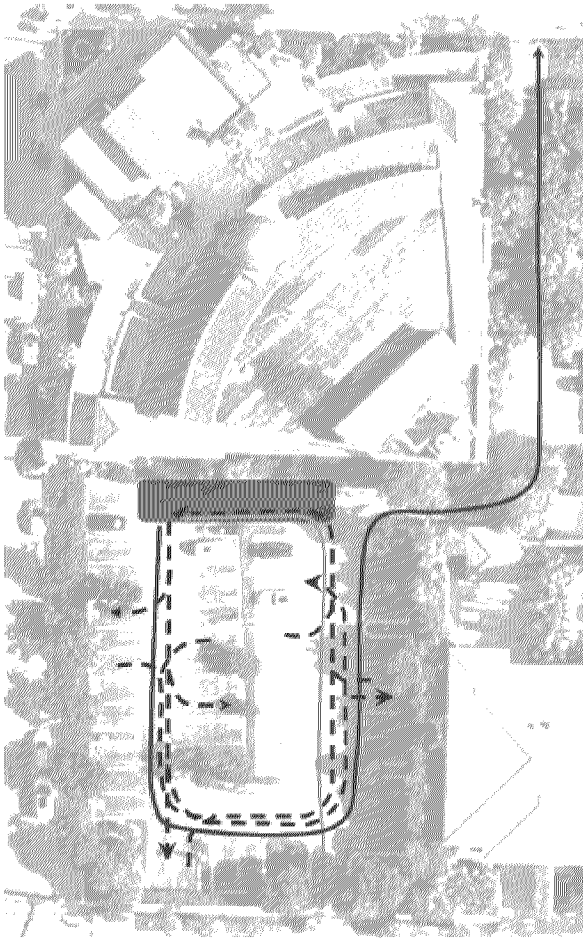
This deficiency is proposed to be handled with the shared parking request (SE #3). The Town Council will review and opine on the agreement between the Church (Sunday daytime) use and the private club (not on Sunday daytime) use.

SITE PLAN REVIEW AND SPECIAL EXCEPTION, AND VARIANCE REQUESTS

Site Plan Review for changes in permitted use in the C-TS zoning district.

As it pertains to the **Special Exception #1** to permit a private member club (475 members) in an adaptive reuse plan for the landmarked structure. The three-story theater is proposed to be broken into private club spaces of varying size and uses. The proposal is for a private club that will have a membership of 475 members that will be selected to ensure that more than 50 per cent of members are “Town Persons” for purposes of the applicable “Town Serving” requirement; however, the applicant has proffered that the maximum occupancy at any given time will not exceed 412 people.

This is an opportunity for the Town Council to consider whether private clubs (and restaurants, bars, lounges and nightclubs) should continue to be special exceptions uses in the various commercial zoning districts, or whether these uses should be capped / limited, or prohibited in certain areas – in the future.



The proposed vehicular operational aspect of the program will allocated drop off, pick up and queuing to occur within the existing surface parking lot—without the elimination of any of the existing 46 spaces. Access from the street will stir occur from the one-way entrance drive from Sunset Ave and exit onto Sunset Ave.

As it pertains to the **Special Exception #2** to permit outdoor café seating in connection with the private dining component of the private club. The plans indicate dining areas for 195 dining seats inside the building, accommodated throughout both levels of the structure and 128 outdoor café seatings located in the courtyard, and on the second level terrace areas.

As it pertains to the **Special Exception #3** to allow for shared parking, the applicant is proposing to have private club use, and the religious service uses for the project. The applicant is proffered that the religious services during the daytime of Sundays only will not coincide with the standard operating hours for the private club use.

The applicant has submitted a shared parking traffic study by their traffic engineer showing that:

- a. All uses utilizing the existing parking facilities will primarily utilize these parking spaces at different times of the day, week, month or year;
- b. The sharing of such parking spaces will not result in conflicting or overlapping usage of the parking facilities; and
- c. The available parking will be adequate to serve the needs of the proposed use.

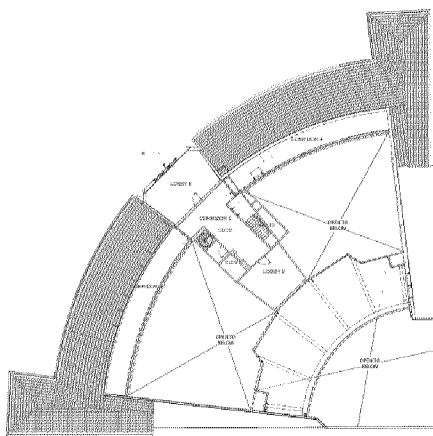
Additionally, the applicant has proffered that the entire landmark building will have a maximum occupancy limit of 412 people.

Finally, the applicant is seeking **Special Exception #4** to modify the 1993 Special Exception (SE #27-93) that granted approval for church use for 63 seats. The applicant is seeking to expand that use for a house of worship use with up 200 seats patronage. The applicant has proffered Sunday services only for the religious use and as not to conflict with the private club patrons, which is submitted to be closed during service hours. Again, the times of operation between these two uses are not proposed to overlap, and make the proposal a candidate for said shared parking management agreement.

Variance #1 is to permit a generator on the roof of the building. The applicant is proposing a new generator on the roof on the Paramount building. Staff supports this request and maintains that, in general, rooftop locations for mechanical equipment (including AC equipment, generators, chillers, and other venting equipment) is the most appropriate location for commercial and larger mixed-use developments such as this, as it provides opportunities for green space and moves the potentially noisy and unsightly equipment typically delegated to side yards furthest away from abutting property owners.

Variance #2 is to permit the open air mechanical equipment (referred to as OPEN AIR MECHANICAL ENCLOSURE, Item J) located on the roof of the Paramount building to be 114” in lieu of 48”. The screening mechanism is to ensure that the new rooftop projections will be visually hidden from view.

There is some concern with the drawings submitted that appear to depict the expansion of the existing third floor. The materials removal and the new plans do not adequately identify if new floor slabs or joists are proposed to introduce new floor area on that third floor level which may have zoning consequences as third floors are not permitted in the C-TS district and would need to be requested through the variance process to “expand a nonconforming three-story landmarked building”. The existing floor area may be remodeled, but the increase of new floor area cannot be extended without the variance.



Existing third floor



Proposed third floor

HISTORIC PRESERVATION ANALYSIS

The historic research provided in the Paramount Theater's Florida Master Site File, included as part of the structure's local Landmark designation, describe the resource as being "designed as a complete cultural center... and a superb blend of cinema, residences, restaurants, commercial shops, and offices. It was designed in 1926, by Joseph Urban, world-renowned Austrian architect...and the success of the overall design concept of the theater is demonstrated by the fact that commercial and residential properties have continued in use and increased in value to the present time, while the theater itself remained in operation until 1968".

Ample historic documentation of the Paramount Theater exists, and the applicant has provided historic drawings and photos documenting the building throughout its existence. Urban's Mediterranean Revival architectural design blends dramatic 1920's theater architecture with a partially enclosed outdoor courtyard, reminiscent of a Mediterranean piazza surrounded by companion uses in small shops. The architectural design also blends subtle elements of Art Deco architecture, which was growing in popularity in South Florida at the time of the building's construction. Character-defining architectural details include sloped barrel tile roofs, stucco facades, Gothic and Oriental arched openings, regularized fenestration, turned wood spindles and balustrades, exterior circulation paths and stairways, and a dramatic domed entryway.

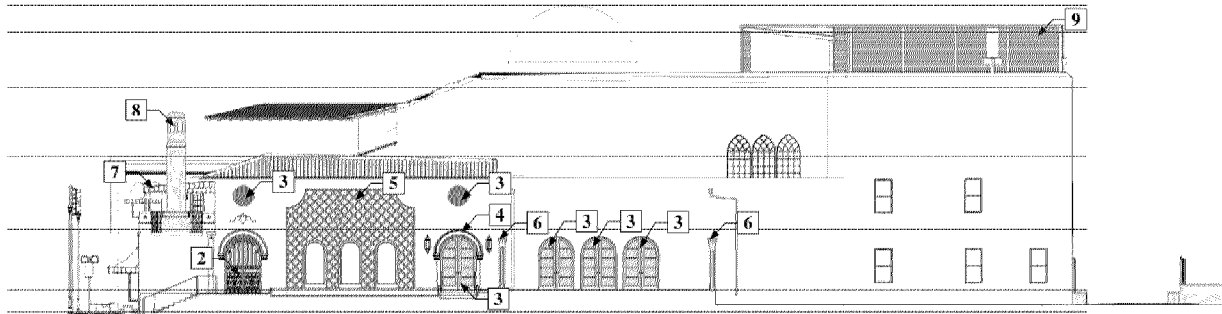
The application seeks to restore the exterior facades of the theater based on historic documentation and by utilizing appropriate material and design considerations. Sheet D-4.1 of the architectural plans provide the original 1926 Joseph Urban design of the front façade, as well as existing and proposed elevations. Most notably, the central courtyard façade is being restored with the original tripartite glazing stack that was a prominent element in Urban's design (detail provided on Sheet D-10). Additionally, the proposed window, door, and storefront replacement program generally reflect Urban's original design elements. New awnings, canopies, and planters based on original designs are also being appropriately reintroduced. Details of recreated historic and new architectural elements proposed at the site are provided on Sheets D-11 through D-15.

The east (Sheet D-4.2) elevations do see some fenestration rearrangement and removal, particularly on the ground floor as a result of new internal programming. These alterations are largely requested on more utilitarian side elevations.

The south (Sheet D-4.3) elevations now contain some more intensive alterations that will be visible, as the proposed construction on the south lot is no longer being proposed. The side, once tertiary, façade is now being improved with a new formal arched entry to the proposed private club, enhanced by a new lattice to support greenery, and new fabric awning over the entrance. Additional arched triple French doors are also proposed on the ground floor as a result of new internal programming. The following summary is taken from applicant's Letter of Intent.

- A patio façade restoration shown on sheets D-10 & D-11.
- A historic chimney reintroduction shown on sheet A-6.
- A historic canopies reintroduction shown on sheet D-16.
- A historic awnings reintroduction shown on sheet D-17.
- A historic planters reintroduction shown on sheet D-18.
- The restoration of the existing railings shown on sheet D-18.
- Addition of entry ways from the parking area and sidewalk along N County Road into a new south façade entrance, which will serve as the entry for the proposed new private club, as shown on sheets D-4.3, D-6.2, and D-21.

- Creation of a service courtyard area for equipment on the east side of the existing building, as shown on sheets A-15.3, C-7, and D-22.



South elevation (facing parking lot)

The theatrical introduction of architectural elements on the south elevation are conjectural. If creation of a sense of arrival is desired then a more detached and distinct area should be explored and contained to just the first floor. Square top windows shall be retained on the second floor. Removable awnings could be utilized over second floor individual openings. In this regard, restudy can occur once the project is being reviewed by the Landmarks Preservation Commission. The introduction of the new stairs, terrace and walkways resulting in increased hardscape along the south side of the building have been balanced with an introduction of increased plantings elsewhere on the site, resulting in a slight increase in overall landscape open space (LOS) of 63 SF, or approximately 0.1%.

CONCLUSION:

Approval of the project will require multiple motions to be made by the Town Council. There are:

- four (4) separate Special Exceptions,
- one (1) Site Plan Review, and
- two (2) Variances requests.

All of the requests can be approved or denied in whole, partially or individually.

Approval of the project will require two (2) separate motions to be made by the Landmarks Preservation Commission:

- (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions, and
- (2) that the implementation of the proposed variances **will or will not** cause negative architectural impact to the subject property.

WRB:JGM

Our File Number: 53286-00001
Writer's Direct Dial: (561) 650-0633
Writer's E-Mail Address: jcrowley@gunster.com

February 12, 2024

Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480

Re: LOI for 139 N County Rd - Zoning Case Number: ZON-23-020
Certificate of Appropriateness Number: COA-23-003

We are pleased to submit the accompanying documents and drawings in connection with our combination application for Certificate of Appropriateness, Development Review and Site Plan, Special Exception and Variance Approval (the "Application") for the redevelopment of the Paramount property at 139 North County Road, Palm Beach, FL (the "Property"). An historic site survey of the property done in 1980 noted the building was designed by prominent New York architect, Joseph Urban, and that the theatre was at one time a prominent meeting place in the Town, but that the future of the building "is in great doubt." The Property was designated as a local landmark by the Town of Palm Beach on September 14, 1982. Section 54-71 of the Town Code of Ordinances requires Landmarks Preservation Commission approval for exterior changes on a landmarked property, and Section 134-329 of the Town Code of Ordinances requires Town Council review and approval for site plan changes on properties that are not zoned single-family residential (the "Code").

The following is a listing of some of the significant revisions made to the application since our last presentation to Town Council on January 10, 2024, which is followed by the revised narrative for the project:

- The elimination of the proposed four (4) townhomes, and the maintaining of the existing parking lot.
- The creation of an entry way on the south façade of the existing theatre building.
- The addition of more landscape area and landscape material.
- The elimination of 18 of the previously requested 20 variances; only two (2) variances remain, one for a roof-top generator, and one for mechanical screening to exceed the height permitted by Town code.

As part of the redevelopment and revitalization of the Property and its historic structures, the Application proposes renovation and restoration of the existing landmarked Paramount Theatre, a 4-story mixed use building of 41,270 sf, that was completed in

1927. The historic theatre (“Theatre”) was a cultural hub of Palm Beach that fell into disrepair and suffered from an unsympathetic renovation completed in 1987. The Application proposes to repair and restore the exterior of the building to a state more consistent with Urban’s original vision, and to renovate the interior of the building in order to restore the Property’s status as an iconic Palm Beach landmark. The proposed exterior changes to the theatre building include the following:

- A patio façade restoration shown on sheets D-10 & D-11.
- A historic chimney reintroduction shown on sheet A-6.
- A historic canopies reintroduction shown on sheet D-16.
- A historic awnings reintroduction shown on sheet D-17.
- A historic planters reintroduction shown on sheet D-18.
- The restoration of the existing railings shown on sheet D-18.
- Addition of entry ways from the parking area and sidewalk along North County Road into a new south façade entrance, which will serve as the entry for the proposed new private club, as shown on sheets D-4.3, D-6.2, and D-21.
- Creation of a service courtyard area for equipment on the east side of the existing theatre building, as shown on sheets A-15.3, C-7, and D-22.

The focal point of the newly renovated Theatre will be a private club that will have a membership of 475 members that will be selected to ensure that more than 50 per cent of members are “Town Persons” for purposes of the applicable “Town Serving” requirement; however, the maximum occupancy at any given time will not exceed 412 people. The renovated theatre area will also continue to host church services for up to 200 attendees. During the renovation, we will uncover and restore the beautiful faceted stained wood ceiling which is such a significant feature of the original Theatre building. Much of the space surrounding the exterior courtyard and at the northwest corner of the building will be developed as a new private club with a variety of entertaining spaces for members. No special events will occur at the renovated Theatre building.

The existing surface parking lot on the south side of the Property will remain as it currently exists in terms of number of spaces and sizes of spaces and drive aisles; however, there will be an increase in the amount of landscape material to soften and provide shade for the existing hardscape areas, and provide a more attractive look for the new private club entry into the theatre building. As part of the addition of the new private club entry, some of the existing landscape area will need to be replaced with hardscape to allow for the entrance, and to meet ADA requirements; however, this “lost” landscaping is being more than offset with the addition of other areas of landscaping on the Property, which has resulted in an increase in the overall landscape area on the Property. The existing ingresses and egresses on both Sunrise Avenue and Sunset Avenue will be maintained.

Overall, our intention is to knit together our proposed design into the wonderfully eclectic and contextual neighborhood ‘fabric’ that is synonymous with the island of Palm Beach.

1. Criteria for Development Order Approval

A. Landmarks Preservation in accordance with Section 54-122 (New Construction).

- (a) The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related:
 - (1) The height, the gross volume, and the proportion between width and height of the façade;
 - (2) The proportions and relationships between doors and windows;
 - (3) The rhythm of solids to voids created by openings in the façade;
 - (4) The material used in the façade;
 - (5) The texture inherent in the façade;
 - (6) The colors, pattern and trim used in the façade; and
 - (7) The design of the roof.
- (b) Existing rhythm created by existing building masses and space between them should be preserved.
- (c) The landscape plan should be sensitive to the individual building and its occupants and needs and should be visually compatible with the buildings and environment with which it is visually related.
- (d) A new street façade should blend directionally with other buildings with which it is visually related; which is to say, when adjacent buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new façade.
- (e) Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

The Application proposes the renovation of the existing Paramount Building. The height, gross volume, and the proportion between width and height of the façades of the Paramount Building have been in existence for almost 100 years, and therefore have proven its compatibility with the surrounding neighborhood in regards massing, material, color, etc. The minor changes proposed to the exterior of the building seek to reintroduce original design concepts, and to add an elegant yet simple and compatible entry to the south façade. The landscape design for the Paramount Building proposes additional landscape area, and an increase

in landscape material in new and existing landscaped areas. Large palms are also proposed for the public sidewalk areas adjacent to the Property that run along North County Road and Sunset Avenue, which will create a comfortable shaded walkway setting that will encourage pedestrian use.

B. Landmarks Preservation in accordance with Section 54-123 (Exterior Alterations).

- (a) The criteria set forth in section 54-122, if applicable, shall be considered in passing upon an application for exterior alterations; provided that the commission may consider the original design of the building and the buildings visually related to it and disregard alterations subsequently made thereto.
- (b) Exterior alterations shall not affect the architectural quality or historical character of the building.

The Application proposes modifications to the existing Paramount Building that are visually compatible with the height, gross volume, and the proportion between width and height of the façade of the adjacent buildings and environment. While these proposed modifications are minor with respect to their overall impact on the existing look and massing of the Theatre building, these modifications will restore Urban's original vision for the Property and allow for access to the existing parking area on the south side of the Property. The proposed alteration to the Theatre building that will allow for the private club members will occur at the south of the existing Theatre building, and will have limited visibility from public rights-of-way, because of the additional landscaping proposed. There will be little if any impact on the street presence of the existing Theatre building. It is also important to note that this façade has been modified over time. The proposed design alterations will be visually compatible with the height, gross volume, and the proportion between width and height of the façade of the adjacent buildings and environment. The rhythm created by the existing Paramount Building masses and space between them will be preserved and highlighted by the new building elements that are being done to restore the look of the building back to the architect's original design. Because of the approach to return the building to the original design where possible, and limiting the adjustments to the building to areas that do not change the look of the building from the adjacent streets, the proposed alterations do not affect the architectural quality or historical character of the building.

C. Site Plan Review Approval in accordance with Section 134-329. Site Plan Review is required for changes in permitted use in Section 134-1107, which involve more than 2,000 square feet of building floor area in the C-TS zoning district, per Section 134-1112 of the Town of Palm Beach Code of Ordinances.

- (1) Sufficiency of statements on ownership and control of the subject property and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities, or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the town.
- (2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the town council the authority to reduce residential densities below that permitted by the use regulations in article VI of this chapter.
- (3) Ingress and egress to the property and the proposed structure thereof, with particular reference to automotive and pedestrian safety; separation of automotive traffic; traffic flow and control; provision of services and servicing of utilities and refuse collection; and access in case of fire, catastrophe or emergency.
- (4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.
- (5) Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property boundaries.
- (6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacities.
- (7) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.
- (8) Recreation facilities and open spaces, with attention to the size, location, and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the property, and relationship to communitywide open spaces and recreation facilities.
- (9) Such other standards as may be imposed by this chapter for the particular use or activity involved.
- (10) Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low profile scale of commercial architecture.
- (11) Visible size and bulk. The proposed development should be so arranged that it minimizes the visible bulk of the structures to drivers and pedestrians on abutting roadways, the point of reference being the centerline of the

abutting roadways, with the intent being to maintain visual impact of multistory buildings at the same relative level of intensity as a single-story building at the minimum required setback.

The request for the renovation and restoration of the Paramount Building meets all of the criteria for Site Plan Approval set forth in Section 134-329 that apply to this Application. The warranty deed for the property establishes ownership of the Property belonging to WEG Paramount LLC, which has the authority to file this Application. Furthermore, the proposed site plan will not adversely affect the public interest, and the existing theatre building and proposed club use for a portion of the Property will be in harmony and compatible with the existing commercial and office uses on the property, and not in conflict with adjacent residential uses in the surrounding neighborhood. Most of the adjacent properties in the neighborhood were developed with residential units in excess of 2 stories, and the massing of the existing Paramount building will essentially remain unchanged, and therefore compatible with the surrounding neighborhood. As stated previously, the existing ingress and egress on Sunrise Avenue and Sunset Avenue will be maintained. Pedestrian walkways will be upgraded to promote walkability along the perimeter of the Property, and within the Property itself. The design of the traffic circulation on the Property, the parking and the pedestrian walkways have been carefully studied by our civil and traffic engineers in order to create a safe environment for both vehicular and pedestrian uses on and adjacent to the Property. The stormwater drainage system and utilities will be upgraded to meet all Town requirements. Open spaces within the Paramount Building portion of the Property, including the enclosed courtyard, are being maintained. The height of the existing Paramount Building will be maintained, and not altered. The Paramount Building will remain significantly lower than the adjacent Sun and Surf Condominium buildings, and completely compatible with the heights of the other nearby residential structures. The design of the Project maintains appropriate massing and rhythm of buildings along the adjacent roadways in order to ensure compatibility with the surrounding area in terms of size and architectural style.

D. Special Exception in accordance with Section 134-229:

I. Criteria:

- (1) The use is a permitted special exception use as set forth in article VI of this chapter.
- (2) The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.
- (3) The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

- (4) The use will be compatible with adjoining development and the intended purpose of the district in which it is to be located.
- (5) The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.
- (6) The use will comply with all elements of the comprehensive plan.
- (7) The use will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.
- (8) Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
- (9) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact shall be compatible and in harmony with properties in the district.
- (10) Location, availability and compatibility of utility service for the use shall be satisfactory to ensure health and safety.
- (11) Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.
- (12) In all districts except the C-OPI district, and also with the exception of hotel, motel and timeshare uses, the proposed special exception use will not attract the principal portion of its customers/clients from off-island locations. The applicant shall submit evidence satisfactory to the town council that not less than 50 percent of the customers of the proposed use will be town persons. Evidence submitted in support of this contention shall include credible data or information suitable for review by the town to determine the credibility and the appropriateness of the applicant's conclusion. The submittal shall include a description of the types of information used and the methodology employed to arrive at the conclusion. Information used shall include, but shall not be limited to, lists of customer/client addresses or certification thereof by an independent certified public accountant approved by the town, market studies prepared by independent professional firms, or data from similar operations under the control of the applicant. The town may in the future require the applicant to demonstrate to the satisfaction of the town council that the special exception use is continuing to be town-serving.
- (13) If historic/specimen trees are located on the subject property, the location of said historic/specimen trees shall be identified on a signed and sealed survey. In addition, adequate landscaping, screening and barricade

protection of historic/specimen trees shall be demonstrated to be provided as required in this chapter.

- (14) The proposed use will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

II. Special Exceptions Requested:

- a. Request for Special Exception for a private club use in the C-TS zoning district, per Section 134-1109(a)(3) of the Town of Palm Beach Code of Ordinances.
- b. Request for Special Exception for outdoor café seating in the C-TS zoning district with 66 outdoor seats on the ground level (50 private club, 16 retail seating) + 62 outdoor seats on the second level of the private club = total 128 outdoor seats, per Section 134-1109(a)(14) of the Town of Palm Beach Code of Ordinances.
- c. Request for Special Exception for shared parking, per Section 134-2182(b) of the Town of Palm Beach Code of Ordinances.
- d. Request for Special Exception for a modification to a previously approved Special Exception for churches, synagogues or other houses of worship (SE #27-93) that allowed for 1,800 first floor space and 63 seats to be used for church purposes, to now allow for the theatre building to have space for 200 seats to be used for religious purposes.

III. Justification for Special Exceptions Requested:

All of the Special Exceptions being requested are permitted within the C-TS zoning district, and the location of these uses within the existing building will ensure that they are appropriately located as to protect surrounding properties from any adverse impacts. The private club use will enable the Property owners to ensure that club membership exceeds the Town serving requirement set forth in Chapter 134 of the Town Code. The proposed outdoor café seating is limited to club members and will be located within the existing interior courtyard in order to minimize any noise or odors that could be experienced from outside the Property. Existing utility service will be maintained and enhanced, and the proposed refuse enclosure has been designed to ensure that it will not be seen or smelled from

adjacent properties. Finally, the modification of the previously approved special exception for church use is supported by the project meeting the parking requirements for this expanded use, which is a very periodic or occasional use within the existing theatre building.

E. Variances in accordance with Section 134-201(a):

I. Variance Criteria:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
- (2) The special conditions and circumstances do not result from the actions of the applicant.
- (3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
- (4) Literal interpretation of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
- (5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
- (6) For granting of a variance to sections 134-387 or 134-390 through 134-392, pertaining to the regulation of nonconforming uses, the following additional findings shall be made pertaining to the nonconforming use for which the variance is requested:
 - a. It is the continuance of a unique hotel or residential use that has, for at least 15 years proven compatible with the surrounding uses; and
 - b. Neither rezoning to a district which would allow the use, nor inclusion of the subject use as a permitted or special exception use in the district would act to achieve the preservation of the subject use without opening the possibility of the incursion of uses incompatible with the immediately surrounding area and, further, such variance shall:
 1. Be granted only for the continuation of the same hotel or residential use; and
 2. Require the applicant to submit a declaration of use limiting the utilization of the property for which the variance was granted to

the same use as that existing at the time the variance was granted.

- (7) The grant of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. In granting any variance, the town council may prescribe appropriate conditions and safeguards in conformity with this chapter. Upon granting a variance the town council may require the landowner to provide a declaration of use agreement which shall be recorded in the public records to ensure continuing compliance with the town council imposed conditions of such grants. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

II. Variances Requested:

1. Request for Variance for one (1) generator located on the roof of the theatre building per Section 134-1729(2)(j) of the Town of Palm Beach Code of Ordinances.
2. Request for Variance for an open-air mechanical enclosure located on the roof of the theatre building at 114 inches and 98 inches above the roof in lieu of the 48 inches maximum permitted in Section 134-1607(1) of the Town of Palm Beach Code of Ordinances.

III. Justification for Variances Requested:

The variances for the roof-mounted generator and height of the roof mechanical enclosure required to screen the roof-mounted equipment will allow for the relocation of the equipment away from the perimeters of the Property, which would have a greater impact on our neighbors, and the equipment will be screened from view, so the roof location for the equipment is the most logical place. This was also a request from Town staff in the design of the Project.

2. Site History

The Paramount Theatre building was designed by noted architect Josef Urban in 1926. Urban's other notable works in Town include the Bath and Tennis Club and Mar-a-Lago. According to the Department of State's Master Site File ("Master Site File"), the theatre officially opened on January 9, 1927, with the screening of the American classic film "Beau Geste." At this time, there were 1080 orchestra seats and 26 boxes containing three ranks of seating. The remainder of the building was designed for 20 retail shops facing the street, 13 office spaces, and second-story apartments. As summarized in the Landmarks

Designation Report, the main structure at the Property was “designed as a complete cultural center...[with] a superb blend of cinema, residences, restaurants, commercial shops and offices.

From the time of its opening until 1968, the Paramount Theatre was the cultural epicenter of the Town, hosting live stage productions and movie screenings. According to a 1982 article in the Palm Beach Post, the theatre showcased personalities including Will Rogers, W.C. Fields, and Babe Ruth. During the 1930s and '40s, Big Bands featuring Duke Ellington and Glen Miller would grace the stage. In later years, the Theatre would host rock acts such as Electric Light Orchestra, Ted Nugent and The James Gang, as well as comedy acts like The National Lampoon Touring Show. During the 1970s, jazz and blues acts like Dave Brubeck and B.B. King would perform.

The Theatre remained profitable for its first 30 years. However, during the 1960s, ownership began to raise concerns that the Theatre use was beginning to lose its economic viability. In 1968, the Theatre closed its doors for good.

Few meaningful alterations were made to the Property prior to its closure in 1968. Our research indicates that limited maintenance was done during this period, with roofing work and renovation of the exterior second-story terraces being examples of the limited extent to which owners of the Property were investing capital on its upkeep. Then, in 1973, an application was filed to demolish the Theatre building and to replace it with shops and offices. Although we have found many references to this development application, we have been unable to locate the application and related plans despite our records requests to the Town.

After the adoption of the Town’s Landmarks ordinance in 1979, the Property became a topic of conversation as a candidate for historic designation. During this time, the Property owner agreed to voluntarily accept the landmarking of the Property on the condition that the Town accept an adaptive reuse plan to be presented to ARCOM and LPC. Handwritten notes on the LPC Property File Form provide as follows: “voluntary designation a[s] part of the Agreement made between the owners and the Town Council in the “adaptive reuse package.”

The “adaptive reuse package” was prepared by architect Eugene Lawrence and Peter Van Andel of the Gunster law firm. There were two alternative proposals for the Theatre building under the adaptive reuse package: one consisting of a 200-seat restaurant and a 250-seat theatre, and one consisting of the conversion of the Theatre into office and retail space. Famed architect John Volk participated in the preparation of the as built drawings for the Theatre building at this time. The adaptive reuse plan also called for development of the eastern portion of the Property, replacing then-existing tennis courts with a new multi-story structure consisting of underground parking with office and retail uses above.

The adaptive reuse plan was approved by both ARCOM and LPC in 1979. Members of the LPC who voted in favor of the adaptive reuse plan included Robert Ballinger and John Volk.

Although the adaptive reuse plan never came to fruition, it was clearly the basis for the agreement to voluntarily designate the Property as an historic Landmark. And while the plans were well received by both ARCOM and LPC, economic conditions during the early 1980s prevented the ambitious plans from being implemented. Our original submittal sought to attempt to finally implement restoration, redevelopment and adaptive reuse plans that were fifty years in the making; however, we have revised the scope of the Project to maintain the existing parking area, and simply focus on the restoration and adaptive reuse of the existing theatre building, and restore it to its former grandeur.

Sincerely,

A handwritten signature in black ink, appearing to read 'JMC', with a stylized flourish at the end.

James M. Crowley

JMC/jl



September 7, 2023
Revised November 20, 2023
Revised February 9, 2024

Eric Czerniejewski, P.E., ENV SP
Traffic Engineering Division Manager
The Corradino Group
5200 NW 33rd Ave, Suite 203
Ft. Lauderdale, FL

**RE: *Paramount Theater Redevelopment
Traffic Impact Evaluation
Palm Beach, Florida
Kimley-Horn #241020000***

Dear Eric:

Kimley-Horn and Associates, Inc. has been retained to perform a traffic impact evaluation for the proposed redevelopment of the site located at 139 North County Road in Palm Beach, Florida (see Figure 1). The Parcel Control Number (PCN) for the project site is 50-43-43-15-09-000-0140. Included in this evaluation are analyses that were previously prepared to determine compliance with the Traffic Performance Standards (TPS) of Palm Beach County, as defined in Article 12 of the County's Unified Land Development Code (ULDC). Further analysis has been included to address the following additional evaluations requested by the Town of Palm Beach:

- Intersection operational analyses
- Driveway analyses

A buildout date of 2027 has been assumed for the purposes of this evaluation.

The site currently contains 9,683 square feet of general retail space, 14,745 square feet of general office space, and a 2,205 square foot place of worship. The proposed plan of redevelopment includes renovating existing buildings on site on site for a private club with 475 members. Maximum seating/occupancy of the private club will be 412 people at one time. The private club is proposed to operate as private facility and will not be open to the general public.

TRIP GENERATION DETERMINATION

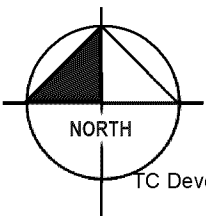
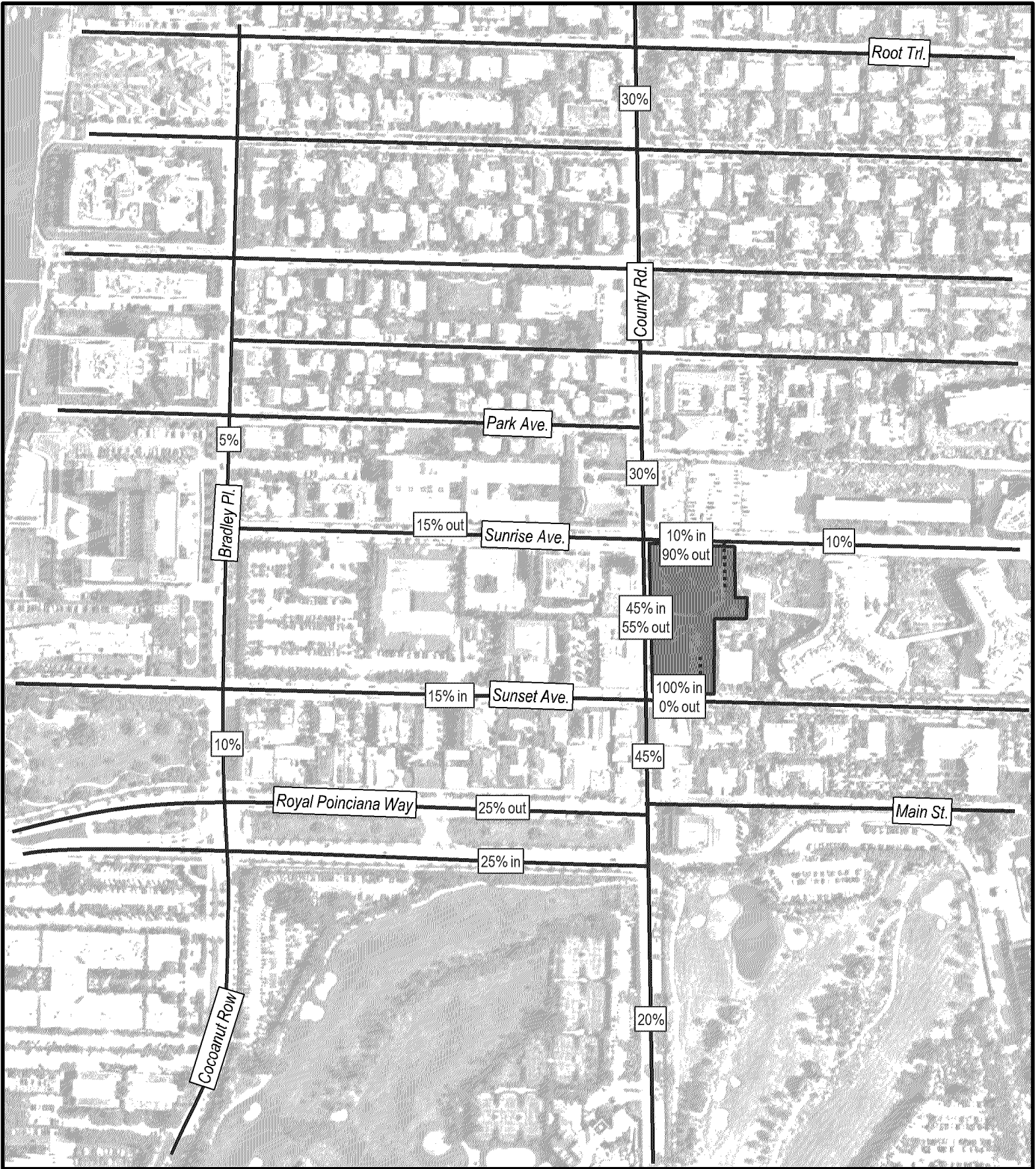
A trip generation determination was prepared to determine the potential impacts of the proposed redevelopment. Trip generation rates and equations published by the Palm Beach County Traffic Division were used for the daily, AM peak hour, and PM peak hour trip generation calculations for the existing and proposed site. On a typical weekday basis, the private club was assumed to generate traffic similar to that of a fine dining restaurant. Therefore, the fine dining restaurant trip generation rates were applied to this use as an approximation for the trips generated by the proposed use, based upon precedent set with Palm Beach County Traffic Division staff. Note that, given the specific characteristics of tenants in the existing building and proposed future redeveloped building, pass-by traffic is anticipated to be minimal. Therefore, no pass-by capture has been applied in this analysis.

Table 1 summarizes the trip generation calculations for the proposed redevelopment. The calculations have been based on the maximum occupancy of the space on site, which would be for 412 people. As shown in Table 1, the proposed redevelopment of the site results in 367 net new external daily trips, a decrease of 38 net new external AM peak hour trips (-30 in, -8 out), and an increase of 29 net new external PM peak hour trips (+41 in, -12 out).

Table 1: Trip Generation Calculations

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Scenario >5 Years								
Strip Retail Plaza (<40k)	9.683 KSF	527	23	14	9	64	32	32
General Office (10k-250k)	14.745 KSF	160	22	19	3	21	4	17
Church/Synagogue	2.205 KSF	17	1	1	0	1	0	1
	Subtotal	704	46	34	12	86	36	50
Driveway Volumes		704	46	34	12	86	36	50
Net New External Trips		704	46	34	12	86	36	50
Proposed Scenario								
Fine Dining Restaurant*	412 Seats	1,071	8	4	4	115	77	38
	Subtotal	1,071	8	4	4	115	77	38
Driveway Volumes		1,071	8	4	4	115	77	38
Net New External Trips		1,071	8	4	4	115	77	38
Proposed Net External Trips-Existing Net New External Trips		367	-38	-30	-8	29	41	-12
Radius of Development Influence:		0.5 miles						
Land Use	Daily	AM Peak Hour			PM Peak Hour		Pass By	
Strip Retail Plaza (<40k)	54.45 trips/1,000 sf	2.36 trips/1,000 sf (60%in, 40%out)			6.59 trips/1,000 sf (50%in, 50%out)		0.0%	
General Office (10k-250k)	10.84 trips/1,000 sf	1.52 trips/1,000 sf (88%in, 12%out)			1.44 trips/1,000 sf (17%in, 83%out)		0.0%	
Church/Synagogue	7.6 trips/1,000 sf	0.33 trips/1,000 sf (62%in, 38%out)			0.49 trips/1,000 sf (47%in, 53%out)		0.0%	
Fine Dining Restaurant *	2.6 trips/seat	0.02 trips/seat (50%in, 50%out)			2.8 trips/seat (67%in, 33%out)		0.0%	

*Trip generation rates based on seats per ITE Land Use 931.



TC Development Review Backup 3-13-2024

LEGEND



Site Location



Project Traffic %

FIGURE 1

Paramount Palm Beach

KH #241020000

Site Location

Kimley»Horn

100.00.175

SIGNIFICANCE ANALYSIS

Based on the traffic generation for this site, it was determined that the radius of developmental influence (RDI) for this project is one half-mile. The project traffic was distributed across the links within the RDI based on the distribution illustrated in Figure 1 to determine if the addition of project traffic will significantly impact the roadway links, based on Palm Beach County TPS methodology.

Table 2 and Table 3 summarize the AM peak hour and PM peak hour significance analyses, respectively.

Table 2: Test 1 AM Peak Hour Significance Analysis

ROADWAY	FROM	TO	EXISTING NUMBER OF LANES	LOS D GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							AM PEAK HOUR					
							TRIPS		% IMPACT			
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
Royal Poinciana Way	Flagler Drive	N County Road	4L	1,680	25%	i	-8	-2	-0.48%	No	-0.12%	No
Sunset Avenue	Bradley Place	N County Road	2L	810	15%	i	-5	-1	-0.62%	No	-0.12%	No
Sunrise Avenue	Bradley Place	N County Road	2L	810	15%	i	-5	-1	-0.62%	No	-0.12%	No
Sunrise Avenue	N County Road	N Ocean Boulevard	2L	810	10%	i	-3	-1	-0.37%	No	-0.12%	No
N County Road	Barton Avenue	Royal Poinciana Way	4L	1,860	20%	i	-6	-2	-0.32%	No	-0.11%	No
N County Road	Royal Poinciana Way	Sunset Avenue	4L	1,860	45%	i	-14	-4	-0.75%	No	-0.22%	No
N County Road	Sunset Avenue	Sunrise Avenue	4L	1,860	NB: 45% in + 55% out; SB: 0%	i + o	-20	0	-1.08%	No	0.00%	No
N County Road	Sunrise Avenue	Country Club Road	4L	1,860	30%	o	-2	-9	-0.11%	No	-0.48%	No
Cocoanut Row	Barton Avenue	Royal Poinciana Way	2L	810	5%	i	-2	0	-0.25%	No	0.00%	No
Bradley Place	Royal Poinciana Way	Sunset Avenue	2L	810	10%	i	-3	-1	-0.37%	No	-0.12%	No
Bradley Place	Sunset Avenue	Sunrise Avenue	2L	810	5%	i	-2	0	-0.25%	No	0.00%	No
Bradley Place	Sunrise Avenue	Wells Road	2L	810	5%	o	0	-2	0.00%	No	-0.25%	No

Table 3: Test 1 PM Peak Hour Significance Analysis

ROADWAY	FROM	TO	EXISTING NUMBER OF LANES	LOS D GENERAL SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							PM PEAK HOUR					
							TRIPS		% IMPACT			
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
Royal Poinciana Way	Flagler Drive	N County Road	4L	1,680	25%	i	10	-3	0.60%	No	-0.18%	No
Sunset Avenue	Bradley Place	N County Road	2L	810	15%	i	6	-2	0.74%	No	-0.25%	No
Sunrise Avenue	Bradley Place	N County Road	2L	810	15%	i	6	-2	0.74%	No	-0.25%	No
Sunrise Avenue	N County Road	N Ocean Boulevard	2L	810	10%	i	4	-1	0.49%	No	-0.12%	No
N County Road	Barton Avenue	Royal Poinciana Way	4L	1,860	20%	i	8	-2	0.43%	No	-0.11%	No
N County Road	Royal Poinciana Way	Sunset Avenue	4L	1,860	45%	i	18	-5	0.97%	No	-0.27%	No
N County Road	Sunset Avenue	Sunrise Avenue	4L	1,860	NB: 45% in + 55% out; SB: 0%	i + o	16	0	0.86%	No	0.00%	No
N County Road	Sunrise Avenue	Country Club Road	4L	1,860	30%	o	-4	12	-0.22%	No	0.65%	No
Cocoanut Row	Barton Avenue	Royal Poinciana Way	2L	810	5%	i	2	-1	0.25%	No	-0.12%	No
Bradley Place	Royal Poinciana Way	Sunset Avenue	2L	810	10%	i	4	-1	0.49%	No	-0.12%	No
Bradley Place	Sunset Avenue	Sunrise Avenue	2L	810	5%	i	2	-1	0.25%	No	-0.12%	No
Bradley Place	Sunrise Avenue	Wells Road	2L	810	5%	o	-1	2	-0.12%	No	0.25%	No

As shown in the tables above, none of the surrounding roadway links would be significantly impacted by the addition of project traffic, and therefore no further link analysis is necessary.

INTERSECTION OPERATIONAL ANALYSIS

As requested by the Town of Palm Beach, the surrounding intersections to the site have been analyzed to determine the impacts of the proposed development on the surrounding road network. The intersection analysis includes LOS and delay analyses for the following intersections:

1. Sunrise Avenue & County Road
2. Sunset Avenue & County Road
3. Royal Poinciana Way & County Road

The three study intersections were analyzed for the following three scenarios: Existing Year (2022), Background Year (2027), and Future Total (2027).

Additionally, the site will maintain existing access on Sunset Avenue (inbound) and Sunrise Avenue (outbound). Therefore, the Future Total (2027) analysis scenario also includes an evaluation of these driveways at proposed buildout of the project.

Existing count data was collected on Tuesday, November 29, 2022 during the AM and PM peak hours to determine a baseline for traffic operations within the vicinity of the site. The existing data collected was assumed to be collected during peak season and therefore no peak season correction factor was applied. Existing count data is included in the Appendix, for reference.

Existing traffic count data was grown of a five-year period using a compounding annual growth rate of 1% to develop Background Year (2027) traffic volumes. Furthermore, project traffic data was added to the Background Year (2027) traffic volumes to develop Future Total (2027) traffic volumes. Credit was not taken for the traffic generated by the existing site in the intersection analysis to provide a conservative approach.

EXISTING YEAR (2022) ANALYSIS

Table 4 summarizes the results of the existing year *Synchro* analysis. HCM 2000 methodology was used to develop LOS and delay at each of the study intersections due to the presence of shared turn lanes. As summarized in this table, the intersections currently operate at LOS D or better during the AM and PM peak hours.

Table 4: Existing Year (2022) Synchro Summary

#	Intersection	Control Type	Movement	AM Peak Hour		PM Peak Hour	
				Delay (s)	LOS	Delay (s)	LOS
1	Sunrise Avenue & County Road	Signalized	EB	40.8	D	37.6	D
			WB	27.7	C	24.8	C
			NB	13.4	B	25.5	C
			SB	7.3	A	15.6	B
			Overall	15.1	B	21.8	C
2	Sunset Avenue & County Road	Signalized	EB	33.2	C	31.8	C
			WB	32.7	C	31.6	C
			NB	2.8	A	3.1	A
			SB	2.2	A	3.6	A
			Overall	5.1	A	6.7	A
3	Royal Poinciana Way & County Road	Signalized	EB	40.9	D	40.4	D
			WB	49.6	D	45.6	D
			NB	23.0	C	32.3	C
			SB	37.1	D	38.5	D
			Overall	32.7	C	37.6	D

BACKGROUND YEAR (2027) ANALYSIS

The Background Year (2027) scenario was analyzed to develop future baseline operations for the surrounding area based on existing count data, and the addition of ambient background growth. Volume development sheets are included in the Appendix, for reference.

Table 5 summarizes the results of the background year *Synchro* analysis. HCM 2000 methodology was used to develop LOS and delay at each of the study intersections due to the presence of shared turn lanes. As illustrated in this table the intersections are expected operate at LOS D or better during the AM and PM peak hours.

Table 5: Background Year (2027) Synchro Summary

#	Intersection	Control Type	Movement	AM Peak Hour		PM Peak Hour	
				Delay (s)	LOS	Delay (s)	LOS
1	Sunrise Avenue & County Road	Signalized	EB	41.6	D	37.7	D
			WB	27.6	C	24.7	C
			NB	14.7	B	44.7	D
			SB	7.5	A	16.8	B
			Overall	16.1	B	28.6	C
2	Sunset Avenue & County Road	Signalized	EB	31.9	C	31.9	C
			WB	31.4	C	31.6	C
			NB	3.8	A	3.2	A
			SB	2.9	A	3.7	A
			Overall	5.8	A	6.7	A
3	Royal Poinciana Way & County Road	Signalized	EB	40.8	D	40.4	D
			WB	49.8	D	45.7	D
			NB	23.8	C	40.5	D
			SB	37.3	D	32.3	C
			Overall	33.0	C	37.1	D

FUTURE YEAR (2027) ANALYSIS

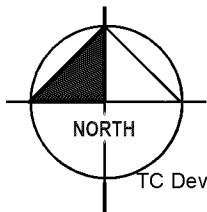
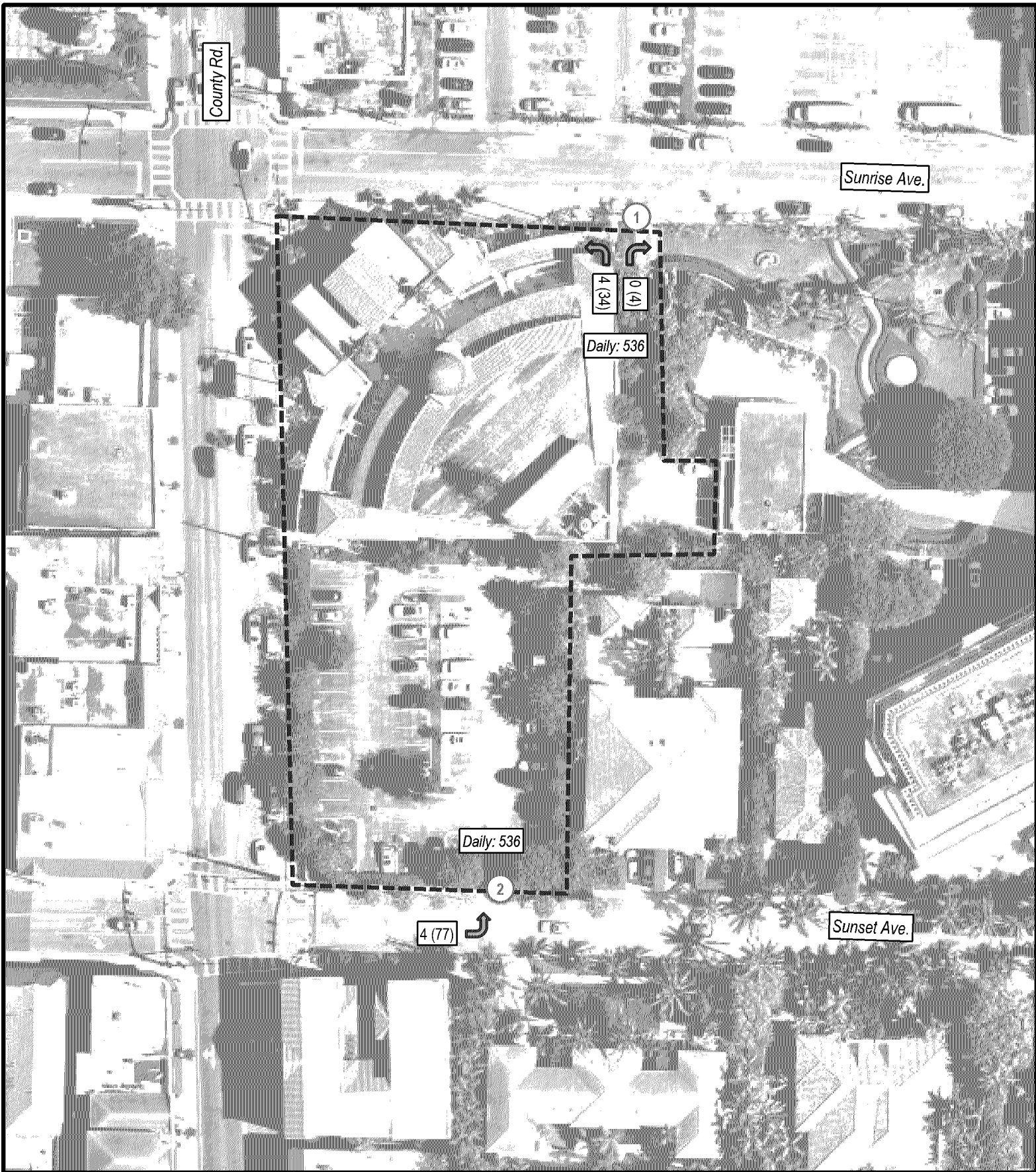
The Future Year (2027) scenario was analyzed to develop future operations for the surrounding area and project driveways based on existing count data, and the addition of ambient background growth. Volume development sheets are included in the Appendix, for reference.

Table 6 summarizes the results of the future year *Synchro* analysis. HCM 2000 methodology was used to develop LOS and delay at each of the study intersections due to the presence of shared turn lanes. As illustrated in this table the intersections are expected operate at LOS D or better during the AM and PM peak hours.

Table 6: Future Year (2027) Synchro Summary

#	Intersection	Control Type	Movement	AM Peak Hour		PM Peak Hour	
				Delay (s)	LOS	Delay (s)	LOS
1	Sunrise Avenue & County Road	Signalized	EB	41.6	D	37.7	D
			WB	27.5	C	24.2	C
			NB	14.8	B	69.8	E
			SB	7.5	A	18.5	B
			Overall	16.2	B	37.9	D
2	Sunset Avenue & County Road	Signalized	EB	31.9	C	31.8	C
			WB	31.4	C	31.6	C
			NB	3.8	A	3.2	A
			SB	2.9	A	3.9	A
			Overall	5.8	A	6.7	A
3	Royal Poinciana Way & County Road	Signalized	EB	40.9	D	40.6	D
			WB	49.8	D	45.7	D
			NB	23.8	C	36.0	D
			SB	37.3	D	38.2	D
			Overall	33.0	C	38.5	D
4	Sunrise Avenue & North Driveway	Minor Street Stop Controlled (Outbound Only)	EB	0.0	-	0.0	-
			WB	0.0	-	0.0	-
			NB	9.6	A	10.7	B
			SB	-	-	-	-
			Overall	-	-	-	-
5	Sunset Avenue & South Driveway	Free-Flow (Inbound Only)	EB	0.7	-	3.6	-
			WB	0.0	-	0.0	-
			NB	-	-	-	-
			SB	-	-	-	-
			Overall	-	-	-	-

As noted, the proposed project driveways were analyzed to determine the LOS and delay at the proposed access locations. Access to the site for most users is proposed to be maintained via two driveway connections; one inbound driveway on Sunset Avenue and one outbound only driveway on Sunrise Avenue. Figure 2 illustrates the expected project traffic driveway volumes after full buildout. The analysis indicated that both driveways would operate acceptably and that the 95th percentile outbound queue at the Sunrise Avenue driveway would not exceed 1 vehicle during the AM or PM peak hours; Therefore, this will not impede on traffic flow on the surrounding road network.



TC Development Review Backup 3-13-2024

LEGEND

-  Site Location
-  XX (XX) AM (PM) Peak Hour Trips
-  Inbound / Outbound

FIGURE 2

Paramount Palm Beach
KH #241020000
Driveway Volumes

Kimley  Horn

105 of 175

INTERSECTION QUEUE ANALYSIS

A detailed analysis of the signalized intersections surrounding the site was conducted to determine whether the dedicated turn lanes had sufficient queue storage to accommodate the expected 95th percentile queues in the future year scenario. *Synchro 11* software was utilized to calculate the 95th percentile queues at each intersection. The existing storage at each dedicated turn lane was compared to the results of the AM and PM peak hour queue analyses and all of the queues were found to be contained within their respective turn lanes. Table 7 summarizes the results of this analysis.

Table 7: 95th Percentile Queue Analysis

#	Intersection	Control Type	Movement	Storage (ft)	AM Peak Hour	PM Peak Hour
					95th %ile Queue (ft)	95th %ile Queue (ft)
1	Sunrise Avenue & County Road	Signalized	SBL	170	10	15
			WBL	140	45	68
2	Sunset Avenue & County Road	Signalized	EBTL	80	39	32
3	Royal Poinciana Way & County Road	Signalized	EBL	430	183	122
			WBR	230	0	0

ALTERNATIVE MODE ACCESS

North County Road is the major centralized roadway within the Town and provides connectivity north and south for the island. Therefore, this roadway likely experiences high pedestrian volumes in comparison to other streets in Town and, as such, the primary considerations for modes of alternative modes of transportation besides vehicles is related to pedestrian access. The commercial building immediately abuts the public sidewalk and includes entryways along North County Road and Sunrise Avenue that face the sidewalks along these streets, making the entrances directly accessible to pedestrians and encouraging pedestrian activity on the public sidewalk. In addition, parallel parking spaces and portions of covered arcade are proposed to be provided between the sidewalk and the travel lanes on North County Road, providing protection and comfort for pedestrians in comparison to situations where there is no buffer between the sidewalk and travel lanes.

There are no bicycle lanes on North County Road. PalmTran service is provided with limited frequency Monday through Saturday on North County Road adjacent to the site. Therefore, bus travel may be a potential alternative mode of travel for some site employees.

VALET OPERATIONAL ANALYSIS

The redeveloped site is proposed to include valet operations for the private club. Following is a review of the proposed valet routing, anticipated queuing and pick-up/drop-off operations.

Private Club Valet Operations:

The valet stand for the private club on site is to be located within the surface parking lot. Vehicular access and circulation is illustrated in Figure 3 and is described below. The valet will be in continuous operation during the hours in which the club is in operation.

Club Occupancy by Time-of-Day

Following is the anticipated maximum occupant load for private club operations throughout the day. Note that the “typical” occupant load is anticipated to be lower than these numbers; for clarification, these numbers represent maximum anticipated occupant load during those time periods:

Weekday

7:00 AM – 11:00 AM: 150 occupants

11:00 AM – 3:00 PM: 250 occupants

3:00 PM – 5:00 PM: 150 occupants

5:00 PM – Close: 412 occupants

Weekend

Open – Close: 412 occupants

Valet Route

Patron arrival: Patron vehicles will arrive via the Sunset Avenue driveway on the south side of the site and then proceed north and then west to the valet stand. At the valet stand, the patron will exit the vehicle and the valet operator will proceed to park the vehicle within the valet parking lot. (see routes outlined in orange and red in Figure 4).

Patron departure: The valet operator will retrieve the patron vehicle from parking area to return the vehicle to the valet stand. The patron will then retrieve the vehicle and exit the parking lot to the north side of the property to exit onto Sunrise Avenue (see routes outlined in purple and blue in Figure 4).

Valet Queuing Calculations

Calculations have been undertaken for each of the occupancy scenarios defined above (150 occupants, 250 occupants, 412 occupants) and are included in Tables A-1, A-2 and A-3 in the Appendix. Following is further detail of the calculations undertaken for the 412-person scenario.

Queue length calculation: The anticipated queue length at the valet stand was calculated using the following assumptions and data:

Peak hour vehicles (from trip generation calculations): PM peak hour (115 vph, inbound: 77 vph, outbound: 38 vph)

Percent valet: 100%

Assumed average vehicle dwell time for passenger loading/unloading: 60 seconds / vehicle

Number of valet positions used for patron loading/unloading: 3 valet positions

Calculations are provided in the attached Table A -1. As noted in that table, the 95th percentile valet queue calculations result in the following:

Total (412-person scenario): 5.484 vehicles

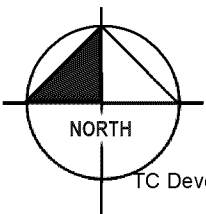
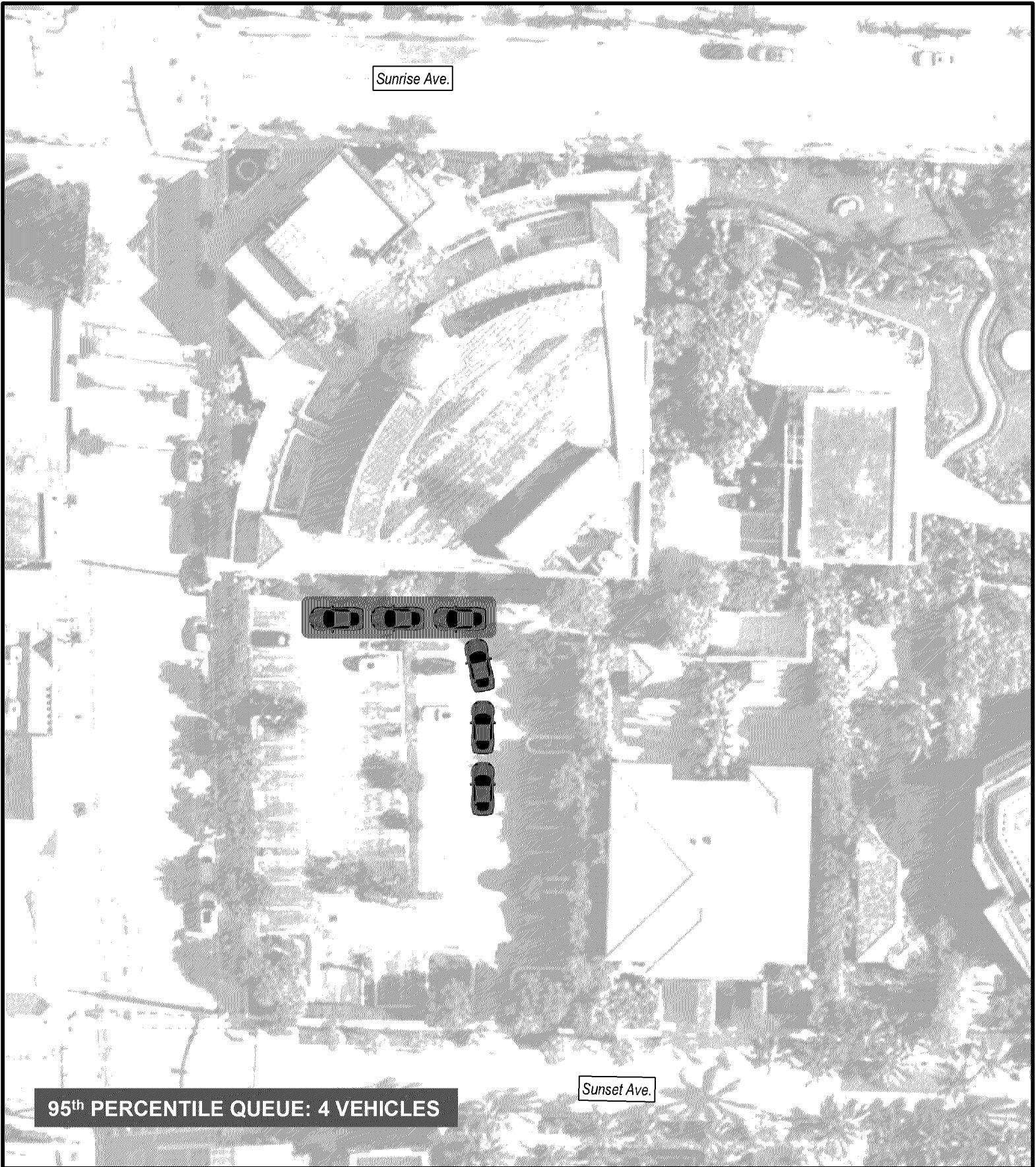
Therefore, the 95th percentile queue of vehicles staged in the club pick-up/drop-off area is anticipated to be six vehicles or fewer. The area adjacent to the valet stand can accommodate the six vehicles being serviced at a time without affecting operations on Sunset Avenue for entering vehicles. Note that all club patrons would be required to use valet parking (no self-parking allowed). Parking is provided on site within the surface parking lots, as shown in Figure 4.

Additionally, as included in Tables A-2 and A-3, calculations have also been undertaken for the 150-person occupancy and the 250-person occupancy scenarios, respectively. The 95th percentile queuing was calculated as the following for each scenario:

150-persons: 2 vehicles

250-persons: 5 vehicles

Note that, in all scenarios, the input includes a calculation of the number of valet positions in continuous use at the valet stand. This does not represent the total number of valet attendants who are working at that point in time; there may be more attendants on constant rotation at each valet position (e.g., two attendants physically present at the stand while two or more attendants are in process parking or retrieving vehicles).



TC Development Review Backup 3-13-2024

LEGEND



Vehicle Queue



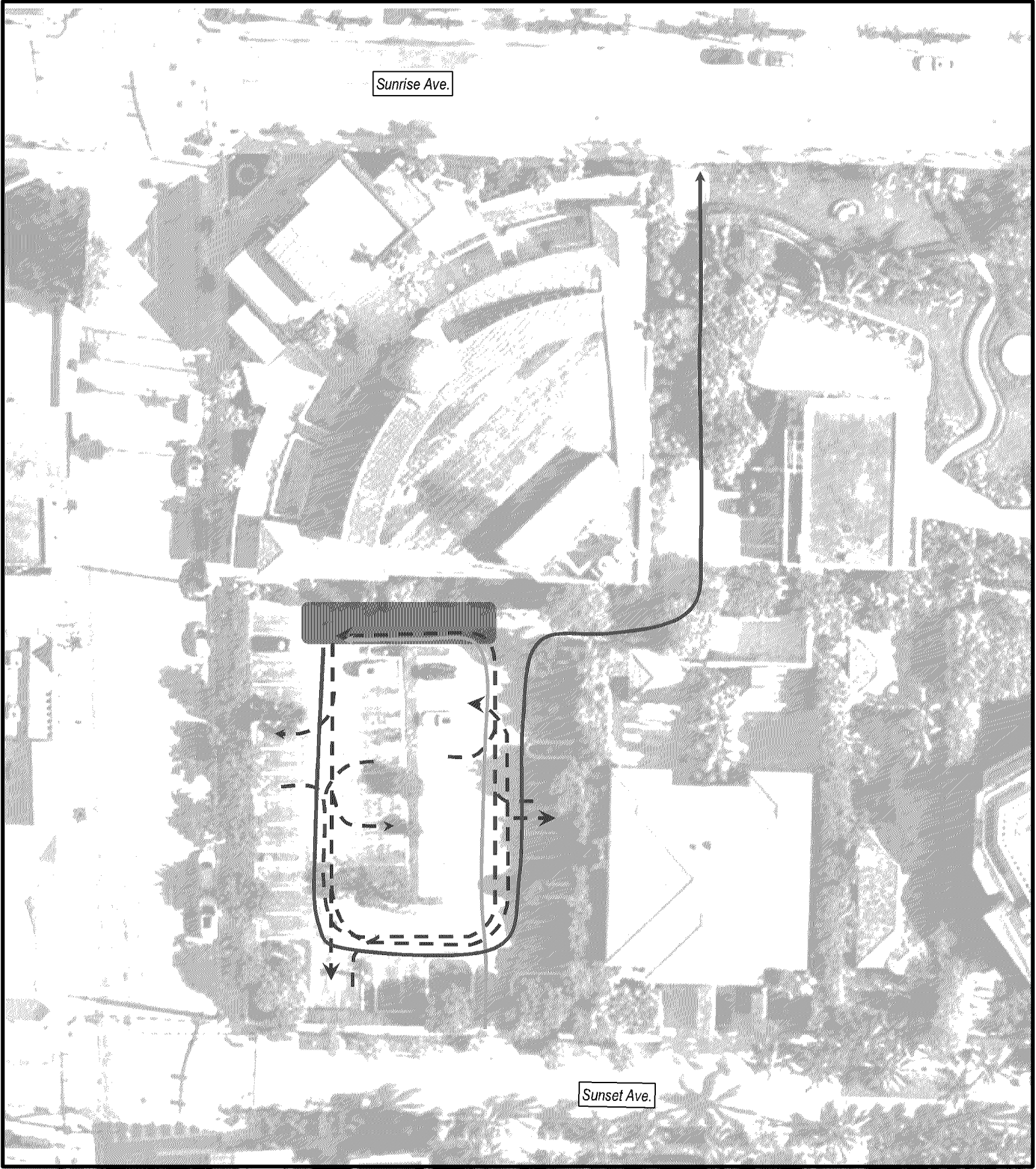
Valet Service Zone

FIGURE 3

Paramount Palm Beach
KH #241020000
Valet Parking Operations

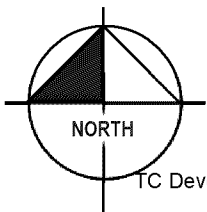
Kimley»Horn

109.00.173



LEGEND

- Patron Arrival
- Patron Departure
- Valet Route to Parking
- Valet Route From Parking



TC Development Review Backup 3-13-2024

FIGURE 4
 Paramount Palm Beach
 KH #241020000
 Valet Parking

CONCLUSION

Kimley-Horn and Associates, Inc. has prepared a traffic study to evaluate the potential impact of redevelopment for the project site located at 139 North County Road in Palm Beach, Florida. The site currently contains 9,683 square feet of general retail space, 14,745 square feet of general office space, and a 2,205 square foot place of worship. The proposed plan of redevelopment includes renovating the existing uses on site and will result in a final development program of a 475-member private club, with maximum occupancy on site of 412 people.

As shown in the analysis, the site meets the TPS requirements defined in Article 12 of the Palm Beach County Unified Land Development Code, and the intersections meet the Town's LOS standards.

In addition, a valet operations evaluation was conducted for the private club use. The queuing area provided is anticipated to accommodate the demand for the club and retail components of the site without queues spilling out of the property.

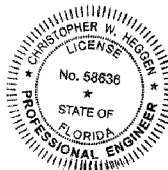
Please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636



This item has been electronically signed and sealed by Christopher W. Heggen, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Christopher W
Heggen
2024.02.09
15:00:29 -05'00'

Registry No. 35106

Attachments

k:\wpb_tpto\2410\241020000 - paramount palm beach\tps\2024-02-09 paramount palm beach traffic.docx

APPENDIX

Property Detail

Parcel Control Number: 50-43-43-15-09-000-0140 Location Address: 139 N COUNTY RD
Owners: WEG PARAMOUNT LLC
Mailing Address: 1801 CENTREPARK DR E STE 125, WEST PALM BEACH FL 33401 7428
Last Sale: MAR-2021 Book/Page#: 32305 / 677 Price: \$14,000,000
Property Use Code: 1200 - STORE/OFFICE/RESIDENTIAL Zoning: C-TS - COMMERCIAL TOWN SERVING (50-PALM BEACH)
Legal Description: SUNRISE AVE ADD LTS 14 & 15 & LT 16
(LESS NLY 107.78 FT OF ELY 83.84 FT &
SLY 58.49 FT OF ELY 50.62 FT) FLORAL
PARK PB2P6 LTS 164 TO 172 INC (LESS
W 15 FT PALM BCH AVE R/W) Total SF: 35992 Acres 1.3324

2022 Values (Preliminary)

Improvement Value \$5,924,214
Land Value \$6,649,946
Total Market Value \$12,574,160
Assessed Value \$12,574,160
Exemption Amount \$0
Taxable Value \$12,574,160

All values are as of January 1st each year.

2022 Taxes (Preliminary)

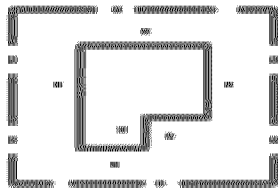
Ad Valorem \$197,395
Non Ad Valorem \$16,558
Total Tax \$213,953

2023 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)

Sorry, no sketch available
for this record

Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
RESTAURANT	1216
MULTIPLE TENANT RETAIL SAL	4078
MULTIPLE TENANT RETAIL SAL	13752
MULTIPLE TENANT RETAIL SAL	13244
MULTIPLE TENANT RETAIL SAL	2432
MULTIPLE TENANT RETAIL SAL	1270
Total Square Footage : 35992	

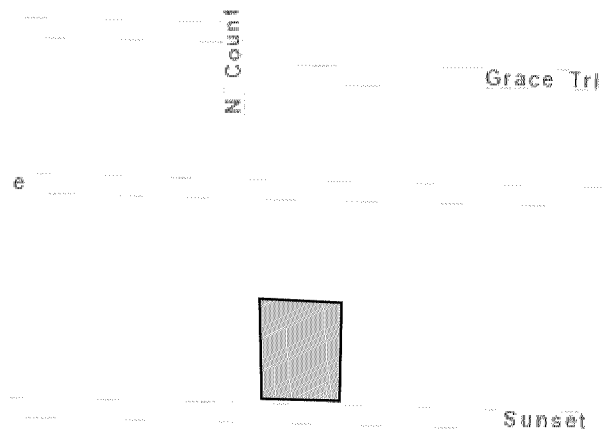
Extra Features

Description	Year Built	Unit
Paving- Asphalt	1985	18516
Patio	1985	6500

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	
1. Year Built	1926
2. RETAIL MULTI OCCUP	35992

MAP

Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

Gr	Landuse	HE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	General Light Industrial	110	1000 S.F.	4.87	10%	88/12	0.74	14/86	0.65
	Manufacturing	140	1000 S.F.	4.75	10%	76/24	0.68	31/69	0.74
	Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
	Mini-Warehouse/SS	151	1000 S.F.	1.45	10%	59/41	0.09	47/53	0.15
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.81	10%	81/19	0.15	39/61	0.16
Residential	Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
	55+ SF Detached	251	Dwelling Unit	4.31	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.24	0%	34/66	0.2	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.21	0%	58/42	0.08	49/51	0.18
	Assisted Living Facility	254	Beds	2.6	0%	60/40	0.18	39/61	0.24
Ldg	Hotel	310	Rooms	7.99	10%	56/44	0.46	51/49	0.59
Rec	Golf Course	430	Holes	30.38	5%	79/21	1.76	53/47	2.91
	Health/Fitness Club	492	1000 S.F.	32.93	5%	51/49	1.31	57/43	3.45
Institutional	Elementary School	520	Students	2.27	0%	54/46	0.74	46/54	0.16
	Middle/Junior School	522	Students	2.1	0%	54/46	0.67	48/52	0.15
	High School	525	Students	1.94	0%	68/32	0.52	48/52	0.14
	Private School (K-8)	530	Students	3.17 ^a	0%	56/44	1.01	46/54	0.26
	Private School (K-12)	532	Students	2.48	0%	63/37	0.79	43/57	0.17
	Church/Synagogue ^o	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.77	10%	67/33	0.82	35/65	0.86
	Nursing Home	620	Beds	3.06	10%	72/28	0.14	33/67	0.14
Office	General Office (10k-250k SF GFA) ⁿ	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44
	General Office (>250k SF GFA) ⁿ	710	1000 S.F.	$\text{Ln}(T) = 0.87 \text{Ln}(X) + 3.05$	10%	88/12	$\text{Ln}(T) = 0.86 \text{Ln}(X) + 1.16$	17/83	1.44
	Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16
	Medical Office (Stand-Alone)	720	1000 S.F.	$T = 42.97(X) - 108.01$	10%	79/21	3.10	30/70	3.93
	Medical Office (Near Hospital)	720	1000 S.F.	31.86	10%	81/19	2.68	25/75	2.84
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

Ct	Landuse	HE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Retail	Nursery (Garden Center)	817	Acre	108.1	0%	50/50	2.82	50/50	8.06
	Nursery (Wholesale)	818	Acre	19.50	0%	50/50	0.23	50/50	0.36
	Landscape Services	PBC	Acre ⁵	121.70	0%	40/60	34.4	58/42	15.1
	Shop Center (>150ksf)	820	1000 S.F.	37.01	24%	62/38	0.84	48/52	3.4
	Shop Plaza (40-150ksf) w/Sup Market	821	1000 S.F.	94.49	39%	62/38	3.53	48/52	9.03
	Shop Plaza (40-150ksf) w/out Sup Market	821	1000 S.F.	67.52	39%	62/38	1.73	49/51	5.19
	Strip Retail Plaza (<40ksf)	822	1000 S.F.	54.45	63%	60/40	2.36	50/50	6.59
	Automobile Sales (New)	840	1000 S.F.	27.84	15%	73/27	1.86	40/60	2.42
	Automobile Parts Sales	843	1000 S.F.	54.57	28%	55/45	2.51	48/52	4.9
	Tire Store	848	1000 S.F.	27.69	28%	64/36	2.61	43/57	3.75
Services	Supermarket	850	1000 S.F.	93.84	36%	59/41	2.86	50/50	8.95
	Pharmacy + DT	881	1000 S.F.	108.40	50%	52/48	3.74	50/50	10.25
	Drive-In Bank	912	1000 S.F.	100.35	47%	58/42	9.95	50/50	21.01
	Fine Dining Restaurant	931	1000 S.F.	83.84	44%	50/50	0.73	67/33	7.8
	High Turnover Sit-Down Rest.	932	1000 S.F.	107.2	43%	55/45	9.57	61/39	9.05
	Fast Food Restaurant w/o DT	933	1000 S.F.	450.49	45%	58/42	43.18	50/50	33.21
	Fast Food Restaurant + DT	934	1000 S.F.	467.48	49%	51/49	44.61	52/48	33.03
	Coffee/Donut Shop w/o DT	936	1000 S.F.	441.88 ^d	45%	51/49	93.08	50/50	32.29
	Coffee/Donut Shop + DT	937	1000 S.F.	533.57	49%	51/49	85.88	50/50	38.99
	Coffee/Donut Shop + DT w/No Seat	938	DT Lanes	179	49%	50/50	39.81	50/50	15.08
	Gas Station w/Convenience Store ^e	FDOT	FP, 1000 S.F.	14.3*PM Trips	61%	50/50	Note f	50/50	12.3*FP+15.5*(X)
	Carwash (Automated) ^g	PBC	Lane	166.00	0%	50/50	11.97	50/50	13.65

a) Based on Daily to AM peak ratio for LUC 532 (Private School (K-12))

b) Weekend peak hour rate = 10.36 per 1,000 s.f. with a 48/52 directional split

c) Landscape Services acreage consists of overnight vehicle and equipment storage as well as areas (covered or uncovered) for chemicals, fertilizers, landscape materials (excluding plants) and other items needed for day-to-day operations. Not included are drive aisles, customer/employee parking structures shared by nursery and landscape services, facilities that solely serve the onsite landscape activities or any nursery growing areas.

d) Based on Daily to PM ratio for ITE Code 937 (Coffee Donut Shop + DT)

e) FP=Fueling Position. Use both FP and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Article 12, should be applied to estimate the net trips.

f) Use PM rates

g) Daily rate taken from PBC trip gen. study. Peak hour rates derived by applying peak to daily ratios for gas station to daily carwash rate from older ITE TGM. New PBC rate study underway.

h) Based on PBC analysis of ITE TGM data plots

Modification History

3/2/2020: Added Landscape Services, modification history, edited formatting

7/25/2022: Updated with ITE TGM Manual 11th ed information

Land Use: 931

Fine Dining Restaurant

Description

A fine dining restaurant is a full-service eating establishment with a typical duration of stay of at least 1 hour. A fine dining restaurant generally does not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requests and sometimes requires a reservation and is generally not part of a chain. A patron commonly waits to be seated, is served by wait staff, orders from a menu and pays after the meal. Some of the study sites have lounge or bar facilities (serving alcoholic beverages), but meal service is the primary draw to the restaurant. Fast casual restaurant (Land Use 930) and high-turnover (sit-down) restaurant (Land Use 932) are related uses.

Additional Data

If the fine dining restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

The sites were surveyed in the 1980s, the 1990s, and the 2010s in Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, New Jersey, and Utah.

Source Numbers

126, 260, 291, 301, 338, 339, 368, 437, 440, 976, 1053

Fine Dining Restaurant (931)

Vehicle Trip Ends vs: Seats
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 6

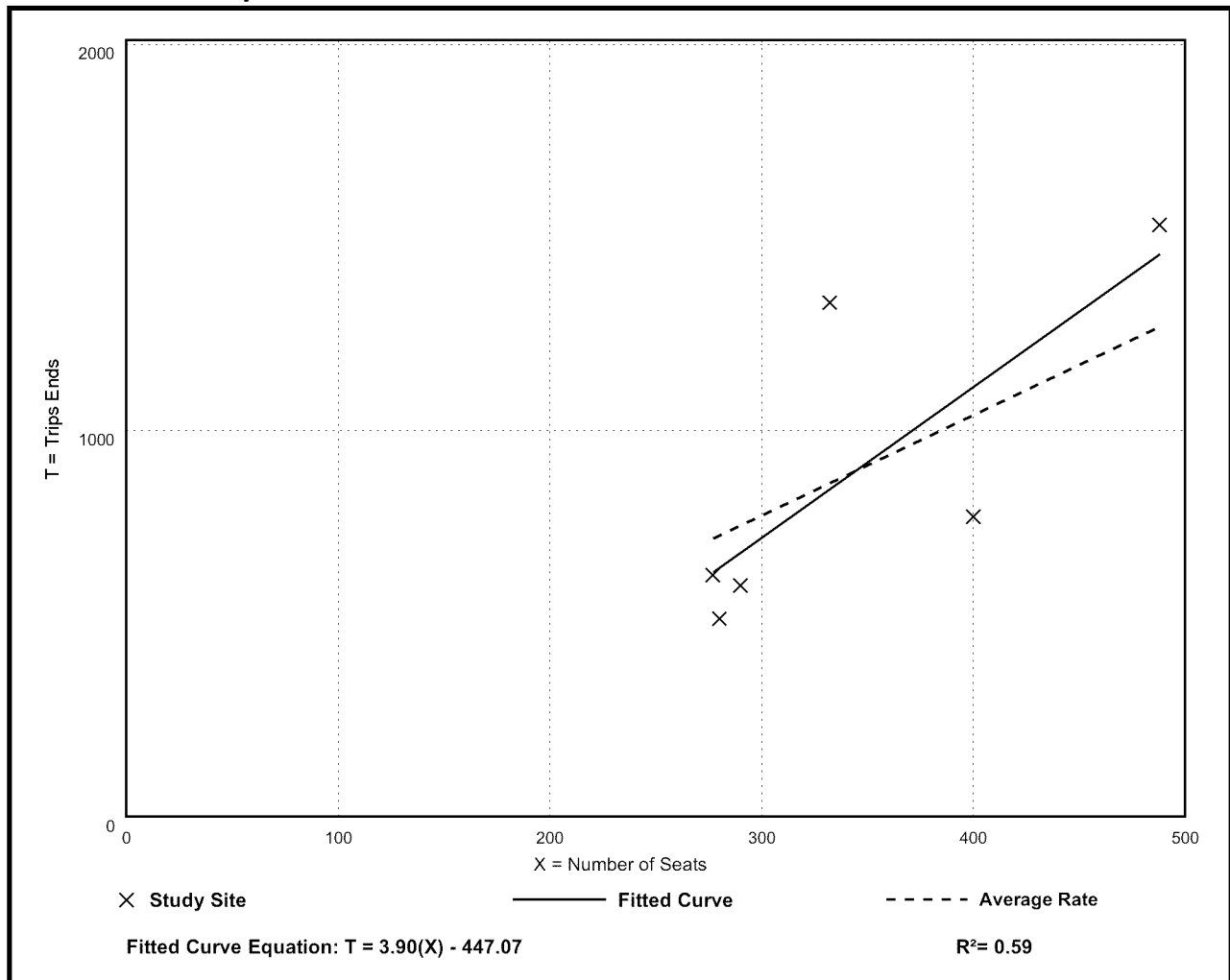
Avg. Num. of Seats: 345

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
2.60	1.83 - 4.01	0.85

Data Plot and Equation



Fine Dining Restaurant (931)

Vehicle Trip Ends vs: Seats

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 5

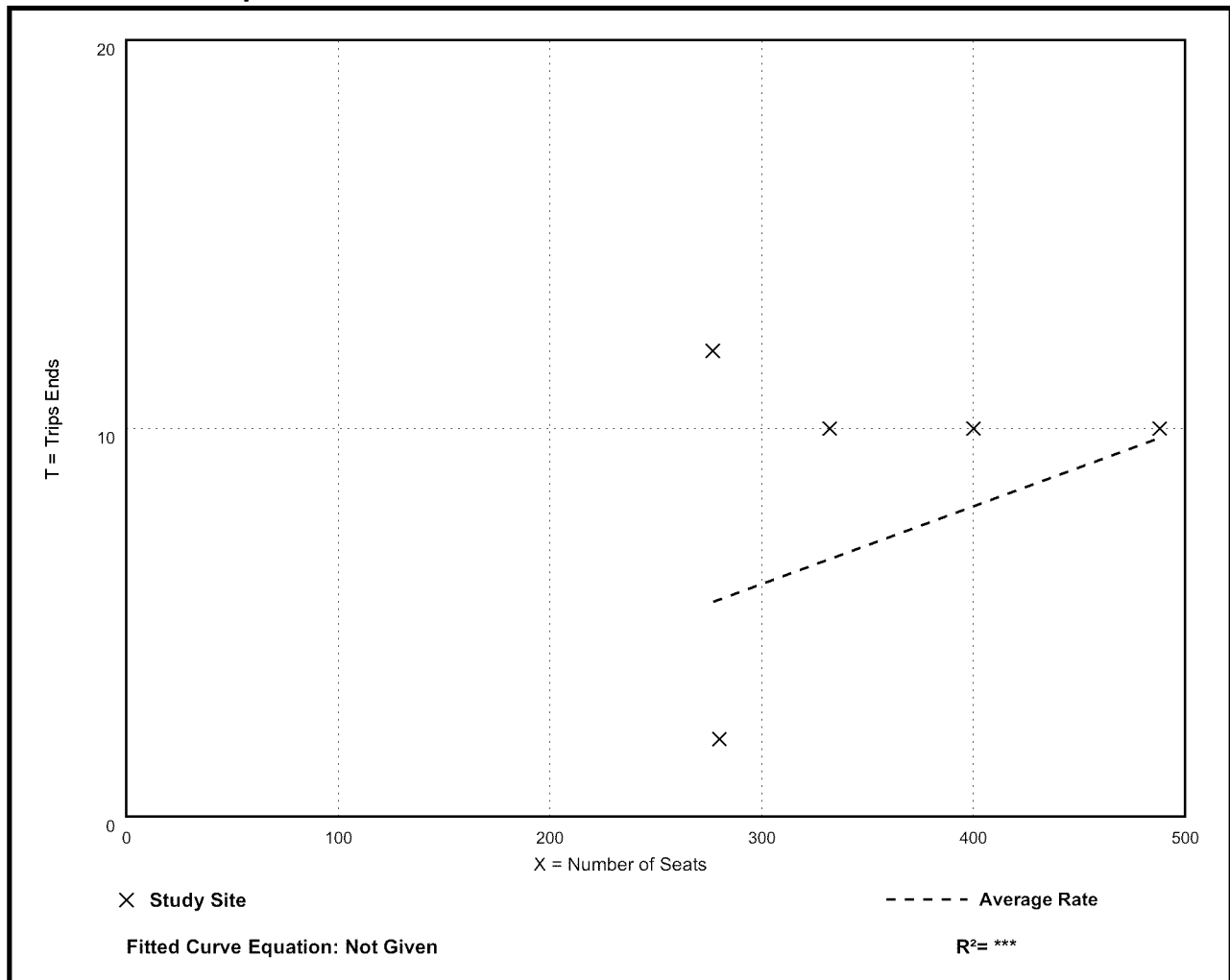
Avg. Num. of Seats: 355

Directional Distribution: Not Available

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.02	0.01 - 0.04	0.01

Data Plot and Equation



Fine Dining Restaurant (931)

Vehicle Trip Ends vs: Seats

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 11

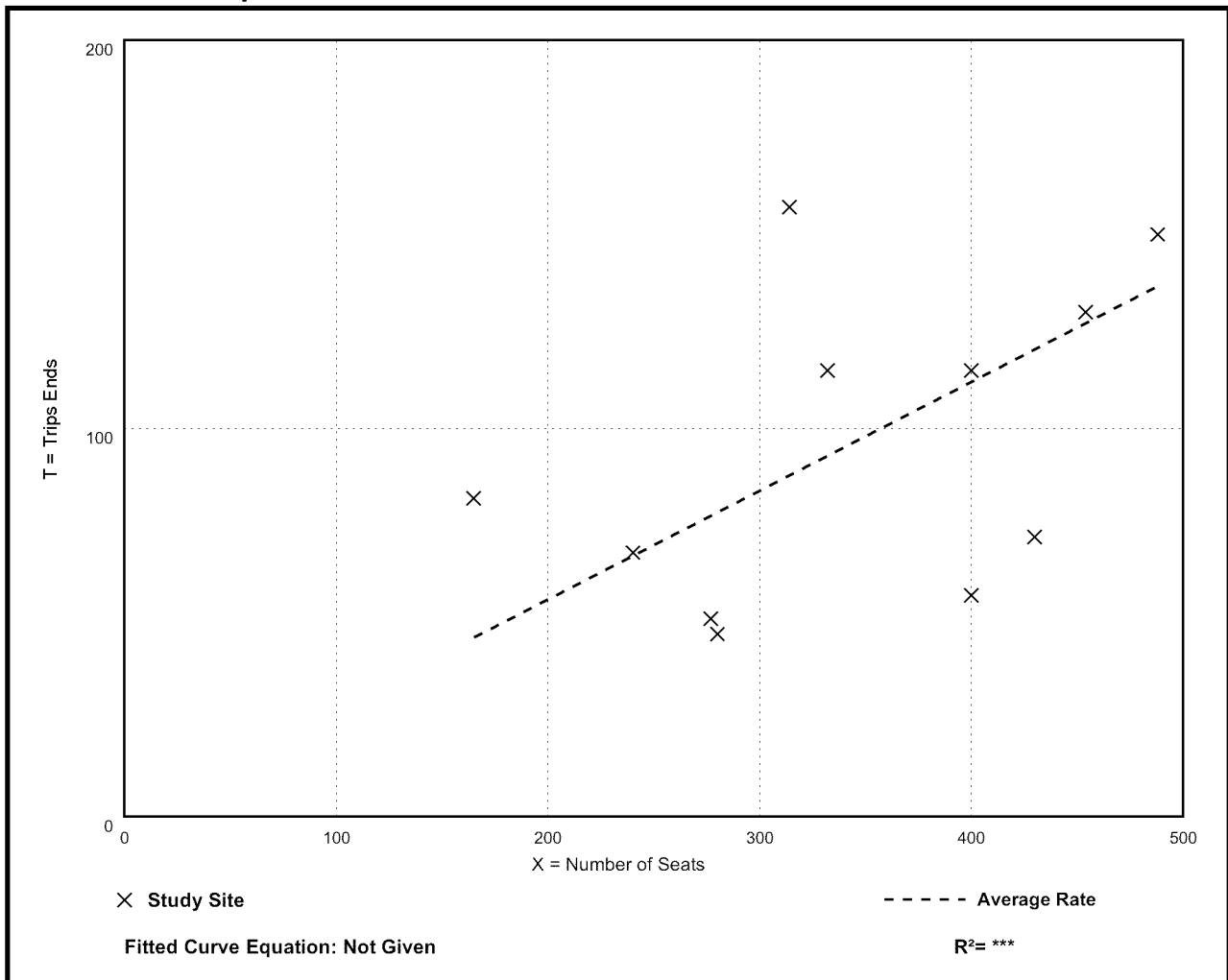
Avg. Num. of Seats: 344

Directional Distribution: 67% entering, 33% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.28	0.14 - 0.50	0.11

Data Plot and Equation



**VOLUME DEVELOPMENT SHEET
PARAMOUNT PALM BEACH
SUNRISE AVE & COUNTY ROAD
EXISTING GEOMETRY**

Growth Rate = 1.00%
Peak Season = 1
Buildout Year = 2027
Years = 5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 11/29/2022	35	634	83	9	198	28	47	18	29	46	19	7
Peak Season Volume	35	634	83	9	198	28	47	18	29	46	19	7
Diversion (EB Only @ Sunset - West Leg)	52	0	0	0	0	14	0	0	0	0	0	0
Peak Season Diversion Volumes	87	634	83	9	198	42	47	18	29	46	19	7
Traffic Volume Growth	4	32	4	0	10	2	2	1	1	2	1	0
Committed Development												
1.0%Traffic Volume Growth	4	32	4	0	10	2	2	1	1	2	1	0
Committed + 1.0%Growth	4	32	4	0	10	2	2	1	1	2	1	0
Max (Committed + 1.0%or Historic Growth)	4	32	4	0	10	2	2	1	1	2	1	0
Background Traffic Volumes	91	666	87	9	208	44	49	19	30	48	20	7
Project Traffic												
Inbound Traffic Assignment					30.0%				5.0%			
Inbound Traffic Volumes					1					55.0%	5.0%	30.0%
Outbound Traffic Assignment										2		1
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	1	0	0	0	0	2	0	1
Total Traffic w/o RTOR	91	666	87	9	209	44	49	19	30	50	20	8
RTOR Reduction			(60)		(60)				(60)			(60)
TOTAL TRAFFIC	91	666	27	9	209	0	49	19	0	50	20	0

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 11/29/2022	49	260	77	12	590	60	36	22	75	70	54	10
Peak Season Volume	49	260	77	12	590	60	36	22	75	70	54	10
Diversion (EB Only @ Sunset - West Leg)	78	0	0	0	0	22	0	0	0	0	0	0
Peak Season Diversion Volumes	127	260	77	12	590	82	36	22	75	70	54	10
Traffic Volume Growth	6	13	4	1	30	4	2	1	4	4	3	1
Committed Development												
1.0%Traffic Volume Growth	6	13	4	1	30	4	2	1	4	4	3	1
Committed + 1.0%Growth	6	13	4	1	30	4	2	1	4	4	3	1
Max (Committed + 1.0%or Historic Growth)	6	13	4	1	30	4	2	1	4	4	3	1
Background Traffic Volumes	133	273	81	13	620	66	38	23	79	74	57	11
Project Traffic												
Inbound Traffic Assignment			53.0%		30.0%				5.0%			
Inbound Traffic Volumes			41		23				4	55.0%	5.0%	30.0%
Outbound Traffic Assignment										21	2	11
Outbound Traffic Volumes												
Project Traffic	0	0	41	0	23	0	0	0	4	21	2	11
Total Traffic w/o RTOR	133	273	122	13	643	66	38	23	83	95	59	22
RTOR Reduction			(60)		(60)				(60)			(60)
TOTAL TRAFFIC	133	273	62	13	643	26	38	23	23	95	59	0

**VOLUME DEVELOPMENT SHEET
PARAMOUNT PALM BEACH
SUNSET AVE & COUNTY ROAD
EXISTING GEOMETRY**

Growth Rate = 1.00%
Peak Season = 1
Buildout Year = 2027
Years = 5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 11/29/2022	52	721	25	2	258	14	28	5	42	8	5	4
Peak Season Volume	52	721	25	2	258	14	28	5	42	8	5	4
Diversion (EB Only @ Sunset - West Leg)	-52	52	0	0	0	-14	0	0	0	5	-5	0
Peak Season Diversion Volumes	0	773	25	2	258	0	28	5	42	13	0	4
Traffic Volume Growth Committed Development	0	39	1	0	13	0	1	0	2	1	0	0
1.0% Traffic Volume Growth Committed + 1.0% Growth	0	39	1	0	13	0	1	0	2	1	0	0
Max (Committed + 1.0% or Historic Growth)	0	39	1	0	13	0	1	0	2	1	0	0
Background Traffic Volumes	0	812	26	2	271	0	29	5	44	14	0	4
Project Traffic												
Inbound Traffic Assignment			50.0%	45.0%				5.0%				
Inbound Traffic Volumes			2	2								
Outbound Traffic Assignment					50.0%							
Outbound Traffic Volumes					2							
Project Traffic	0	0	2	2	2	0	0	0	0	0	0	0
Total Traffic w/o RTOR	0	812	28	4	273	0	29	5	44	14	0	4
RTOR Reduction			(60)			(60)			(60)			(60)
TOTAL TRAFFIC	0	812	0	4	273	0	29	5	0	14	0	0

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 11/29/2022	78	359	8	2	716	22	22	4	101	5	12	6
Peak Season Volume	78	359	8	2	716	22	22	4	101	5	12	6
Diversion (EB Only @ Sunset - West Leg)	-78	78	0	0	0	-22	0	0	0	12	-12	0
Peak Season Diversion Volumes	0	437	8	2	716	0	22	4	101	17	0	6
Traffic Volume Growth Committed Development	0	22	0	0	37	0	1	0	5	1	0	0
1.0% Traffic Volume Growth Committed + 1.0% Growth	0	22	0	0	37	0	1	0	5	1	0	0
Max (Committed + 1.0% or Historic Growth)	0	22	0	0	37	0	1	0	5	1	0	0
Background Traffic Volumes	0	459	8	2	753	0	23	4	106	18	0	6
Project Traffic												
Inbound Traffic Assignment			50.0%	45.0%				5.0%				
Inbound Traffic Volumes			39	35				4				
Outbound Traffic Assignment					50.0%							
Outbound Traffic Volumes					19							
Project Traffic	0	0	39	35	19	0	0	4	0	0	0	0
Total Traffic w/o RTOR	0	459	47	37	772	0	23	8	106	18	0	6
RTOR Reduction			(60)			(60)			(60)			(60)
TOTAL TRAFFIC	0	459	0	37	772	0	23	8	46	18	0	0

**VOLUME DEVELOPMENT SHEET
PARAMOUNT PALM BEACH
ROYAL POINCIANA WAY & COUNTY ROAD
EXISTING GEOMETRY**

Growth Rate = 1.00%
Peak Season = 1
Buildout Year = 2027
Years = 5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 11/29/2022	101	517	54	0	186	109	289	49	189	5	36	8
Peak Season Volume	101	517	54	0	186	109	289	49	189	5	36	8
Diversion (EB Only @ Sunset - West Leg)	0	0	0	0	0	0	0	0	0	0	0	0
Peak Season Diversion Volumes	101	517	54	0	186	109	289	49	189	5	36	8
Traffic Volume Growth Committed Development	5	26	3	0	9	6	15	2	10	0	2	0
1.0% Traffic Volume Growth Committed + 1.0% Growth	5	26	3	0	9	6	15	2	10	0	2	0
Max (Committed + 1.0% or Historic Growth)	5	26	3	0	9	6	15	2	10	0	2	0
Background Traffic Volumes	106	543	57	0	195	115	304	51	199	5	38	8
Project Traffic												
Inbound Traffic Assignment		20.0%					30.0%					
Inbound Traffic Volumes		1					1					
Outbound Traffic Assignment				20.0%		30.0%						
Outbound Traffic Volumes				1		1						
Project Traffic	0	1	0	0	1	1	1	0	0	0	0	0
Total Traffic w/o RTOR	106	544	57	0	196	116	305	51	199	5	38	8
RTOR Reduction			(60)			(60)			(60)			(60)
TOTAL TRAFFIC	106	544	0	0	196	56	305	51	139	5	38	0

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 11/29/2022	180	306	27	0	444	377	125	44	141	45	76	21
Peak Season Volume	180	306	27	0	444	377	125	44	141	45	76	21
Diversion (EB Only @ Sunset - West Leg)	0	0	0	0	0	0	0	0	0	0	0	0
Peak Season Diversion Volumes	180	306	27	0	444	377	125	44	141	45	76	21
Traffic Volume Growth Committed Development	9	16	1	0	23	19	6	2	7	2	4	1
1.0% Traffic Volume Growth Committed + 1.0% Growth	9	16	1	0	23	19	6	2	7	2	4	1
Max (Committed + 1.0% or Historic Growth)	9	16	1	0	23	19	6	2	7	2	4	1
Background Traffic Volumes	189	322	28	0	467	396	131	46	148	47	80	22
Project Traffic												
Inbound Traffic Assignment		20.0%					30.0%					
Inbound Traffic Volumes		15					23					
Outbound Traffic Assignment				20.0%		30.0%						
Outbound Traffic Volumes				8		11						
Project Traffic	0	15	0	0	8	11	23	0	0	0	0	0
Total Traffic w/o RTOR	189	337	28	0	475	407	154	46	148	47	80	22
RTOR Reduction			(60)			(60)			(60)			(60)
TOTAL TRAFFIC	189	337	0	0	475	347	154	46	88	47	80	0

Traffic Survey Specialists, Inc.

85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

ROYAL POINCIANA WAY & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : royal poinciana & county
Site Code : 220182
Start Date : 11/29/2022
Page No : 1

Groups Printed- LIGHT VEHICLES - HEAVY VEHICLES

	N COUNTY ROAD From North				MAIN STREET From East				N COUNTY ROAD From South				ROYAL POINCIANA WAY From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
06:00 AM	0	0	4	6	0	1	3	1	0	5	7	12	0	8	6	6	59
06:15 AM	0	0	8	8	0	2	10	0	0	3	8	18	0	11	9	3	80
06:30 AM	0	1	7	8	0	0	3	0	0	6	31	17	0	11	10	17	111
06:45 AM	0	1	6	8	0	1	7	2	0	13	44	21	1	17	16	17	154
Total	0	2	25	30	0	4	23	3	0	27	90	68	1	47	41	43	404
07:00 AM	0	0	24	20	0	2	5	2	0	20	41	27	0	19	10	12	182
07:15 AM	0	0	36	11	0	1	4	0	0	14	59	17	1	25	7	23	198
07:30 AM	0	0	40	27	0	3	4	3	0	13	64	24	3	48	20	31	280
07:45 AM	0	0	51	28	0	1	6	1	0	19	134	21	4	68	10	39	382
Total	0	0	151	86	0	7	19	6	0	66	298	89	8	160	47	105	1042
08:00 AM	0	0	39	28	0	3	6	3	0	23	129	16	2	79	16	57	401
08:15 AM	0	0	44	25	0	1	12	2	0	20	123	12	3	51	10	55	358
08:30 AM	0	0	52	28	0	0	12	2	0	39	131	5	4	78	13	38	402
08:45 AM	0	0	52	39	0	0	6	2	0	16	141	11	2	60	13	21	363
Total	0	0	187	120	0	4	36	9	0	98	524	44	11	268	52	171	1524
09:00 AM	0	0	48	46	0	2	10	1	0	20	112	10	4	115	14	42	424
09:15 AM	0	0	63	50	0	6	7	2	0	19	113	10	2	49	10	27	358
09:30 AM	0	0	60	40	0	3	9	4	0	24	111	11	6	69	16	36	389
09:45 AM	0	0	80	57	0	0	10	4	0	29	107	10	5	47	15	35	399
Total	0	0	251	193	0	11	36	11	0	92	443	41	17	280	55	140	1570
10:00 AM	0	0	46	53	0	2	10	10	0	26	97	9	4	64	14	30	365
10:15 AM	0	0	77	51	0	1	6	4	0	20	102	9	7	36	21	28	362
10:30 AM	0	0	67	53	0	2	6	2	0	30	62	7	5	42	13	32	321
10:45 AM	0	0	75	55	0	4	8	2	0	26	119	9	6	38	12	27	381
Total	0	0	265	212	0	9	30	18	0	102	380	34	22	180	60	117	1429
11:00 AM	0	0	82	56	0	4	9	2	0	25	93	5	6	38	12	32	364
11:15 AM	0	1	74	43	0	5	7	7	0	24	105	14	3	48	14	38	383
11:30 AM	0	0	89	63	0	4	11	3	0	38	119	9	2	36	10	48	432
11:45 AM	0	0	102	68	0	5	9	1	0	42	124	7	4	43	15	44	464
Total	0	1	347	230	0	18	36	13	0	129	441	35	15	165	51	162	1643
12:00 PM	0	0	82	67	0	5	17	3	0	27	106	8	2	38	7	40	402
12:15 PM	0	0	90	72	0	4	10	3	0	33	102	9	1	44	11	35	414
12:30 PM	0	0	85	63	0	4	14	5	0	28	78	8	4	32	19	45	385
12:45 PM	0	0	93	64	0	2	10	2	0	35	103	6	5	43	11	29	403
Total	0	0	350	266	0	15	51	13	0	123	389	31	12	157	48	149	1604
01:00 PM	0	0	101	75	0	4	9	4	0	38	107	4	3	42	15	34	436
01:15 PM	0	1	97	67	0	2	11	3	0	31	109	2	7	39	7	41	417
01:30 PM	0	1	77	63	0	9	12	2	0	38	78	4	3	36	11	33	367
01:45 PM	0	0	91	66	0	2	12	6	0	39	107	13	5	47	16	31	435
Total	0	2	366	271	0	17	44	15	0	146	401	23	18	164	49	139	1655
02:00 PM	0	0	101	62	0	5	14	1	0	43	92	7	2	42	15	33	417
02:15 PM	0	0	88	71	0	4	20	2	0	46	94	13	2	34	14	41	429
02:30 PM	0	1	105	78	0	6	13	6	0	37	67	11	3	42	15	46	430
02:45 PM	0	0	114	82	0	10	11	4	0	31	86	12	5	23	13	32	423
Total	0	1	408	293	0	25	58	13	0	157	339	43	12	141	57	152	1699

Traffic Survey Specialists, Inc.

85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

ROYAL POINCIANA WAY & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : royal poinciana & county
Site Code : 220182
Start Date : 11/29/2022
Page No : 2

Groups Printed- LIGHT VEHICLES - HEAVY VEHICLES

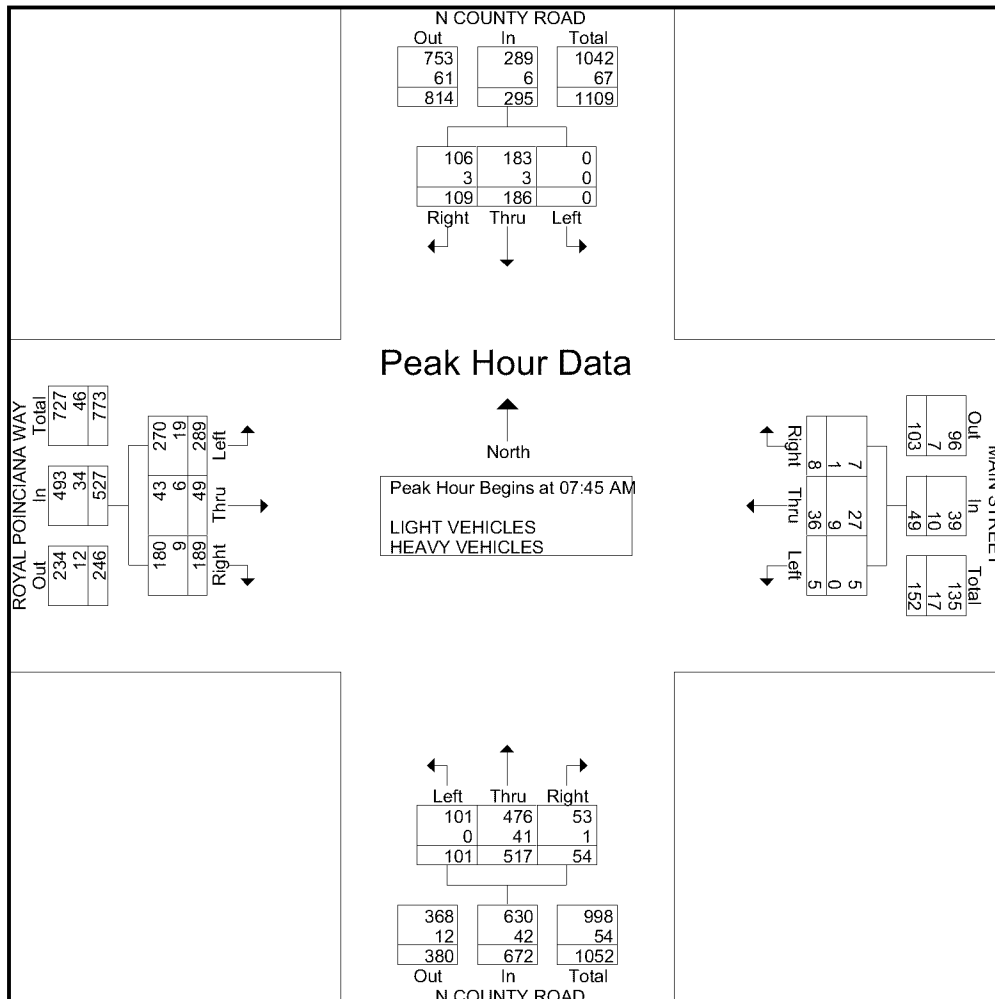
	N COUNTY ROAD From North				MAIN STREET From East				N COUNTY ROAD From South				ROYAL POINCIANA WAY From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
03:00 PM	0	1	112	89	0	12	29	6	0	37	65	9	2	43	14	39	458
03:15 PM	0	0	86	76	0	10	22	3	0	34	101	8	5	40	5	32	422
03:30 PM	0	0	123	96	0	8	34	1	0	51	66	11	2	44	9	35	480
03:45 PM	0	0	119	91	0	7	15	3	0	37	82	8	6	27	9	25	429
Total	0	1	440	352	0	37	100	13	0	159	314	36	15	154	37	131	1789
04:00 PM	0	0	117	119	0	7	17	8	0	56	82	8	4	26	14	29	487
04:15 PM	0	0	118	76	0	15	13	5	0	42	85	4	1	21	3	33	416
04:30 PM	0	0	121	111	0	14	31	3	0	44	49	4	3	39	17	39	475
04:45 PM	0	0	88	71	0	9	15	5	0	38	90	11	5	26	10	40	408
Total	0	0	444	377	0	45	76	21	0	180	306	27	13	112	44	141	1786
05:00 PM	0	0	72	86	0	26	30	6	0	39	77	14	2	28	10	38	428
05:15 PM	0	0	70	43	0	8	16	2	0	37	59	4	5	25	8	40	317
05:30 PM	0	0	65	45	0	6	14	3	0	34	50	4	3	29	9	38	300
05:45 PM	0	0	68	48	0	3	11	2	0	43	39	3	2	25	12	52	308
Total	0	0	275	222	0	43	71	13	0	153	225	25	12	107	39	168	1353
06:00 PM	0	0	67	37	0	8	17	2	0	29	47	4	3	28	11	48	301
06:15 PM	0	0	45	30	0	5	8	2	0	25	40	3	2	25	8	33	226
06:30 PM	0	0	39	29	0	9	13	2	0	36	57	3	4	17	5	12	226
06:45 PM	0	0	45	28	0	3	16	1	0	41	46	3	1	13	2	11	210
Total	0	0	196	124	0	25	54	7	0	131	190	13	10	83	26	104	963
Grand Total	0	7	3705	2776	0	260	634	155	0	1563	4340	509	166	2018	606	1722	18461
Apprch %	0	0.1	57.1	42.8	0	24.8	60.4	14.8	0	24.4	67.7	7.9	3.7	44.7	13.4	38.2	
Total %	0	0	20.1	15	0	1.4	3.4	0.8	0	8.5	23.5	2.8	0.9	10.9	3.3	9.3	
LIGHT VEHICLES	0	6	3524	2617	0	249	563	144	0	1527	4107	484	164	1924	547	1682	17538
% LIGHT VEHICLES	0	85.7	95.1	94.3	0	95.8	88.8	92.9	0	97.7	94.6	95.1	98.8	95.3	90.3	97.7	95
HEAVY VEHICLES	0	1	181	159	0	11	71	11	0	36	233	25	2	94	59	40	923
% HEAVY VEHICLES	0	14.3	4.9	5.7	0	4.2	11.2	7.1	0	2.3	5.4	4.9	1.2	4.7	9.7	2.3	5

Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

ROYAL POINCIANA WAY & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : royal poinciana & county
Site Code : 220182
Start Date : 11/29/2022
Page No : 3

	N COUNTY ROAD From North					MAIN STREET From East					N COUNTY ROAD From South					ROYAL POINCIANA WAY From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:45 AM																					
07:45 AM	0	0	51	28	79	0	1	6	1	8	0	19	134	21	174	4	68	10	39	121	382
08:00 AM	0	0	39	28	67	0	3	6	3	12	0	23	129	16	168	2	79	16	57	154	401
08:15 AM	0	0	44	25	69	0	1	12	2	15	0	20	123	12	155	3	51	10	55	119	358
08:30 AM	0	0	52	28	80	0	0	12	2	14	0	39	131	5	175	4	78	13	38	133	402
Total Volume	0	0	186	109	295	0	5	36	8	49	0	101	517	54	672	13	276	49	189	527	1543
% App. Total	0	0	63.1	36.9		0	10.2	73.5	16.3		0	15	76.9	8		2.5	52.4	9.3	35.9		
PHF	.000	.000	.894	.973	.922	.000	.417	.750	.667	.817	.000	.647	.965	.643	.960	.813	.873	.766	.829	.856	.960
LIGHT VEHICLES																					
% LIGHT VEHICLES	0	0	98.4	97.2	98.0	0	100	75.0	87.5	79.6	0	100	92.1	98.1	93.8	100	93.1	87.8	95.2	93.5	94.0
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	1.6	2.8	2.0	0	0	25.0	12.5	20.4	0	0	7.9	1.9	6.3	0	6.9	12.2	4.8	6.5	6.0

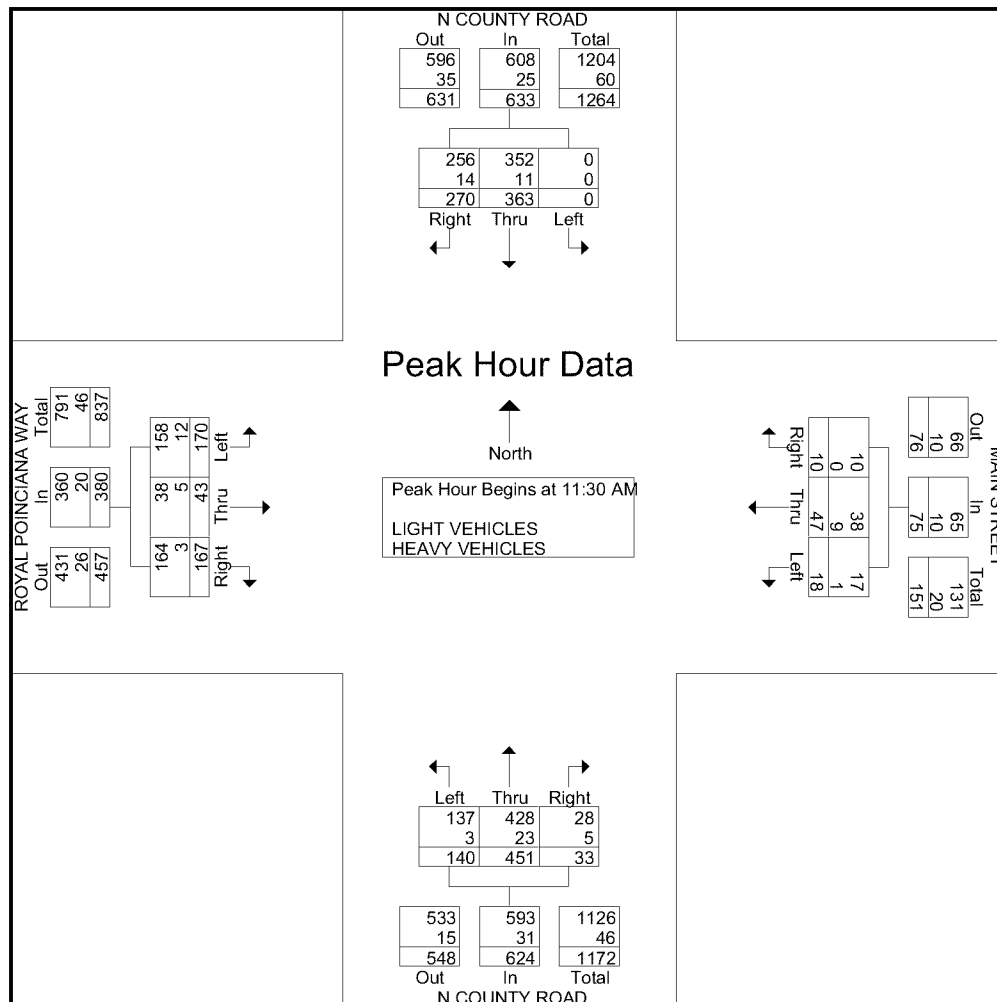


Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

ROYAL POINCIANA WAY & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : royal poinciana & county
Site Code : 220182
Start Date : 11/29/2022
Page No : 4

	N COUNTY ROAD From North					MAIN STREET From East					N COUNTY ROAD From South					ROYAL POINCIANA WAY From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 11:00 AM to 01:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 11:30 AM																					
11:30 AM	0	0	89	63	152	0	4	11	3	18	0	38	119	9	166	2	36	10	48	96	432
11:45 AM	0	0	102	68	170	0	5	9	1	15	0	42	124	7	173	4	43	15	44	106	464
12:00 PM	0	0	82	67	149	0	5	17	3	25	0	27	106	8	141	2	38	7	40	87	402
12:15 PM	0	0	90	72	162	0	4	10	3	17	0	33	102	9	144	1	44	11	35	91	414
Total Volume	0	0	363	270	633	0	18	47	10	75	0	140	451	33	624	9	161	43	167	380	1712
% App. Total	0	0	57.3	42.7		0	24	62.7	13.3		0	22.4	72.3	5.3		2.4	42.4	11.3	43.9		
PHF	.000	.000	.890	.938	.931	.000	.900	.691	.833	.750	.000	.833	.909	.917	.902	.563	.915	.717	.870	.896	.922
LIGHT VEHICLES																					
% LIGHT VEHICLES	0	0	97.0	94.8	96.1	0	94.4	80.9	100	86.7	0	97.9	94.9	84.8	95.0	100	92.5	88.4	98.2	94.7	95.0
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	3.0	5.2	3.9	0	5.6	19.1	0	13.3	0	2.1	5.1	15.2	5.0	0	7.5	11.6	1.8	5.3	5.0

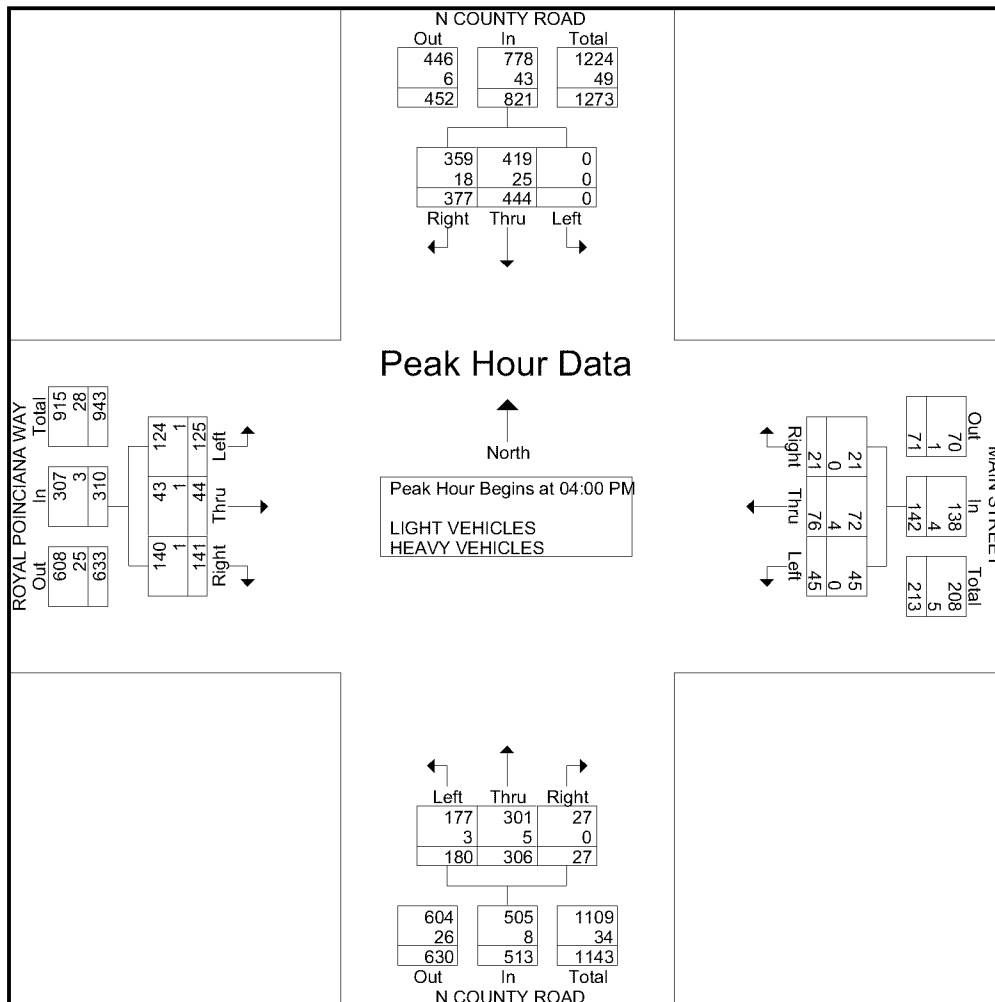


Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

ROYAL POINCIANA WAY & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : royal poinciana & county
Site Code : 220182
Start Date : 11/29/2022
Page No : 5

	N COUNTY ROAD From North					MAIN STREET From East					N COUNTY ROAD From South					ROYAL POINCIANA WAY From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	0	0	117	119	236	0	7	17	8	32	0	56	82	8	146	4	26	14	29	73	487
04:15 PM	0	0	118	76	194	0	15	13	5	33	0	42	85	4	131	1	21	3	33	58	416
04:30 PM	0	0	121	111	232	0	14	31	3	48	0	44	49	4	97	3	39	17	39	98	475
04:45 PM	0	0	88	71	159	0	9	15	5	29	0	38	90	11	139	5	26	10	40	81	408
Total Volume	0	0	444	377	821	0	45	76	21	142	0	180	306	27	513	13	112	44	141	310	1786
% App. Total	0	0	54.1	45.9		0	31.7	53.5	14.8		0	35.1	59.6	5.3		4.2	36.1	14.2	45.5		
PHF	.000	.000	.917	.792	.870	.000	.750	.613	.656	.740	.000	.804	.850	.614	.878	.650	.718	.647	.881	.791	.917
LIGHT VEHICLES																					
% LIGHT VEHICLES	0	0	94.4	95.2	94.8	0	100	94.7	100	97.2	0	98.3	98.4	100	98.4	100	99.1	97.7	99.3	99.0	96.8
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	5.6	4.8	5.2	0	0	5.3	0	2.8	0	1.7	1.6	0	1.6	0	0.9	2.3	0.7	1.0	3.2



Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

ROYAL POINCIANA WAY & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : royal poinciana & county
Site Code : 220182
Start Date : 11/29/2022
Page No : 1

Groups Printed- BICYCLES ON THE ROAD

	N COUNTY ROAD From North				MAIN STREET From East				N COUNTY ROAD From South				ROYAL POINCIANA WAY From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
06:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	2
06:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 AM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	4
06:45 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2	4
Total	0	0	2	0	0	0	0	0	0	0	3	0	0	0	0	5	10
07:00 AM	0	0	1	0	0	0	0	0	0	0	5	0	0	0	0	0	6
07:15 AM	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	3
07:30 AM	0	0	1	0	0	0	0	0	0	0	25	0	0	0	0	0	26
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	4	0	0	0	0	0	0	0	31	0	0	0	0	0	35
08:00 AM	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	1	3
08:15 AM	0	0	1	1	0	0	0	0	0	0	5	0	0	0	1	4	12
08:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 AM	0	0	1	3	0	0	0	0	0	0	2	0	0	0	1	1	8
Total	0	0	3	4	0	0	0	0	0	0	8	0	0	0	2	6	23
09:00 AM	0	0	3	0	0	0	0	0	0	0	2	0	0	0	0	0	5
09:15 AM	0	0	3	0	0	0	0	0	0	0	2	0	0	0	0	0	5
09:30 AM	0	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	4
09:45 AM	0	0	2	0	0	0	0	0	0	2	1	0	0	0	0	0	5
Total	0	0	11	0	0	0	0	0	0	2	6	0	0	0	0	0	19
10:00 AM	0	0	5	0	0	0	0	0	0	0	3	0	0	0	0	0	8
10:15 AM	0	0	2	2	0	0	0	0	0	0	2	0	0	0	0	0	6
10:30 AM	0	0	2	1	0	0	0	0	0	0	8	0	0	0	0	0	11
10:45 AM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	4
Total	0	0	9	3	0	0	0	0	0	0	17	0	0	0	0	0	29
11:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	2	3
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	2	3
11:45 AM	0	0	1	0	0	0	0	0	0	0	1	0	0	1	0	0	3
Total	0	0	2	0	0	0	1	0	0	0	1	0	0	1	0	4	9
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	1	3
12:30 PM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
12:45 PM	0	0	0	0	0	0	0	2	0	0	2	2	0	1	0	0	7
Total	0	0	0	1	0	0	1	2	0	0	3	2	0	1	0	1	11
01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
01:15 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
01:30 PM	0	0	0	0	0	0	0	1	0	0	4	0	0	0	0	0	5
01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	1	1	0	0	4	0	0	0	0	1	7
02:00 PM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
02:45 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Total	0	0	2	0	0	0	0	0	0	0	2	0	0	0	0	0	4

Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

ROYAL POINCIANA WAY & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : royal poinciana & county
Site Code : 220182
Start Date : 11/29/2022
Page No : 2

Groups Printed- BICYCLES ON THE ROAD

	N COUNTY ROAD From North				MAIN STREET From East				N COUNTY ROAD From South				ROYAL POINCIANA WAY From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM	0	0	3	1	0	0	0	0	0	0	0	0	0	0	0	1	5
03:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
03:45 PM	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	2
Total	0	0	5	1	0	0	0	0	0	0	1	0	0	0	0	1	8
04:00 PM	0	0	1	0	0	0	0	0	0	1	1	0	0	0	0	0	3
04:15 PM	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	3
04:30 PM	0	0	5	0	0	0	0	0	0	0	2	0	0	0	0	1	8
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	6	0	0	0	0	0	0	1	6	0	0	0	0	1	14
05:00 PM	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	1	3
05:15 PM	0	0	3	0	0	0	0	0	0	0	3	0	0	0	0	0	6
05:30 PM	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	3
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	6	0	0	0	0	0	0	0	5	0	0	0	0	1	12
06:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
06:15 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	3
Grand Total	0	0	52	9	0	0	3	3	0	3	88	2	0	2	2	20	184
Apprch %	0	0	85.2	14.8	0	0	50	50	0	3.2	94.6	2.2	0	8.3	8.3	83.3	
Total %	0	0	28.3	4.9	0	0	1.6	1.6	0	1.6	47.8	1.1	0	1.1	1.1	10.9	

Traffic Survey Specialists, Inc.

85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

ROYAL POINCIANA WAY & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : royal poinciana & county
Site Code : 220182
Start Date : 11/29/2022
Page No : 1

Groups Printed- PEDESTRIANS & BIKES

	N COUNTY ROAD From North				MAIN STREET From East				N COUNTY ROAD From South				ROYAL POINCIANA WAY From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
06:00 AM	0	0	0	0	5	0	0	0	0	0	0	0	1	0	0	0	6
06:15 AM	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	4
06:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
06:45 AM	2	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	5
Total	2	0	0	0	7	0	0	0	2	0	0	0	5	0	0	0	16
07:00 AM	3	0	0	0	8	0	0	0	2	0	0	0	2	0	0	0	15
07:15 AM	2	0	0	0	5	0	0	0	0	0	0	0	6	0	1	0	14
07:30 AM	1	0	1	0	3	0	0	0	1	0	0	0	3	0	1	0	10
07:45 AM	0	0	0	0	2	0	0	0	0	0	0	0	7	0	3	0	12
Total	6	0	1	0	18	0	0	0	3	0	0	0	18	0	5	0	51
08:00 AM	0	0	0	0	1	0	2	0	1	0	2	0	1	0	1	0	8
08:15 AM	0	0	0	0	6	0	0	0	1	0	0	0	1	0	1	0	9
08:30 AM	2	0	0	0	2	0	1	0	3	0	0	0	1	0	1	0	10
08:45 AM	5	0	0	0	4	0	0	0	5	0	0	0	0	0	0	0	14
Total	7	0	0	0	13	0	3	0	10	0	2	0	3	0	3	0	41
09:00 AM	0	0	0	0	7	0	0	0	11	0	0	0	4	0	0	0	22
09:15 AM	1	0	0	0	0	0	0	0	5	0	0	0	1	0	0	0	7
09:30 AM	4	0	0	0	2	0	0	0	4	0	0	0	4	0	0	0	14
09:45 AM	4	0	0	0	6	0	2	0	7	0	2	0	3	0	0	0	24
Total	9	0	0	0	15	0	2	0	27	0	2	0	12	0	0	0	67
10:00 AM	2	0	0	0	4	0	0	0	4	0	0	0	4	0	2	0	16
10:15 AM	5	0	0	0	0	0	0	0	1	0	0	0	5	0	1	0	12
10:30 AM	1	0	0	0	2	0	1	0	1	0	0	0	0	0	0	0	5
10:45 AM	1	0	0	0	1	0	0	0	3	0	0	0	4	0	0	0	9
Total	9	0	0	0	7	0	1	0	9	0	0	0	13	0	3	0	42
11:00 AM	3	0	0	0	2	0	0	0	1	0	0	0	0	0	0	0	6
11:15 AM	3	0	2	0	1	0	0	0	0	0	0	0	0	0	1	0	7
11:30 AM	5	0	0	0	1	0	0	0	2	0	0	0	1	0	0	0	9
11:45 AM	3	0	0	0	2	0	0	0	3	0	0	0	0	0	0	0	8
Total	14	0	2	0	6	0	0	0	6	0	0	0	1	0	1	0	30
12:00 PM	0	0	0	0	2	0	0	0	3	0	0	0	3	0	0	0	8
12:15 PM	0	0	0	0	1	0	1	0	3	0	2	0	1	0	1	0	9
12:30 PM	8	0	0	0	0	0	0	0	2	0	0	0	3	0	0	0	13
12:45 PM	3	0	0	0	2	0	0	0	1	0	0	0	1	0	0	0	7
Total	11	0	0	0	5	0	1	0	9	0	2	0	8	0	1	0	37
01:00 PM	1	0	0	0	0	0	0	0	0	0	0	0	3	0	1	0	5
01:15 PM	1	0	0	0	2	0	0	0	0	0	0	0	1	0	0	0	4
01:30 PM	2	0	0	0	0	0	1	0	0	0	0	0	2	0	0	0	5
01:45 PM	1	0	0	0	1	0	0	0	0	0	0	0	4	0	5	0	11
Total	5	0	0	0	3	0	1	0	0	0	0	0	10	0	6	0	25
02:00 PM	4	0	1	0	1	0	0	0	0	0	0	0	1	0	2	0	9
02:15 PM	0	0	0	0	1	0	1	0	1	0	0	0	2	0	0	0	5
02:30 PM	5	0	0	0	1	0	0	0	1	0	0	0	2	0	0	0	9
02:45 PM	5	0	0	0	3	0	2	0	1	0	3	0	1	0	1	0	16
Total	14	0	1	0	6	0	3	0	3	0	3	0	6	0	3	0	39

Traffic Survey Specialists, Inc.

85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

ROYAL POINCIANA WAY & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : royal poinciana & county
Site Code : 220182
Start Date : 11/29/2022
Page No : 2

Groups Printed- PEDESTRIANS & BIKES

	N COUNTY ROAD From North				MAIN STREET From East				N COUNTY ROAD From South				ROYAL POINCIANA WAY From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
03:00 PM	2	0	0	0	2	0	0	0	3	0	0	0	2	0	0	0	9
03:15 PM	1	0	0	0	3	0	0	0	1	0	1	0	1	0	1	0	8
03:30 PM	1	0	0	0	4	0	0	0	1	0	0	0	0	0	4	0	10
03:45 PM	2	0	0	0	3	0	4	0	0	0	0	0	1	0	0	0	10
Total	6	0	0	0	12	0	4	0	5	0	1	0	4	0	5	0	37
04:00 PM	7	0	0	0	3	0	0	0	2	0	0	0	1	0	0	0	13
04:15 PM	0	0	0	0	2	0	0	0	1	0	0	0	2	0	0	0	5
04:30 PM	5	0	0	0	4	0	1	0	4	0	0	0	3	0	0	0	17
04:45 PM	3	0	2	0	9	0	0	0	5	0	0	0	2	0	0	0	21
Total	15	0	2	0	18	0	1	0	12	0	0	0	8	0	0	0	56
05:00 PM	2	0	0	0	11	0	1	0	5	0	0	0	3	0	1	0	23
05:15 PM	3	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	7
05:30 PM	1	0	0	0	3	0	0	0	4	0	0	0	2	0	0	0	10
05:45 PM	1	0	0	0	1	0	0	0	3	0	0	0	4	0	1	0	10
Total	7	0	0	0	17	0	1	0	14	0	0	0	9	0	2	0	50
06:00 PM	0	0	0	0	1	0	0	0	1	0	0	0	3	0	1	0	6
06:15 PM	2	0	0	0	1	0	0	0	1	0	0	0	2	0	0	0	6
06:30 PM	2	0	0	0	7	0	0	0	0	0	0	0	2	0	0	0	11
06:45 PM	1	0	0	0	5	0	0	0	0	0	0	0	3	0	1	0	10
Total	5	0	0	0	14	0	0	0	2	0	0	0	10	0	2	0	33
Grand Total	110	0	6	0	141	0	17	0	102	0	10	0	107	0	31	0	524
Apprch %	94.8	0	5.2	0	89.2	0	10.8	0	91.1	0	8.9	0	77.5	0	22.5	0	
Total %	21	0	1.1	0	26.9	0	3.2	0	19.5	0	1.9	0	20.4	0	5.9	0	

Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SUNRISE AVENUE & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : sunrise & n county
Site Code : 220182
Start Date : 11/29/2022
Page No : 1

Groups Printed- LIGHT VEHICLES - HEAVY VEHICLES

	N COUNTY ROAD From North				SUNRISE AVENUE From East				N COUNTY ROAD From South				SUNRISE AVENUE From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
06:00 AM	0	0	7	1	0	0	1	0	0	0	10	4	0	1	1	3	28
06:15 AM	0	0	12	0	0	2	1	0	0	0	14	1	0	0	0	0	30
06:30 AM	0	0	10	1	0	4	1	0	0	0	26	12	0	1	0	0	55
06:45 AM	0	0	15	1	0	0	2	0	0	2	43	3	0	2	1	0	69
Total	0	0	44	3	0	6	5	0	0	2	93	20	0	4	2	3	182
07:00 AM	0	0	26	0	0	6	0	0	0	4	39	7	0	3	1	2	88
07:15 AM	0	1	33	1	0	8	1	1	0	3	56	13	0	5	2	1	125
07:30 AM	0	0	58	5	0	5	4	1	0	3	95	19	0	9	5	1	205
07:45 AM	0	0	39	2	0	14	4	4	0	4	168	13	0	6	2	3	259
Total	0	1	156	8	0	33	9	6	0	14	358	52	0	23	10	7	677
08:00 AM	0	2	38	6	0	16	5	3	0	8	163	24	0	15	4	5	289
08:15 AM	0	2	46	10	0	9	5	3	0	10	132	22	0	4	4	2	249
08:30 AM	1	1	48	5	0	14	4	1	0	10	176	17	0	13	7	9	306
08:45 AM	0	3	66	7	0	7	5	0	0	7	163	20	0	15	3	13	309
Total	1	8	198	28	0	46	19	7	0	35	634	83	0	47	18	29	1153
09:00 AM	0	1	63	7	0	18	6	3	0	7	180	30	0	5	5	4	329
09:15 AM	0	2	84	14	0	8	7	5	0	9	123	19	0	15	6	8	300
09:30 AM	0	3	66	15	0	12	15	3	0	11	135	28	0	5	3	7	303
09:45 AM	0	4	82	10	0	14	3	2	0	13	112	21	0	1	7	14	283
Total	0	10	295	46	0	52	31	13	0	40	550	98	0	26	21	33	1215
10:00 AM	0	1	69	12	0	14	13	8	0	17	112	22	0	11	6	5	290
10:15 AM	0	4	87	14	0	15	5	3	0	8	103	17	0	8	5	12	281
10:30 AM	0	0	83	9	0	15	8	3	0	10	72	20	0	7	5	12	244
10:45 AM	0	6	82	13	0	23	4	5	0	12	116	23	0	12	2	9	307
Total	0	11	321	48	0	67	30	19	0	47	403	82	0	38	18	38	1122
11:00 AM	0	2	85	16	0	28	9	3	0	9	81	24	0	4	6	7	274
11:15 AM	0	4	70	8	0	26	11	3	0	11	113	22	0	5	5	12	290
11:30 AM	0	7	103	10	0	23	10	3	0	8	103	30	0	13	10	10	330
11:45 AM	0	10	110	14	0	17	12	8	0	18	111	28	0	13	6	23	370
Total	0	23	368	48	0	94	42	17	0	46	408	104	0	35	27	52	1264
12:00 PM	0	16	88	19	0	33	16	9	1	16	89	33	0	8	10	14	352
12:15 PM	0	9	94	15	0	32	15	13	0	13	89	31	0	9	9	11	340
12:30 PM	1	6	83	18	0	35	9	10	0	5	77	19	0	8	10	23	304
12:45 PM	0	6	91	4	0	31	9	5	0	10	101	25	0	8	11	19	320
Total	1	37	356	56	0	131	49	37	1	44	356	108	0	33	40	67	1316
01:00 PM	0	6	103	8	0	28	10	7	0	18	90	27	0	4	5	16	322
01:15 PM	0	4	107	14	0	24	15	6	1	13	101	33	0	9	6	9	342
01:30 PM	0	5	80	9	0	30	8	8	0	13	79	22	0	11	5	12	282
01:45 PM	0	2	103	12	0	21	10	4	0	16	105	25	0	9	8	12	327
Total	0	17	393	43	0	103	43	25	1	60	375	107	0	33	24	49	1273
02:00 PM	0	3	102	18	0	20	8	4	0	14	88	29	0	13	7	15	321
02:15 PM	0	4	98	15	0	31	14	4	0	13	76	26	0	8	5	14	308
02:30 PM	0	5	138	16	0	27	6	4	0	9	75	24	0	9	3	15	331
02:45 PM	0	2	143	7	0	27	7	1	0	13	69	12	0	8	2	11	302
Total	0	14	481	56	0	105	35	13	0	49	308	91	0	38	17	55	1262

Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SUNRISE AVENUE & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : sunrise & n county
Site Code : 220182
Start Date : 11/29/2022
Page No : 2

Groups Printed- LIGHT VEHICLES - HEAVY VEHICLES

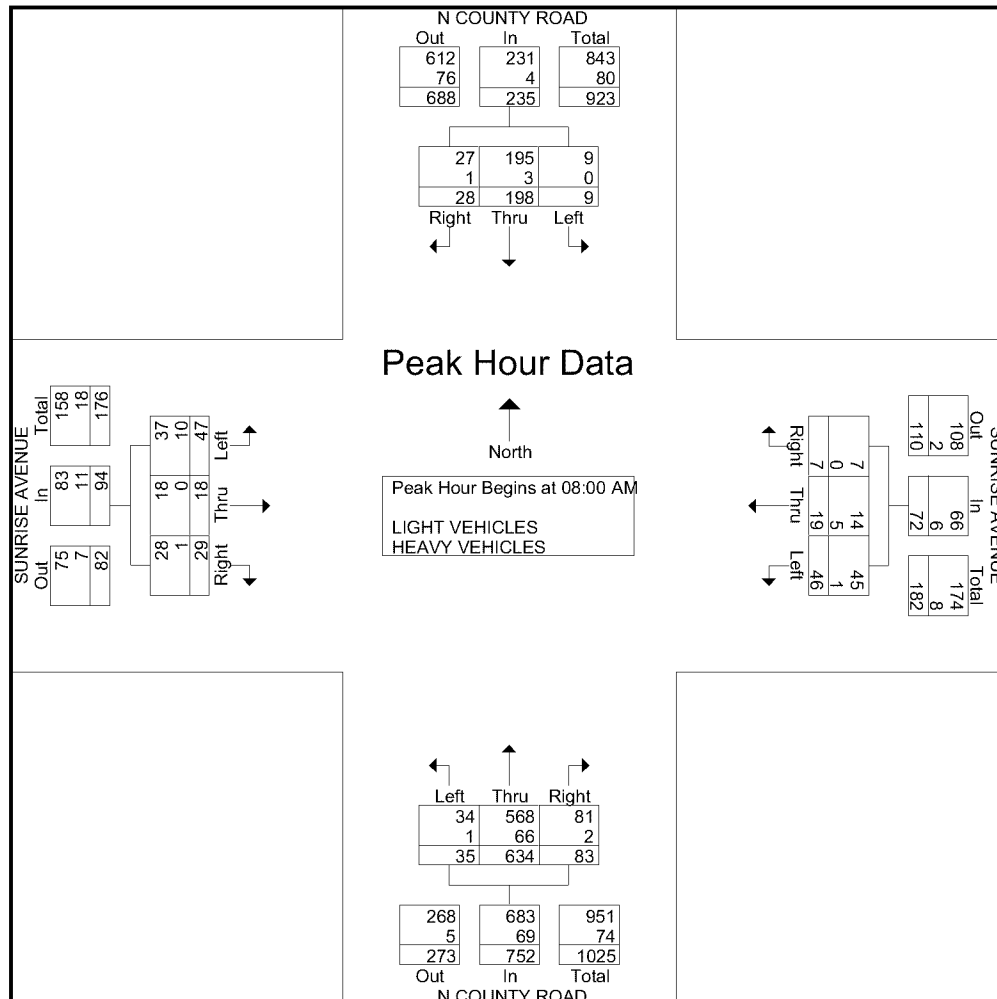
	N COUNTY ROAD From North				SUNRISE AVENUE From East				N COUNTY ROAD From South				SUNRISE AVENUE From West				Int. Total
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	
03:00 PM	0	3	139	20	0	22	10	7	0	9	70	29	0	6	5	13	333
03:15 PM	0	1	122	9	0	21	7	3	0	16	97	16	0	4	2	12	310
03:30 PM	0	1	151	13	0	24	12	3	0	14	69	17	0	2	9	8	323
03:45 PM	0	2	150	11	0	28	10	3	0	7	68	21	0	6	10	18	334
Total	0	7	562	53	0	95	39	16	0	46	304	83	0	18	26	51	1300
04:00 PM	0	3	187	15	0	29	14	2	0	8	75	20	0	9	4	13	379
04:15 PM	1	2	143	20	0	13	16	0	0	12	56	20	0	10	7	18	318
04:30 PM	0	4	157	14	0	8	22	4	0	13	65	14	0	8	6	35	350
04:45 PM	0	2	103	11	0	20	2	4	0	16	64	23	0	9	5	9	268
Total	1	11	590	60	0	70	54	10	0	49	260	77	0	36	22	75	1315
05:00 PM	0	0	118	8	0	30	12	2	0	11	73	12	0	6	8	9	289
05:15 PM	0	1	75	5	0	16	7	3	0	7	67	9	0	5	5	7	207
05:30 PM	0	0	67	4	0	15	10	8	0	5	45	17	0	2	7	9	189
05:45 PM	0	0	79	12	0	11	7	2	0	3	51	13	0	3	1	15	197
Total	0	1	339	29	0	72	36	15	0	26	236	51	0	16	21	40	882
06:00 PM	0	0	76	6	0	15	9	0	0	11	43	15	0	3	2	7	187
06:15 PM	0	2	43	3	0	14	7	2	0	9	33	7	0	4	7	15	146
06:30 PM	0	1	43	3	0	12	6	4	0	8	50	7	0	1	4	6	145
06:45 PM	0	1	50	3	0	8	3	2	0	7	34	8	0	3	2	13	134
Total	0	4	212	15	0	49	25	8	0	35	160	37	0	11	15	41	612
Grand Total	3	144	4315	493	0	923	417	186	2	493	4445	993	0	358	261	540	13573
Apprch %	0.1	2.9	87.1	9.9	0	60.5	27.3	12.2	0	8.3	74.9	16.7	0	30.9	22.5	46.6	
Total %	0	1.1	31.8	3.6	0	6.8	3.1	1.4	0	3.6	32.7	7.3	0	2.6	1.9	4	
LIGHT VEHICLES	3	137	4048	483	0	891	397	176	2	481	4164	955	0	342	257	525	12861
% LIGHT VEHICLES	100	95.1	93.8	98	0	96.5	95.2	94.6	100	97.6	93.7	96.2	0	95.5	98.5	97.2	94.8
HEAVY VEHICLES	0	7	267	10	0	32	20	10	0	12	281	38	0	16	4	15	712
% HEAVY VEHICLES	0	4.9	6.2	2	0	3.5	4.8	5.4	0	2.4	6.3	3.8	0	4.5	1.5	2.8	5.2

Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SUNRISE AVENUE & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : sunrise & n county
Site Code : 220182
Start Date : 11/29/2022
Page No : 3

	N COUNTY ROAD From North					SUNRISE AVENUE From East					N COUNTY ROAD From South					SUNRISE AVENUE From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	0	2	38	6	46	0	16	5	3	24	0	8	163	24	195	0	15	4	5	24	289
08:15 AM	0	2	46	10	58	0	9	5	3	17	0	10	132	22	164	0	4	4	2	10	249
08:30 AM	1	1	48	5	55	0	14	4	1	19	0	10	176	17	203	0	13	7	9	29	306
08:45 AM	0	3	66	7	76	0	7	5	0	12	0	7	163	20	190	0	15	3	13	31	309
Total Volume	1	8	198	28	235	0	46	19	7	72	0	35	634	83	752	0	47	18	29	94	1153
% App. Total	0.4	3.4	84.3	11.9		0	63.9	26.4	9.7		0	4.7	84.3	11		0	50	19.1	30.9		
PHF	.250	.667	.750	.700	.773	.000	.719	.950	.583	.750	.000	.875	.901	.865	.926	.000	.783	.643	.558	.758	.933
LIGHT VEHICLES																					
% LIGHT VEHICLES	100	100	98.5	96.4	98.3	0	97.8	73.7	100	91.7	0	97.1	89.6	97.6	90.8	0	78.7	100	96.6	88.3	92.2
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	1.5	3.6	1.7	0	2.2	26.3	0	8.3	0	2.9	10.4	2.4	9.2	0	21.3	0	3.4	11.7	7.8

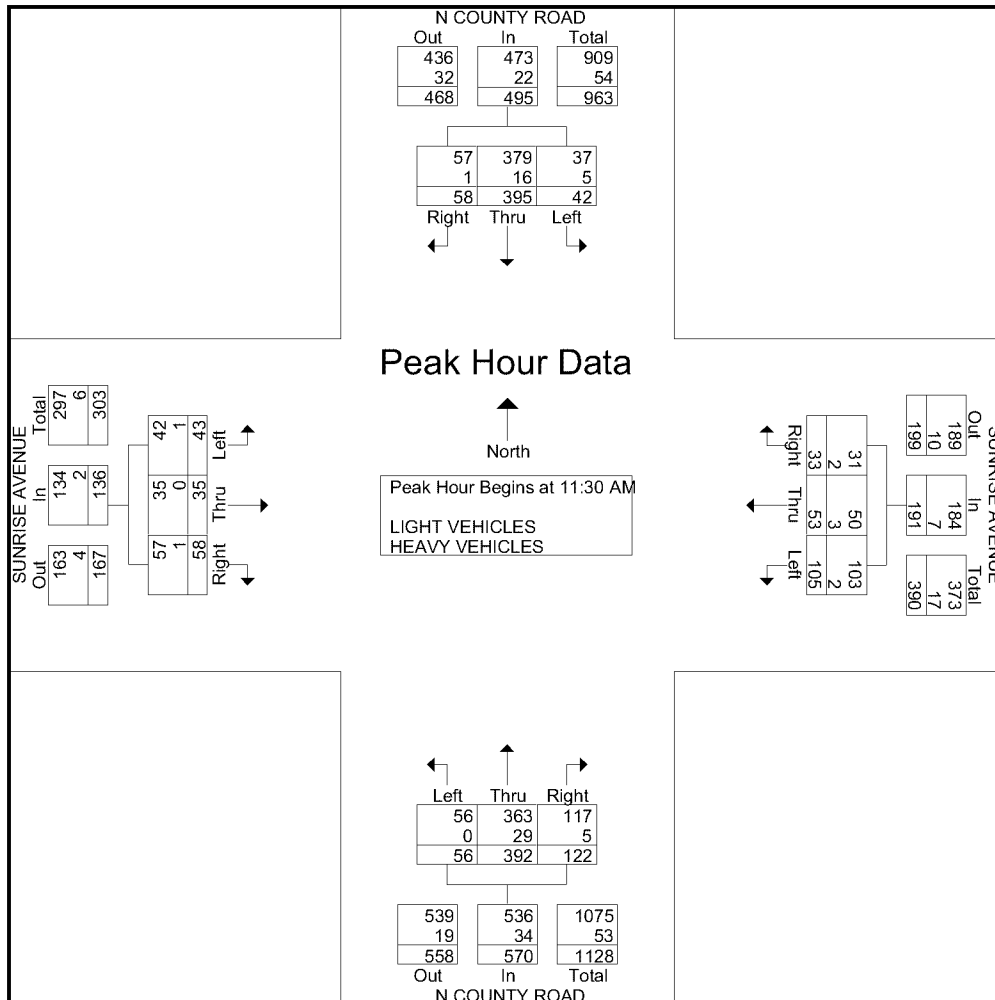


Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SUNRISE AVENUE & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : sunrise & n county
Site Code : 220182
Start Date : 11/29/2022
Page No : 4

	N COUNTY ROAD From North					SUNRISE AVENUE From East					N COUNTY ROAD From South					SUNRISE AVENUE From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 11:00 AM to 01:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 11:30 AM																					
11:30 AM	0	7	103	10	120	0	23	10	3	36	0	8	103	30	141	0	13	10	10	33	330
11:45 AM	0	10	110	14	134	0	17	12	8	37	0	18	111	28	157	0	13	6	23	42	370
12:00 PM	0	16	88	19	123	0	33	16	9	58	1	16	89	33	139	0	8	10	14	32	352
12:15 PM	0	9	94	15	118	0	32	15	13	60	0	13	89	31	133	0	9	9	11	29	340
Total Volume	0	42	395	58	495	0	105	53	33	191	1	55	392	122	570	0	43	35	58	136	1392
% App. Total	0	8.5	79.8	11.7		0	55	27.7	17.3		0.2	9.6	68.8	21.4		0	31.6	25.7	42.6		
PHF	.000	.656	.898	.763	.924	.000	.795	.828	.635	.796	.250	.764	.883	.924	.908	.000	.827	.875	.630	.810	.941
LIGHT VEHICLES																					
% LIGHT VEHICLES	0	88.1	95.9	98.3	95.6	0	98.1	94.3	93.9	96.3	100	100	92.6	95.9	94.0	0	97.7	100	98.3	98.5	95.3
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	11.9	4.1	1.7	4.4	0	1.9	5.7	6.1	3.7	0	0	7.4	4.1	6.0	0	2.3	0	1.7	1.5	4.7

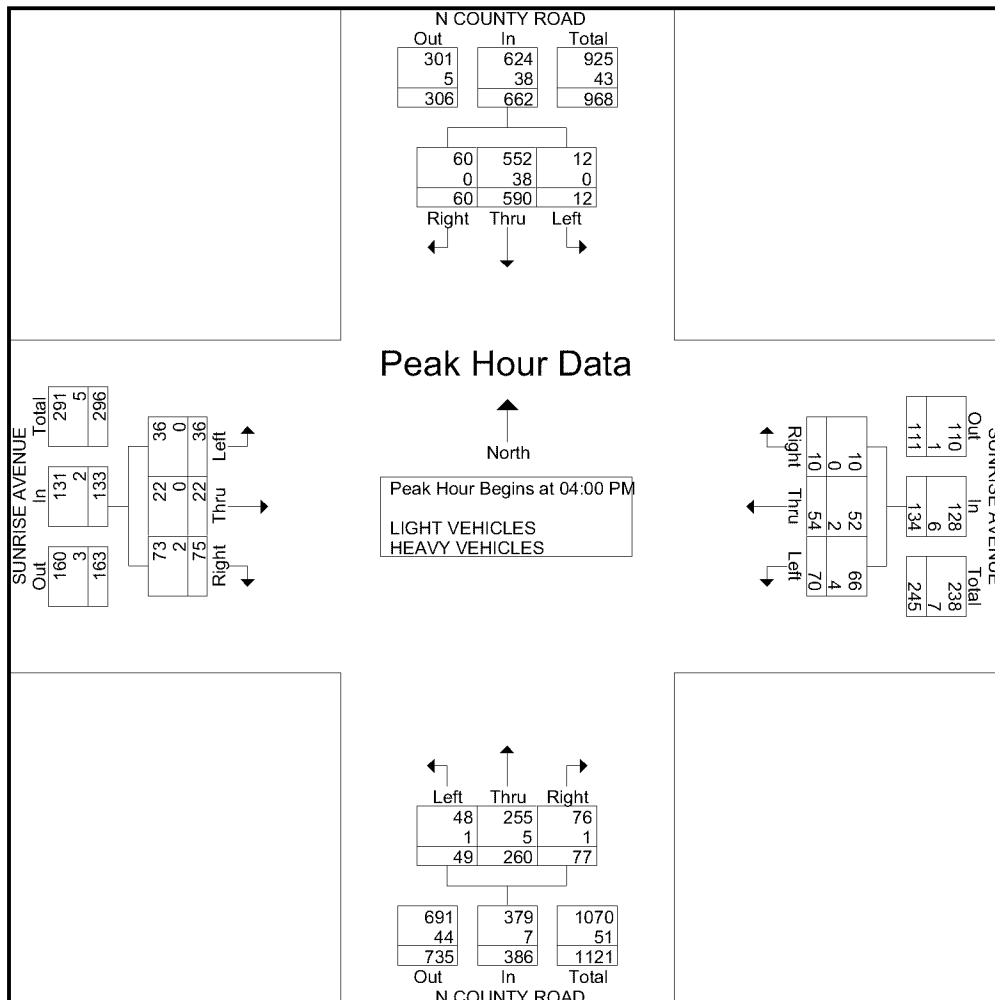


Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SUNRISE AVENUE & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : sunrise & n county
Site Code : 220182
Start Date : 11/29/2022
Page No : 5

	N COUNTY ROAD From North					SUNRISE AVENUE From East					N COUNTY ROAD From South					SUNRISE AVENUE From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	0	3	187	15	205	0	29	14	2	45	0	8	75	20	103	0	9	4	13	26	379
04:15 PM	1	2	143	20	166	0	13	16	0	29	0	12	56	20	88	0	10	7	18	35	318
04:30 PM	0	4	157	14	175	0	8	22	4	34	0	13	65	14	92	0	8	6	35	49	350
04:45 PM	0	2	103	11	116	0	20	2	4	26	0	16	64	23	103	0	9	5	9	23	268
Total Volume	1	11	590	60	662	0	70	54	10	134	0	49	260	77	386	0	36	22	75	133	1315
% App. Total	0.2	1.7	89.1	9.1		0	52.2	40.3	7.5		0	12.7	67.4	19.9		0	27.1	16.5	56.4		
PHF	.250	.688	.789	.750	.807	.000	.603	.614	.625	.744	.000	.766	.867	.837	.937	.000	.900	.786	.536	.679	.867
LIGHT VEHICLES																					
% LIGHT VEHICLES	100	100	93.6	100	94.3	0	94.3	96.3	100	95.5	0	98.0	98.1	98.7	98.2	0	100	100	97.3	98.5	96.0
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	6.4	0	5.7	0	5.7	3.7	0	4.5	0	2.0	1.9	1.3	1.8	0	0	0	2.7	1.5	4.0



Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SUNRISE AVENUE & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : sunrise & n county
Site Code : 220182
Start Date : 11/29/2022
Page No : 1

Groups Printed- BICYCLES ON THE ROAD

	N COUNTY ROAD From North				SUNRISE AVENUE From East				N COUNTY ROAD From South				SUNRISE AVENUE From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
06:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
06:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 AM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
06:45 AM	0	0	0	0	0	0	0	1	0	0	2	0	0	0	0	0	3
Total	0	0	2	0	0	0	0	1	0	0	3	0	0	0	0	0	6
07:00 AM	0	0	1	0	0	0	0	0	0	0	4	0	0	0	2	0	7
07:15 AM	0	0	2	0	0	0	0	0	0	0	1	0	0	0	1	0	4
07:30 AM	0	0	0	0	0	1	0	0	0	0	1	24	0	0	0	0	26
07:45 AM	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2
Total	0	0	3	0	0	1	1	1	0	0	6	24	0	0	3	0	39
08:00 AM	0	0	1	0	0	1	1	0	0	0	0	1	0	0	0	0	4
08:15 AM	0	0	0	0	0	1	0	0	0	0	4	0	0	0	0	0	5
08:30 AM	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	2
08:45 AM	0	0	3	0	0	2	0	0	0	0	2	0	0	0	0	0	7
Total	0	0	4	0	0	4	2	0	0	0	7	1	0	0	0	0	18
09:00 AM	0	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	3
09:15 AM	0	0	3	0	0	0	0	1	0	0	2	0	0	0	0	0	6
09:30 AM	0	0	4	0	0	0	0	0	0	0	1	0	0	0	0	0	5
09:45 AM	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	3
Total	0	0	10	0	0	0	0	1	0	0	6	0	0	0	0	0	17
10:00 AM	0	0	3	0	0	1	0	0	0	0	1	2	0	0	1	0	8
10:15 AM	0	0	3	0	0	1	0	0	0	0	1	1	0	0	1	0	7
10:30 AM	0	0	1	1	0	2	0	0	0	0	4	4	0	0	0	0	12
10:45 AM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
Total	0	0	7	1	0	4	2	0	0	0	6	7	0	0	2	0	29
11:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
11:15 AM	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	2
11:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	2
11:45 AM	0	0	1	0	0	2	0	0	0	0	2	0	0	0	0	0	5
Total	0	0	2	0	0	2	2	0	0	0	2	1	0	0	1	0	10
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
12:45 PM	0	0	0	0	0	0	0	0	0	0	1	4	0	0	0	0	5
Total	0	0	1	0	0	0	0	0	0	0	1	4	0	0	0	0	6
01:00 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM	0	0	0	1	0	0	0	0	0	0	3	2	0	0	0	0	6
01:45 PM	0	0	0	0	0	0	1	1	0	0	1	0	0	0	0	0	3
Total	0	0	0	1	0	0	2	1	0	0	4	2	0	0	0	0	10
02:00 PM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
02:45 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Total	0	0	2	0	0	0	0	0	0	0	2	0	0	0	0	0	4

Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SUNRISE AVENUE & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : sunrise & n county
Site Code : 220182
Start Date : 11/29/2022
Page No : 2

Groups Printed- BICYCLES ON THE ROAD

	N COUNTY ROAD From North				SUNRISE AVENUE From East				N COUNTY ROAD From South				SUNRISE AVENUE From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
03:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
03:15 PM	0	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0	3
03:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
03:45 PM	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	2
Total	0	0	4	0	0	2	0	0	0	0	1	0	0	0	0	0	7
04:00 PM	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	2
04:15 PM	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	3
04:30 PM	0	0	4	0	0	0	0	0	0	1	1	0	0	0	0	0	6
04:45 PM	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	2
Total	0	0	5	0	0	1	0	1	0	1	5	0	0	0	0	0	13
05:00 PM	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	2
05:15 PM	0	0	1	1	0	0	0	0	0	0	2	1	0	0	1	0	6
05:30 PM	0	0	1	0	0	2	1	0	0	0	0	1	0	0	0	0	5
05:45 PM	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2
Total	0	0	3	2	0	2	2	0	0	0	3	2	0	0	1	0	15
06:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
06:15 PM	0	0	0	0	0	0	0	1	0	0	2	0	0	0	0	0	3
06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	2	0	0	0	0	1	0	0	2	0	0	0	0	0	5
Grand Total	0	0	45	4	0	16	11	6	0	1	48	41	0	0	7	0	179
Apprch %	0	0	91.8	8.2	0	48.5	33.3	18.2	0	1.1	53.3	45.6	0	0	100	0	
Total %	0	0	25.1	2.2	0	8.9	6.1	3.4	0	0.6	26.8	22.9	0	0	3.9	0	

Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SUNRISE AVENUE & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : sunrise & n county
Site Code : 220182
Start Date : 11/29/2022
Page No : 1

Groups Printed- PEDESTRIANS & BIKES

	N COUNTY ROAD From North				SUNRISE AVENUE From East				N COUNTY ROAD From South				SUNRISE AVENUE From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
06:00 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
06:15 AM	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	2
06:30 AM	0	0	0	0	2	0	1	0	1	0	0	0	1	0	0	0	5
06:45 AM	1	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	3
Total	1	0	0	0	5	0	1	0	2	0	0	0	2	0	0	0	11
07:00 AM	2	0	0	0	5	0	1	0	0	0	0	0	1	0	0	0	9
07:15 AM	5	0	0	0	4	0	0	0	2	0	0	0	9	0	1	0	21
07:30 AM	2	0	0	0	1	0	0	0	1	0	0	0	4	0	0	0	8
07:45 AM	5	0	3	0	2	0	0	0	3	0	0	0	3	0	4	0	20
Total	14	0	3	0	12	0	1	0	6	0	0	0	17	0	5	0	58
08:00 AM	6	0	0	0	3	0	0	0	1	0	0	0	3	0	0	0	13
08:15 AM	7	0	0	0	3	0	0	0	3	0	0	0	6	0	1	0	20
08:30 AM	8	0	0	0	5	0	0	0	1	0	0	0	4	0	0	0	18
08:45 AM	20	0	0	0	5	0	0	0	6	0	1	0	4	0	0	0	36
Total	41	0	0	0	16	0	0	0	11	0	1	0	17	0	1	0	87
09:00 AM	1	0	0	0	9	0	0	0	1	0	0	0	1	0	0	0	12
09:15 AM	2	0	0	0	7	0	0	0	6	0	1	0	0	0	0	0	16
09:30 AM	1	0	0	0	8	0	0	0	5	0	0	0	5	0	0	0	19
09:45 AM	5	0	0	0	3	0	1	0	8	0	1	0	10	0	0	0	28
Total	9	0	0	0	27	0	1	0	20	0	2	0	16	0	0	0	75
10:00 AM	5	0	0	0	3	0	0	0	3	0	1	0	3	0	0	0	15
10:15 AM	0	0	0	0	4	0	0	0	2	0	0	0	4	0	0	0	10
10:30 AM	0	0	0	0	2	0	0	0	2	0	0	0	1	0	0	0	5
10:45 AM	2	0	0	0	6	0	1	0	2	0	0	0	11	0	0	0	22
Total	7	0	0	0	15	0	1	0	9	0	1	0	19	0	0	0	52
11:00 AM	1	0	0	0	3	0	0	0	6	0	0	0	3	0	0	0	13
11:15 AM	2	0	0	0	1	0	0	0	1	0	0	0	0	0	1	0	5
11:30 AM	2	0	0	0	6	0	0	0	3	0	0	0	0	0	0	0	11
11:45 AM	6	0	0	0	7	0	1	0	3	0	0	0	2	0	0	0	19
Total	11	0	0	0	17	0	1	0	13	0	0	0	5	0	1	0	48
12:00 PM	4	0	0	0	7	0	0	0	7	0	0	0	2	0	0	0	20
12:15 PM	3	0	0	0	6	0	0	0	3	0	0	0	6	0	1	0	19
12:30 PM	6	0	0	0	5	0	1	0	4	0	0	0	0	0	0	0	16
12:45 PM	2	0	0	0	4	0	0	0	7	0	0	0	1	0	0	0	14
Total	15	0	0	0	22	0	1	0	21	0	0	0	9	0	1	0	69
01:00 PM	6	0	0	0	3	0	0	0	4	0	0	0	3	0	0	0	16
01:15 PM	6	0	0	0	15	0	0	0	5	0	0	0	6	0	0	0	32
01:30 PM	7	0	0	0	9	0	0	0	4	0	0	0	2	0	0	0	22
01:45 PM	3	0	0	0	3	0	3	0	2	0	2	0	4	0	0	0	17
Total	22	0	0	0	30	0	3	0	15	0	2	0	15	0	0	0	87
02:00 PM	2	0	0	0	5	0	2	0	2	0	0	0	1	0	0	0	12
02:15 PM	3	0	0	0	2	0	0	0	2	0	1	0	1	0	0	0	9
02:30 PM	4	0	0	0	3	0	0	0	4	0	0	0	0	0	0	0	11
02:45 PM	9	0	0	0	7	0	0	0	3	0	0	0	2	0	0	0	21
Total	18	0	0	0	17	0	2	0	11	0	1	0	4	0	0	0	53

Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SUNRISE AVENUE & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : sunrise & n county
Site Code : 220182
Start Date : 11/29/2022
Page No : 2

Groups Printed- PEDESTRIANS & BIKES

	N COUNTY ROAD From North				SUNRISE AVENUE From East				N COUNTY ROAD From South				SUNRISE AVENUE From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
03:00 PM	4	0	0	0	1	0	0	0	3	0	0	0	0	0	0	0	8
03:15 PM	2	0	2	0	0	0	1	0	0	0	1	0	1	0	0	0	7
03:30 PM	0	0	0	0	1	0	0	0	4	0	0	0	1	0	0	0	6
03:45 PM	3	0	0	0	0	0	3	0	1	0	1	0	4	0	0	0	12
Total	9	0	2	0	2	0	4	0	8	0	2	0	6	0	0	0	33
04:00 PM	0	0	1	0	2	0	0	0	4	0	0	0	2	0	0	0	9
04:15 PM	0	0	1	0	2	0	0	0	6	0	0	0	1	0	0	0	10
04:30 PM	6	0	1	0	8	0	0	0	3	0	0	0	3	0	0	0	21
04:45 PM	5	0	0	0	3	0	0	0	3	0	0	0	4	0	0	0	15
Total	11	0	3	0	15	0	0	0	16	0	0	0	10	0	0	0	55
05:00 PM	11	0	0	0	12	0	1	0	6	0	1	0	3	0	0	0	34
05:15 PM	1	0	0	0	6	0	0	0	3	0	0	0	2	0	1	0	13
05:30 PM	2	0	0	0	2	0	0	0	0	0	0	0	2	0	0	0	6
05:45 PM	8	0	0	0	4	0	0	0	3	0	0	0	6	0	1	0	22
Total	22	0	0	0	24	0	1	0	12	0	1	0	13	0	2	0	75
06:00 PM	1	0	0	0	1	0	0	0	1	0	0	0	1	0	0	0	4
06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	5	0	1	0	6
06:30 PM	0	0	0	0	1	0	0	0	2	0	0	0	1	0	0	0	4
06:45 PM	0	0	0	0	7	0	0	0	2	0	0	0	0	0	2	0	11
Total	1	0	0	0	9	0	0	0	5	0	0	0	7	0	3	0	25
Grand Total	181	0	8	0	211	0	16	0	149	0	10	0	140	0	13	0	728
Apprch %	95.8	0	4.2	0	93	0	7	0	93.7	0	6.3	0	91.5	0	8.5	0	
Total %	24.9	0	1.1	0	29	0	2.2	0	20.5	0	1.4	0	19.2	0	1.8	0	

Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SUNSET AVENUE & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : sunset & n county
Site Code : 220182
Start Date : 11/29/2022
Page No : 1

Groups Printed- LIGHT VEHICLES - HEAVY VEHICLES

	N COUNTY ROAD From North				SUNSET AVENUE From East				N COUNTY ROAD From South				SUNSET AVENUE From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
06:00 AM	0	0	10	0	0	0	0	1	0	1	14	1	0	0	0	1	28
06:15 AM	0	1	13	0	0	1	0	0	0	1	14	4	0	0	0	1	35
06:30 AM	0	0	14	0	0	0	0	0	0	1	38	3	0	0	0	2	58
06:45 AM	0	0	14	1	0	0	1	0	0	7	48	4	0	0	0	1	76
Total	0	1	51	1	0	1	1	1	0	10	114	12	0	0	0	5	197
07:00 AM	0	1	34	0	0	0	0	0	0	7	49	3	0	1	0	9	104
07:15 AM	0	0	40	2	0	2	1	0	0	5	77	3	0	0	0	5	135
07:30 AM	0	0	60	0	0	3	1	0	0	6	104	3	0	3	1	8	189
07:45 AM	0	1	57	3	0	9	1	0	0	16	184	4	0	4	0	10	289
Total	0	2	191	5	0	14	3	0	0	34	414	13	0	8	1	32	717
08:00 AM	0	2	52	5	0	4	2	2	0	22	184	6	0	9	2	11	301
08:15 AM	0	0	55	0	0	4	1	0	0	12	158	4	0	6	2	8	250
08:30 AM	0	0	69	3	0	0	1	0	0	11	196	5	0	7	0	10	302
08:45 AM	0	0	82	6	0	0	1	2	0	7	183	10	0	6	1	13	311
Total	0	2	258	14	0	8	5	4	0	52	721	25	0	28	5	42	1164
09:00 AM	0	1	80	4	0	1	0	0	0	15	207	8	0	9	3	13	341
09:15 AM	0	1	96	3	0	3	0	2	0	9	146	7	0	2	0	9	278
09:30 AM	0	0	82	1	0	2	2	2	0	8	169	8	0	4	1	22	301
09:45 AM	0	1	107	6	0	3	1	2	0	16	138	4	0	4	2	22	306
Total	0	3	365	14	0	9	3	6	0	48	660	27	0	19	6	66	1226
10:00 AM	0	1	82	3	0	1	3	0	0	15	151	4	0	2	0	13	275
10:15 AM	1	1	110	6	0	3	0	5	0	13	120	7	0	2	0	23	291
10:30 AM	1	0	105	2	0	2	3	2	0	12	94	3	0	5	0	12	241
10:45 AM	0	1	108	5	0	3	1	1	0	11	141	6	0	9	1	15	302
Total	2	3	405	16	0	9	7	8	0	51	506	20	0	18	1	63	1109
11:00 AM	0	1	113	7	0	4	1	1	0	16	107	6	0	6	0	20	282
11:15 AM	0	0	107	7	0	2	3	1	0	13	141	7	0	6	2	13	302
11:30 AM	0	2	122	5	0	3	2	1	0	12	135	5	0	6	0	27	320
11:45 AM	0	1	135	14	0	2	1	1	0	19	147	7	0	7	4	29	367
Total	0	4	477	33	0	11	7	4	0	60	530	25	0	25	6	89	1271
12:00 PM	0	1	126	5	0	2	1	0	0	15	129	2	0	11	0	20	312
12:15 PM	0	1	135	5	0	3	0	1	0	21	121	7	0	10	2	21	327
12:30 PM	0	2	129	11	0	3	4	1	0	13	96	6	0	5	0	20	290
12:45 PM	0	2	132	6	0	3	0	1	0	18	126	4	0	5	2	22	321
Total	0	6	522	27	0	11	5	3	0	67	472	19	0	31	4	83	1250
01:00 PM	0	3	139	5	0	4	0	0	0	15	129	6	0	6	1	24	332
01:15 PM	0	2	137	4	0	2	2	2	0	11	141	3	0	9	1	24	338
01:30 PM	0	1	118	5	0	3	1	0	0	11	102	3	0	6	0	22	272
01:45 PM	0	3	124	5	0	6	1	3	0	13	145	2	0	3	3	26	334
Total	0	9	518	19	0	15	4	5	0	50	517	14	0	24	5	96	1276
02:00 PM	0	2	136	3	0	3	0	6	0	11	120	5	0	4	2	24	316
02:15 PM	0	1	133	4	0	3	0	0	0	14	111	5	0	5	0	20	296
02:30 PM	0	3	172	6	0	3	0	0	0	15	99	2	0	6	0	19	325
02:45 PM	0	0	172	4	0	2	1	0	0	12	97	2	0	3	1	17	311
Total	0	6	613	17	0	11	1	6	0	52	427	14	0	18	3	80	1248

Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SUNSET AVENUE & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : sunset & n county
Site Code : 220182
Start Date : 11/29/2022
Page No : 2

Groups Printed- LIGHT VEHICLES - HEAVY VEHICLES

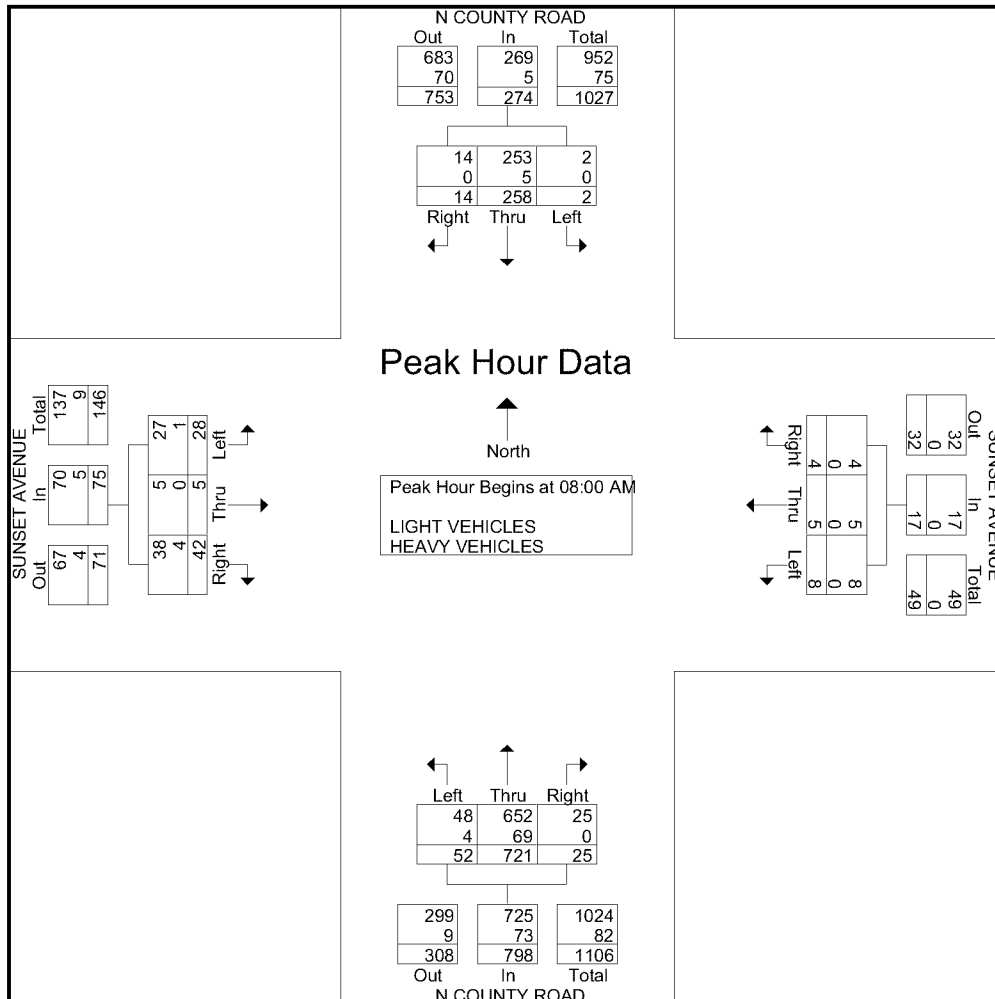
	N COUNTY ROAD From North				SUNSET AVENUE From East				N COUNTY ROAD From South				SUNSET AVENUE From West				Int. Total
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	
03:00 PM	0	0	179	4	0	5	0	5	0	18	90	6	0	9	2	14	332
03:15 PM	0	2	140	5	0	6	2	1	0	15	122	7	0	6	2	25	333
03:30 PM	0	4	186	3	0	3	5	0	0	7	97	7	0	4	1	20	337
03:45 PM	0	0	193	3	0	6	1	1	0	13	93	3	0	2	4	13	332
Total	0	6	698	15	0	20	8	7	0	53	402	23	0	21	9	72	1334
04:00 PM	0	1	214	6	0	1	5	0	0	18	99	3	0	4	1	20	372
04:15 PM	0	1	169	7	0	2	6	1	0	24	84	3	0	6	0	27	330
04:30 PM	0	0	201	3	0	1	1	2	0	12	79	1	0	8	2	29	339
04:45 PM	0	0	132	6	0	1	0	3	0	24	97	1	0	4	1	25	294
Total	0	2	716	22	0	5	12	6	0	78	359	8	0	22	4	101	1335
05:00 PM	0	1	140	8	0	2	3	2	0	20	89	2	0	3	0	14	284
05:15 PM	0	2	99	6	0	2	0	3	0	7	74	6	0	6	0	14	219
05:30 PM	0	2	86	4	0	4	1	1	0	14	63	2	0	7	1	15	200
05:45 PM	0	2	97	4	0	6	1	2	0	5	58	5	0	5	0	13	198
Total	0	7	422	22	0	14	5	8	0	46	284	15	0	21	1	56	901
06:00 PM	0	1	94	5	0	1	0	1	0	15	64	1	0	3	0	11	196
06:15 PM	0	0	60	11	0	2	0	0	0	12	49	3	0	2	0	12	151
06:30 PM	0	0	57	4	0	1	0	0	0	13	61	2	0	6	0	9	153
06:45 PM	0	0	66	4	0	0	0	0	0	15	44	0	0	1	0	6	136
Total	0	1	277	24	0	4	0	1	0	55	218	6	0	12	0	38	636
Grand Total	2	52	5513	229	0	132	61	59	0	656	5624	221	0	247	45	823	13664
Apprch %	0	0.9	95.1	4	0	52.4	24.2	23.4	0	10.1	86.5	3.4	0	22.2	4	73.8	
Total %	0	0.4	40.3	1.7	0	1	0.4	0.4	0	4.8	41.2	1.6	0	1.8	0.3	6	
LIGHT VEHICLES	2	51	5205	224	0	130	56	57	0	637	5312	214	0	234	43	792	12957
% LIGHT VEHICLES	100	98.1	94.4	97.8	0	98.5	91.8	96.6	0	97.1	94.5	96.8	0	94.7	95.6	96.2	94.8
HEAVY VEHICLES	0	1	308	5	0	2	5	2	0	19	312	7	0	13	2	31	707
% HEAVY VEHICLES	0	1.9	5.6	2.2	0	1.5	8.2	3.4	0	2.9	5.5	3.2	0	5.3	4.4	3.8	5.2

Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SUNSET AVENUE & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : sunset & n county
Site Code : 220182
Start Date : 11/29/2022
Page No : 3

	N COUNTY ROAD From North					SUNSET AVENUE From East					N COUNTY ROAD From South					SUNSET AVENUE From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	0	2	52	5	59	0	4	2	2	8	0	22	184	6	212	0	9	2	11	22	301
08:15 AM	0	0	55	0	55	0	4	1	0	5	0	12	158	4	174	0	6	2	8	16	250
08:30 AM	0	0	69	3	72	0	0	1	0	1	0	11	196	5	212	0	7	0	10	17	302
08:45 AM	0	0	82	6	88	0	0	1	2	3	0	7	183	10	200	0	6	1	13	20	311
Total Volume	0	2	258	14	274	0	8	5	4	17	0	52	721	25	798	0	28	5	42	75	1164
% App. Total	0	0.7	94.2	5.1		0	47.1	29.4	23.5		0	6.5	90.4	3.1		0	37.3	6.7	56		
PHF	.000	.250	.787	.583	.778	.000	.500	.625	.500	.531	.000	.591	.920	.625	.941	.000	.778	.625	.808	.852	.936
LIGHT VEHICLES																					
% LIGHT VEHICLES	0	100	98.1	100	98.2	0	100	100	100	100	0	92.3	90.4	100	90.9	0	96.4	100	90.5	93.3	92.9
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	1.9	0	1.8	0	0	0	0	0	0	7.7	9.6	0	9.1	0	3.6	0	9.5	6.7	7.1

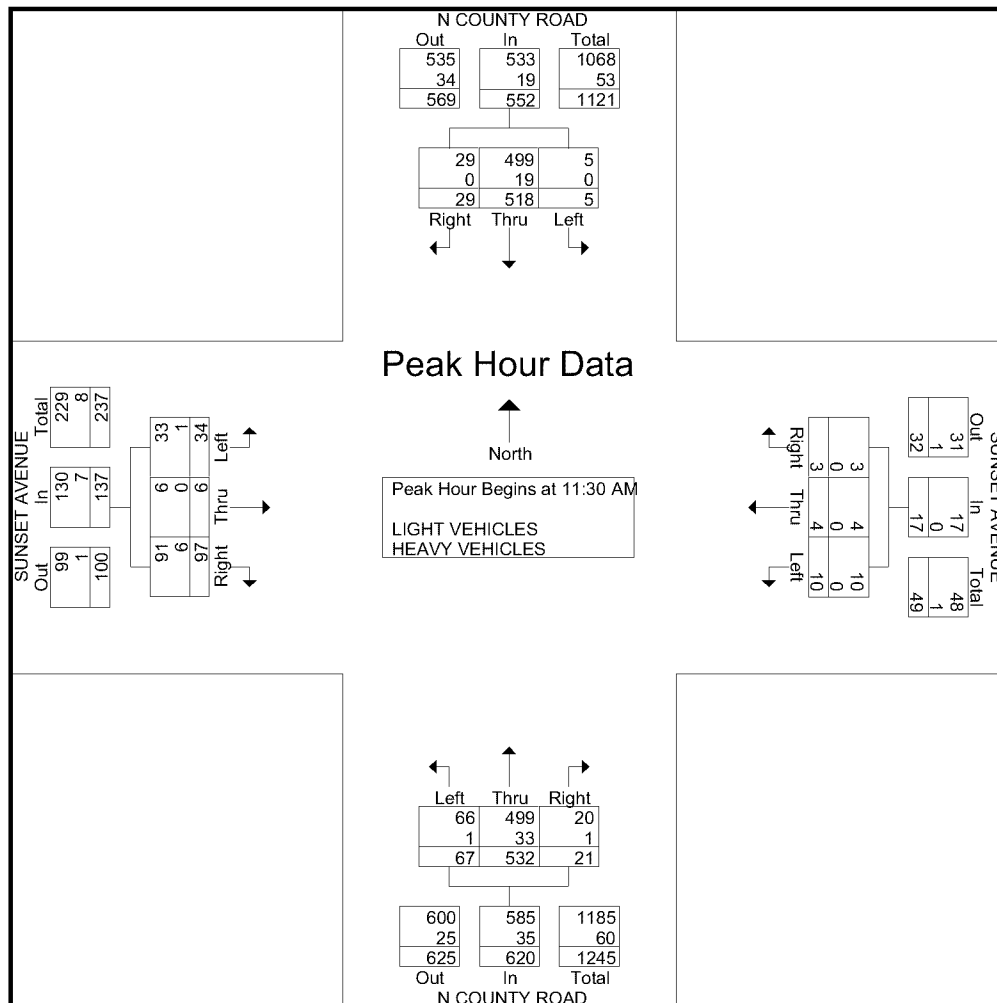


Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SUNSET AVENUE & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : sunset & n county
Site Code : 220182
Start Date : 11/29/2022
Page No : 4

	N COUNTY ROAD From North					SUNSET AVENUE From East					N COUNTY ROAD From South					SUNSET AVENUE From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 11:00 AM to 01:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 11:30 AM																					
11:30 AM	0	2	122	5	129	0	3	2	1	6	0	12	135	5	152	0	6	0	27	33	320
11:45 AM	0	1	135	14	150	0	2	1	1	4	0	19	147	7	173	0	7	4	29	40	367
12:00 PM	0	1	126	5	132	0	2	1	0	3	0	15	129	2	146	0	11	0	20	31	312
12:15 PM	0	1	135	5	141	0	3	0	1	4	0	21	121	7	149	0	10	2	21	33	327
Total Volume	0	5	518	29	552	0	10	4	3	17	0	67	532	21	620	0	34	6	97	137	1326
% App. Total	0	0.9	93.8	5.3		0	58.8	23.5	17.6		0	10.8	85.8	3.4		0	24.8	4.4	70.8		
PHF	.000	.625	.959	.518	.920	.000	.833	.500	.750	.708	.000	.798	.905	.750	.896	.000	.773	.375	.836	.856	.903
LIGHT VEHICLES																					
% LIGHT VEHICLES	0	100	96.3	100	96.6	0	100	100	100	100	0	98.5	93.8	95.2	94.4	0	97.1	100	93.8	94.9	95.4
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	3.7	0	3.4	0	0	0	0	0	0	1.5	6.2	4.8	5.6	0	2.9	0	6.2	5.1	4.6

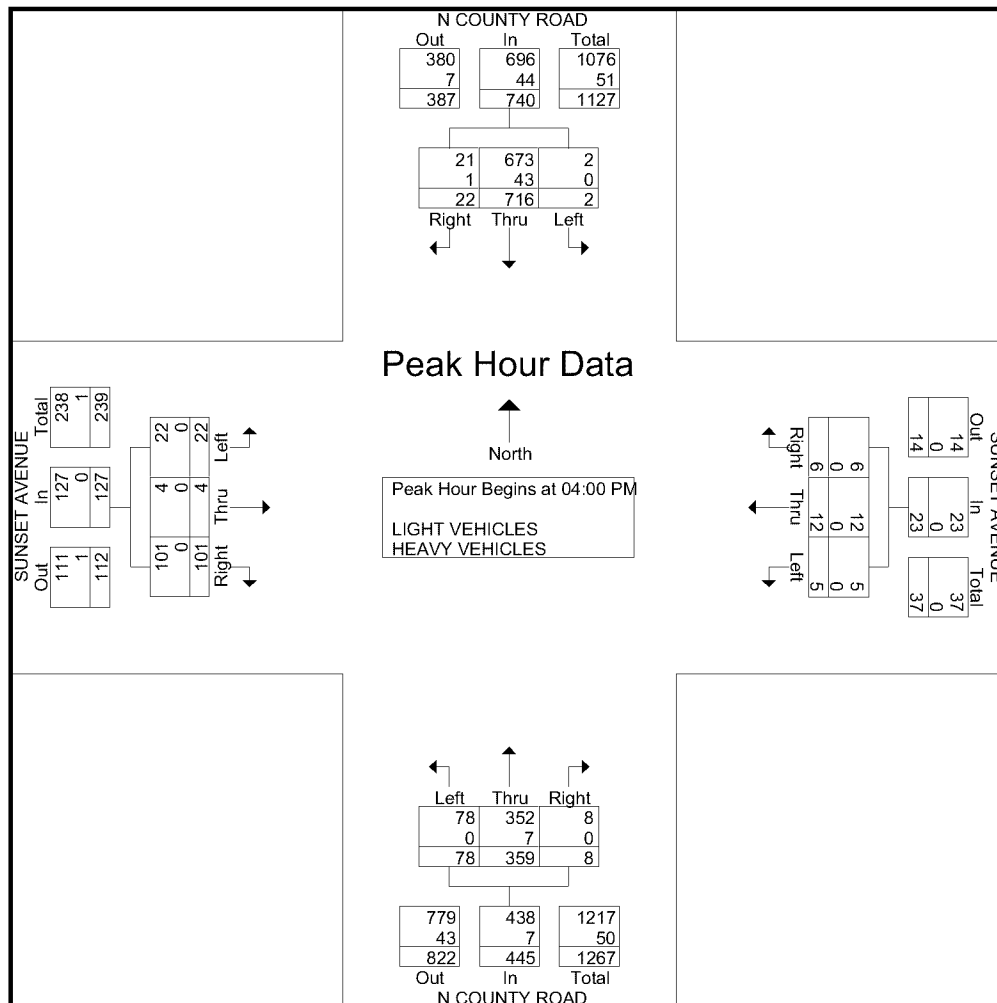


Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SUNSET AVENUE & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : sunset & n county
Site Code : 220182
Start Date : 11/29/2022
Page No : 5

	N COUNTY ROAD From North					SUNSET AVENUE From East					N COUNTY ROAD From South					SUNSET AVENUE From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 06:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	0	1	214	6	221	0	1	5	0	6	0	18	99	3	120	0	4	1	20	25	372
04:15 PM	0	1	169	7	177	0	2	6	1	9	0	24	84	3	111	0	6	0	27	33	330
04:30 PM	0	0	201	3	204	0	1	1	2	4	0	12	79	1	92	0	8	2	29	39	339
04:45 PM	0	0	132	6	138	0	1	0	3	4	0	24	97	1	122	0	4	1	25	30	294
Total Volume	0	2	716	22	740	0	5	12	6	23	0	78	359	8	445	0	22	4	101	127	1335
% App. Total	0	0.3	96.8	3		0	21.7	52.2	26.1		0	17.5	80.7	1.8		0	17.3	3.1	79.5		
PHF	.000	.500	.836	.786	.837	.000	.625	.500	.500	.639	.000	.813	.907	.667	.912	.000	.688	.500	.871	.814	.897
LIGHT VEHICLES																					
% LIGHT VEHICLES	0	100	94.0	95.5	94.1	0	100	100	100	100	0	100	98.1	100	98.4	0	100	100	100	100	96.2
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	6.0	4.5	5.9	0	0	0	0	0	0	0	1.9	0	1.6	0	0	0	0	0	3.8



Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SUNSET AVENUE & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : sunset & n county
Site Code : 220182
Start Date : 11/29/2022
Page No : 1

Groups Printed- BICYCLES ON THE ROAD

	N COUNTY ROAD From North				SUNSET AVENUE From East				N COUNTY ROAD From South				SUNSET AVENUE From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
06:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
06:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 AM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
06:45 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
Total	0	0	2	0	0	0	0	0	0	0	3	0	0	0	0	0	5
07:00 AM	0	0	1	0	0	0	0	0	0	1	4	0	0	0	0	0	6
07:15 AM	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	3
07:30 AM	0	0	1	0	0	0	0	0	0	0	25	0	0	0	0	0	26
07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	4	0	0	0	0	0	0	1	30	0	0	0	0	0	35
08:00 AM	0	0	1	1	0	0	0	0	0	0	1	0	0	0	0	0	3
08:15 AM	0	0	1	0	0	0	0	0	0	0	5	0	0	0	0	1	7
08:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 AM	0	0	3	0	0	0	0	0	0	0	2	0	0	0	2	1	8
Total	0	0	5	1	0	0	0	0	0	0	8	0	0	0	2	2	18
09:00 AM	0	0	3	0	0	0	2	0	0	0	2	0	0	0	0	0	7
09:15 AM	0	0	3	0	0	0	0	0	0	0	2	0	0	0	0	0	5
09:30 AM	0	0	4	0	0	0	0	0	0	0	1	0	0	0	0	0	5
09:45 AM	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	3
Total	0	0	12	0	0	0	2	0	0	0	6	0	0	0	0	0	20
10:00 AM	0	0	4	0	0	0	0	0	0	0	3	0	0	0	0	0	7
10:15 AM	0	0	4	0	0	0	0	0	0	0	2	0	0	0	0	0	6
10:30 AM	0	0	3	0	0	0	0	0	0	0	8	0	0	0	0	0	11
10:45 AM	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	4
Total	0	0	11	0	0	0	0	0	0	4	13	0	0	0	0	0	28
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
11:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
11:45 AM	0	0	1	2	0	0	0	0	0	0	2	0	0	0	0	0	5
Total	0	0	2	2	0	0	0	0	0	0	2	0	0	1	0	0	7
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
12:30 PM	0	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	3
12:45 PM	0	0	0	0	0	0	0	0	0	0	5	0	0	0	1	0	6
Total	0	0	1	0	0	0	2	0	0	0	5	1	0	0	1	0	10
01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	5
01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Total	0	0	0	0	0	0	0	0	0	0	5	0	0	1	0	0	6
02:00 PM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
02:45 PM	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	2
Total	0	0	2	0	0	0	1	0	0	0	2	0	0	0	0	0	5

Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SUNSET AVENUE & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : sunset & n county
Site Code : 220182
Start Date : 11/29/2022
Page No : 2

Groups Printed- BICYCLES ON THE ROAD

	N COUNTY ROAD From North				SUNSET AVENUE From East				N COUNTY ROAD From South				SUNSET AVENUE From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4
03:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
03:45 PM	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	2
Total	0	0	6	0	0	0	0	0	0	0	1	0	0	0	0	0	7
04:00 PM	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	2
04:15 PM	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	3
04:30 PM	0	0	4	0	0	0	0	0	0	0	2	0	0	0	0	0	6
04:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	6	0	0	0	0	0	0	0	6	0	0	0	0	0	12
05:00 PM	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	2
05:15 PM	0	0	1	0	0	2	0	0	0	0	3	0	0	0	0	0	6
05:30 PM	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	3
05:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	5	0	0	2	0	0	0	0	5	0	0	0	0	0	12
06:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
06:15 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	2
06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	2	0	0	0	0	0	0	0	1	0	0	1	0	0	4
Grand Total	0	0	58	3	0	2	5	0	0	5	87	1	0	3	3	2	169
Apprch %	0	0	95.1	4.9	0	28.6	71.4	0	0	5.4	93.5	1.1	0	37.5	37.5	25	
Total %	0	0	34.3	1.8	0	1.2	3	0	0	3	51.5	0.6	0	1.8	1.8	1.2	

Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SUNSET AVENUE & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : sunset & n county
Site Code : 220182
Start Date : 11/29/2022
Page No : 1

Groups Printed- PEDESTRIANS & BIKES

	N COUNTY ROAD From North				SUNSET AVENUE From East				N COUNTY ROAD From South				SUNSET AVENUE From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
06:00 AM	0	0	0	0	6	0	0	0	1	0	0	0	1	0	0	0	8
06:15 AM	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
06:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
06:45 AM	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	2
Total	0	0	0	0	9	0	0	0	1	0	0	0	3	0	0	0	13
07:00 AM	0	0	0	0	10	0	0	0	3	0	1	0	1	0	1	0	16
07:15 AM	0	0	0	0	6	0	0	0	2	0	0	0	10	0	1	0	19
07:30 AM	3	0	0	0	3	0	0	0	2	0	0	0	1	0	0	0	9
07:45 AM	1	0	0	0	2	0	0	0	1	0	0	0	6	0	4	0	14
Total	4	0	0	0	21	0	0	0	8	0	1	0	18	0	6	0	58
08:00 AM	2	0	0	0	2	0	0	0	2	0	0	0	4	0	0	0	10
08:15 AM	0	0	0	0	8	0	0	0	1	0	0	0	2	0	1	0	12
08:30 AM	2	0	0	0	3	0	2	0	1	0	0	0	3	0	0	0	11
08:45 AM	1	0	0	0	6	0	0	0	4	0	1	0	5	0	0	0	17
Total	5	0	0	0	19	0	2	0	8	0	1	0	14	0	1	0	50
09:00 AM	2	0	0	0	6	0	0	0	2	0	1	0	3	0	0	0	14
09:15 AM	2	0	0	0	5	0	0	0	5	0	0	0	2	0	0	0	14
09:30 AM	4	0	0	0	8	0	0	0	0	0	0	0	6	0	0	0	18
09:45 AM	2	0	0	0	17	0	1	0	5	0	0	0	7	0	0	0	32
Total	10	0	0	0	36	0	1	0	12	0	1	0	18	0	0	0	78
10:00 AM	6	0	0	0	4	0	2	0	4	0	2	0	4	0	0	0	22
10:15 AM	2	0	0	0	3	0	0	0	1	0	0	0	5	0	0	0	11
10:30 AM	1	0	0	0	6	0	0	0	2	0	0	0	7	0	0	0	16
10:45 AM	3	0	4	0	2	0	1	0	3	0	1	0	15	0	0	0	29
Total	12	0	4	0	15	0	3	0	10	0	3	0	31	0	0	0	78
11:00 AM	1	0	0	0	3	0	0	0	1	0	1	0	3	0	0	0	9
11:15 AM	0	0	0	0	4	0	0	0	0	0	0	0	1	0	1	0	6
11:30 AM	0	0	0	0	3	0	0	0	4	0	0	0	1	0	0	0	8
11:45 AM	2	0	0	0	3	0	0	0	6	0	0	0	4	0	0	0	15
Total	3	0	0	0	13	0	0	0	11	0	1	0	9	0	1	0	38
12:00 PM	0	0	0	0	5	0	0	0	8	0	0	0	4	0	0	0	17
12:15 PM	0	0	0	0	2	0	0	0	2	0	0	0	2	0	1	0	7
12:30 PM	3	0	0	0	2	0	1	0	3	0	0	0	3	0	0	0	12
12:45 PM	2	0	0	0	3	0	0	0	3	0	3	0	3	0	0	0	14
Total	5	0	0	0	12	0	1	0	16	0	3	0	12	0	1	0	50
01:00 PM	0	0	0	0	2	0	0	0	3	0	0	0	5	0	4	0	14
01:15 PM	1	0	0	0	7	0	0	0	9	0	0	0	5	0	0	0	22
01:30 PM	0	0	0	0	4	0	2	0	1	0	2	0	2	0	0	0	11
01:45 PM	3	0	0	0	5	0	0	0	4	0	0	0	4	0	4	0	20
Total	4	0	0	0	18	0	2	0	17	0	2	0	16	0	8	0	67
02:00 PM	1	0	0	0	6	0	2	0	2	0	2	0	0	0	0	0	13
02:15 PM	0	0	0	0	5	0	1	0	2	0	0	0	0	0	0	0	8
02:30 PM	1	0	0	0	4	0	0	0	2	0	0	0	1	0	0	0	8
02:45 PM	3	0	0	0	6	0	0	0	2	0	0	0	2	0	0	0	13
Total	5	0	0	0	21	0	3	0	8	0	2	0	3	0	0	0	42

Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SUNSET AVENUE & N COUNTY ROAD
PALM BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : sunset & n county
Site Code : 220182
Start Date : 11/29/2022
Page No : 2

Groups Printed- PEDESTRIANS & BIKES

	N COUNTY ROAD From North				SUNSET AVENUE From East				N COUNTY ROAD From South				SUNSET AVENUE From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
03:00 PM	1	0	0	0	8	0	0	0	3	0	0	0	1	0	0	0	13
03:15 PM	0	0	0	0	3	0	0	0	1	0	1	0	2	0	0	0	7
03:30 PM	0	0	0	0	4	0	1	0	1	0	0	0	3	0	0	0	9
03:45 PM	3	0	0	0	2	0	4	0	1	0	0	0	2	0	0	0	12
Total	4	0	0	0	17	0	5	0	6	0	1	0	8	0	0	0	41
04:00 PM	1	0	0	0	1	0	0	0	2	0	0	0	1	0	1	0	6
04:15 PM	3	0	0	0	1	0	0	0	6	0	0	0	1	0	0	0	11
04:30 PM	7	0	0	0	6	0	0	0	2	0	0	0	4	0	1	0	20
04:45 PM	3	0	0	0	5	0	0	0	7	0	0	0	5	0	0	0	20
Total	14	0	0	0	13	0	0	0	17	0	0	0	11	0	2	0	57
05:00 PM	13	0	0	0	12	0	1	0	2	0	0	0	1	0	1	0	30
05:15 PM	0	0	0	0	3	0	0	0	4	0	0	0	0	0	0	0	7
05:30 PM	3	0	0	0	5	0	1	0	0	0	0	0	2	0	1	0	12
05:45 PM	3	0	0	0	2	0	0	0	5	0	0	0	5	0	1	0	16
Total	19	0	0	0	22	0	2	0	11	0	0	0	8	0	3	0	65
06:00 PM	3	0	0	0	3	0	0	0	2	0	0	0	5	0	0	0	13
06:15 PM	2	0	0	0	2	0	0	0	1	0	0	0	3	0	1	0	9
06:30 PM	0	0	0	0	5	0	0	0	4	0	0	0	0	0	0	0	9
06:45 PM	2	0	0	0	1	0	0	0	1	0	0	0	0	0	1	0	5
Total	7	0	0	0	11	0	0	0	8	0	0	0	8	0	2	0	36
Grand Total	92	0	4	0	227	0	19	0	133	0	15	0	159	0	24	0	673
Apprch %	95.8	0	4.2	0	92.3	0	7.7	0	89.9	0	10.1	0	86.9	0	13.1	0	
Total %	13.7	0	0.6	0	33.7	0	2.8	0	19.8	0	2.2	0	23.6	0	3.6	0	

A	B	C	D	E	F	G	H	I
Input Data								
ROAD NAME: County Rd			STATION: 0			Report Created		
CURRENT YEAR: 2022			FROM: Royal Poinciana Way			11/16/2023		
ANALYSIS YEAR: 2027			TO: Midpoint					
GROWTH RATE: 0%			COUNT DATE: 11/29/2022					
			PSF: 1					

Time Period	Link Analysis					
	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1109	814	295	1273	452	821
Peak Volume	1109	814	295	1273	452	821
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1109	814	295	1273	452	821

Committed Developments						Type	% Complete
Royal Poinciana Playhouse	1	1	1	17	5	12	NR
Total Committed Developments	1	1	1	17	5	12	0%
Total Committed Residential	0	0	0	0	0	0	
Total Committed Non-Residential	1	1	1	17	5	12	
Double Count Reduction	0	0	0	0	0	0	

Total Discounted Committed Developments	1	1	1	17	5	12
---	---	---	---	----	---	----

Historical Growth	0	0	0	0	0	0
Comm Dev+1% Growth	58	43	16	82	28	54
Growth Volume Used	58	43	16	82	28	54
Total Volume	1167	857	311	1355	480	875

Lanes	4L					
LOS D Capacity	3060	1860	1860	3060	1860	1860
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3230	1860	1860	3230	1860	1860
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data								
ROAD NAME: County Rd			STATION: 0			Report Created		
CURRENT YEAR: 2022			FROM: Midpoint			11/16/2023		
ANALYSIS YEAR: 2027			TO: Country Club Rd					
GROWTH RATE: 0%			COUNT DATE: NA					
			PSF: 0					

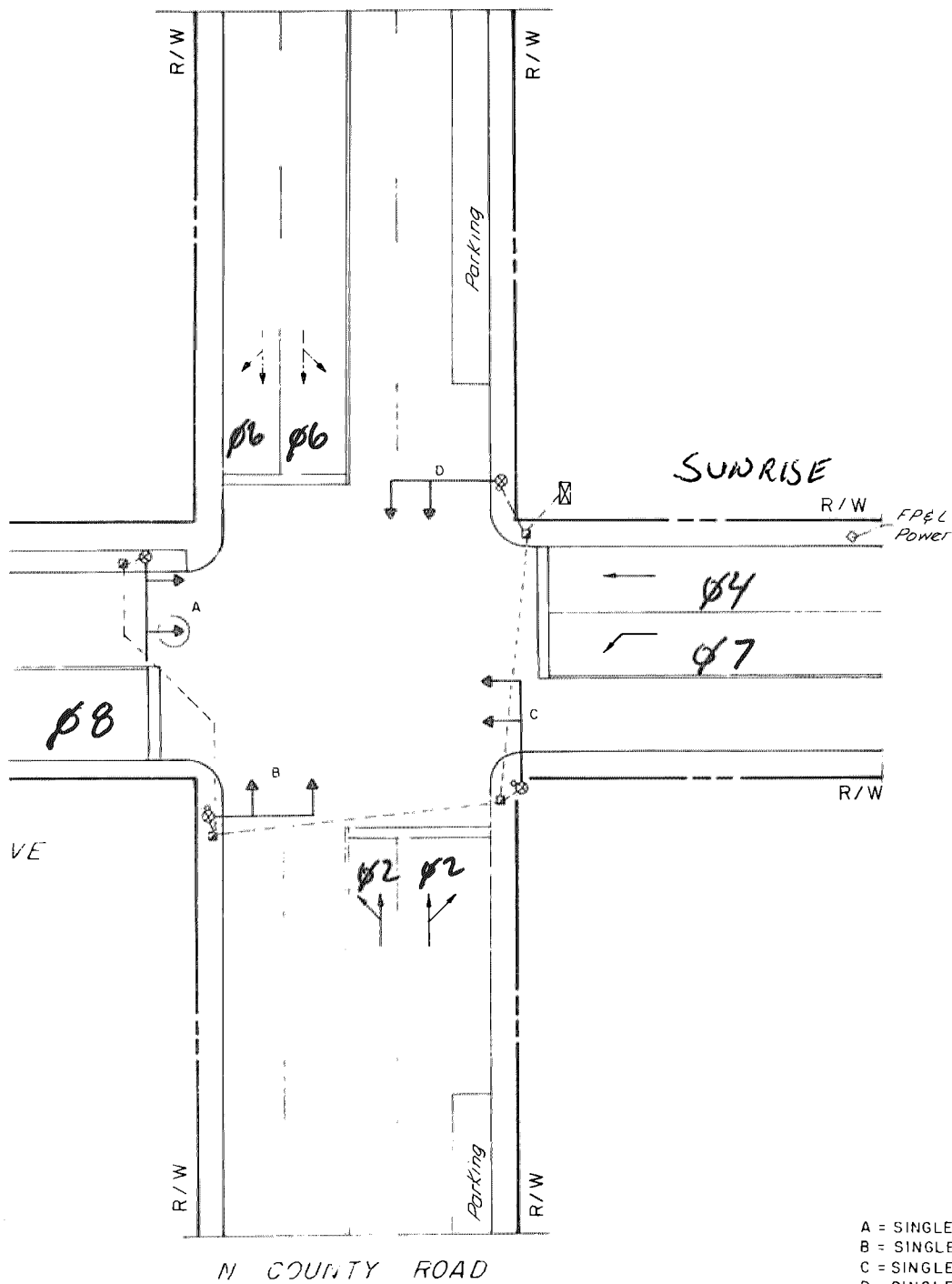
Time Period	Link Analysis					
	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments						Type	% Complete
Royal Poinciana Playhouse	1	1	1	17	5	12	NR
Total Committed Developments	1	1	1	17	5	12	0%
Total Committed Residential	0	0	0	0	0	0	
Total Committed Non-Residential	1	1	1	17	5	12	
Double Count Reduction	0	0	0	0	0	0	

Total Discounted Committed Developments	1	1	1	17	5	12
---	---	---	---	----	---	----

Historical Growth	0	0	0	0	0	0
Comm Dev+1% Growth	1	1	1	17	5	12
Growth Volume Used	1	1	1	17	5	12
Total Volume	1	1	1	17	5	12

Lanes	4L					
LOS D Capacity	3060	1860	1860	3060	1860	1860
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3230	1860	1860	3230	1860	1860
Link Meets Test 2?	YES	YES	YES	YES	YES	YES



- A = SINGLE MAST ARM 20'
- B = SINGLE MAST ARM 20'
- C = SINGLE MAST ARM 20'
- D = SINGLE MAST ARM 20'

Controller Timing Plan (MM)2-1

Plan 1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Min Green	0	20	0	10	0	20	7	10	5	5	5	5	5	2	5	5
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cb Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	10	0	7	0	10	0	10	0	10	0	10	0	10
Walk 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pd Clear	0	13	0	15	0	13	0	15	0	16	0	16	0	10	0	10
Pd Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pd Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pd CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	5.0	3.0	5.0	3.0	5.0	2.0	3.0	3.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max 1	35	40	35	25	0	40	20	30	35	35	35	35	35	0	35	0
Max 2	40	40	40	40	40	40	40	40	40	40	40	40	40	0	40	0
Max 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0
DYM Slip	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	3.5	3.5	3.0	3.5	3.0	3.5	3.5	3.5	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	1.0	2.5	1.0	2.5	1.0	2.5	2.5	2.5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
ACT B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SEC/ACT	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPT Duc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

W ↑

SUNSET/
COUNTY

φ2
↓ ↓

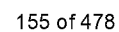
φ4

φ8

↑ φ6

Controller Timing Plan (MM)2-1
Plan 1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Min Green	5	10	5	15	5	10	5	15	5	5	5	5	5	5	5	5
BK Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	10	0	10	0	10	0	10	0	10	0	10	0	10	0	10
Walk 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	10	0	16	0	10	0	16	0	16	0	16	0	16	0	16
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max 1	35	60	35	25	35	60	35	25	35	35	35	35	35	35	35	35
Max 2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Max 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Stp	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
ACT B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SEC/ACT	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPT Duc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0



PHASE	1	2	3	4	5	6	7	8	A	B	C	D
SIG#	1	TIMING	3	4	N/U	N/U	N/U	N/U	A	B	C	D
OVLP									1,2,3	2,3	1,2	1,4
GRN	1G-B		3G-B	4G-B					9G-B	10G-B	11G-B	12G-B
YEL	1Y-B		3Y-B	4Y-B					9Y-B	10Y-B	11Y-B	12Y-B
RED	1R-B		3R-B	4R-B					9R-B	10R-B	11R-B	12R-B
GRN ARROW												
YEL ARROW												
RED ARROW												
WALK	13G-B		15G-B	16G-B								
D-WALK	13R-B		15R-B	16R-B								
PED DET	PIP- 17A		PIP- 19A	PIP- 20A								

SR. A-1-A (N.CO. ROAD) AND ROYAL POINCIANA WAY
PALM BEACH, FLORIDA

Controller Timing Plan (MM)2-1
Plan 1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Min Green	20	5	15	10	0	0	0	0	5	5	0	0	0	0	0	0
BK Min Green	3	3	3	3	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	5	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	7	0	7	7	0	0	0	0	0	0	0	0	0	0	0	0
Walk 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	16	0	16	16	0	0	0	16	0	16	0	16	0	16	0	16
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	3.0	3.0	3.0	3.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max 1	40	20	25	20	0	0	0	0	0	0	0	0	0	0	0	0
Max 2	0	0	0	0	40	40	40	40	40	40	40	40	40	40	40	40
Max 3	60	35	40	25	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	40	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Slp	5.0	0.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
ACT B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SEC/ACT	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPT Duc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

TABLE A-1 : CALCULATIONS: 412-PERSON EVENT
Valet Queuing Analysis

Assumptions:

- 3 Valet Stands

Club Valet Lane - Inbound			
Assumptions:			
Service Rate	=	1 minute per vehicle	
Volume	=	0.33*(77 PM Peak Hour Inbound Vehicles) =	26 veh/hr
Probability of the queue occurring 95% of the time			
Calculations			
Q =	$\frac{60 \text{ min/hr}}{1 \text{ min/veh}}$	=	60 veh/hr
ρ =	$\frac{26 \text{ veh/hr}}{60 \text{ veh/hr}}$	=	0.43
Queue =	$\left[\frac{\text{LN}(0.05) - \text{LN}(0.43)}{\text{LN}(0.43)} \right]$	=	2.550 veh
Club Valet Lane - Outbound			
Assumptions:			
Service Rate	=	1 minute per vehicle	
Volume	=	0.33*(38 PM Peak Hour Outbound Vehicles) =	13 veh/hr
Probability of the queue occurring 95% of the time			
Calculations			
Q =	$\frac{60 \text{ min/hr}}{1 \text{ min/veh}}$	=	60 veh/hr
ρ =	$\frac{16 \text{ veh/hr}}{60 \text{ veh/hr}}$	=	0.22
Queue =	$\left[\frac{\text{LN}(0.05) - \text{LN}(0.22)}{\text{LN}(0.22)} \right]$	=	0.979 veh
TOTAL: 3.528 VEHICLES			

K:\WPB_TPTO\2410\241020000 - Paramount Palm Beach\TPS\[2023-11-20 Paramount Tripgen.xlsx]Queue

Timings

1: County Road & Sunrise Avenue

EX AM
02/05/2024



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations		↔	↔	↔	↔	↔	↔	↔	↔
Traffic Volume (vph)	47	18	46	19	87	634	83	9	198
Future Volume (vph)	47	18	46	19	87	634	83	9	198
Turn Type	Perm	NA	pm+pt	NA	Perm	NA	Perm	Perm	NA
Protected Phases		8	7	4		2			6
Permitted Phases	8		4		2		2	6	
Detector Phase	8	8	7	4	2	2	2	6	6
Switch Phase									
Minimum Initial (s)	10.0	10.0	7.0	10.0	20.0	20.0	20.0	20.0	20.0
Minimum Split (s)	31.0	31.0	13.0	31.0	26.0	26.0	26.0	26.0	26.0
Total Split (s)	30.0	30.0	20.0	50.0	40.0	40.0	40.0	40.0	40.0
Total Split (%)	33.3%	33.3%	22.2%	55.6%	44.4%	44.4%	44.4%	44.4%	44.4%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag	Lag	Lag	Lead						
Lead-Lag Optimize?	Yes	Yes	Yes						
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	C-Max	C-Max
Act Effect Green (s)		11.3	19.7	20.3		62.1	62.1	62.1	62.1
Actuated g/C Ratio		0.13	0.22	0.23		0.69	0.69	0.69	0.69
v/c Ratio		0.48	0.16	0.07		0.64	0.08	0.03	0.20
Control Delay		35.4	24.8	18.2		16.0	1.6	9.9	8.4
Queue Delay		0.0	0.0	0.0		1.9	0.0	0.0	0.0
Total Delay		35.4	24.8	18.2		17.9	1.6	9.9	8.4
LOS		D	C	B		B	A	A	A
Approach Delay		35.4		22.5		16.2			8.4
Approach LOS		D		C		B			A

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.64

Intersection Signal Delay: 16.5

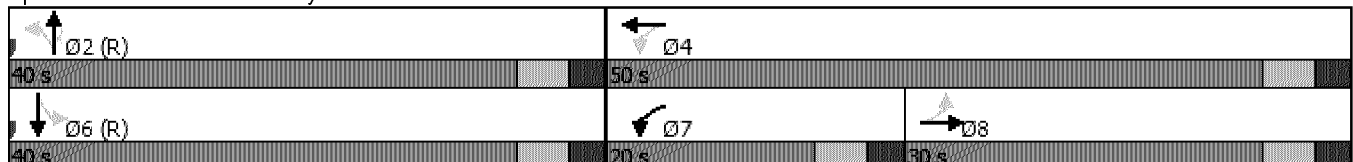
Intersection LOS: B

Intersection Capacity Utilization 81.8%

ICU Level of Service D

Analysis Period (min) 15

Splits and Phases: 1: County Road & Sunrise Avenue





Lane Group	EBT	WBL	WBT	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	99	48	27	759	87	9	252
v/c Ratio	0.48	0.16	0.07	0.64	0.08	0.03	0.20
Control Delay	35.4	24.8	18.2	16.0	1.6	9.9	8.4
Queue Delay	0.0	0.0	0.0	1.9	0.0	0.0	0.0
Total Delay	35.4	24.8	18.2	17.9	1.6	9.9	8.4
Queue Length 50th (ft)	40	21	8	281	0	2	57
Queue Length 95th (ft)	86	42	25	#588	15	10	116
Internal Link Dist (ft)	482		146	316			333
Turn Bay Length (ft)						160	
Base Capacity (vph)	412	372	878	1187	1126	334	1256
Starvation Cap Reductn	0	0	0	267	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.24	0.13	0.03	0.82	0.08	0.03	0.20

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

HCM Signalized Intersection Capacity Analysis

1: County Road & Sunrise Avenue

EX AM

02/05/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔		↔	↔			↔	↔	↔	↔	
Traffic Volume (vph)	47	18	29	46	19	7	87	634	83	9	198	42
Future Volume (vph)	47	18	29	46	19	7	87	634	83	9	198	42
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0		6.0	6.0			6.0	6.0	6.0	6.0	
Lane Util. Factor		1.00		1.00	1.00			1.00	1.00	1.00	1.00	
Frt		0.96		1.00	0.96			1.00	0.85	1.00	0.97	
Flt Protected		0.98		0.95	1.00			0.99	1.00	0.95	1.00	
Satd. Flow (prot)		1741		1770	1790			1852	1583	1770	1814	
Flt Permitted		0.83		0.59	1.00			0.92	1.00	0.26	1.00	
Satd. Flow (perm)		1480		1107	1790			1721	1583	484	1814	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	49	19	31	48	20	7	92	667	87	9	208	44
RTOR Reduction (vph)	0	22	0	0	5	0	0	0	32	0	5	0
Lane Group Flow (vph)	0	77	0	48	22	0	0	759	55	9	247	0
Turn Type	Perm	NA		pm+pt	NA		Perm	NA	Perm	Perm	NA	
Protected Phases		8		7	4			2			6	
Permitted Phases	8			4			2		2	6		
Actuated Green, G (s)		9.3		20.7	20.7			57.3	57.3	57.3	57.3	
Effective Green, g (s)		9.3		20.7	20.7			57.3	57.3	57.3	57.3	
Actuated g/C Ratio		0.10		0.23	0.23			0.64	0.64	0.64	0.64	
Clearance Time (s)		6.0		6.0	6.0			6.0	6.0	6.0	6.0	
Vehicle Extension (s)		3.0		3.0	3.0			3.0	3.0	3.0	3.0	
Lane Grp Cap (vph)		152		294	411			1095	1007	308	1154	
v/s Ratio Prot				c0.01	0.01						0.14	
v/s Ratio Perm		c0.05		0.03				c0.44	0.03	0.02		
v/c Ratio		0.50		0.16	0.05			0.69	0.06	0.03	0.21	
Uniform Delay, d1		38.2		27.9	27.0			10.6	6.2	6.1	6.9	
Progression Factor		1.00		1.00	1.00			1.00	1.00	1.00	1.00	
Incremental Delay, d2		2.6		0.3	0.1			3.6	0.1	0.2	0.4	
Delay (s)		40.8		28.1	27.1			14.3	6.3	6.2	7.3	
Level of Service		D		C	C			B	A	A	A	
Approach Delay (s)		40.8			27.7			13.4			7.3	
Approach LOS		D			C			B			A	
Intersection Summary												
HCM 2000 Control Delay		15.1										
HCM 2000 Volume to Capacity ratio		0.63										
Actuated Cycle Length (s)		90.0										
Intersection Capacity Utilization		81.8%										
Analysis Period (min)		15										
c Critical Lane Group												

Timings

2: County Road & Sunset Avenue

EX AM
02/05/2024



Lane Group	EBL	EBT	EBR	WBL	WBT	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	28	5	42	13	0	773	2	258
Future Volume (vph)	28	5	42	13	0	773	2	258
Turn Type	Perm	NA	Perm	Perm	NA	NA	Perm	NA
Protected Phases		8			4	6		2
Permitted Phases	8		8	4			2	
Detector Phase	8	8	8	4	4	6	2	2
Switch Phase								
Minimum Initial (s)	15.0	15.0	15.0	15.0	15.0	10.0	10.0	10.0
Minimum Split (s)	30.5	30.5	30.5	30.5	30.5	25.5	25.5	25.5
Total Split (s)	25.0	25.0	25.0	25.0	25.0	60.0	60.0	60.0
Total Split (%)	29.4%	29.4%	29.4%	29.4%	29.4%	70.6%	70.6%	70.6%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5		4.5	4.5		4.5
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	None	Max	Max	Max
Act Effect Green (s)	15.1	15.1	15.1		15.1	65.9		65.9
Actuated g/C Ratio	0.19	0.19	0.19		0.19	0.83		0.83
v/c Ratio	0.11	0.01	0.13		0.06	0.29		0.10
Control Delay	28.9	27.0	10.1		12.6	3.5		3.0
Queue Delay	0.0	0.0	0.0		0.0	0.3		0.0
Total Delay	28.9	27.0	10.1		12.6	3.8		3.0
LOS	C	C	B		B	A		A
Approach Delay		18.2			12.6	3.8		3.0
Approach LOS		B			B	A		A

Intersection Summary

Cycle Length: 85

Actuated Cycle Length: 79.8

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.29

Intersection Signal Delay: 4.7

Intersection LOS: A

Intersection Capacity Utilization 44.6%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 2: County Road & Sunset Avenue

	Ø2		Ø4
60 s		25 s	
	Ø6		Ø8
60 s		25 s	

Queues
2: County Road & Sunset Avenue

EX AM
02/05/2024



Lane Group	EBL	EBT	EBR	WBT	NBT	SBT
Lane Group Flow (vph)	29	5	44	18	840	274
v/c Ratio	0.11	0.01	0.13	0.06	0.29	0.10
Control Delay	28.9	27.0	10.1	12.6	3.5	3.0
Queue Delay	0.0	0.0	0.0	0.0	0.3	0.0
Total Delay	28.9	27.0	10.1	12.6	3.8	3.0
Queue Length 50th (ft)	14	2	0	0	71	19
Queue Length 95th (ft)	35	11	26	17	96	31
Internal Link Dist (ft)		526		57	231	316
Turn Bay Length (ft)	80					
Base Capacity (vph)	358	480	440	388	2910	2782
Starvation Cap Reductn	0	0	0	0	1323	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.08	0.01	0.10	0.05	0.53	0.10
Intersection Summary						

HCM Signalized Intersection Capacity Analysis

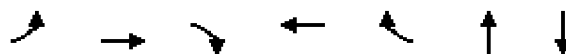
2: County Road & Sunset Avenue

EX AM
02/05/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	28	5	42	13	0	4	0	773	25	2	258	0
Future Volume (vph)	28	5	42	13	0	4	0	773	25	2	258	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5		4.5			4.5			4.5	
Lane Util. Factor	1.00	1.00	1.00		1.00			0.95			0.95	
Frt	1.00	1.00	0.85		0.97			1.00			1.00	
Flt Protected	0.95	1.00	1.00		0.96			1.00			1.00	
Satd. Flow (prot)	1770	1863	1583		1739			3523			3538	
Flt Permitted	0.75	1.00	1.00		0.80			1.00			0.95	
Satd. Flow (perm)	1389	1863	1583		1451			3523			3370	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	29	5	44	14	0	4	0	814	26	2	272	0
RTOR Reduction (vph)	0	0	39	0	16	0	0	2	0	0	0	0
Lane Group Flow (vph)	29	5	5	0	2	0	0	838	0	0	274	0
Turn Type	Perm	NA	Perm	Perm	NA			NA		Perm	NA	
Protected Phases		8			4			6			2	
Permitted Phases	8		8	4						2		
Actuated Green, G (s)	8.7	8.7	8.7		8.7			64.0			64.0	
Effective Green, g (s)	8.7	8.7	8.7		8.7			64.0			64.0	
Actuated g/C Ratio	0.11	0.11	0.11		0.11			0.78			0.78	
Clearance Time (s)	4.5	4.5	4.5		4.5			4.5			4.5	
Vehicle Extension (s)	3.0	3.0	3.0		3.0			3.0			3.0	
Lane Grp Cap (vph)	147	198	168		154			2759			2639	
v/s Ratio Prot		0.00						c0.24				
v/s Ratio Perm	c0.02		0.00		0.00						0.08	
v/c Ratio	0.20	0.03	0.03		0.01			0.30			0.10	
Uniform Delay, d1	33.3	32.7	32.7		32.7			2.5			2.1	
Progression Factor	1.00	1.00	1.00		1.00			1.00			1.00	
Incremental Delay, d2	0.7	0.1	0.1		0.0			0.3			0.1	
Delay (s)	34.0	32.8	32.8		32.7			2.8			2.2	
Level of Service	C	C	C		C			A			A	
Approach Delay (s)		33.2			32.7			2.8			2.2	
Approach LOS		C			C			A			A	
Intersection Summary												
HCM 2000 Control Delay			5.1									
HCM 2000 Volume to Capacity ratio			0.29									
Actuated Cycle Length (s)			81.7									
Intersection Capacity Utilization			44.6%									
Analysis Period (min)			15									
c Critical Lane Group												

Timings 3: Royal Poinciana Way N & County Road

EX AM
02/05/2024



Lane Group	EBL	EBT	EBR	WBT	WBR	NBT	SBT
Lane Configurations							
Traffic Volume (vph)	289	49	189	36	8	517	186
Future Volume (vph)	289	49	189	36	8	517	186
Turn Type	Split	NA	Prot	NA	Prot	NA	NA
Protected Phases	4	4	4	8	8	2	6
Permitted Phases							
Detector Phase	4	4	4	8	8	2	6
Switch Phase							
Minimum Initial (s)	15.0	15.0	15.0	10.0	10.0	5.0	20.0
Minimum Split (s)	27.0	27.0	27.0	27.0	27.0	22.5	27.0
Total Split (s)	25.0	25.0	25.0	20.0	20.0	20.0	40.0
Total Split (%)	23.8%	23.8%	23.8%	19.0%	19.0%	19.0%	38.1%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lead/Lag							
Lead-Lag Optimize?							
Recall Mode	None	None	None	None	None	C-Max	None
Act Effect Green (s)	18.4	18.4	18.4	10.1	10.1	46.1	20.0
Actuated g/C Ratio	0.18	0.18	0.18	0.10	0.10	0.44	0.19
v/c Ratio	0.60	0.60	0.45	0.24	0.03	0.46	0.43
Control Delay	47.9	47.9	8.4	47.6	0.2	24.0	25.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	47.9	47.9	8.4	47.6	0.2	24.0	25.2
LOS	D	D	A	D	A	C	C
Approach Delay		33.7		40.2		24.0	25.2
Approach LOS		C		D		C	C

Intersection Summary

Cycle Length: 105

Actuated Cycle Length: 105

Offset: 0 (0%), Referenced to phase 2:NBTL, Start of Green

Natural Cycle: 105

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.60

Intersection Signal Delay: 28.1

Intersection LOS: C

Intersection Capacity Utilization 61.6%

ICU Level of Service B

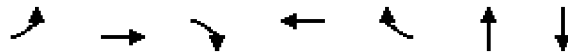
Analysis Period (min) 15

Splits and Phases: 3: Royal Poinciana Way N & County Road

Ø2 (R)			Ø6		Ø4		Ø8
20 s			40 s		25 s		20 s

3: Royal Poinciana Way N & County Road

02/05/2024



Lane Group	EBL	EBT	EBR	WBT	WBR	NBT	SBT
Lane Group Flow (vph)	176	180	199	43	8	707	311
v/c Ratio	0.60	0.60	0.45	0.24	0.03	0.46	0.43
Control Delay	47.9	47.9	8.4	47.6	0.2	24.0	25.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	47.9	47.9	8.4	47.6	0.2	24.0	25.2
Queue Length 50th (ft)	117	120	0	27	0	183	60
Queue Length 95th (ft)	177	181	57	62	0	272	102
Internal Link Dist (ft)		446		441		319	231
Turn Bay Length (ft)	430				230		
Base Capacity (vph)	347	353	485	282	320	1527	1222
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.51	0.51	0.41	0.15	0.03	0.46	0.25
Intersection Summary							

HCM Signalized Intersection Capacity Analysis

3: Royal Poinciana Way N & County Road

EX AM
02/05/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	289	49	189	5	36	8	101	517	54	0	186	109
Future Volume (vph)	289	49	189	5	36	8	101	517	54	0	186	109
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0		4.0	4.0		4.0			4.0	
Lane Util. Factor	0.95	0.95	1.00		1.00	1.00		0.95			0.95	
Frt	1.00	1.00	0.85		1.00	0.85		0.99			0.94	
Flt Protected	0.95	0.97	1.00		0.99	1.00		0.99			1.00	
Satd. Flow (prot)	1681	1709	1583		1852	1583		3470			3343	
Flt Permitted	0.95	0.97	1.00		0.99	1.00		0.99			1.00	
Satd. Flow (perm)	1681	1709	1583		1852	1583		3470			3343	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	304	52	199	5	38	8	106	544	57	0	196	115
RTOR Reduction (vph)	0	0	164	0	0	8	0	4	0	0	93	0
Lane Group Flow (vph)	176	180	35	0	43	0	0	703	0	0	218	0
Turn Type	Split	NA	Prot	Split	NA	Prot	Split	NA			NA	
Protected Phases	4	4	4	8	8	8	2	2			6	
Permitted Phases												
Actuated Green, G (s)	18.4	18.4	18.4		6.1	6.1		44.5			20.0	
Effective Green, g (s)	18.4	18.4	18.4		6.1	6.1		44.5			20.0	
Actuated g/C Ratio	0.18	0.18	0.18		0.06	0.06		0.42			0.19	
Clearance Time (s)	4.0	4.0	4.0		4.0	4.0		4.0			4.0	
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0		3.0			3.0	
Lane Grp Cap (vph)	294	299	277		107	91		1470			636	
v/s Ratio Prot	0.10	c0.11	0.02		c0.02	0.00		c0.20			c0.07	
v/s Ratio Perm												
v/c Ratio	0.60	0.60	0.13		0.40	0.01		0.48			0.34	
Uniform Delay, d1	39.9	39.9	36.5		47.7	46.6		21.9			36.8	
Progression Factor	1.00	1.00	1.00		1.00	1.00		1.00			1.00	
Incremental Delay, d2	3.3	3.4	0.2		2.5	0.0		1.1			0.3	
Delay (s)	43.2	43.3	36.7		50.2	46.6		23.0			37.1	
Level of Service	D	D	D		D	D		C			D	
Approach Delay (s)		40.9			49.6			23.0			37.1	
Approach LOS		D			D			C			D	
Intersection Summary												
HCM 2000 Control Delay			32.7				HCM 2000 Level of Service				C	
HCM 2000 Volume to Capacity ratio			0.47									
Actuated Cycle Length (s)			105.0				Sum of lost time (s)			16.0		
Intersection Capacity Utilization			61.6%				ICU Level of Service			B		
Analysis Period (min)			15									
c Critical Lane Group												

Timings

1: County Road & Sunrise Avenue

EX PM
02/05/2024



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations		↔	↔	↔	↔	↔	↔	↔	↔
Traffic Volume (vph)	36	22	70	54	127	260	77	12	590
Future Volume (vph)	36	22	70	54	127	260	77	12	590
Turn Type	Perm	NA	pm+pt	NA	Perm	NA	Perm	Perm	NA
Protected Phases		8	7	4		2			6
Permitted Phases	8		4		2		2	6	
Detector Phase	8	8	7	4	2	2	2	6	6
Switch Phase									
Minimum Initial (s)	10.0	10.0	7.0	10.0	20.0	20.0	20.0	20.0	20.0
Minimum Split (s)	31.0	31.0	13.0	31.0	26.0	26.0	26.0	26.0	26.0
Total Split (s)	30.0	30.0	20.0	50.0	40.0	40.0	40.0	40.0	40.0
Total Split (%)	33.3%	33.3%	22.2%	55.6%	44.4%	44.4%	44.4%	44.4%	44.4%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag	Lag	Lag	Lead						
Lead-Lag Optimize?	Yes	Yes	Yes						
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	C-Max	C-Max
Act Effect Green (s)		11.4	24.1	24.1		53.9	53.9	53.9	53.9
Actuated g/C Ratio		0.13	0.27	0.27		0.60	0.60	0.60	0.60
v/c Ratio		0.55	0.23	0.14		0.80	0.08	0.02	0.64
Control Delay		27.4	23.8	19.2		31.9	1.5	10.6	17.2
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay		27.4	23.8	19.2		31.9	1.5	10.6	17.2
LOS		C	C	B		C	A	B	B
Approach Delay		27.4		21.6		26.9			17.1
Approach LOS		C		C		C			B

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 110

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.80

Intersection Signal Delay: 21.7

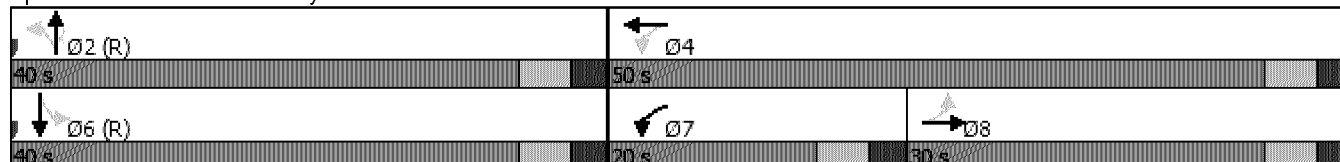
Intersection LOS: C

Intersection Capacity Utilization 86.2%

ICU Level of Service E

Analysis Period (min) 15

Splits and Phases: 1: County Road & Sunrise Avenue



EX PM 2:50 pm 12/20/2022

Synchro 11 Report
Page 1

Queues

EX PM

1: County Road & Sunrise Avenue

02/05/2024



Lane Group	EBT	WBL	WBT	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	140	74	68	408	81	13	707
v/c Ratio	0.55	0.23	0.14	0.80	0.08	0.02	0.64
Control Delay	27.4	23.8	19.2	31.9	1.5	10.6	17.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	27.4	23.8	19.2	31.9	1.5	10.6	17.2
Queue Length 50th (ft)	37	32	24	169	0	3	244
Queue Length 95th (ft)	90	56	48	#415	14	13	469
Internal Link Dist (ft)	482		146	316			333
Turn Bay Length (ft)						160	
Base Capacity (vph)	458	376	894	508	992	529	1099
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.31	0.20	0.08	0.80	0.08	0.02	0.64

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

HCM Signalized Intersection Capacity Analysis

1: County Road & Sunrise Avenue

EX PM

02/05/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	36	22	75	70	54	10	127	260	77	12	590	82
Future Volume (vph)	36	22	75	70	54	10	127	260	77	12	590	82
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0		6.0	6.0			6.0	6.0	6.0	6.0	
Lane Util. Factor		1.00		1.00	1.00			1.00	1.00	1.00	1.00	
Frt		0.92		1.00	0.98			1.00	0.85	1.00	0.98	
Flt Protected		0.99		0.95	1.00			0.98	1.00	0.95	1.00	
Satd. Flow (prot)		1698		1770	1818			1833	1583	1770	1829	
Flt Permitted		0.88		0.45	1.00			0.46	1.00	0.47	1.00	
Satd. Flow (perm)		1523		839	1818			849	1583	882	1829	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	38	23	79	74	57	11	134	274	81	13	621	86
RTOR Reduction (vph)	0	62	0	0	8	0	0	0	34	0	4	0
Lane Group Flow (vph)	0	78	0	74	60	0	0	408	47	13	703	0
Turn Type	Perm	NA		pm+pt	NA		Perm	NA	Perm	Perm	NA	
Protected Phases		8		7	4			2			6	
Permitted Phases	8			4			2		2	6		
Actuated Green, G (s)		11.4		25.3	25.3			52.7	52.7	52.7	52.7	
Effective Green, g (s)		11.4		25.3	25.3			52.7	52.7	52.7	52.7	
Actuated g/C Ratio		0.13		0.28	0.28			0.59	0.59	0.59	0.59	
Clearance Time (s)		6.0		6.0	6.0			6.0	6.0	6.0	6.0	
Vehicle Extension (s)		3.0		3.0	3.0			3.0	3.0	3.0	3.0	
Lane Grp Cap (vph)		192		317	511			497	926	516	1070	
v/s Ratio Prot				c0.02	0.03							0.38
v/s Ratio Perm		c0.05		0.05				c0.48	0.03	0.01		
v/c Ratio		0.41		0.23	0.12			0.82	0.05	0.03	0.66	
Uniform Delay, d1		36.2		25.0	24.1			14.9	8.0	7.8	12.6	
Progression Factor		1.00		1.00	1.00			1.00	1.00	1.00	1.00	
Incremental Delay, d2		1.4		0.4	0.1			14.1	0.1	0.1	3.2	
Delay (s)		37.6		25.4	24.2			29.0	8.1	7.9	15.7	
Level of Service		D		C	C			C	A	A	B	
Approach Delay (s)		37.6			24.8			25.5			15.6	
Approach LOS		D			C			C			B	
Intersection Summary												
HCM 2000 Control Delay			21.8			HCM 2000 Level of Service				C		
HCM 2000 Volume to Capacity ratio			0.70									
Actuated Cycle Length (s)			90.0			Sum of lost time (s)			18.0			
Intersection Capacity Utilization			86.2%			ICU Level of Service			E			
Analysis Period (min)			15									
c Critical Lane Group												

Timings

2: County Road & Sunset Avenue

EX PM
02/05/2024



Lane Group	EBL	EBT	EBR	WBL	WBT	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	22	4	101	17	0	437	2	716
Future Volume (vph)	22	4	101	17	0	437	2	716
Turn Type	Perm	NA	Perm	Perm	NA	NA	Perm	NA
Protected Phases		8			4	6		2
Permitted Phases	8		8	4			2	
Detector Phase	8	8	8	4	4	6	2	2
Switch Phase								
Minimum Initial (s)	15.0	15.0	15.0	15.0	15.0	10.0	10.0	10.0
Minimum Split (s)	30.5	30.5	30.5	30.5	30.5	25.5	25.5	25.5
Total Split (s)	25.0	25.0	25.0	25.0	25.0	60.0	60.0	60.0
Total Split (%)	29.4%	29.4%	29.4%	29.4%	29.4%	70.6%	70.6%	70.6%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5		4.5	4.5		4.5
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	None	C-Max	C-Max	C-Max
Act Effect Green (s)	15.0	15.0	15.0		15.0	65.8		65.8
Actuated g/C Ratio	0.18	0.18	0.18		0.18	0.77		0.77
v/c Ratio	0.09	0.01	0.29		0.09	0.17		0.29
Control Delay	30.6	29.0	8.9		16.3	3.6		4.1
Queue Delay	0.0	0.0	0.0		0.0	0.0		0.2
Total Delay	30.6	29.0	8.9		16.3	3.6		4.4
LOS	C	C	A		B	A		A
Approach Delay		13.3			16.3	3.6		4.4
Approach LOS		B			B	A		A

Intersection Summary

Cycle Length: 85

Actuated Cycle Length: 85

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.29

Intersection Signal Delay: 5.2

Intersection LOS: A

Intersection Capacity Utilization 56.1%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 2: County Road & Sunset Avenue

	Ø2 (R)		Ø4
60 s		25 s	
	Ø5 (R)		Ø8
60 s		25 s	

EX PM 2:50 pm 12/20/2022

Synchro 11 Report
Page 4

Queues
2: County Road & Sunset Avenue

EX PM
02/05/2024



Lane Group	EBL	EBT	EBR	WBT	NBT	SBT
Lane Group Flow (vph)	23	4	106	24	468	756
v/c Ratio	0.09	0.01	0.29	0.09	0.17	0.29
Control Delay	30.6	29.0	8.9	16.3	3.6	4.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.2
Total Delay	30.6	29.0	8.9	16.3	3.6	4.4
Queue Length 50th (ft)	10	2	0	2	35	64
Queue Length 95th (ft)	31	10	41	23	50	86
Internal Link Dist (ft)		526		57	231	316
Turn Bay Length (ft)	80					
Base Capacity (vph)	333	449	462	374	2732	2613
Starvation Cap Reductn	0	0	0	0	0	1060
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.07	0.01	0.23	0.06	0.17	0.49
Intersection Summary						

HCM Signalized Intersection Capacity Analysis

2: County Road & Sunset Avenue

EX PM
02/05/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	22	4	101	17	0	6	0	437	8	2	716	0
Future Volume (vph)	22	4	101	17	0	6	0	437	8	2	716	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5		4.5			4.5			4.5	
Lane Util. Factor	1.00	1.00	1.00		1.00			0.95			0.95	
Frt	1.00	1.00	0.85		0.97			1.00			1.00	
Flt Protected	0.95	1.00	1.00		0.96			1.00			1.00	
Satd. Flow (prot)	1770	1863	1583		1735			3530			3539	
Flt Permitted	0.74	1.00	1.00		0.83			1.00			0.95	
Satd. Flow (perm)	1381	1863	1583		1492			3530			3378	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	23	4	106	18	0	6	0	460	8	2	754	0
RTOR Reduction (vph)	0	0	91	0	16	0	0	1	0	0	0	0
Lane Group Flow (vph)	23	4	15	0	8	0	0	467	0	0	756	0
Turn Type	Perm	NA	Perm	Perm	NA			NA		Perm	NA	
Protected Phases		8			4			6			2	
Permitted Phases	8		8	4						2		
Actuated Green, G (s)	12.0	12.0	12.0		12.0			64.0			64.0	
Effective Green, g (s)	12.0	12.0	12.0		12.0			64.0			64.0	
Actuated g/C Ratio	0.14	0.14	0.14		0.14			0.75			0.75	
Clearance Time (s)	4.5	4.5	4.5		4.5			4.5			4.5	
Vehicle Extension (s)	3.0	3.0	3.0		3.0			3.0			3.0	
Lane Grp Cap (vph)	194	263	223		210			2657			2543	
v/s Ratio Prot		0.00						0.13				
v/s Ratio Perm	c0.02		0.01		0.01						c0.22	
v/c Ratio	0.12	0.02	0.07		0.04			0.18			0.30	
Uniform Delay, d1	31.9	31.4	31.6		31.5			3.0			3.3	
Progression Factor	1.00	1.00	1.00		1.00			1.00			1.00	
Incremental Delay, d2	0.3	0.0	0.1		0.1			0.1			0.3	
Delay (s)	32.2	31.4	31.8		31.6			3.1			3.6	
Level of Service	C	C	C		C			A			A	
Approach Delay (s)		31.8			31.6			3.1			3.6	
Approach LOS		C			C			A			A	

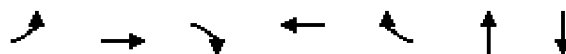
Intersection Summary

HCM 2000 Control Delay	6.7	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.27		
Actuated Cycle Length (s)	85.0	Sum of lost time (s)	9.0
Intersection Capacity Utilization	56.1%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Timings 3: Royal Poinciana Way N & County Road

EX PM
02/05/2024



Lane Group	EBL	EBT	EBR	WBT	WBR	NBT	SBT
Lane Configurations							
Traffic Volume (vph)	125	44	141	76	21	306	444
Future Volume (vph)	125	44	141	76	21	306	444
Turn Type	Split	NA	Prot	NA	Prot	NA	NA
Protected Phases	4	4	4	8	8	2	6
Permitted Phases							
Detector Phase	4	4	4	8	8	2	6
Switch Phase							
Minimum Initial (s)	15.0	15.0	15.0	10.0	10.0	20.0	20.0
Minimum Split (s)	27.0	27.0	27.0	27.0	27.0	27.0	27.0
Total Split (s)	25.0	25.0	25.0	20.0	20.0	20.0	40.0
Total Split (%)	23.8%	23.8%	23.8%	19.0%	19.0%	19.0%	38.1%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lead/Lag							
Lead-Lag Optimize?							
Recall Mode	None	None	None	None	None	C-Max	None
Act Effect Green (s)	15.2	15.2	15.2	13.0	13.0	31.5	29.3
Actuated g/C Ratio	0.14	0.14	0.14	0.12	0.12	0.30	0.28
v/c Ratio	0.36	0.36	0.42	0.56	0.08	0.52	0.80
Control Delay	45.2	45.0	10.5	52.6	0.6	34.7	31.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	2.2
Total Delay	45.2	45.0	10.5	52.6	0.6	34.7	33.5
LOS	D	D	B	D	A	C	C
Approach Delay		29.4		44.9		34.7	33.5
Approach LOS		C		D		C	C

Intersection Summary

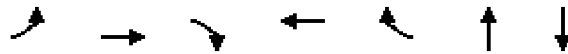
Cycle Length: 105	
Actuated Cycle Length: 105	
Offset: 0 (0%), Referenced to phase 2:NBTL, Start of Green	
Natural Cycle: 110	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.80	
Intersection Signal Delay: 34.0	Intersection LOS: C
Intersection Capacity Utilization 64.2%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 3: Royal Poinciana Way N & County Road

Ø2 (R)	Ø6	Ø4	Ø8
20 s	40 s	25 s	20 s

3: Royal Poinciana Way N & County Road

02/05/2024



Lane Group	EBL	EBT	EBR	WBT	WBR	NBT	SBT
Lane Group Flow (vph)	88	90	148	127	22	539	864
v/c Ratio	0.36	0.36	0.42	0.56	0.08	0.52	0.80
Control Delay	45.2	45.0	10.5	52.6	0.6	34.7	31.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	2.2
Total Delay	45.2	45.0	10.5	52.6	0.6	34.7	33.5
Queue Length 50th (ft)	56	57	0	82	0	155	213
Queue Length 95th (ft)	107	109	56	136	0	#266	264
Internal Link Dist (ft)		446		441		319	231
Turn Bay Length (ft)	430				230		
Base Capacity (vph)	336	345	435	283	324	1036	1276
Starvation Cap Reductn	0	0	0	0	0	0	267
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.26	0.26	0.34	0.45	0.07	0.52	0.86

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

HCM Signalized Intersection Capacity Analysis

3: Royal Poinciana Way N & County Road

EX PM
02/05/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	125	44	141	45	76	21	180	306	27	0	444	377
Future Volume (vph)	125	44	141	45	76	21	180	306	27	0	444	377
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0		4.0	4.0		4.0			4.0	
Lane Util. Factor	0.95	0.95	1.00		1.00	1.00		0.95			0.95	
Frt	1.00	1.00	0.85		1.00	0.85		0.99			0.93	
Flt Protected	0.95	0.98	1.00		0.98	1.00		0.98			1.00	
Satd. Flow (prot)	1681	1727	1583		1829	1583		3451			3295	
Flt Permitted	0.95	0.98	1.00		0.98	1.00		0.98			1.00	
Satd. Flow (perm)	1681	1727	1583		1829	1583		3451			3295	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	132	46	148	47	80	22	189	322	28	0	467	397
RTOR Reduction (vph)	0	0	127	0	0	19	0	3	0	0	161	0
Lane Group Flow (vph)	88	90	21	0	127	3	0	536	0	0	703	0
Turn Type	Split	NA	Prot	Split	NA	Prot	Split	NA			NA	
Protected Phases	4	4	4	8	8	8	2	2			6	
Permitted Phases												
Actuated Green, G (s)	15.2	15.2	15.2		13.0	13.0		31.5			29.3	
Effective Green, g (s)	15.2	15.2	15.2		13.0	13.0		31.5			29.3	
Actuated g/C Ratio	0.14	0.14	0.14		0.12	0.12		0.30			0.28	
Clearance Time (s)	4.0	4.0	4.0		4.0	4.0		4.0			4.0	
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0		3.0			3.0	
Lane Grp Cap (vph)	243	250	229		226	195		1035			919	
v/s Ratio Prot	c0.05	0.05	0.01		c0.07	0.00		c0.16			c0.21	
v/s Ratio Perm												
v/c Ratio	0.36	0.36	0.09		0.56	0.01		0.52			0.77	
Uniform Delay, d1	40.5	40.5	38.9		43.3	40.4		30.5			34.7	
Progression Factor	1.00	1.00	1.00		1.00	1.00		1.00			1.00	
Incremental Delay, d2	0.9	0.9	0.2		3.2	0.0		1.9			3.8	
Delay (s)	41.4	41.4	39.1		46.5	40.4		32.3			38.5	
Level of Service	D	D	D		D	D		C			D	
Approach Delay (s)		40.4			45.6			32.3			38.5	
Approach LOS		D			D			C			D	
Intersection Summary												
HCM 2000 Control Delay			37.6				HCM 2000 Level of Service				D	
HCM 2000 Volume to Capacity ratio			0.58									
Actuated Cycle Length (s)			105.0				Sum of lost time (s)			16.0		
Intersection Capacity Utilization			64.2%				ICU Level of Service			C		
Analysis Period (min)			15									
c Critical Lane Group												

Timings

1: County Road & Sunrise Avenue

BY AM
02/05/2024



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations		↔	↔	↔	↔	↔	↔	↔	↔
Traffic Volume (vph)	49	19	48	20	91	666	87	9	208
Future Volume (vph)	49	19	48	20	91	666	87	9	208
Turn Type	Perm	NA	pm+pt	NA	Perm	NA	Perm	Perm	NA
Protected Phases		8	7	4		2			6
Permitted Phases	8		4		2		2	6	
Detector Phase	8	8	7	4	2	2	2	6	6
Switch Phase									
Minimum Initial (s)	10.0	10.0	7.0	10.0	20.0	20.0	20.0	20.0	20.0
Minimum Split (s)	31.0	31.0	13.0	31.0	26.0	26.0	26.0	26.0	26.0
Total Split (s)	30.0	30.0	20.0	50.0	40.0	40.0	40.0	40.0	40.0
Total Split (%)	33.3%	33.3%	22.2%	55.6%	44.4%	44.4%	44.4%	44.4%	44.4%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag	Lag	Lag	Lead						
Lead-Lag Optimize?	Yes	Yes	Yes						
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	C-Max	C-Max
Act Effect Green (s)		11.5	20.0	20.6		61.8	61.8	61.8	61.8
Actuated g/C Ratio		0.13	0.22	0.23		0.69	0.69	0.69	0.69
v/c Ratio		0.50	0.17	0.07		0.68	0.08	0.03	0.21
Control Delay		36.3	24.6	18.0		17.6	1.9	10.2	8.7
Queue Delay		0.0	0.0	0.0		2.4	0.0	0.0	0.0
Total Delay		36.3	24.6	18.0		20.0	1.9	10.2	8.7
LOS		D	C	B		C	A	B	A
Approach Delay		36.3		22.3		18.2			8.7
Approach LOS		D		C		B			A

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.68

Intersection Signal Delay: 17.9

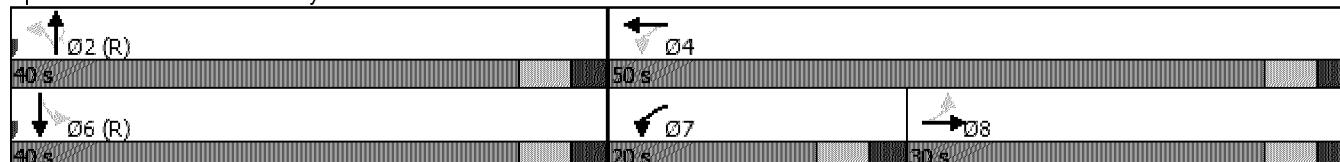
Intersection LOS: B

Intersection Capacity Utilization 84.0%

ICU Level of Service E

Analysis Period (min) 15

Splits and Phases: 1: County Road & Sunrise Avenue



Queues

1: County Road & Sunrise Avenue

BY AM

02/05/2024



Lane Group	EBT	WBL	WBT	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	104	51	28	797	92	9	265
v/c Ratio	0.50	0.17	0.07	0.68	0.08	0.03	0.21
Control Delay	36.3	24.6	18.0	17.6	1.9	10.2	8.7
Queue Delay	0.0	0.0	0.0	2.4	0.0	0.0	0.0
Total Delay	36.3	24.6	18.0	20.0	1.9	10.2	8.7
Queue Length 50th (ft)	43	22	9	311	0	2	61
Queue Length 95th (ft)	89	44	26	#647	18	10	126
Internal Link Dist (ft)	482		146	316			333
Turn Bay Length (ft)						160	
Base Capacity (vph)	411	376	879	1177	1120	300	1250
Starvation Cap Reductn	0	0	0	249	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.25	0.14	0.03	0.86	0.08	0.03	0.21

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

HCM Signalized Intersection Capacity Analysis

1: County Road & Sunrise Avenue

BY AM

02/05/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	49	19	30	48	20	7	91	666	87	9	208	44
Future Volume (vph)	49	19	30	48	20	7	91	666	87	9	208	44
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0		6.0	6.0			6.0	6.0	6.0	6.0	
Lane Util. Factor		1.00		1.00	1.00			1.00	1.00	1.00	1.00	
Frt		0.96		1.00	0.96			1.00	0.85	1.00	0.97	
Flt Protected		0.98		0.95	1.00			0.99	1.00	0.95	1.00	
Satd. Flow (prot)		1742		1770	1793			1852	1583	1770	1814	
Flt Permitted		0.83		0.59	1.00			0.92	1.00	0.24	1.00	
Satd. Flow (perm)		1477		1102	1793			1716	1583	438	1814	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	52	20	32	51	21	7	96	701	92	9	219	46
RTOR Reduction (vph)	0	21	0	0	5	0	0	0	34	0	5	0
Lane Group Flow (vph)	0	83	0	51	23	0	0	797	58	9	260	0
Turn Type	Perm	NA		pm+pt	NA		Perm	NA	Perm	Perm	NA	
Protected Phases		8		7	4			2			6	
Permitted Phases	8			4			2		2	6		
Actuated Green, G (s)		9.5		21.0	21.0			57.0	57.0	57.0	57.0	
Effective Green, g (s)		9.5		21.0	21.0			57.0	57.0	57.0	57.0	
Actuated g/C Ratio		0.11		0.23	0.23			0.63	0.63	0.63	0.63	
Clearance Time (s)		6.0		6.0	6.0			6.0	6.0	6.0	6.0	
Vehicle Extension (s)		3.0		3.0	3.0			3.0	3.0	3.0	3.0	
Lane Grp Cap (vph)		155		297	418			1086	1002	277	1148	
v/s Ratio Prot				c0.01	0.01						0.14	
v/s Ratio Perm		c0.06		0.03				c0.46	0.04	0.02		
v/c Ratio		0.53		0.17	0.05			0.73	0.06	0.03	0.23	
Uniform Delay, d1		38.1		27.7	26.8			11.3	6.3	6.2	7.1	
Progression Factor		1.00		1.00	1.00			1.00	1.00	1.00	1.00	
Incremental Delay, d2		3.5		0.3	0.1			4.4	0.1	0.2	0.5	
Delay (s)		41.6		28.0	26.8			15.7	6.4	6.4	7.5	
Level of Service		D		C	C			B	A	A	A	
Approach Delay (s)		41.6			27.6			14.7			7.5	
Approach LOS		D			C			B			A	
Intersection Summary												
HCM 2000 Control Delay		16.1						HCM 2000 Level of Service		B		
HCM 2000 Volume to Capacity ratio		0.67										
Actuated Cycle Length (s)		90.0						Sum of lost time (s)		18.0		
Intersection Capacity Utilization		84.0%						ICU Level of Service		E		
Analysis Period (min)		15										
c Critical Lane Group												

Timings

2: County Road & Sunset Avenue

BY AM
02/05/2024



Lane Group	EBL	EBT	EBR	WBL	WBT	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	29	5	44	14	0	812	2	271
Future Volume (vph)	29	5	44	14	0	812	2	271
Turn Type	Perm	NA	Perm	Perm	NA	NA	Perm	NA
Protected Phases		8			4	6		2
Permitted Phases	8		8	4			2	
Detector Phase	8	8	8	4	4	6	2	2
Switch Phase								
Minimum Initial (s)	15.0	15.0	15.0	15.0	15.0	10.0	10.0	10.0
Minimum Split (s)	30.5	30.5	30.5	30.5	30.5	25.5	25.5	25.5
Total Split (s)	25.0	25.0	25.0	25.0	25.0	60.0	60.0	60.0
Total Split (%)	29.4%	29.4%	29.4%	29.4%	29.4%	70.6%	70.6%	70.6%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5		4.5	4.5		4.5
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	None	C-Max	C-Max	C-Max
Act Effect Green (s)	15.0	15.0	15.0		15.0	65.8		65.8
Actuated g/C Ratio	0.18	0.18	0.18		0.18	0.77		0.77
v/c Ratio	0.13	0.02	0.15		0.07	0.32		0.11
Control Delay	31.1	29.2	10.8		13.8	4.3		3.5
Queue Delay	0.0	0.0	0.0		0.0	0.5		0.0
Total Delay	31.1	29.2	10.8		13.8	4.8		3.5
LOS	C	C	B		B	A		A
Approach Delay		19.6			13.8	4.8		3.5
Approach LOS		B			B	A		A

Intersection Summary

Cycle Length: 85

Actuated Cycle Length: 85

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.32

Intersection Signal Delay: 5.6

Intersection LOS: A

Intersection Capacity Utilization 44.6%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 2: County Road & Sunset Avenue

	Ø2 (R)		Ø4
60 s		25 s	
	Ø5 (R)		Ø8
60 s		25 s	

Queues
2: County Road & Sunset Avenue

BY AM
02/05/2024



Lane Group	EBL	EBT	EBR	WBT	NBT	SBT
Lane Group Flow (vph)	31	5	46	19	882	287
v/c Ratio	0.13	0.02	0.15	0.07	0.32	0.11
Control Delay	31.1	29.2	10.8	13.8	4.3	3.5
Queue Delay	0.0	0.0	0.0	0.0	0.5	0.0
Total Delay	31.1	29.2	10.8	13.8	4.8	3.5
Queue Length 50th (ft)	14	2	0	0	76	20
Queue Length 95th (ft)	39	12	28	18	101	31
Internal Link Dist (ft)		526		57	231	316
Turn Bay Length (ft)	80					
Base Capacity (vph)	334	449	416	376	2728	2607
Starvation Cap Reductn	0	0	0	0	1281	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.09	0.01	0.11	0.05	0.61	0.11
Intersection Summary						

HCM Signalized Intersection Capacity Analysis

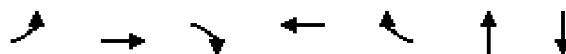
2: County Road & Sunset Avenue

BY AM
02/05/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	29	5	44	14	0	4	0	812	26	2	271	0
Future Volume (vph)	29	5	44	14	0	4	0	812	26	2	271	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5		4.5			4.5			4.5	
Lane Util. Factor	1.00	1.00	1.00		1.00			0.95			0.95	
Frt	1.00	1.00	0.85		0.97			1.00			1.00	
Flt Protected	0.95	1.00	1.00		0.96			1.00			1.00	
Satd. Flow (prot)	1770	1863	1583		1741			3523			3538	
Flt Permitted	0.75	1.00	1.00		0.83			1.00			0.95	
Satd. Flow (perm)	1388	1863	1583		1501			3523			3370	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	31	5	46	15	0	4	0	855	27	2	285	0
RTOR Reduction (vph)	0	0	40	0	16	0	0	2	0	0	0	0
Lane Group Flow (vph)	31	5	6	0	3	0	0	880	0	0	287	0
Turn Type	Perm	NA	Perm	Perm	NA			NA		Perm	NA	
Protected Phases		8			4			6			2	
Permitted Phases	8		8	4						2		
Actuated Green, G (s)	12.0	12.0	12.0		12.0			64.0			64.0	
Effective Green, g (s)	12.0	12.0	12.0		12.0			64.0			64.0	
Actuated g/C Ratio	0.14	0.14	0.14		0.14			0.75			0.75	
Clearance Time (s)	4.5	4.5	4.5		4.5			4.5			4.5	
Vehicle Extension (s)	3.0	3.0	3.0		3.0			3.0			3.0	
Lane Grp Cap (vph)	195	263	223		211			2652			2537	
v/s Ratio Prot		0.00						0.25				
v/s Ratio Perm	0.02		0.00		0.00						0.09	
v/c Ratio	0.16	0.02	0.03		0.01			0.33			0.11	
Uniform Delay, d1	32.1	31.4	31.5		31.4			3.5			2.8	
Progression Factor	1.00	1.00	1.00		1.00			1.00			1.00	
Incremental Delay, d2	0.4	0.0	0.1		0.0			0.3			0.1	
Delay (s)	32.5	31.5	31.5		31.4			3.8			2.9	
Level of Service	C	C	C		C			A			A	
Approach Delay (s)		31.9			31.4			3.8			2.9	
Approach LOS		C			C			A			A	
Intersection Summary												
HCM 2000 Control Delay			5.8									
HCM 2000 Volume to Capacity ratio			0.30									
Actuated Cycle Length (s)			85.0									
Intersection Capacity Utilization			44.6%									
Analysis Period (min)			15									
c Critical Lane Group												

Timings 3: Royal Poinciana Way N & County Road

BY AM
02/05/2024



Lane Group	EBL	EBT	EBR	WBT	WBR	NBT	SBT
Lane Configurations							
Traffic Volume (vph)	304	51	199	38	8	543	195
Future Volume (vph)	304	51	199	38	8	543	195
Turn Type	Split	NA	Prot	NA	Prot	NA	NA
Protected Phases	4	4	4	8	8	2	6
Permitted Phases							
Detector Phase	4	4	4	8	8	2	6
Switch Phase							
Minimum Initial (s)	15.0	15.0	15.0	10.0	10.0	5.0	20.0
Minimum Split (s)	27.0	27.0	27.0	27.0	27.0	22.5	27.0
Total Split (s)	25.0	25.0	25.0	20.0	20.0	20.0	40.0
Total Split (%)	23.8%	23.8%	23.8%	19.0%	19.0%	19.0%	38.1%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lead/Lag							
Lead-Lag Optimize?							
Recall Mode	None	None	None	None	None	C-Max	None
Act Effect Green (s)	18.9	18.9	18.9	10.1	10.1	45.5	20.0
Actuated g/C Ratio	0.18	0.18	0.18	0.10	0.10	0.43	0.19
v/c Ratio	0.61	0.61	0.46	0.25	0.03	0.49	0.44
Control Delay	48.0	47.7	8.1	47.7	0.2	25.0	25.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	48.0	47.7	8.1	47.7	0.2	25.0	25.4
LOS	D	D	A	D	A	C	C
Approach Delay		33.6		40.6		25.0	25.4
Approach LOS		C		D		C	C

Intersection Summary

Cycle Length: 105

Actuated Cycle Length: 105

Offset: 0 (0%), Referenced to phase 2:NBTL, Start of Green

Natural Cycle: 105

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.61

Intersection Signal Delay: 28.5

Intersection LOS: C

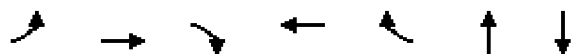
Intersection Capacity Utilization 63.0%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 3: Royal Poinciana Way N & County Road

Ø2 (R)			Ø6		Ø4		Ø8
20 s			40 s		25 s		20 s



Lane Group	EBL	EBT	EBR	WBT	WBR	NBT	SBT
Lane Group Flow (vph)	186	188	209	45	8	744	326
v/c Ratio	0.61	0.61	0.46	0.25	0.03	0.49	0.44
Control Delay	48.0	47.7	8.1	47.7	0.2	25.0	25.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	48.0	47.7	8.1	47.7	0.2	25.0	25.4
Queue Length 50th (ft)	124	125	0	29	0	197	63
Queue Length 95th (ft)	183	185	56	64	0	296	106
Internal Link Dist (ft)		446		441		319	231
Turn Bay Length (ft)	430				230		
Base Capacity (vph)	352	357	496	282	320	1509	1225
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.53	0.53	0.42	0.16	0.03	0.49	0.27
Intersection Summary							

HCM Signalized Intersection Capacity Analysis

3: Royal Poinciana Way N & County Road

BY AM
02/05/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	304	51	199	5	38	8	106	543	57	0	195	115
Future Volume (vph)	304	51	199	5	38	8	106	543	57	0	195	115
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0		4.0	4.0		4.0			4.0	
Lane Util. Factor	0.95	0.95	1.00		1.00	1.00		0.95			0.95	
Frt	1.00	1.00	0.85		1.00	0.85		0.99			0.94	
Flt Protected	0.95	0.97	1.00		0.99	1.00		0.99			1.00	
Satd. Flow (prot)	1681	1709	1583		1852	1583		3470			3342	
Flt Permitted	0.95	0.97	1.00		0.99	1.00		0.99			1.00	
Satd. Flow (perm)	1681	1709	1583		1852	1583		3470			3342	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	320	54	209	5	40	8	112	572	60	0	205	121
RTOR Reduction (vph)	0	0	171	0	0	8	0	4	0	0	98	0
Lane Group Flow (vph)	186	188	38	0	45	0	0	740	0	0	228	0
Turn Type	Split	NA	Prot	Split	NA	Prot	Split	NA			NA	
Protected Phases	4	4	4	8	8	8	2	2			6	
Permitted Phases												
Actuated Green, G (s)	18.9	18.9	18.9		6.1	6.1		44.0			20.0	
Effective Green, g (s)	18.9	18.9	18.9		6.1	6.1		44.0			20.0	
Actuated g/C Ratio	0.18	0.18	0.18		0.06	0.06		0.42			0.19	
Clearance Time (s)	4.0	4.0	4.0		4.0	4.0		4.0			4.0	
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0		3.0			3.0	
Lane Grp Cap (vph)	302	307	284		107	91		1454			636	
v/s Ratio Prot	c0.11	0.11	0.02		c0.02	0.00		c0.21			c0.07	
v/s Ratio Perm												
v/c Ratio	0.62	0.61	0.13		0.42	0.01		0.51			0.36	
Uniform Delay, d1	39.7	39.7	36.2		47.7	46.6		22.5			36.9	
Progression Factor	1.00	1.00	1.00		1.00	1.00		1.00			1.00	
Incremental Delay, d2	3.7	3.6	0.2		2.7	0.0		1.3			0.3	
Delay (s)	43.4	43.3	36.4		50.4	46.6		23.8			37.3	
Level of Service	D	D	D		D	D		C			D	
Approach Delay (s)		40.8			49.8			23.8			37.3	
Approach LOS		D			D			C			D	
Intersection Summary												
HCM 2000 Control Delay			33.0				HCM 2000 Level of Service				C	
HCM 2000 Volume to Capacity ratio			0.49									
Actuated Cycle Length (s)			105.0				Sum of lost time (s)			16.0		
Intersection Capacity Utilization			63.0%				ICU Level of Service			B		
Analysis Period (min)			15									
c Critical Lane Group												

Timings

1: County Road & Sunrise Avenue

BY PM
02/05/2024



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations		↔	↔	↔	↔	↔	↔	↔	↔
Traffic Volume (vph)	38	23	74	57	133	273	81	13	620
Future Volume (vph)	38	23	74	57	133	273	81	13	620
Turn Type	Perm	NA	pm+pt	NA	Perm	NA	Perm	Perm	NA
Protected Phases		8	7	4		2			6
Permitted Phases	8		4		2		2	6	
Detector Phase	8	8	7	4	2	2	2	6	6
Switch Phase									
Minimum Initial (s)	10.0	10.0	7.0	10.0	20.0	20.0	20.0	20.0	20.0
Minimum Split (s)	31.0	31.0	13.0	31.0	26.0	26.0	26.0	26.0	26.0
Total Split (s)	30.0	30.0	20.0	50.0	40.0	40.0	40.0	40.0	40.0
Total Split (%)	33.3%	33.3%	22.2%	55.6%	44.4%	44.4%	44.4%	44.4%	44.4%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag	Lag	Lag	Lead						
Lead-Lag Optimize?	Yes	Yes	Yes						
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	C-Max	C-Max
Act Effect Green (s)		11.6	24.5	24.5		53.5	53.5	53.5	53.5
Actuated g/C Ratio		0.13	0.27	0.27		0.59	0.59	0.59	0.59
v/c Ratio		0.57	0.24	0.14		0.94	0.09	0.03	0.68
Control Delay		28.5	23.6	18.7		52.5	1.8	10.9	18.9
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay		28.5	23.6	18.7		52.5	1.8	10.9	18.9
LOS		C	C	B		D	A	B	B
Approach Delay		28.5		21.3		44.1			18.8
Approach LOS		C		C		D			B

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 120

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.94

Intersection Signal Delay: 28.2

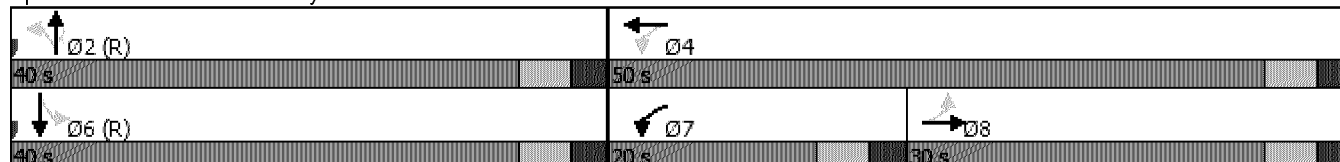
Intersection LOS: C

Intersection Capacity Utilization 89.4%

ICU Level of Service E

Analysis Period (min) 15

Splits and Phases: 1: County Road & Sunrise Avenue



Queues

BY PM

1: County Road & Sunrise Avenue

02/05/2024



Lane Group	EBT	WBL	WBT	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	147	78	72	427	85	14	744
v/c Ratio	0.57	0.24	0.14	0.94	0.09	0.03	0.68
Control Delay	28.5	23.6	18.7	52.5	1.8	10.9	18.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	28.5	23.6	18.7	52.5	1.8	10.9	18.9
Queue Length 50th (ft)	41	33	25	210	0	3	267
Queue Length 95th (ft)	95	57	49	#471	16	14	#574
Internal Link Dist (ft)	482		146	316			333
Turn Bay Length (ft)						160	
Base Capacity (vph)	457	378	893	454	985	507	1091
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.32	0.21	0.08	0.94	0.09	0.03	0.68

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

HCM Signalized Intersection Capacity Analysis

1: County Road & Sunrise Avenue

BY PM

02/05/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	38	23	79	74	57	11	133	273	81	13	620	86
Future Volume (vph)	38	23	79	74	57	11	133	273	81	13	620	86
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0		6.0	6.0			6.0	6.0	6.0	6.0	
Lane Util. Factor		1.00		1.00	1.00			1.00	1.00	1.00	1.00	
Frt		0.92		1.00	0.97			1.00	0.85	1.00	0.98	
Flt Protected		0.99		0.95	1.00			0.98	1.00	0.95	1.00	
Satd. Flow (prot)		1698		1770	1816			1833	1583	1770	1829	
Flt Permitted		0.88		0.44	1.00			0.41	1.00	0.46	1.00	
Satd. Flow (perm)		1520		823	1816			764	1583	853	1829	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	40	24	83	78	60	12	140	287	85	14	653	91
RTOR Reduction (vph)	0	62	0	0	9	0	0	0	36	0	4	0
Lane Group Flow (vph)	0	85	0	78	63	0	0	427	49	14	740	0
Turn Type	Perm	NA		pm+pt	NA		Perm	NA	Perm	Perm	NA	
Protected Phases		8		7	4			2			6	
Permitted Phases	8			4			2		2	6		
Actuated Green, G (s)		11.6		25.6	25.6			52.4	52.4	52.4	52.4	
Effective Green, g (s)		11.6		25.6	25.6			52.4	52.4	52.4	52.4	
Actuated g/C Ratio		0.13		0.28	0.28			0.58	0.58	0.58	0.58	
Clearance Time (s)		6.0		6.0	6.0			6.0	6.0	6.0	6.0	
Vehicle Extension (s)		3.0		3.0	3.0			3.0	3.0	3.0	3.0	
Lane Grp Cap (vph)		195		318	516			444	921	496	1064	
v/s Ratio Prot				c0.02	0.03							0.40
v/s Ratio Perm		c0.06		0.05				c0.56	0.03	0.02		
v/c Ratio		0.44		0.25	0.12			0.96	0.05	0.03	0.70	
Uniform Delay, d1		36.2		24.9	23.9			17.8	8.1	8.0	13.2	
Progression Factor		1.00		1.00	1.00			1.00	1.00	1.00	1.00	
Incremental Delay, d2		1.6		0.4	0.1			34.1	0.1	0.1	3.8	
Delay (s)		37.7		25.3	24.0			52.0	8.2	8.1	17.0	
Level of Service		D		C	C			D	A	A	B	
Approach Delay (s)		37.7			24.7			44.7			16.8	
Approach LOS		D			C			D			B	
Intersection Summary												
HCM 2000 Control Delay			28.6			HCM 2000 Level of Service				C		
HCM 2000 Volume to Capacity ratio			0.80									
Actuated Cycle Length (s)			90.0			Sum of lost time (s)			18.0			
Intersection Capacity Utilization			89.4%			ICU Level of Service			E			
Analysis Period (min)			15									
c Critical Lane Group												

Timings

2: County Road & Sunset Avenue

BY PM
02/05/2024



Lane Group	EBL	EBT	EBR	WBL	WBT	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	23	4	106	18	0	459	2	753
Future Volume (vph)	23	4	106	18	0	459	2	753
Turn Type	Perm	NA	Perm	Perm	NA	NA	Perm	NA
Protected Phases		8			4	6		2
Permitted Phases	8		8	4			2	
Detector Phase	8	8	8	4	4	6	2	2
Switch Phase								
Minimum Initial (s)	15.0	15.0	15.0	15.0	15.0	10.0	10.0	10.0
Minimum Split (s)	30.5	30.5	30.5	30.5	30.5	25.5	25.5	25.5
Total Split (s)	25.0	25.0	25.0	25.0	25.0	60.0	60.0	60.0
Total Split (%)	29.4%	29.4%	29.4%	29.4%	29.4%	70.6%	70.6%	70.6%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5		4.5	4.5		4.5
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	None	C-Max	C-Max	C-Max
Act Effect Green (s)	15.0	15.0	15.0		15.0	65.8		65.8
Actuated g/C Ratio	0.18	0.18	0.18		0.18	0.77		0.77
v/c Ratio	0.10	0.01	0.30		0.09	0.18		0.30
Control Delay	30.7	29.0	8.8		16.7	3.6		4.2
Queue Delay	0.0	0.0	0.0		0.0	0.0		0.3
Total Delay	30.7	29.0	8.8		16.7	3.6		4.5
LOS	C	C	A		B	A		A
Approach Delay		13.1			16.7	3.6		4.5
Approach LOS		B			B	A		A

Intersection Summary

Cycle Length: 85

Actuated Cycle Length: 85

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.30

Intersection Signal Delay: 5.2

Intersection LOS: A

Intersection Capacity Utilization 57.1%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 2: County Road & Sunset Avenue

	Ø2 (R)		Ø4
60 s		25 s	
	Ø5 (R)		Ø8
60 s		25 s	

Queues
2: County Road & Sunset Avenue

BY PM
02/05/2024



Lane Group	EBL	EBT	EBR	WBT	NBT	SBT
Lane Group Flow (vph)	24	4	112	25	491	795
v/c Ratio	0.10	0.01	0.30	0.09	0.18	0.30
Control Delay	30.7	29.0	8.8	16.7	3.6	4.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.3
Total Delay	30.7	29.0	8.8	16.7	3.6	4.5
Queue Length 50th (ft)	11	2	0	3	37	68
Queue Length 95th (ft)	32	10	43	24	52	92
Internal Link Dist (ft)		526		57	231	316
Turn Bay Length (ft)	80					
Base Capacity (vph)	332	449	466	373	2734	2613
Starvation Cap Reductn	0	0	0	0	0	1042
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.07	0.01	0.24	0.07	0.18	0.51
Intersection Summary						

HCM Signalized Intersection Capacity Analysis

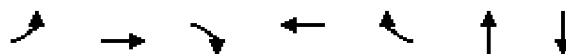
2: County Road & Sunset Avenue

BY PM
02/05/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	23	4	106	18	0	6	0	459	8	2	753	0
Future Volume (vph)	23	4	106	18	0	6	0	459	8	2	753	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5		4.5			4.5			4.5	
Lane Util. Factor	1.00	1.00	1.00		1.00			0.95			0.95	
Frt	1.00	1.00	0.85		0.97			1.00			1.00	
Flt Protected	0.95	1.00	1.00		0.96			1.00			1.00	
Satd. Flow (prot)	1770	1863	1583		1736			3531			3539	
Flt Permitted	0.74	1.00	1.00		0.82			1.00			0.95	
Satd. Flow (perm)	1380	1863	1583		1487			3531			3378	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	24	4	112	19	0	6	0	483	8	2	793	0
RTOR Reduction (vph)	0	0	96	0	16	0	0	1	0	0	0	0
Lane Group Flow (vph)	24	4	16	0	9	0	0	490	0	0	795	0
Turn Type	Perm	NA	Perm	Perm	NA			NA		Perm	NA	
Protected Phases		8			4			6			2	
Permitted Phases	8		8	4						2		
Actuated Green, G (s)	12.0	12.0	12.0		12.0			64.0			64.0	
Effective Green, g (s)	12.0	12.0	12.0		12.0			64.0			64.0	
Actuated g/C Ratio	0.14	0.14	0.14		0.14			0.75			0.75	
Clearance Time (s)	4.5	4.5	4.5		4.5			4.5			4.5	
Vehicle Extension (s)	3.0	3.0	3.0		3.0			3.0			3.0	
Lane Grp Cap (vph)	194	263	223		209			2658			2543	
v/s Ratio Prot		0.00						0.14				
v/s Ratio Perm	c0.02		0.01		0.01						c0.24	
v/c Ratio	0.12	0.02	0.07		0.04			0.18			0.31	
Uniform Delay, d1	31.9	31.4	31.7		31.5			3.0			3.4	
Progression Factor	1.00	1.00	1.00		1.00			1.00			1.00	
Incremental Delay, d2	0.3	0.0	0.1		0.1			0.2			0.3	
Delay (s)	32.2	31.4	31.8		31.6			3.2			3.7	
Level of Service	C	C	C		C			A			A	
Approach Delay (s)		31.9			31.6			3.2			3.7	
Approach LOS		C			C			A			A	
Intersection Summary												
HCM 2000 Control Delay			6.7									
HCM 2000 Volume to Capacity ratio			0.28									
Actuated Cycle Length (s)			85.0									
Intersection Capacity Utilization			57.1%									
Analysis Period (min)			15									
c Critical Lane Group												

Timings 3: Royal Poinciana Way N & County Road

BY PM
02/05/2024



Lane Group	EBL	EBT	EBR	WBT	WBR	NBT	SBT
Lane Configurations							
Traffic Volume (vph)	131	46	148	80	22	322	467
Future Volume (vph)	131	46	148	80	22	322	467
Turn Type	Split	NA	Prot	NA	Prot	NA	NA
Protected Phases	4	4	4	8	8	2	6
Permitted Phases							
Detector Phase	4	4	4	8	8	2	6
Switch Phase							
Minimum Initial (s)	15.0	15.0	15.0	10.0	10.0	20.0	20.0
Minimum Split (s)	27.0	27.0	27.0	27.0	27.0	27.0	27.0
Total Split (s)	25.0	25.0	25.0	20.0	20.0	20.0	40.0
Total Split (%)	23.8%	23.8%	23.8%	19.0%	19.0%	19.0%	38.1%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lead/Lag							
Lead-Lag Optimize?							
Recall Mode	None	None	None	None	None	None	C-Max
Act Effect Green (s)	15.3	15.3	15.3	13.3	13.3	24.0	36.4
Actuated g/C Ratio	0.15	0.15	0.15	0.13	0.13	0.23	0.35
v/c Ratio	0.38	0.37	0.43	0.58	0.08	0.72	0.71
Control Delay	45.4	45.2	10.4	52.9	0.6	43.8	25.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	11.1
Total Delay	45.4	45.2	10.4	52.9	0.6	43.8	36.6
LOS	D	D	B	D	A	D	D
Approach Delay		29.4		45.2		43.8	36.6
Approach LOS		C		D		D	D

Intersection Summary

Cycle Length: 105
 Actuated Cycle Length: 105
 Offset: 0 (0%), Referenced to phase 6:SBT, Start of Green
 Natural Cycle: 110
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.72
 Intersection Signal Delay: 38.1
 Intersection Capacity Utilization 65.8%
 Analysis Period (min) 15

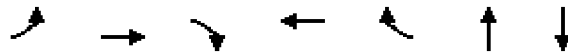
Intersection LOS: D
 ICU Level of Service C

Splits and Phases: 3: Royal Poinciana Way N & County Road

Ø2	Ø6 (R)	Ø4	Ø4	Ø8	Ø8
20 s	40 s	25 s	25 s	20 s	20 s

3: Royal Poinciana Way N & County Road

02/05/2024



Lane Group	EBL	EBT	EBR	WBT	WBR	NBT	SBT
Lane Group Flow (vph)	92	94	156	133	23	567	909
v/c Ratio	0.38	0.37	0.43	0.58	0.08	0.72	0.71
Control Delay	45.4	45.2	10.4	52.9	0.6	43.8	25.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	11.1
Total Delay	45.4	45.2	10.4	52.9	0.6	43.8	36.6
Queue Length 50th (ft)	60	61	0	86	0	181	211
Queue Length 95th (ft)	111	112	56	141	0	#298	286
Internal Link Dist (ft)		446		441		319	231
Turn Bay Length (ft)	430				230		
Base Capacity (vph)	336	345	441	284	325	793	1287
Starvation Cap Reductn	0	0	0	0	0	0	359
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.27	0.27	0.35	0.47	0.07	0.72	0.98

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

HCM Signalized Intersection Capacity Analysis

3: Royal Poinciana Way N & County Road

BY PM
02/05/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	131	46	148	47	80	22	189	322	28	0	467	396
Future Volume (vph)	131	46	148	47	80	22	189	322	28	0	467	396
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0		4.0	4.0		4.0			4.0	
Lane Util. Factor	0.95	0.95	1.00		1.00	1.00		0.95			0.95	
Frt	1.00	1.00	0.85		1.00	0.85		0.99			0.93	
Flt Protected	0.95	0.98	1.00		0.98	1.00		0.98			1.00	
Satd. Flow (prot)	1681	1727	1583		1829	1583		3451			3296	
Flt Permitted	0.95	0.98	1.00		0.98	1.00		0.98			1.00	
Satd. Flow (perm)	1681	1727	1583		1829	1583		3451			3296	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	138	48	156	49	84	23	199	339	29	0	492	417
RTOR Reduction (vph)	0	0	133	0	0	20	0	3	0	0	145	0
Lane Group Flow (vph)	92	94	23	0	133	3	0	564	0	0	764	0
Turn Type	Split	NA	Prot	Split	NA	Prot	Split	NA			NA	
Protected Phases	4	4	4	8	8	8	2	2			6	
Permitted Phases												
Actuated Green, G (s)	15.3	15.3	15.3		13.3	13.3		24.0			36.4	
Effective Green, g (s)	15.3	15.3	15.3		13.3	13.3		24.0			36.4	
Actuated g/C Ratio	0.15	0.15	0.15		0.13	0.13		0.23			0.35	
Clearance Time (s)	4.0	4.0	4.0		4.0	4.0		4.0			4.0	
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0		3.0			3.0	
Lane Grp Cap (vph)	244	251	230		231	200		788			1142	
v/s Ratio Prot	c0.05	0.05	0.01		c0.07	0.00		c0.16			c0.23	
v/s Ratio Perm												
v/c Ratio	0.38	0.37	0.10		0.58	0.01		0.72			0.67	
Uniform Delay, d1	40.5	40.5	38.9		43.2	40.1		37.4			29.2	
Progression Factor	1.00	1.00	1.00		1.00	1.00		1.00			1.00	
Incremental Delay, d2	1.0	0.9	0.2		3.4	0.0		3.1			3.1	
Delay (s)	41.5	41.5	39.1		46.6	40.1		40.5			32.3	
Level of Service	D	D	D		D	D		D			C	
Approach Delay (s)		40.4			45.7			40.5			32.3	
Approach LOS		D			D			D			C	
Intersection Summary												
HCM 2000 Control Delay			37.1				HCM 2000 Level of Service				D	
HCM 2000 Volume to Capacity ratio			0.62									
Actuated Cycle Length (s)			105.0				Sum of lost time (s)			16.0		
Intersection Capacity Utilization			65.8%				ICU Level of Service			C		
Analysis Period (min)			15									
c Critical Lane Group												

Timings

1: County Road & Sunrise Avenue

FY AM
02/05/2024



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations		↔	↔	↔	↔	↔	↔	↔	↔
Traffic Volume (vph)	49	19	50	20	91	666	87	9	209
Future Volume (vph)	49	19	50	20	91	666	87	9	209
Turn Type	Perm	NA	pm+pt	NA	Perm	NA	Perm	Perm	NA
Protected Phases		8	7	4		2			6
Permitted Phases	8		4		2		2	6	
Detector Phase	8	8	7	4	2	2	2	6	6
Switch Phase									
Minimum Initial (s)	10.0	10.0	7.0	10.0	20.0	20.0	20.0	20.0	20.0
Minimum Split (s)	31.0	31.0	13.0	31.0	26.0	26.0	26.0	26.0	26.0
Total Split (s)	30.0	30.0	20.0	50.0	40.0	40.0	40.0	40.0	40.0
Total Split (%)	33.3%	33.3%	22.2%	55.6%	44.4%	44.4%	44.4%	44.4%	44.4%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag	Lag	Lag	Lead						
Lead-Lag Optimize?	Yes	Yes	Yes						
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	C-Max	C-Max
Act Effect Green (s)		11.5	20.1	20.7		61.7	61.7	61.7	61.7
Actuated g/C Ratio		0.13	0.22	0.23		0.69	0.69	0.69	0.69
v/c Ratio		0.50	0.17	0.07		0.68	0.08	0.03	0.21
Control Delay		36.3	24.7	17.5		17.7	1.9	10.3	8.8
Queue Delay		0.0	0.0	0.0		2.4	0.0	0.0	0.0
Total Delay		36.3	24.7	17.5		20.1	1.9	10.3	8.8
LOS		D	C	B		C	A	B	A
Approach Delay		36.3		22.1		18.2			8.8
Approach LOS		D		C		B			A

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.68

Intersection Signal Delay: 17.9

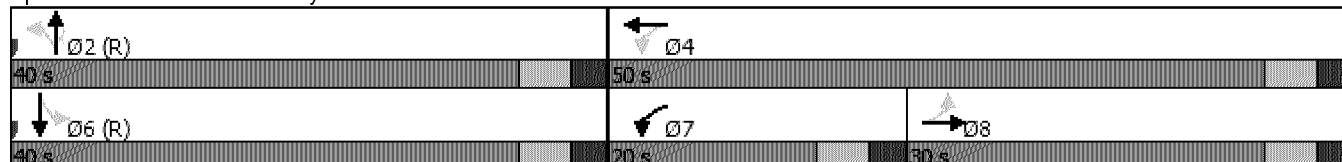
Intersection LOS: B

Intersection Capacity Utilization 84.0%

ICU Level of Service E

Analysis Period (min) 15

Splits and Phases: 1: County Road & Sunrise Avenue



Queues

FY AM

1: County Road & Sunrise Avenue

02/05/2024



Lane Group	EBT	WBL	WBT	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	104	53	29	797	92	9	266
v/c Ratio	0.50	0.17	0.07	0.68	0.08	0.03	0.21
Control Delay	36.3	24.7	17.5	17.7	1.9	10.3	8.8
Queue Delay	0.0	0.0	0.0	2.4	0.0	0.0	0.0
Total Delay	36.3	24.7	17.5	20.1	1.9	10.3	8.8
Queue Length 50th (ft)	43	23	9	312	0	2	62
Queue Length 95th (ft)	89	45	26	#650	18	10	127
Internal Link Dist (ft)	482		146	316			333
Turn Bay Length (ft)						160	
Base Capacity (vph)	411	377	877	1176	1119	298	1247
Starvation Cap Reductn	0	0	0	247	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.25	0.14	0.03	0.86	0.08	0.03	0.21

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

HCM Signalized Intersection Capacity Analysis

1: County Road & Sunrise Avenue

FY AM

02/05/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔		↔	↔			↔	↔	↔	↔	
Traffic Volume (vph)	49	19	30	50	20	8	91	666	87	9	209	44
Future Volume (vph)	49	19	30	50	20	8	91	666	87	9	209	44
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0		6.0	6.0			6.0	6.0	6.0	6.0	
Lane Util. Factor		1.00		1.00	1.00			1.00	1.00	1.00	1.00	
Frt		0.96		1.00	0.96			1.00	0.85	1.00	0.97	
Flt Protected		0.98		0.95	1.00			0.99	1.00	0.95	1.00	
Satd. Flow (prot)		1742		1770	1786			1852	1583	1770	1814	
Flt Permitted		0.83		0.59	1.00			0.92	1.00	0.23	1.00	
Satd. Flow (perm)		1476		1102	1786			1716	1583	437	1814	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	52	20	32	53	21	8	96	701	92	9	220	46
RTOR Reduction (vph)	0	21	0	0	6	0	0	0	34	0	5	0
Lane Group Flow (vph)	0	83	0	53	23	0	0	797	58	9	261	0
Turn Type	Perm	NA		pm+pt	NA		Perm	NA	Perm	Perm	NA	
Protected Phases		8		7	4			2			6	
Permitted Phases	8			4			2		2	6		
Actuated Green, G (s)		9.5		21.1	21.1			56.9	56.9	56.9	56.9	
Effective Green, g (s)		9.5		21.1	21.1			56.9	56.9	56.9	56.9	
Actuated g/C Ratio		0.11		0.23	0.23			0.63	0.63	0.63	0.63	
Clearance Time (s)		6.0		6.0	6.0			6.0	6.0	6.0	6.0	
Vehicle Extension (s)		3.0		3.0	3.0			3.0	3.0	3.0	3.0	
Lane Grp Cap (vph)		155		299	418			1084	1000	276	1146	
v/s Ratio Prot				c0.01	0.01						0.14	
v/s Ratio Perm		c0.06		0.03				c0.46	0.04	0.02		
v/c Ratio		0.53		0.18	0.05			0.74	0.06	0.03	0.23	
Uniform Delay, d1		38.1		27.7	26.7			11.4	6.3	6.2	7.1	
Progression Factor		1.00		1.00	1.00			1.00	1.00	1.00	1.00	
Incremental Delay, d2		3.5		0.3	0.1			4.4	0.1	0.2	0.5	
Delay (s)		41.6		27.9	26.8			15.8	6.4	6.4	7.6	
Level of Service		D		C	C			B	A	A	A	
Approach Delay (s)		41.6			27.5			14.8			7.5	
Approach LOS		D			C			B			A	

Intersection Summary

HCM 2000 Control Delay	16.2	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.67		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	18.0
Intersection Capacity Utilization	84.0%	ICU Level of Service	E
Analysis Period (min)	15		

c Critical Lane Group

Timings

2: County Road & Sunset Avenue

FY AM
02/05/2024



Lane Group	EBL	EBT	EBR	WBL	WBT	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	29	5	44	14	0	812	4	273
Future Volume (vph)	29	5	44	14	0	812	4	273
Turn Type	Perm	NA	Perm	Perm	NA	NA	Perm	NA
Protected Phases		8			4	6		2
Permitted Phases	8		8	4			2	
Detector Phase	8	8	8	4	4	6	2	2
Switch Phase								
Minimum Initial (s)	15.0	15.0	15.0	15.0	15.0	10.0	10.0	10.0
Minimum Split (s)	30.5	30.5	30.5	30.5	30.5	25.5	25.5	25.5
Total Split (s)	25.0	25.0	25.0	25.0	25.0	60.0	60.0	60.0
Total Split (%)	29.4%	29.4%	29.4%	29.4%	29.4%	70.6%	70.6%	70.6%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5		4.5	4.5		4.5
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	None	C-Max	C-Max	C-Max
Act Effect Green (s)	15.0	15.0	15.0		15.0	65.8		65.8
Actuated g/C Ratio	0.18	0.18	0.18		0.18	0.77		0.77
v/c Ratio	0.13	0.02	0.15		0.07	0.32		0.11
Control Delay	31.1	29.2	10.8		13.8	4.3		3.5
Queue Delay	0.0	0.0	0.0		0.0	0.5		0.0
Total Delay	31.1	29.2	10.8		13.8	4.8		3.5
LOS	C	C	B		B	A		A
Approach Delay		19.6			13.8	4.8		3.5
Approach LOS		B			B	A		A

Intersection Summary

Cycle Length: 85

Actuated Cycle Length: 85

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.32

Intersection Signal Delay: 5.6

Intersection LOS: A

Intersection Capacity Utilization 44.6%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 2: County Road & Sunset Avenue

	Ø2 (R)		Ø4
60 s		25 s	
	Ø5 (R)		Ø8
60 s		25 s	

Queues
2: County Road & Sunset Avenue

FY AM
02/05/2024



Lane Group	EBL	EBT	EBR	WBT	NBT	SBT
Lane Group Flow (vph)	31	5	46	19	884	291
v/c Ratio	0.13	0.02	0.15	0.07	0.32	0.11
Control Delay	31.1	29.2	10.8	13.8	4.3	3.5
Queue Delay	0.0	0.0	0.0	0.0	0.5	0.0
Total Delay	31.1	29.2	10.8	13.8	4.8	3.5
Queue Length 50th (ft)	14	2	0	0	76	21
Queue Length 95th (ft)	39	12	28	18	102	32
Internal Link Dist (ft)		526		57	231	316
Turn Bay Length (ft)	80					
Base Capacity (vph)	334	449	416	376	2728	2597
Starvation Cap Reductn	0	0	0	0	1280	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.09	0.01	0.11	0.05	0.61	0.11
Intersection Summary						

HCM Signalized Intersection Capacity Analysis

2: County Road & Sunset Avenue

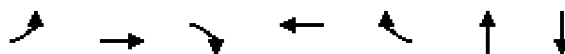
FY AM

02/05/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	29	5	44	14	0	4	0	812	28	4	273	0
Future Volume (vph)	29	5	44	14	0	4	0	812	28	4	273	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5		4.5			4.5			4.5	
Lane Util. Factor	1.00	1.00	1.00		1.00			0.95			0.95	
Frt	1.00	1.00	0.85		0.97			1.00			1.00	
Flt Protected	0.95	1.00	1.00		0.96			1.00			1.00	
Satd. Flow (prot)	1770	1863	1583		1741			3522			3537	
Flt Permitted	0.75	1.00	1.00		0.83			1.00			0.95	
Satd. Flow (perm)	1388	1863	1583		1501			3522			3354	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	31	5	46	15	0	4	0	855	29	4	287	0
RTOR Reduction (vph)	0	0	40	0	16	0	0	2	0	0	0	0
Lane Group Flow (vph)	31	5	6	0	3	0	0	882	0	0	291	0
Turn Type	Perm	NA	Perm	Perm	NA			NA		Perm	NA	
Protected Phases		8			4			6			2	
Permitted Phases	8		8	4						2		
Actuated Green, G (s)	12.0	12.0	12.0		12.0			64.0			64.0	
Effective Green, g (s)	12.0	12.0	12.0		12.0			64.0			64.0	
Actuated g/C Ratio	0.14	0.14	0.14		0.14			0.75			0.75	
Clearance Time (s)	4.5	4.5	4.5		4.5			4.5			4.5	
Vehicle Extension (s)	3.0	3.0	3.0		3.0			3.0			3.0	
Lane Grp Cap (vph)	195	263	223		211			2651			2525	
v/s Ratio Prot		0.00						0.25				
v/s Ratio Perm	0.02		0.00		0.00						0.09	
v/c Ratio	0.16	0.02	0.03		0.01			0.33			0.12	
Uniform Delay, d1	32.1	31.4	31.5		31.4			3.5			2.8	
Progression Factor	1.00	1.00	1.00		1.00			1.00			1.00	
Incremental Delay, d2	0.4	0.0	0.1		0.0			0.3			0.1	
Delay (s)	32.5	31.5	31.5		31.4			3.8			2.9	
Level of Service	C	C	C		C			A			A	
Approach Delay (s)		31.9			31.4			3.8			2.9	
Approach LOS		C			C			A			A	
Intersection Summary												
HCM 2000 Control Delay			5.8									
HCM 2000 Volume to Capacity ratio			0.31									
Actuated Cycle Length (s)			85.0									
Intersection Capacity Utilization			44.6%									
Analysis Period (min)			15									
c Critical Lane Group												

Timings 3: Royal Poinciana Way N & County Road

FY AM
02/05/2024



Lane Group	EBL	EBT	EBR	WBT	WBR	NBT	SBT
Lane Configurations							
Traffic Volume (vph)	305	51	199	38	8	544	196
Future Volume (vph)	305	51	199	38	8	544	196
Turn Type	Split	NA	Prot	NA	Prot	NA	NA
Protected Phases	4	4	4	8	8	2	6
Permitted Phases							
Detector Phase	4	4	4	8	8	2	6
Switch Phase							
Minimum Initial (s)	15.0	15.0	15.0	10.0	10.0	20.0	20.0
Minimum Split (s)	27.0	27.0	27.0	27.0	27.0	27.0	27.0
Total Split (s)	25.0	25.0	25.0	20.0	20.0	20.0	40.0
Total Split (%)	23.8%	23.8%	23.8%	19.0%	19.0%	19.0%	38.1%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lead/Lag							
Lead-Lag Optimize?							
Recall Mode	None	None	None	None	None	C-Max	None
Act Effect Green (s)	18.9	18.9	18.9	10.1	10.1	45.5	20.0
Actuated g/C Ratio	0.18	0.18	0.18	0.10	0.10	0.43	0.19
v/c Ratio	0.61	0.61	0.46	0.25	0.03	0.49	0.45
Control Delay	48.0	47.8	8.1	47.7	0.2	25.0	25.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	48.0	47.8	8.1	47.7	0.2	25.0	25.4
LOS	D	D	A	D	A	C	C
Approach Delay		33.6		40.6		25.0	25.4
Approach LOS		C		D		C	C

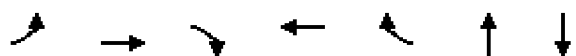
Intersection Summary

Cycle Length: 105
 Actuated Cycle Length: 105
 Offset: 0 (0%), Referenced to phase 2:NBTL, Start of Green
 Natural Cycle: 110
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.61
 Intersection Signal Delay: 28.5
 Intersection Capacity Utilization 63.1%
 Analysis Period (min) 15

Intersection LOS: C
 ICU Level of Service B

Splits and Phases: 3: Royal Poinciana Way N & County Road

Ø2 (R)			Ø6			Ø4		Ø8
20 s			40 s			25 s		20 s



Lane Group	EBL	EBT	EBR	WBT	WBR	NBT	SBT
Lane Group Flow (vph)	186	189	209	45	8	745	328
v/c Ratio	0.61	0.61	0.46	0.25	0.03	0.49	0.45
Control Delay	48.0	47.8	8.1	47.7	0.2	25.0	25.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	48.0	47.8	8.1	47.7	0.2	25.0	25.4
Queue Length 50th (ft)	124	126	0	29	0	197	63
Queue Length 95th (ft)	183	185	56	64	0	296	107
Internal Link Dist (ft)		446		441		319	231
Turn Bay Length (ft)	430				230		
Base Capacity (vph)	352	357	496	282	320	1509	1225
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.53	0.53	0.42	0.16	0.03	0.49	0.27
Intersection Summary							

HCM Signalized Intersection Capacity Analysis

3: Royal Poinciana Way N & County Road

FY AM
02/05/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	305	51	199	5	38	8	106	544	57	0	196	116
Future Volume (vph)	305	51	199	5	38	8	106	544	57	0	196	116
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0		4.0	4.0		4.0			4.0	
Lane Util. Factor	0.95	0.95	1.00		1.00	1.00		0.95			0.95	
Frt	1.00	1.00	0.85		1.00	0.85		0.99			0.94	
Flt Protected	0.95	0.97	1.00		0.99	1.00		0.99			1.00	
Satd. Flow (prot)	1681	1709	1583		1852	1583		3470			3342	
Flt Permitted	0.95	0.97	1.00		0.99	1.00		0.99			1.00	
Satd. Flow (perm)	1681	1709	1583		1852	1583		3470			3342	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	321	54	209	5	40	8	112	573	60	0	206	122
RTOR Reduction (vph)	0	0	171	0	0	8	0	4	0	0	99	0
Lane Group Flow (vph)	186	189	38	0	45	0	0	741	0	0	229	0
Turn Type	Split	NA	Prot	Split	NA	Prot	Split	NA			NA	
Protected Phases	4	4	4	8	8	8	2	2			6	
Permitted Phases												
Actuated Green, G (s)	18.9	18.9	18.9		6.1	6.1		44.0			20.0	
Effective Green, g (s)	18.9	18.9	18.9		6.1	6.1		44.0			20.0	
Actuated g/C Ratio	0.18	0.18	0.18		0.06	0.06		0.42			0.19	
Clearance Time (s)	4.0	4.0	4.0		4.0	4.0		4.0			4.0	
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0		3.0			3.0	
Lane Grp Cap (vph)	302	307	284		107	91		1454			636	
v/s Ratio Prot	c0.11	0.11	0.02		c0.02	0.00		c0.21			c0.07	
v/s Ratio Perm												
v/c Ratio	0.62	0.62	0.13		0.42	0.01		0.51			0.36	
Uniform Delay, d1	39.7	39.7	36.2		47.7	46.6		22.5			36.9	
Progression Factor	1.00	1.00	1.00		1.00	1.00		1.00			1.00	
Incremental Delay, d2	3.7	3.6	0.2		2.7	0.0		1.3			0.4	
Delay (s)	43.4	43.3	36.4		50.4	46.6		23.8			37.3	
Level of Service	D	D	D		D	D		C			D	
Approach Delay (s)		40.9			49.8			23.8			37.3	
Approach LOS		D			D			C			D	
Intersection Summary												
HCM 2000 Control Delay			33.0				HCM 2000 Level of Service				C	
HCM 2000 Volume to Capacity ratio			0.49									
Actuated Cycle Length (s)			105.0				Sum of lost time (s)			16.0		
Intersection Capacity Utilization			63.1%				ICU Level of Service			B		
Analysis Period (min)			15									
c Critical Lane Group												

HCM Unsignalized Intersection Capacity Analysis

4: N Dwy. & Sunrise Avenue

FY AM
02/05/2024

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑			↑	↗	↗
Traffic Volume (veh/h)	115	0	0	78	4	0
Future Volume (Veh/h)	115	0	0	78	4	0
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	121	0	0	82	4	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	226					
pX, platoon unblocked						
vC, conflicting volume			121	203		121
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			121	203		121
tC, single (s)			4.1	6.4		6.2
tC, 2 stage (s)						
tF (s)			2.2	3.5		3.3
p0 queue free %			100	99		100
cM capacity (veh/h)			1467	786		930
Direction, Lane #	EB 1	WB 1	NB 1	NB 2		
Volume Total	121	82	4	0		
Volume Left	0	0	4	0		
Volume Right	0	0	0	0		
cSH	1700	1700	786	1700		
Volume to Capacity	0.07	0.05	0.01	0.00		
Queue Length 95th (ft)	0	0	0	0		
Control Delay (s)	0.0	0.0	9.6	0.0		
Lane LOS			A	A		
Approach Delay (s)	0.0	0.0	9.6			
Approach LOS			A			
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			16.1%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis 5: Sunset Avenue & S Dwy.

FY AM
02/05/2024



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↩	↩			
Traffic Volume (veh/h)	4	37	18	0	0	0
Future Volume (Veh/h)	4	37	18	0	0	0
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	4	39	19	0	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		137				
pX, platoon unblocked						
vC, conflicting volume	19				66	19
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	19				66	19
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	100
cM capacity (veh/h)	1597				937	1059
Direction, Lane #	EB 1	WB 1				
Volume Total	43	19				
Volume Left	4	0				
Volume Right	0	0				
cSH	1597	1700				
Volume to Capacity	0.00	0.01				
Queue Length 95th (ft)	0	0				
Control Delay (s)	0.7	0.0				
Lane LOS	A					
Approach Delay (s)	0.7	0.0				
Approach LOS						
Intersection Summary						
Average Delay		0.5				
Intersection Capacity Utilization		8.6%		ICU Level of Service		A
Analysis Period (min)		15				

Timings

1: County Road & Sunrise Avenue

FY PM
02/05/2024



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations		↔	↔	↔	↔	↔	↔	↔	↔
Traffic Volume (vph)	38	23	95	59	133	273	122	13	643
Future Volume (vph)	38	23	95	59	133	273	122	13	643
Turn Type	Perm	NA	pm+pt	NA	Perm	NA	Perm	Perm	NA
Protected Phases		8	7	4		2			6
Permitted Phases	8		4		2		2	6	
Detector Phase	8	8	7	4	2	2	2	6	6
Switch Phase									
Minimum Initial (s)	10.0	10.0	7.0	10.0	20.0	20.0	20.0	20.0	20.0
Minimum Split (s)	31.0	31.0	13.0	31.0	26.0	26.0	26.0	26.0	26.0
Total Split (s)	30.0	30.0	20.0	50.0	40.0	40.0	40.0	40.0	40.0
Total Split (%)	33.3%	33.3%	22.2%	55.6%	44.4%	44.4%	44.4%	44.4%	44.4%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag	Lag	Lag	Lead						
Lead-Lag Optimize?	Yes	Yes	Yes						
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	C-Max	C-Max
Act Effect Green (s)		11.7	25.4	25.4		52.6	52.6	52.6	52.6
Actuated g/C Ratio		0.13	0.28	0.28		0.58	0.58	0.58	0.58
v/c Ratio		0.58	0.30	0.16		1.06	0.13	0.03	0.72
Control Delay		28.4	23.9	16.1		85.0	2.8	11.6	21.0
Queue Delay		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay		28.4	23.9	16.1		85.0	2.8	11.6	21.0
LOS		C	C	B		F	A	B	C
Approach Delay		28.4		20.3		66.1			20.8
Approach LOS		C		C		E			C

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 120

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.06

Intersection Signal Delay: 36.5

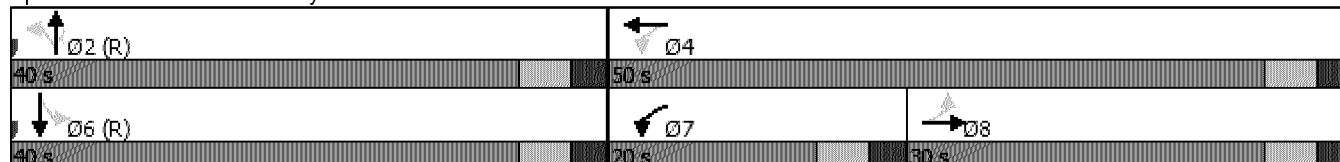
Intersection LOS: D

Intersection Capacity Utilization 90.9%

ICU Level of Service E

Analysis Period (min) 15

Splits and Phases: 1: County Road & Sunrise Avenue



Queues

FY PM

1: County Road & Sunrise Avenue

02/05/2024



Lane Group	EBT	WBL	WBT	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	151	100	85	427	128	14	768
v/c Ratio	0.58	0.30	0.16	1.06	0.13	0.03	0.72
Control Delay	28.4	23.9	16.1	85.0	2.8	11.6	21.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	28.4	23.9	16.1	85.0	2.8	11.6	21.0
Queue Length 50th (ft)	42	43	26	~272	0	3	292
Queue Length 95th (ft)	96	68	51	#498	29	15	#622
Internal Link Dist (ft)	482		146	316			333
Turn Bay Length (ft)						160	
Base Capacity (vph)	458	385	884	404	977	493	1071
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.33	0.26	0.10	1.06	0.13	0.03	0.72

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

HCM Signalized Intersection Capacity Analysis

1: County Road & Sunrise Avenue

FY PM

02/05/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	38	23	83	95	59	22	133	273	122	13	643	86
Future Volume (vph)	38	23	83	95	59	22	133	273	122	13	643	86
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0		6.0	6.0			6.0	6.0	6.0	6.0	
Lane Util. Factor		1.00		1.00	1.00			1.00	1.00	1.00	1.00	
Frt		0.92		1.00	0.96			1.00	0.85	1.00	0.98	
Flt Protected		0.99		0.95	1.00			0.98	1.00	0.95	1.00	
Satd. Flow (prot)		1695		1770	1787			1833	1583	1770	1830	
Flt Permitted		0.88		0.43	1.00			0.37	1.00	0.45	1.00	
Satd. Flow (perm)		1515		807	1787			693	1583	845	1830	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	40	24	87	100	62	23	140	287	128	14	677	91
RTOR Reduction (vph)	0	64	0	0	16	0	0	0	55	0	4	0
Lane Group Flow (vph)	0	87	0	100	69	0	0	427	73	14	764	0
Turn Type	Perm	NA		pm+pt	NA		Perm	NA	Perm	Perm	NA	
Protected Phases		8		7	4			2			6	
Permitted Phases	8			4			2		2		6	
Actuated Green, G (s)		11.7		26.6	26.6			51.4	51.4	51.4	51.4	
Effective Green, g (s)		11.7		26.6	26.6			51.4	51.4	51.4	51.4	
Actuated g/C Ratio		0.13		0.30	0.30			0.57	0.57	0.57	0.57	
Clearance Time (s)		6.0		6.0	6.0			6.0	6.0	6.0	6.0	
Vehicle Extension (s)		3.0		3.0	3.0			3.0	3.0	3.0	3.0	
Lane Grp Cap (vph)		196		333	528			395	904	482	1045	
v/s Ratio Prot				c0.03	0.04							0.42
v/s Ratio Perm		c0.06		0.06				c0.62	0.05	0.02		
v/c Ratio		0.44		0.30	0.13			1.08	0.08	0.03	0.73	
Uniform Delay, d1		36.1		24.5	23.2			19.3	8.7	8.4	14.2	
Progression Factor		1.00		1.00	1.00			1.00	1.00	1.00	1.00	
Incremental Delay, d2		1.6		0.5	0.1			68.7	0.2	0.1	4.5	
Delay (s)		37.7		25.0	23.3			88.0	8.9	8.5	18.7	
Level of Service		D		C	C			F	A	A	B	
Approach Delay (s)		37.7			24.2			69.8			18.5	
Approach LOS		D			C			E			B	

Intersection Summary

HCM 2000 Control Delay	37.9	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.89		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	18.0
Intersection Capacity Utilization	90.9%	ICU Level of Service	E
Analysis Period (min)	15		

c Critical Lane Group

Timings

2: County Road & Sunset Avenue

FY PM
02/05/2024



Lane Group	EBL	EBT	EBR	WBL	WBT	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	23	8	106	18	0	459	37	772
Future Volume (vph)	23	8	106	18	0	459	37	772
Turn Type	Perm	NA	Perm	Perm	NA	NA	Perm	NA
Protected Phases		8			4	6		2
Permitted Phases	8		8	4			2	
Detector Phase	8	8	8	4	4	6	2	2
Switch Phase								
Minimum Initial (s)	15.0	15.0	15.0	15.0	15.0	10.0	10.0	10.0
Minimum Split (s)	30.5	30.5	30.5	30.5	30.5	25.5	25.5	25.5
Total Split (s)	25.0	25.0	25.0	25.0	25.0	60.0	60.0	60.0
Total Split (%)	29.4%	29.4%	29.4%	29.4%	29.4%	70.6%	70.6%	70.6%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0		0.0
Total Lost Time (s)	4.5	4.5	4.5		4.5	4.5		4.5
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	None	C-Max	C-Max	C-Max
Act Effect Green (s)	15.0	15.0	15.0		15.0	65.8		65.8
Actuated g/C Ratio	0.18	0.18	0.18		0.18	0.77		0.77
v/c Ratio	0.10	0.02	0.30		0.09	0.20		0.34
Control Delay	30.7	29.4	8.8		16.7	3.5		4.5
Queue Delay	0.0	0.0	0.0		0.0	0.3		0.3
Total Delay	30.7	29.4	8.8		16.7	3.8		4.8
LOS	C	C	A		B	A		A
Approach Delay		13.6			16.7	3.8		4.8
Approach LOS		B			B	A		A

Intersection Summary

Cycle Length: 85

Actuated Cycle Length: 85

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.34

Intersection Signal Delay: 5.4

Intersection LOS: A

Intersection Capacity Utilization 60.3%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 2: County Road & Sunset Avenue

	Ø2 (R)		Ø4
60 s		25 s	
	Ø5 (R)		Ø8
60 s		25 s	

Queues
2: County Road & Sunset Avenue

FY PM
02/05/2024



Lane Group	EBL	EBT	EBR	WBT	NBT	SBT
Lane Group Flow (vph)	24	8	112	25	532	852
v/c Ratio	0.10	0.02	0.30	0.09	0.20	0.34
Control Delay	30.7	29.4	8.8	16.7	3.5	4.5
Queue Delay	0.0	0.0	0.0	0.0	0.3	0.3
Total Delay	30.7	29.4	8.8	16.7	3.8	4.8
Queue Length 50th (ft)	11	4	0	3	38	76
Queue Length 95th (ft)	32	15	43	24	55	102
Internal Link Dist (ft)		526		57	231	316
Turn Bay Length (ft)	80					
Base Capacity (vph)	332	449	466	372	2707	2495
Starvation Cap Reductn	0	0	0	0	1444	922
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.07	0.02	0.24	0.07	0.42	0.54
Intersection Summary						

HCM Signalized Intersection Capacity Analysis

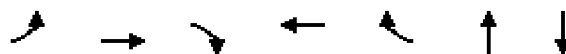
2: County Road & Sunset Avenue

FY PM
02/05/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	23	8	106	18	0	6	0	459	47	37	772	0
Future Volume (vph)	23	8	106	18	0	6	0	459	47	37	772	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.5		4.5			4.5			4.5	
Lane Util. Factor	1.00	1.00	1.00		1.00			0.95			0.95	
Frt	1.00	1.00	0.85		0.97			0.99			1.00	
Flt Protected	0.95	1.00	1.00		0.96			1.00			1.00	
Satd. Flow (prot)	1770	1863	1583		1736			3490			3531	
Flt Permitted	0.74	1.00	1.00		0.82			1.00			0.91	
Satd. Flow (perm)	1380	1863	1583		1483			3490			3224	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	24	8	112	19	0	6	0	483	49	39	813	0
RTOR Reduction (vph)	0	0	96	0	16	0	0	6	0	0	0	0
Lane Group Flow (vph)	24	8	16	0	9	0	0	526	0	0	852	0
Turn Type	Perm	NA	Perm	Perm	NA			NA		Perm	NA	
Protected Phases		8			4			6			2	
Permitted Phases	8		8	4						2		
Actuated Green, G (s)	12.0	12.0	12.0		12.0			64.0			64.0	
Effective Green, g (s)	12.0	12.0	12.0		12.0			64.0			64.0	
Actuated g/C Ratio	0.14	0.14	0.14		0.14			0.75			0.75	
Clearance Time (s)	4.5	4.5	4.5		4.5			4.5			4.5	
Vehicle Extension (s)	3.0	3.0	3.0		3.0			3.0			3.0	
Lane Grp Cap (vph)	194	263	223		209			2627			2427	
v/s Ratio Prot		0.00						0.15				
v/s Ratio Perm	c0.02		0.01		0.01						c0.26	
v/c Ratio	0.12	0.03	0.07		0.04			0.20			0.35	
Uniform Delay, d1	31.9	31.5	31.7		31.5			3.1			3.5	
Progression Factor	1.00	1.00	1.00		1.00			1.00			1.00	
Incremental Delay, d2	0.3	0.0	0.1		0.1			0.2			0.4	
Delay (s)	32.2	31.5	31.8		31.6			3.2			3.9	
Level of Service	C	C	C		C			A			A	
Approach Delay (s)		31.8			31.6			3.2			3.9	
Approach LOS		C			C			A			A	
Intersection Summary												
HCM 2000 Control Delay			6.7									
HCM 2000 Volume to Capacity ratio			0.32									
Actuated Cycle Length (s)			85.0									
Intersection Capacity Utilization			60.3%									
Analysis Period (min)			15									
c Critical Lane Group												

Timings 3: Royal Poinciana Way N & County Road

FY PM
02/05/2024



Lane Group	EBL	EBT	EBR	WBT	WBR	NBT	SBT
Lane Configurations							
Traffic Volume (vph)	154	46	148	80	22	337	475
Future Volume (vph)	154	46	148	80	22	337	475
Turn Type	Split	NA	Prot	NA	Prot	NA	NA
Protected Phases	4	4	4	8	8	2	6
Permitted Phases							
Detector Phase	4	4	4	8	8	2	6
Switch Phase							
Minimum Initial (s)	15.0	15.0	15.0	10.0	10.0	20.0	20.0
Minimum Split (s)	27.0	27.0	27.0	27.0	27.0	27.0	27.0
Total Split (s)	25.0	25.0	25.0	20.0	20.0	20.0	40.0
Total Split (%)	23.8%	23.8%	23.8%	19.0%	19.0%	19.0%	38.1%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lead/Lag							
Lead-Lag Optimize?							
Recall Mode	None	None	None	None	None	C-Max	None
Act Effect Green (s)	15.5	15.5	15.5	13.3	13.3	29.1	31.2
Actuated g/C Ratio	0.15	0.15	0.15	0.13	0.13	0.28	0.30
v/c Ratio	0.42	0.42	0.43	0.58	0.08	0.61	0.82
Control Delay	46.2	46.0	10.3	52.9	0.6	38.4	31.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	6.8
Total Delay	46.2	46.0	10.3	52.9	0.6	38.4	38.6
LOS	D	D	B	D	A	D	D
Approach Delay		30.8		45.2		38.4	38.6
Approach LOS		C		D		D	D

Intersection Summary

Cycle Length: 105	
Actuated Cycle Length: 105	
Offset: 0 (0%), Referenced to phase 2:NBTL, Start of Green	
Natural Cycle: 110	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay: 37.6	Intersection LOS: D
Intersection Capacity Utilization 66.3%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 3: Royal Poinciana Way N & County Road

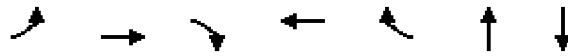
Ø2 (R)	Ø6	Ø4	Ø8
20 s	40 s	25 s	20 s

Queues

3: Royal Poinciana Way N & County Road

FY PM

02/05/2024



Lane Group	EBL	EBT	EBR	WBT	WBR	NBT	SBT
Lane Group Flow (vph)	104	106	156	133	23	583	928
v/c Ratio	0.42	0.42	0.43	0.58	0.08	0.61	0.82
Control Delay	46.2	46.0	10.3	52.9	0.6	38.4	31.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	6.8
Total Delay	46.2	46.0	10.3	52.9	0.6	38.4	38.6
Queue Length 50th (ft)	68	69	0	86	0	178	232
Queue Length 95th (ft)	122	123	55	141	0	#324	295
Internal Link Dist (ft)		446		441		319	231
Turn Bay Length (ft)	430				230		
Base Capacity (vph)	336	344	441	284	325	959	1276
Starvation Cap Reductn	0	0	0	0	0	0	300
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.31	0.31	0.35	0.47	0.07	0.61	0.95

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

HCM Signalized Intersection Capacity Analysis

3: Royal Poinciana Way N & County Road

FY PM
02/05/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	154	46	148	47	80	22	189	337	28	0	475	407
Future Volume (vph)	154	46	148	47	80	22	189	337	28	0	475	407
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0		4.0	4.0		4.0			4.0	
Lane Util. Factor	0.95	0.95	1.00		1.00	1.00		0.95			0.95	
Frt	1.00	1.00	0.85		1.00	0.85		0.99			0.93	
Flt Protected	0.95	0.97	1.00		0.98	1.00		0.98			1.00	
Satd. Flow (prot)	1681	1722	1583		1829	1583		3454			3294	
Flt Permitted	0.95	0.97	1.00		0.98	1.00		0.98			1.00	
Satd. Flow (perm)	1681	1722	1583		1829	1583		3454			3294	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	162	48	156	49	84	23	199	355	29	0	500	428
RTOR Reduction (vph)	0	0	133	0	0	20	0	3	0	0	157	0
Lane Group Flow (vph)	104	106	23	0	133	3	0	580	0	0	771	0
Turn Type	Split	NA	Prot	Split	NA	Prot	Split	NA			NA	
Protected Phases	4	4	4	8	8	8	2	2			6	
Permitted Phases												
Actuated Green, G (s)	15.5	15.5	15.5		13.3	13.3		29.0			31.2	
Effective Green, g (s)	15.5	15.5	15.5		13.3	13.3		29.0			31.2	
Actuated g/C Ratio	0.15	0.15	0.15		0.13	0.13		0.28			0.30	
Clearance Time (s)	4.0	4.0	4.0		4.0	4.0		4.0			4.0	
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0		3.0			3.0	
Lane Grp Cap (vph)	248	254	233		231	200		953			978	
v/s Ratio Prot	c0.06	0.06	0.01		c0.07	0.00		c0.17			c0.23	
v/s Ratio Perm												
v/c Ratio	0.42	0.42	0.10		0.58	0.01		0.61			0.79	
Uniform Delay, d1	40.7	40.6	38.7		43.2	40.1		33.1			33.9	
Progression Factor	1.00	1.00	1.00		1.00	1.00		1.00			1.00	
Incremental Delay, d2	1.1	1.1	0.2		3.4	0.0		2.9			4.3	
Delay (s)	41.8	41.8	38.9		46.6	40.1		36.0			38.2	
Level of Service	D	D	D		D	D		D			D	
Approach Delay (s)		40.6			45.7			36.0			38.2	
Approach LOS		D			D			D			D	
Intersection Summary												
HCM 2000 Control Delay			38.5				HCM 2000 Level of Service				D	
HCM 2000 Volume to Capacity ratio			0.63									
Actuated Cycle Length (s)			105.0				Sum of lost time (s)			16.0		
Intersection Capacity Utilization			66.3%				ICU Level of Service			C		
Analysis Period (min)			15									
c Critical Lane Group												

HCM Unsignalized Intersection Capacity Analysis

4: N Dwy. & Sunrise Avenue

FY PM
02/05/2024

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑			↑	↘	↗
Traffic Volume (veh/h)	158	0	0	176	34	4
Future Volume (Veh/h)	158	0	0	176	34	4
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	166	0	0	185	36	4
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	226					
pX, platoon unblocked						
vC, conflicting volume			166	351		166
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			166	351		166
tC, single (s)			4.1	6.4		6.2
tC, 2 stage (s)						
tF (s)			2.2	3.5		3.3
p0 queue free %			100	94		100
cM capacity (veh/h)			1412	646		878
Direction, Lane #	EB 1	WB 1	NB 1	NB 2		
Volume Total	166	185	36	4		
Volume Left	0	0	36	0		
Volume Right	0	0	0	4		
cSH	1700	1700	646	878		
Volume to Capacity	0.10	0.11	0.06	0.00		
Queue Length 95th (ft)	0	0	4	0		
Control Delay (s)	0.0	0.0	10.9	9.1		
Lane LOS			B	A		
Approach Delay (s)	0.0	0.0	10.7			
Approach LOS			B			
Intersection Summary						
Average Delay			1.1			
Intersection Capacity Utilization			19.3%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis 5: Sunset Avenue & S Dwy.

FY PM
02/05/2024



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↩	↩			
Traffic Volume (veh/h)	77	92	24	0	0	0
Future Volume (Veh/h)	77	92	24	0	0	0
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	81	97	25	0	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		137				
pX, platoon unblocked						
vC, conflicting volume	25				284	25
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	25				284	25
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	95				100	100
cM capacity (veh/h)	1589				670	1051
Direction, Lane #	EB 1	WB 1				
Volume Total	178	25				
Volume Left	81	0				
Volume Right	0	0				
cSH	1589	1700				
Volume to Capacity	0.05	0.01				
Queue Length 95th (ft)	4	0				
Control Delay (s)	3.6	0.0				
Lane LOS	A					
Approach Delay (s)	3.6	0.0				
Approach LOS						
Intersection Summary						
Average Delay		3.1				
Intersection Capacity Utilization		19.1%		ICU Level of Service		A
Analysis Period (min)		15				

TABLE A-1 : CALCULATIONS: 412-PERSON EVENT

Valet Queuing Analysis

Assumptions:

- 3 Valet Attendant Positions

Club Valet Lane Operations			
Assumptions:			
Service Rate	=	60 seconds per vehicle	
Volume	=	0.33*(115 PM Peak Hour Total Vehicles) =	38 veh/hr per attendant position
Probability of the queue occurring 95% of the time			
Calculations			
Q =	$\frac{60 \text{ min/hr}}{1 \text{ min/veh}}$	=	60 veh/hr
ρ =	$\frac{38 \text{ veh/hr}}{60 \text{ veh/hr}}$	=	0.63
Queue =	$\left[\frac{\text{LN}(0.05) - \text{LN}(0.63)}{\text{LN}(0.63)} \right]$	=	5.484 veh
			Peak queue: 6 vehicles

K:\WPB_TPTO\2410\241020000 - Paramount Palm Beach\TPS\[Queuing calcs.xlsx]Queue - 412

TABLE A-2 : CALCULATIONS: 150-PERSON EVENT

Valet Queuing Analysis

Assumptions:

- 2 Valet Attendant Positions

Club Valet Lane Operations			
Assumptions:			
Service Rate	=	60 seconds per vehicle	
Volume	=	0.5*(42 PM Peak Hour Total Vehicles) =	21 veh/hr per attendant position
Probability of the queue occurring 95% of the time			
Calculations			
Q =	$\frac{60 \text{ min/hr}}{1 \text{ min/veh}}$	=	60 veh/hr
ρ =	$\frac{21 \text{ veh/hr}}{60 \text{ veh/hr}}$	=	0.35
Queue =	$\left[\frac{\text{LN}(0.05) - \text{LN}(0.35)}{\text{LN}(0.35)} \right]$	=	1.854 veh
Peak queue: 2 vehicles			

K:\WPB_TPTO\2410\241020000 - Paramount Palm Beach\TPS\[Queuing calcs.xlsx]Queue - 150

TABLE A-3 : CALCULATIONS: 250-PERSON EVENT

Valet Queuing Analysis

Assumptions:

- 2 Valet Attendant Positions

Club Valet Lane Operations			
Assumptions:			
Service Rate	=	60 seconds per vehicle	
Volume	=	0.5*(70 PM Peak Hour Total Vehicles) =	35 veh/hr per attendant position
Probability of the queue occurring 95% of the time			
Calculations			
Q =	$\frac{60 \text{ min/hr}}{1 \text{ min/veh}}$	=	60 veh/hr
ρ =	$\frac{35 \text{ veh/hr}}{60 \text{ veh/hr}}$	=	0.58
Queue =	$\left[\frac{\text{LN}(0.05) - \text{LN}(0.58)}{\text{LN}(0.58)} \right]$	=	4.500 veh
Peak queue: 5 vehicles			

K:\WPB_TPTO\2410\241020000 - Paramount Palm Beach\TPS\[Queuing calcs.xlsx]Queue - 250



February 21, 2024

Mr. Anthony Cummings
WEG Paramount LLC
139 N County Road
Palm Beach, FL 33480

RE: Paramount Theater – Shared Parking Evaluation
Palm Beach, Florida
Kimley-Horn # 241020000

Dear Tony:

Kimley-Horn and Associates, Inc. has conducted a review and calculation to identify the overall future parking supply requirement for the proposed redevelopment of the Paramount site, located at 139 North County Road in Palm Beach, Florida.

For this evaluation, the parking requirements for the existing uses and proposed uses have each been calculated, in order to determine total parking required for the site by the Town's Code of Ordinances and considering principles of shared parking. Below is a summary of the evaluation.

Proposed Site Development

Section 134-2176 of the Town's Code of Ordinances defines the parking requirements based on use. Table 1 provides a summary of the required parking supply for the proposed uses on site.

Table 1 – Existing Use Parking Supply Requirement

Use	Size	Town Code Requirement	Code Parking (spaces)
Private Club	412 person – max capacity	1 space / 4 permanent seats	103
Church	250 person – max capacity	1 space / 4 permanent seats	63
TOTAL			166

Shared Parking

The principle of shared parking or a site with multiple types of tenants relies upon an understanding that different types of uses experience their peak demand for parking usage at different times of day and/or different days of the week. In this instance, the private club will experience different parking demands throughout the day on weekdays and on weekends. Additionally, the church will experience minimal parking demand on a weekday and will only experience its peak demand on Sunday mornings, when the private club is closed. Following is the anticipated peak occupancy profile for the private club on weekdays and weekends:

Weekday

7:00 AM – 11:00 AM: 150 occupants
 11:00 AM – 3:00 PM: 250 occupants
 3:00 PM – 5:00 PM: 150 occupants
 5:00 PM – Close: 412 occupants

Saturday

Open – Close: 412 occupants

Sunday

Noon – Close: 412 occupants

Table 2 has been prepared to calculate the parking usage on weekdays, and Table 3 has been prepared to calculate parking usage on Sundays.

Table 2: Weekday Shared Parking

	Weekday					
	Morning		Afternoon		Evening	
	Percent Use	Spaces	Percent Use	Spaces	Percent Use	Spaces
Private Club	36.4%	38	60.7%	63	100%	103
Church	5%	3	5%	3	0%	0
Total		41		66		103

Table 3: Sunday Shared Parking

	Weekday					
	Morning		Afternoon		Evening	
	Percent Use	Spaces	Percent Use	Spaces	Percent Use	Spaces
Private Club	10%	10	100%	103	100%	103
Church	100%	63	0%	0	0%	0
Total		73		103		103

As shown in these tables, the uses on site have minimal overlap with parking usage and the peak periods do not coincide.

Summary

Based on this analysis, the peak uses for the church and the private club do not coincide. The parking demand for each use is negligible when the other use experiences its peak demand. Therefore, the parking demand will equal or be less than the parking supply needed for the maximum use (private club).

Please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636
Registry No. 35106

k:\wpb_tpto\2410\241020000 - paramount palm beach\parking\2024-02-21 paramount shared parking.docx

date: February 29, 2024
to: Jennifer Hofmeister-Drew, AICP, LCAM, Planner III,
Town of Palm Beach
from: Eric Czerniejewski, P.E., ENV SP
subject: Paramount Palm Beach Traffic Review

MEMORANDUM

The Corradino Group, Inc (Corradino) has been requested to provide a traffic review of the Traffic Impact Evaluation for the redevelopment of the Paramount Theatre located at 139 North County Road in the Town of Palm Beach, Florida. The following are our traffic review comments based on the 02/09/24 resubmittal.

1. Please attach a copy of the Palm Beach County Traffic Division Traffic Performance Standard approval letter for the Paramount Palm Beach redevelopment.

Kimley Horn and Associates, Inc.'s 02/27/23 Response: A written response to our traffic review comment was not provided.

TCG 03/04/23 Response: Addressed. A copy of the Palm Beach County Traffic Engineering Division Concurrency letter dated 11/17/22 has been provided.

Kimley Horn and Associates, Inc.'s 03/09/23 Response: The TPS letter has been issued by Palm Beach County and has been provided.

TCG 03/27/23 Response: Addressed.

TCG 12/20/23 Response: This item is still pending. Please provide an updated TPS letter that reflects the changes to the proposed development plan.

Kimley Horn and Associates, Inc.'s 12/21/23 Response: Palm Beach County just issued the updated TPS letter for the Paramount project this afternoon – see attached.

TCG 12/21/23 Response: Addressed.

TCG 02/29/24 Response: This item is still pending. Please provide an updated TPS letter that reflects the new changes to the proposed development plan based on the 02/09/24 resubmittal. The TPS letter dated 12/21/23 is based on the old development plan.

2. Please update the following items from Table 1- Trip Generation calculations:
 - Please update the Driveway Volume Daily Subtotal to 704 instead of 638 for the Existing Scenario.
 - Please update the Net New External Daily Trips to 355 instead of 289 for the Existing Scenario.
 - Please update the Driveway Volume Daily Subtotal to 1574 instead of 1396 for the Proposed Scenario.
 - Please update the Net New External Daily Trips to 843 instead of 665 for the Proposed Scenario.

Kimley Horn and Associates, Inc.'s 02/27/23 Response: A written response to our traffic review comment was not provided.

TCG 03/04/23 Response: This item is still pending.

Kimley Horn and Associates, Inc.'s 03/09/23 Response: The trip generation calculations in Table 1 have been updated to reflect the comments listed above.

TCG 03/27/23 Response: Addressed.

3. Please provide additional details in the narrative of the traffic impact evaluation on how the trip assignment percentages were calculated. For example, were the percentages derived using information from the current 2015/2045 Southeast Florida Regional Planning Model (SERPM) version 8.524 or other method.

Kimley Horn and Associates, Inc.'s 02/27/23 Response: A written response to our traffic review comment was not provided.

TCG 03/04/23 Response: This item is still pending.

Kimley Horn and Associates, Inc.'s 03/09/23 Response: The trip generation for the site was determined by reviewing complimentary land uses surrounding the site. Included in this review were the impacts of driveway location and existing traffic patterns in the area to develop the assumed trip assignment percentages for the proposed development.

TCG 03/27/23 Response: Addressed.

4. Please provide a section in the traffic impact statement that discusses multimodal transportation options for the redevelopment including pedestrian, bicycle and transit modes.

Kimley Horn and Associates, Inc.'s 02/27/23 Response: A written response to our traffic review comment was not provided.

TCG 03/04/23 Response: This item is still pending.

Kimley Horn and Associates, Inc.'s 03/09/23 Response: A section has been added to the report which discusses alternative modes of travel for access to the site.

TCG 03/27/23 Response: Addressed.

5. Please update Figure 1 to include Cocoanut Row and Bradley Place and show the trip assignment percentages for the relevant road segments.

Kimley Horn and Associates, Inc.'s 02/27/23 Response: A written response to our traffic review comment was not provided.

TCG 03/04/23 Response: This item is still pending.

Kimley Horn and Associates, Inc.'s 03/09/23 Response: Figure 1 has been updated to include Cocoanut Road and Bradley Place and their respective trip assignments.

TCG 03/27/23 Response: Addressed.

6. Please add the following road segments to Roadway Link Analysis Test 1 and 2 Tables 2 and 3:
 - Sunset Avenue- Bradley Place to N County Road (5%)
 - Sunrise Avenue- Bradley Place to N County Road (5%)
 - Sunrise Avenue- N County Road to N Ocean Blvd (10%)

Kimley Horn and Associates, Inc.'s 02/27/23 Response: A written response to our traffic review comment was not provided.

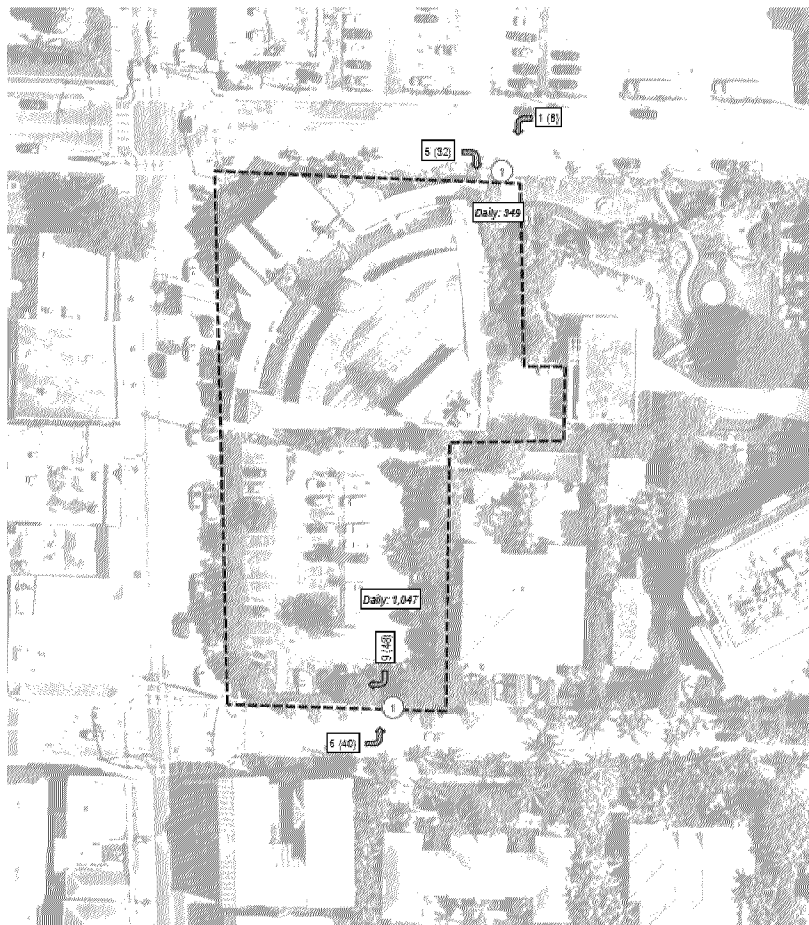
Kimley Horn and Associates, Inc.'s 03/09/23 Response: The listed links have been included in Tables 2 and 3.

7. Please update Tables 2 and 3 to modify the Coconut Row Road segments north of Royal Poinciana Way to Bradley Place and N Lake Way accordingly.

Kimley Horn and Associates, Inc.'s 02/27/23 Response: A written response to our traffic review comment was not provided.

Kimley Horn and Associates, Inc.'s 03/09/23 Response: Tables 2 and 3 have been modified to reflect these road names where applicable.

8. Please label the existing street names to Figure 2 of the traffic evaluation.



Kimley Horn and Associates, Inc.'s 02/27/23 Response: A written response to our traffic review comment was not provided.

TCG 03/04/23 Response: This item is still pending.

Kimley Horn and Associates, Inc.'s 03/09/23 Response: Figure 2 has been updated with the street names for reference.

TCG 03/27/23 Response: Addressed.

9. The Existing Year (2022) Analysis section references the Lakeview Avenue and Quadrille Boulevard and Lakeview Avenue and Dixie Highway intersections which are not related to the traffic analysis for this traffic evaluation. Please update the narrative.

Kimley Horn and Associates, Inc.'s 02/27/23 Response: A written response to our traffic review comment was not provided.

TCG 03/04/23 Response: This item is still pending.

Kimley Horn and Associates, Inc.'s 03/09/23 Response: This reference has been removed from the report.

TCG 03/27/23 Response: Addressed.

10. Please provide a table with the 95th percentile queues for the primary turn lanes at the signalized intersections for each of the AM and PM peak hour scenarios. Please add the turn lane storage lengths to the Synchro Model for each dedicated turn lanes at the intersections. Please ensure that there is sufficient turn lane storage to hold the 95th percentile vehicle queue for the AM and PM peak hour scenarios.

Kimley Horn and Associates, Inc.'s 02/27/23 Response: A written response to our traffic review comment was not provided.

TCG 03/04/23 Response: This item is still pending.

Kimley Horn and Associates, Inc.'s 03/09/23 Response: A table summarizing the 95th percentile queues for the primary turn lanes at the signalized intersections within the analysis area have been included in the report, for reference.

TCG 03/27/23 Response: Addressed.

11. Please modify the proposed valet traffic operational plan for the proposed Paramount redevelopment. In consultation with the Town of Palm Beach Police Department, all valet operation should be contained on the applicant's property and not adversely affect traffic on the adjacent road network. There is high public demand for public on-street parking in the area for multiple businesses and purposes and the current proposed valet operations would negatively affect the parking inventory.

Kimley Horn and Associates, Inc.'s 02/27/23 Response: A written response to our traffic review comment was not provided.

TCG 03/04/23 Response: This item is still pending.

Kimley Horn and Associates, Inc.'s 03/09/23 Response: The Applicant proposes to locate the valet stand for the event space on North County Road and will continue to participate in discussions with Town staff regarding location and operational parameters of this stand.

TCG 03/27/23 Response: This item is still pending.

Kimley Horn and Associates, Inc.'s 04/18/23 Response: Queuing observations were conducted at the intersection of North County Road & Sunrise Avenue from 5 PM – 9 PM on a Friday and a Saturday to analyze whether the valet stand would interfere with operations at this intersection. The data and evaluation showed that the valet stand operations would not interfere with queues at the intersection and therefore would not create an adverse impact on capacity and operation of the two northbound lanes on North County Road. Curbside valet operations are a common occurrence in commercial areas in a similar developmental and historic context throughout the country and also in other locations within the Town of Palm Beach. Information related to the observations and analysis are included in the updated traffic report.

TCG 08/02/23 Response: This item is still pending. The Town of Palm Beach Police Department and Public Works Department have not confirmed that they are amenable to using North County Road for valet stacking even if it is after 5:00 pm (i.e. end of the parallel parking).

Kimley Horn and Associates, Inc.'s 11/20/23 Response: The site operations plan has been updated to eliminate the usage of North County Road and instead have all valet operations occur at the motor court level within the site.

TCG 12/20/23 Response: Addressed.

12. Please provide additional narrative that provides the total amount of queuing available from the valet stand to the adjacent road network for both scenarios. Figures 3 and 4 should be updated to denote the total amount of queuing available from the valet stand to the adjacent road network.

Kimley Horn and Associates, Inc.'s 02/27/23 Response: A written response to our traffic review comment was not provided.

TCG 03/04/23 Response: This item is still pending.

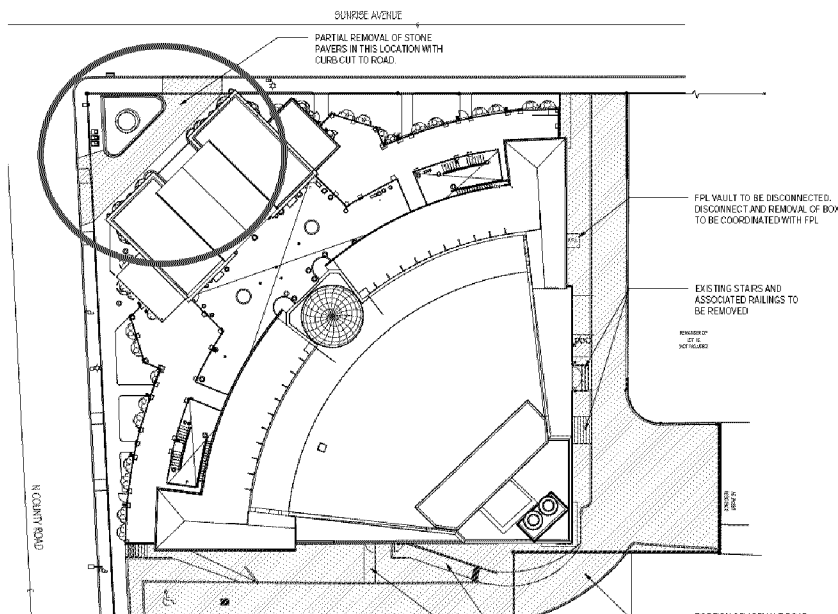
Kimley Horn and Associates, Inc.'s 03/09/23 Response Additional information is provided in the updated report and Figures 3 and 4 illustrating the queuing available to the adjacent road network. Note that the valet stand for the event space is proposed to be located on North County Road.

TCG 03/27/23 Response: Addressed.

13. Please confirm that the following two new curb cuts will not have an adverse effect on the vehicular traffic circulation:

- One just south of Sunrise Avenue on N. County Road
- One just east of N. County Road on Sunrise Avenue

Please confirm that Palm Beach County has approved these access management changes to the adjacent roadway network.



Kimley Horn and Associates, Inc.'s 02/27/23 Response: A written response to our traffic review comment was not provided.

TCG 03/04/23 Response: This item is still pending.

Kimley Horn and Associates, Inc.'s 03/09/23 Response The applicant is no longer proposing to re-open these curb cuts.

TCG 03/27/23 Response: Addressed.

14. Please provide a pavement marking and signage plan signed and sealed by a professional engineer in the State of Florida for the on-site development. This should include all stop control at the proposed ingress and egress driveway locations. Please provide ADA handicap parking details per MUTCD and local Palm Beach criteria. Safe sight triangles per appropriate agency stakeholder standards should be depicted and match the proposed landscape design plans.

Kimley Horn and Associates, Inc.'s 02/27/23 Response: A written response to our traffic review comment was not provided.

TCG 03/04/23 Response: This item is still pending. A pavement marking and signage plan was not included as part of the Civil Plans.

Kimley Horn and Associates, Inc.'s 03/09/23 Response: A pavement marking and signage plan has been provided as Sheet C-103 in the updated submittal.

TCG 03/27/23 Response: Addressed.

15. A condition of approval should be developed requiring the applicant to submit a supplemental traffic memorandum including an evaluation of the proposed valet operations by no later than six months from the date the Paramount Palm Beach redevelopment is fully operational. The field valet queuing study should include field data collection for two days including one weekend day and one special event during the identified peak periods for the private club. Field observations of the valet operations should be denoted and included within the supplemental traffic memorandum.

Kimley Horn and Associates, Inc.'s 02/27/23 Response: A written response to our traffic review comment was not provided.

TCG 03/04/23 Response: This item is still pending.

Kimley Horn and Associates, Inc.'s 03/09/23 Response: Comment noted.

TCG 03/27/23 Response: Addressed.

16. Please provide additional narrative for the valet operations that discusses the plan for the potential of valet parking occurring for all uses especially the private club and special event for the banquet hall. Please confirm if there will be staggered times for the special event and private club to manage traffic congestion due to the arrival of attendees for these uses. Please provide details regarding where vehicles will be parked if the proposed number of parking spaces provided on-site are fully occupied. For example, will there be an overflow parking lot with leased spaces available or will on-street parking spaces be utilized.

Kimley Horn and Associates, Inc.'s 04/18/23 Response: Additional information regarding the valet operations have been added to the report. Included in the updated information is a noted that events in the event space would be restricted to starting no earlier than 6:30 PM. Club patron usage/arrival is expected to occur on an ongoing basis without major peaking characteristics, while the event space will typically experience a peak inbound flow of traffic prior to the event and a peak outbound flow of traffic after the event. Regarding the on-site parking supply, this supply is anticipated to accommodate the parking needs for the site. The net increase in parking provided is greater than the net increase in parking required in comparison to the current uses on site. Therefore, parking is anticipated to be contained within the parking provided.

TCG 08/02/23 Response: This item is still pending. There needs to be consideration given to limiting the amount of private club usage or not allowing it at all to occur simultaneously during special events.

Kimley Horn and Associates, Inc.'s 11/20/23 Response: The proposed plan of development has been updated to reflect private club only; the previously-proposed separate event space is no longer included. The analysis has been updated to reflect this change, and valet queues are anticipated to be accommodated within the site.

TCG 12/20/23 Response: Addressed.

17. Please update the Kimley Horn and Associates, Inc.'s parking study dated 02/28/23 to include the number of parking spaces being provided per the current site plan as outlined in the parking calculation summary provided on site plan sheet A-21.

Kimley Horn and Associates, Inc.'s 04/18/23 Response: An updated version of this study has been provided.

TCG 08/02/23 Response: Addressed. A condition of approval will be needed to require a parking utilization study of the parking supply of the redeveloped site during a special event and during normal activities after the site is built out within 6 months of opening. A methodology of the parking utilization study should be submitted to the Town of Palm Beach for review and approval prior to commencement of the parking data collection.

18. Please include a copy of the raw traffic counts from 11/29/22 in the Appendix of the updated traffic impact study. This traffic count data was not included as part of the traffic impact study dated 03/09/23. The Town of Palm Beach recently collected peak hour manual turning movement counts on 02/28/23 at the following three signalized intersections analyzed for the Paramount Palm Beach development:

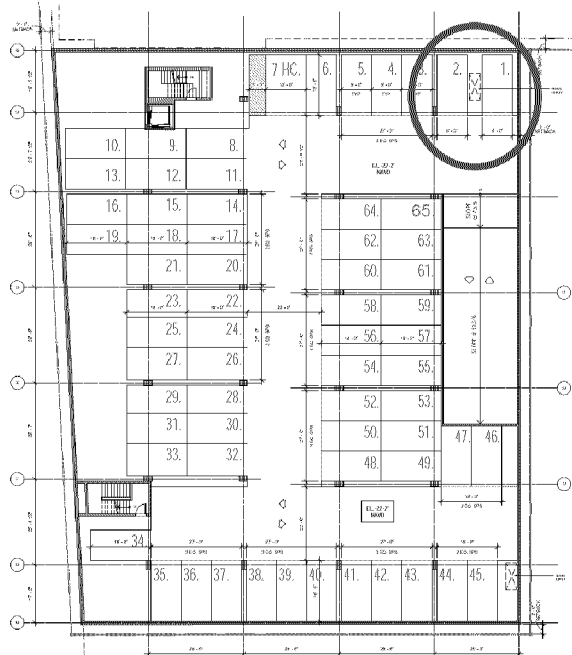
1. Sunrise Avenue & N County Road
2. Sunset Avenue & N County Road
3. Royal Poinciana Way & N County Road

Please cross check the intersection capacity analysis completed as part of the updated traffic impact study utilizing this current traffic count data (copy of count data has been attached). Please update all tables and figures as necessary.

Kimley Horn and Associates, Inc.'s 04/18/23 Response: A copy of the raw traffic counts from 11/29/22 has been added to the Appendix. The two sets of traffic counts were compared, and there was not an overall consistent pattern between the two sets: volumes on some movements were lower, and volumes on other movements were higher when comparing the AM and PM volumes. Therefore, the Synchro analyses were not modified.

TCG 08/02/23 Response: Addressed.

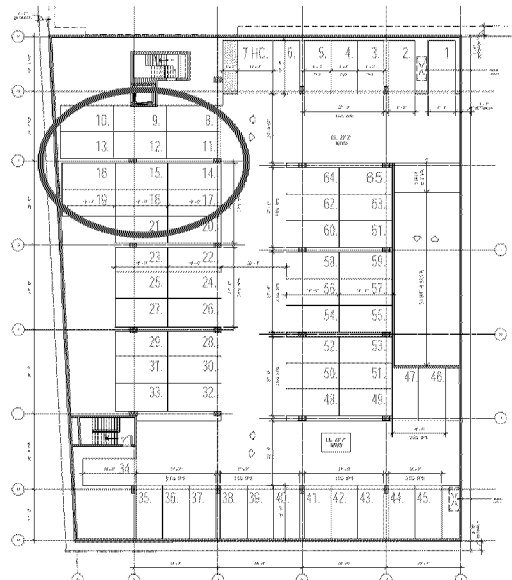
19. Please limit the number of parking spaces that are being proposed at the parking garage ramp locations to improve overall internal traffic circulation. There should be sufficient sight visibility for vehicles backing out of the proposed parking spaces for safe and efficient traffic circulation.



Kimley Horn and Associates, Inc.'s 04/18/23 Response: The architect has prepared updated garage parking plans, which have been submitted under separate cover.

TCG 08/02/23 Response: Addressed.

20. Please confirm how the proposed triple tandem parking spaces will be utilized by valet staff to ensure efficient parking operations while maintaining safe and efficient internal traffic circulation.



Kimley Horn and Associates, Inc.'s 04/18/23 Response: This condition was shown for only a total of four parking spaces and will only be used on infrequent occasions as it is anticipated that these would be the last parking spaces utilized only when other parking is full. Due to the minimal number and minimal usage of these spaces, it is anticipated that valet operators will be able to manage this parking during the few times in which they are in use.

TCG 08/02/23 Response: Addressed. A condition of approval needs to be considered to limit the use of these spaces to only when necessary.

Kimley Horn and Associates, Inc.'s 12/21/23 Response: The garage layout was subsequently completely reconfigured to a much more standard layout. There are no triple-tandem spaces, so this proposed condition could be removed.

TCG 12/21/23 Response: Addressed.

21. The valet parking queue available for the club pickup drop off area in the garage is 3 vehicles. The 95th percentile vehicle queue anticipated is 3.384 vehicles. There is no buffer or factor of safety at that location and can cause internal traffic circulation concerns. Please provide clarification on how this can be resolved with the proposed valet parking operations plan.

Kimley Horn and Associates, Inc.'s 11/20/23 Response: Note that all parking is required to be valet parking; therefore, no self-parking is allowed (other than residents, who have their own separate entry). Even though the 95th percentile valet queue, which is 8 vehicles, will extend beyond the pick-up/drop-off activity area by the valet stand, it can be accommodated fully within the site without impacting Sunrise Avenue. Once the facility is open for operation, if it is determined that additional staffing levels are needed, the amount of staff at the valet stand can be increased during peak hours.

TCG 12/20/23 Response: Addressed.

22. The valet parking for the special event is using North County Road for stacking. The 10 available parallel parking spaces must be free and clear for this to work. This presents challenges for the period when parallel parking is no longer allowed, and the beginning of vehicle drop off. This is something that will have to be enforced by the Town of Palm Beach Police Department or Code Enforcement staff. Please provide clarification in the proposed valet parking operations plan on how this can be coordinated between the applicant and the Town to ensure this is consistently resolved prior to special events.

Kimley Horn and Associates, Inc.'s 11/20/23 Response: The site operations plan has been updated to eliminate the usage of North County Road and instead have all valet operations occur at the motor court level within the site.

TCG 12/20/23 Response: Addressed.

23. The use of the through right lane on North County Road at Sunrise Avenue for vehicle queuing and stacking for special events will cause a degradation of level of service at the signalized intersection for northbound traffic. It may be temporary, but this will occur. In addition, the anticipated 95th percentile vehicle queue of 7.073 vehicles assumes that there is an average occupancy of 2.5 people per car. This assumption might be fine but if there is many single or 2-person occupancy vehicles this will eat into the 2-vehicle buffer along North County Road (10 spaces available to queue). This will need to be studied as part of the conditioned supplemental traffic memorandum that will evaluate actual valet parking operations if this development is approved. The applicant will need to always maintain a valet operational plan updating it as the traffic operations are refined based on actual site conditions.

Kimley Horn and Associates, Inc.'s 11/20/23 Response: The site operations plan has been updated to eliminate the usage of North County Road and instead have all valet operations occur at the motor court level within the site.

TCG 12/20/23 Response: Addressed.

24. Please include a copy of the current site plan in the Appendix of the updated traffic impact study.
25. The Town of Palm Beach recently modified Sunset Avenue from a two-way roadway to a one-way eastbound only roadway beginning at Bradley Place. Please update the traffic analysis and study narrative to reflect this modification in the traffic circulation. This should include updating the intersection capacity analysis and the road segment link analysis at the relevant intersections based on the modified trip distribution and assignment. It is recommended that new manual turning movement traffic counts be collected at the three intersections due to the revised traffic circulation due to the one-way conversion on Sunset Avenue.
26. Please provide intersection volume worksheets which provides details for the existing conditions, future without project and future with project scenarios.

27. Please provide additional figures that depict the turning movement volumes at each of the studied intersections in the radius of influence for each traffic operational analysis scenario.
28. The proposed trip distribution and assignment does not balance for ingress and egress from the site. The traffic study narrative indicates that there will be only ingress traffic at the Sunset Avenue driveway connection and egress only traffic at the Sunrise Avenue driveway connection. Figure 1 indicates that there is 10% In and 90% out at the Sunrise Avenue entrance. Figure 1 indicates that 45% of inbound traffic will be traveling southbound on N. County Road from the north, 45% of inbound traffic will be traveling northbound on N. County Road from the south and 15% of inbound traffic from the west on Sunset Avenue. This adds up to 105% of traffic.



29. Please provide an updated parking study that reflects the new development plan and addresses the principles of equivalency.
30. Please provide an updated vehicle maneuverability analysis based on the new revised development plan and proposed parking and loading zones per the current site plan.
31. Please provide an itemized response to the third-party peer review document dated 01/08/24.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Development Review - Old Business

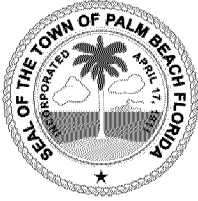
Agenda Title

**ZON-23-109 (COA-23-040) 134 EL VEDADO RD (COMBO)—
VARIANCE** The applicants, Elizabeth and Jeffrey Leeds, have filed an application requesting Town Council review and approval for (1) Variance to provide vehicle queuing space deficient in depth between the driveway gate and edge of roadway. The Landmarks Preservation Commission shall perform design review of the application. *[Landmarks Preservation Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact on the subject landmark property. Motion carried, 7-0.] [The Landmarks Commission approved the project. Motion carried, 7-0.]*

Presenter

ATTACHMENTS:

- ▢ **PZB Staff Memorandum**
- ▢ **Letter of Intent**
- ▢ **Plans**



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT

PZ&B Staff Combination Memorandum: Landmarks Preservation Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP *WB*
Director PZ&B

SUBJECT: ZON-23-109 (COA-23-040) 134 EL VEDADO ROAD (COMBO)

MEETING: MARCH 13, 2024 TC

ZON-23-109 (COA-23-040) 134 EL VEDADO RD (COMBO)—VARIANCE. The applicants, Elizabeth, and Jeffrey Leeds filed an application requesting Town Council review and approval for a variance to provide vehicle queuing space deficient in depth between the driveway gate and edge of roadway. The Landmarks Preservation Commission shall perform a design review of the application.

The applicant, Elizabeth and Jeffrey Leeds, have filed an application requesting Landmarks Preservation Commission review and approval of a Certificate of Appropriateness for additions and alterations to an existing two-story Landmarked residence and accessory structures, including window, door and roof replacement, modifications to opening sizes, demolition of rear porch, construction of an enclosed rear addition, addition of covered rear terrace, covered walkway and second floor addition to tennis house, and landscape and hardscape modifications. Additionally, requesting construction of front wall with new vehicular driveway gates, including a variance from the backup/cueing distance requirement. The Town Council shall review the application as it pertains to the zoning relief/approval.

Applicant: Elizabeth & Jeffrey Leeds
Professional: Asbacher Architecture

HISTORY: The property at 134 El Vedado Road was designated a landmark in 1991 under Resolution No. 22-91. Built in 1935 in the French Eclectic Style by John L. Volk the residence faces north. The main section of the house is half timbered, which is rare for a home in Palm Beach. Many original elements remain, and its integrity is intact, including its steeply pitched roof with wooden brackets and flat clay tiles. Additions such as the pool house were later constructed but are in keeping with the characteristics of the complex.

At the November 17, 2023, Landmarks Preservation Commission meeting the applicant was approved for all modifications to the structure but asked to restudy the gates. The revised plans reflect a reduction in driveway width from 14' to 12', increased gate setback from 8' to 12', a more visually open vehicular gate design, a revised pedestrian gate design and confirmation that the plantings will fully screen the site wall.

At the December 20, 2023 LPC meeting, the item was presented and approved (7-0). A motion was made and carried (7-0) that the implementation of the variances would not negatively impact the architecture. The variance portion of the application was deferred at the January and February Town Council meeting, at the request of the applicant.

THE PROJECT:

The applicant has submitted plans, entitled "Leeds Residence", as prepared by Asbacher Architecture, Inc. dated and stamped by the Town February 26, 2024.

The following is the scope of work for the Project:

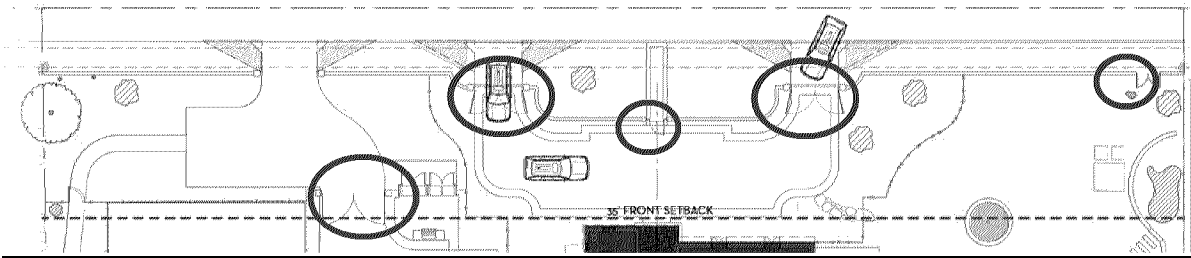
- Addition of new front wall with two sets of gates. Variance required for gates.
- Revised landscape and hardscape by Nievera Williams.
- **VARIANCE #1 Section 134-1668:** Variance to reduce the required vehicular backup driveway space to install a driveway gate with an approximately 12'-0" setback from the edge of pavement in lieu of the 18'-0" minimum required.

Site Data			
Zoning District	R-A	Future Land Use	SINGLE FAMILY
Lot Area	57,789 SF	Year of Construction	1935
Designation	7/22/91	Architect/Builder:	John Volk
Lot Coverage	Required: 25% Existing: (8,317 SF) 14.4% Proposed: (8,824 SF) 15.27%		
Surrounding Properties / Zoning			
North	135 El Vedado Road / Single Family Residence / R-A		
South	105 Jungle Road / Single Family Residence/ R-A		
East	100 El Vedado Road / Single Family Residence / R-A		
West	150 El Vedado Road / Single Family Residence / R-A		

STAFF ANALYSIS

The application is seeking a Certificate of Appropriateness for exterior alterations to a landmarked property. This property was landmarked in 1991 due to its unique architecture and association with John Volk. A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the abovementioned sections of the Town zoning code as it pertains to the backup distance in junction with the new gates.

The applicant is proposing a new 6'-0" high site wall along the front property line facing El Vedado Way, setback 12'-0" from the edge of the curb. Where two vehicular curb cuts are currently existing, the applicant is proposing three. A new dual access vehicular entrance sequence shall be differentiated from a secondary means of vehicular access and shall be delineated with two swing gates. The revised gate design and location is an improvement on the original proposal and much more compatible with the site details and streetscape.



The new gates are proposed 2/3 solid wood, with a diagonal wood pattern on the top 1/3. The site wall, front landscaping and solid panel gates and pedestrian gate will partially obscure the landmarked property from view.



There is an existing gate setback considerably from the roadway currently. And this portion of the proposal will alter the view that is currently offered.



El Vedado Way is a narrow (20'-0" wide from curb edges) roadway. There are some properties with dense landscaping along the front property line and property walls. In fact, directly across the street is a property at 135 El Vedado Rd that also has vehicular gates, albeit in a transparent metalwork design that affords views into the site. Otherwise, vehicle gates seem more common on the western block portion of El Vedado Road, across South County Road, rather than along this eastern 100 block towards the ocean. There is also a variance associated with the proposal, to reduce the required vehicular backup driveway space to install a driveway gate with an 12'-0" setback from the edge of pavement in lieu of the 18'-0" minimum required which does not appear to be consistent with the streetscape.

The proposed landscape plan is also a departure from what exists on site. The landscape architect

described to LPC the request for a more open, less formal garden for the new owners. Significant landscape materials has been retained and is being added at the edges of the parcel. Additional plantings have been included in the resubmittal along El Vedado Road to soften the site wall from view.

CONCLUSION:

Approval of the project will require one separate motion to be made by the Town Council:

- (1) for final determination of approval or denial of the variances by the Town Council, and that the variance **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met.

WRB: JGM: FHM



NIEVERA WILLIAMS
DESIGN

February 26, 2024

134 el Vedado
ZON-23-109
COA-23-040

We are requesting a variance for a driveway gate setback of 12 feet in lieu of the 18 feet required by code. This is due to the placement of the Landmarked property and allowable space for adequate vehicular circulation at the front of the property, and several existing specimen trees that exists which dramatically limit the placement of the gates. We believe these trees must be maintained, as they are as much part of the fabric of this property as the Landmarked structure is. They are of such large size that moving them really is not an option.

This project was reviewed and approved by LPC in December 2023, and no changes have been since that approval.

If you have any questions or need anything further, please let me know.

Best Regards,

Cory Meyer
Nievera Williams Design.

PALM BEACH
625 N. Flagler Dr.
STE 502
West Palm Beach, FL
33401
P: 561.659.2820
F: 561.659.2113

NEW YORK
39 Fifth Avenue
Suite 3C
New York, NY 10003

TAMPA
400 N. Tampa St.
15th Floor
Tampa, FL 33602

nieverawilliams.com

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Development Review - Old Business

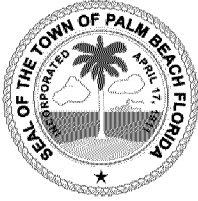
Agenda Title

ZON-23-113 (ARC-23-145) 123 CHILEAN AVE (COMBO)—SPECIAL EXCEPTION AND VARIANCES The applicant, Robert & Perri Bishop, has filed an application requesting Town Council review and approval for Special Exception to develop a parcel comprised of portions of platted lots which is deficient in minimum required lot width and lot area in the R-B district, and (3) Variances including (1 and 2) to reduce the required east and west side-yard setbacks and (3) to exceed the maximum permitted cubic content ratio (CCR) permitted, in conjunction with a new two-story single-family residence and one-story accessory cabana structure. The Architectural Commission shall perform design review of the application. *[Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact to the subject property. Motion Carried, 7-0.] [The Architectural Review Commission approved this project with conditions. Motion Carried, 5-2.]*

Presenter

ATTACHMENTS:

- ▣ **PZB Staff Memorandum**
- ▣ **Letter of Intent**
- ▣ **Plans 1 of 2**
- ▣ **Plans 2 of 2**



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP *WB*
Director PZ&B

SUBJECT: ZON-23-113 (ARC-23-145) 123 CHILEAN AVE (COMBO)

MEETING: FEBRUARY 28, 2024, ARCOM
MARCH 13, 2024, TC

ARC-23-145 (ZON-23-113) 123 CHILEAN AVE (COMBO). The applicant, Robert & Perri Bishop, has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence and one-story accessory cabana structure with final hardscape, landscape and swimming pool, requiring Special Exception approval to develop a nonconforming parcel and variances to reduce the required side setbacks and to exceed the maximum cubic content ratio (CCR) permitted. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-23-113 (ARC-23-145) 123 CHILEAN AVE (COMBO)—SPECIAL EXCEPTION AND VARIANCE(S). The applicant, Robert & Perri Bishop, has filed an application requesting Town Council review and approval for Special Exception to develop a parcel comprised of portions of platted lots which is deficient in minimum required lot width and lot area in the R-B district, and (3) Variances including (1 and 2) to reduce the required east and west side-yard setbacks and (3) to exceed the maximum permitted cubic content ratio (CCR) permitted, in conjunction with a new two-story single-family residence and one-story accessory cabana structure. The Architectural Commission shall perform a design review of the application.

Applicant: Robert & Perri Bishop
Professional: SKA Architect and Planner

PROJECT HISTORY:

The application was initially scheduled to be reviewed at the November 20, 2023, ARCOM meeting but was deferred to the December 15, 2023, meeting at the request of the applicant.

At the January 24, 2024, meeting, the application was presented. The Monterey style of the proposed design was generally well received by the Commission, especially given the lot size and location. Comments focused primarily on the openings on the balcony, the size and shape of the front door, the gable ends, the height of the home and construction screening plan. The item was deferred (7-0) to the meeting on February 28, 2024.

At the FEBRUARY 28, 2024 ARCOM meeting, the Commission approved (5-2) the design of the project. Additionally, the Commission approved (7-0) that the implementation of the proposed variances would not negatively affect the architecture.

THE PROJECT:

The applicant has submitted revised plans, entitled "Bishop Residence" as prepared by **SKA Architect and Planner**, dated February 5, 2024.

The following scope of work is proposed:

- Construction of a new two-story single-family residence with detached one-story cabana
- Sitewide landscape and hardscape improvements

The following Special Exception, Site Plan Review, and/or Variances are required to complete the project:

- **Special Exception** Sec. 134-893(c): A request to develop a parcel comprised of portions of platted lots which is deficient in minimum required lot width (100 foot required 50 foot provided) and lot area (10,000SF required, 6,520SF provided) in the R-B district.
- **Variance 1:** Sec. 134-893(7)b: A variance to reduce the required east (10' in lieu of 15') side-yard setbacks.
- **Variance 2:** Sec. 134-893(7)b: A variance to reduce the required west (10.5' in lieu of 15') side-yard setback.
- **Variance 3:** Sec. 134-893(b)(13): A variance to exceed the maximum permitted cubic content ratio (CCR) permitted, in conjunction with a new two-story single-family residence and one-story accessory cabana structure, 4.66 in lieu of 4.38.

The applicant has provided a Letter of Intent outlining ARCOM's decision-making criteria and responses for each criterion.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 6,250 SF	Crown of Road	12.13' NAVD
Lot Depth	125'	Lot Width	50'
Lot Coverage	Permitted: 30% (1,875 SF) Proposed: 27% (1,710 SF)	Enclosed Square Footage	2,770 SF
Building Height	Permitted: 22' Proposed: 20.83'	Overall Building Height	Permitted: 30' Proposed: 25.08'
Finished Floor Elevation	Required: 14.5' NAVD Proposed: 14.5' NAVD	FEMA Flood Zone	X
Site Fill	Permitted: .75' Max. Proposed: .75'	Zero Datum	7' NAVD
Overall Landscape Open Space	Req'd: 45% (2,812.5 SF) Prop: 45.4% (2,834 SF)	Front Yard Landscape Open Space	Req'd: 40% (600 SF) Prop: 53.1% (796 SF)
Surrounding Properties / Zoning			
North	350 South Ocean Boulevard (Condo)/ R-D (2) Heavy Density Residential		
South	124 Chilean Avenue Residence / R-B		

East	360 South Ocean Boulevard (Condo)/ R-D (2) Heavy Density Residential
West	125 Chilean Avenue Residence / R-B

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires two (2) variances for the construction of the new single-family residence and cabana and one (1) Special Exception for the development of a substandard sized lot.

The applicant is proposing the construction of a new two-story residence with detached one-story guest house cabana structure. The primary structure is a condensed stylized version of a Monterey house with a cantilevered balcony on the front elevation that faces south. The front entry has been redesigned to feature a rectangular door with transom light and a front facing gable above. Windows are primarily 6/6 Hartman Mahogany sash windows depicted with white frames. Smooth stucco, shutters and wood detailing completed the finishes. The rear detached cabana which features a single room plus bathroom has side facing gables. Both structures are proposed to have a flat white concrete tile roof. There is a mix of one- and two-story single-family residences on the north side of this block, however, almost all single-family homes on the other side of the street are two story with very similar massing. The applicant has revised the arrangement of openings on the balcony to feature a pair of French doors flanked by 4/4 sash windows. The gable on the primary façade has been widened. The building height has been lowered from 20'-10" to 20'-4", however, the overall building height has been raised from 27' to 27'-7" to the top of roof, with a change of roof pitch. The arrangement of columns at the rear loggia has been redesigned with corresponding changes to the railings above. Small adjustments have been made to the arrangement of fenestration on the east and west sides of the structure. Adjustments were also made to the landscape plan. No changes were made to the detached cabana structure.



Previously proposed front elevation.



Currently Proposed Front Elevation



Previously proposed west side elevation.



Previously proposed east side elevation.



Currently proposed west side elevation.



Currently proposed east side elevation.

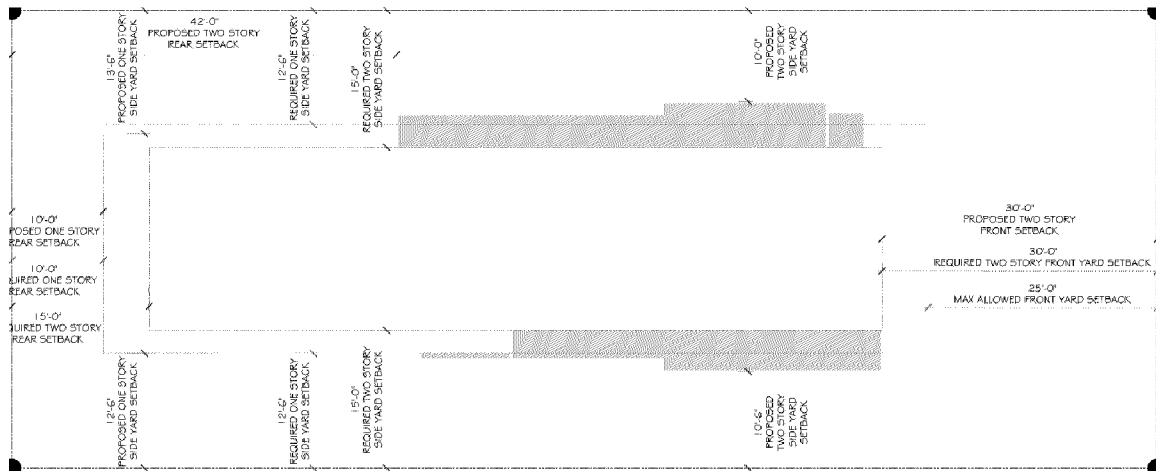


Previously proposed rear elevation.



Currently proposed rear elevation.

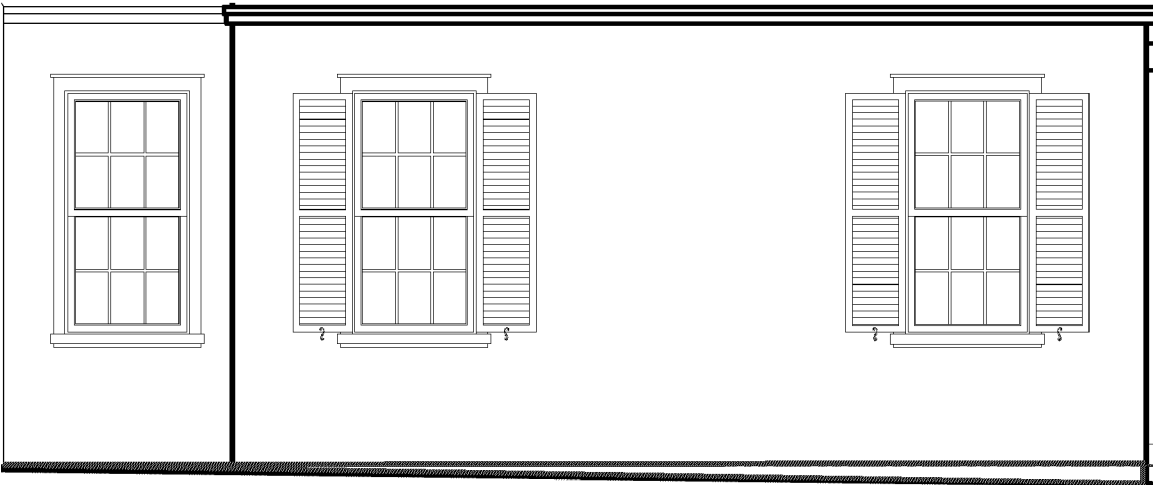
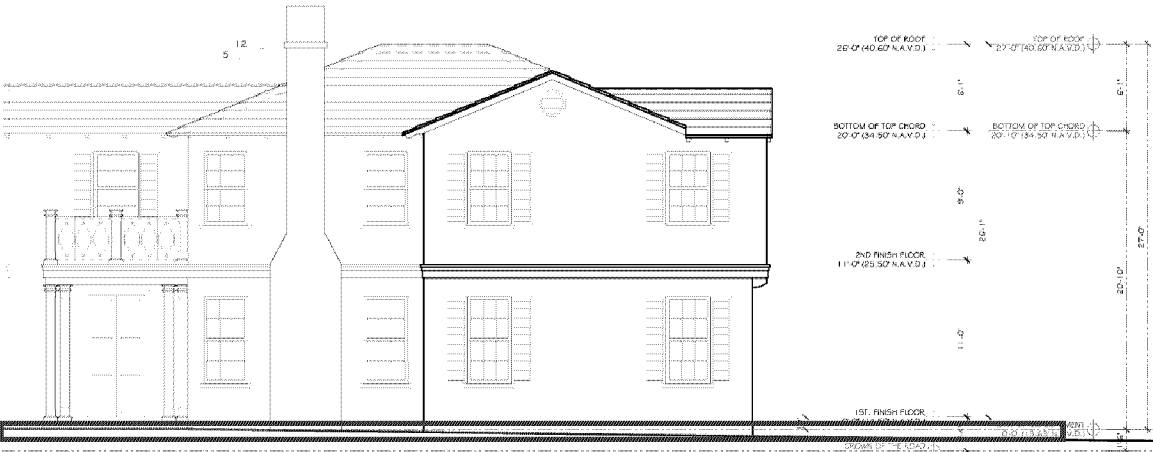
The application as presented requires 3 variances for construction, one for the west side yard setback, one for the east side yard setback, and one to exceed the maximum allowable cubic content ratio. The lot is a substandard size for the district (special exception required) at only 50 ft in width. The applicant is proposing a 10' east side yard setback, and a 10.5' west side yard setback. The proposed cubic content ratio is 4.66 in lieu of the 4.38 maximum permitted, an excess of 1750 cubic feet. The diagram below highlights the portion of the proposed main structure which violates the setback requirements.



Code Section	Required	Proposed	Variance
Variance 1 <u>Sec. 134-893(7)b:</u>	Two-Story East Side-Yard Setback of 15'	Two-Story East Side-Yard Setback of 10'	5'
Variance 2 <u>Sec.134-893(b)(13)</u>	Two-Story West Side Yard Setback of 15'	Two-Story West Side-Yard Setback of 10.5'	4.5'

Is it pertains to variance number 3, the applicant is seeking a variance to exceed maximum cubic content ratio (CCR). Staff will note that this is a technical variance which is due to unique aspects of the subject parcel, as it slopes from a higher point at the north, lower to the south. This change in grade causes the point of measurement to start below grade towards the rear of the parcel. While the actual massing of the house is not affected, the point of measurement is prescribed by code, and the resulting overage of cubic content is a result of the point of measurement being below grade.

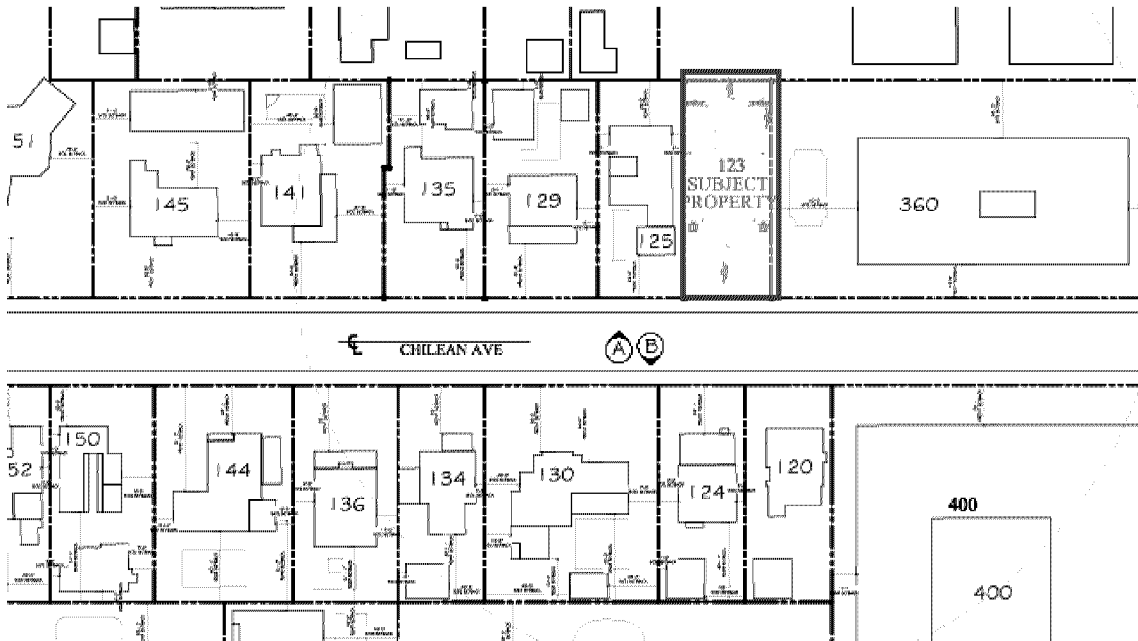
The diagram below shows how the grade changes slightly, affecting where the point of measurement is taken. Staff does acknowledge that while this technically increases the cubic content of the home, the impact appears to be de minimus.



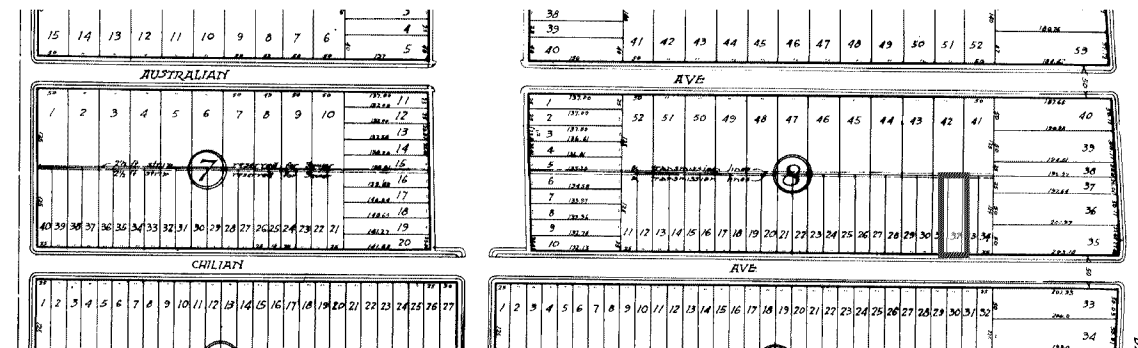
Code Section	Permitted	Proposed	Variance
Variance 3: <u>Sec. 134-893(b)(13)</u>	Cubic Content Ratio of 4.38	Cubic Content Ratio of 4.64	+ 0.26 CCR

A **Special Exception** is also requested from the Town Council to permit the development of this lot due to its substandard size, yet it is contextually appropriate for the mix of development pattern on this street. A 100' lot width is required, with only 50' existing. And a lot area of 10,000 sq ft is required, with only 6,520 sq ft available. A lot depth of 100' is required, and this property does exceed this requirement with a 125' lot depth. Additionally, the site was previously improved with a single-family residence. A special exception is required to develop a parcel comprised of portions of platted lots. The property is assembled with the East 10 ft of Lot 10, all of Lot 32, and the West

15 of Lot 33 of the Plat of Royal Park Addition.



Current neighborhood conditions



Neighborhood Capture of Plat of Royal Park Addition

The Special Exception code section, provision, and amount is provided in the table below:

Code Section	Required	Existing	Exception
Special Exception Sec. 134-893(c):	Lot Width: 100 Ft. Lot Area: 10,000 Sq. Ft.	Lot Width: 50 Ft Lot Area: 6520 Sq Ft	Lot Width: 50' Deficient Lot Area: 3480 Sq. Ft. Deficient

CONCLUSION:

Approval of the project will require two (2) separate motions to be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and

- (2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require two (2) separate motions to be made by the Town Council:

- (1) for final determination of approval or denial of the (2) variances by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met, and
- (2) for final determination of approval or denial of the (1) Special Exception for development of an undersized parcel in that the approval of said application meets the criteria set forth in Sec.134-229 and finding that approval of the site plan will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.

WRB: JGM: FHM: BMF



ARCHITECT + PLANNER

Re: 123 Chilean Ave
Palm Beach, Florida 33480
Date: September 25, 2023

SKA Architect+Planner - LETTER OF INTENT
RELATED TO THE NEW CONSTRUCTION OF A TWO STORY SINGLE FAMILY HOME
WITH DETACHED ONE STORY CABANA AT
123 CHILEAN AVE
ARC-23-145 / ZON-23-113

We are pleased to submit the accompanying drawings for the new construction of a two story single family home with detached one story cabana at 123 Chilean Ave. Please note the following:

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161 N/A

B) ARCOM 18-205 N/A

New construction of a 2,917 sq.ft. Monterrey style two story single family home with detached one story cabana. Landscape and hardscape to be included.

C) SPECIAL EXCEPTION WITH SITE PLAN REVIEW 134-893(c)

Special Exception: Section 134-893(c): A Special Exception with Site Plan Review to permit development of an existing parcel in the R-B Zoning District with a lot width of 50 ft in lieu of the 100 ft required and a lot area of 6,520 sq ft in lieu of the 10,000 sq ft required.

1. This proposed use, a single family residence, is a permitted use in the R-B Zoning District with special exception approval for a non-conforming lot.
2. The design, location and operation of the proposed residence will not adversely affect public health, safety, welfare or morals.
3. The proposed single family residence will not cause substantial injury to the value of other properties in the neighborhood as there are other residences in this residential district.
4. The proposed single family residence will be compatible with the neighborhood and purpose of the district as it is permitted.
5. The proposed single family residence will comply with all requirements set forth in Article VI of the Zoning Code, if applicable.
6. The proposed single family residence will comply with the comprehensive plan, if applicable.
7. The proposed single family residence will not result in substantial economic, noise, glare, or odor impacts on properties within the district.

8. Current ingress and egress, parking, loading areas, automotive and pedestrian safety and convenience and traffic flow will not be impacted as a result of the proposed residence.
9. There are no signs being proposed.
10. Utility service will remain unchanged or be improved, thus there will be no negative impact on health and safety.
11. Refuse and service areas will remain unchanged, thus there will no negative impact on automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.
12. N/A – Town serving
13. N-A – No historic/specimen trees
14. The proposed single family residence will not place a greater burden on police or fire protection services as there is currently a residence on the subject property.

SITE PLAN REVIEW 134-329

1. The owners of the property, Robert and Perri Bishop, are in control of the property. A single family residence is a permitted use in the RB Zoning District.
2. The proposed single family residence is the least intense example of development and will not have a negative impact on the neighborhood, which is a residential neighborhood.
3. Ingress, egress, utilities and refuse collection will be via Chilean Avenue, which is capable of handling traffic and other such uses in a residential neighborhood.
4. N/A
5. The proposed site plan and landscape plan provides for buffers and screening from neighboring properties.
6. The proposed drainage plan meets the Town of Palm Beach's drainage requirements.
7. The utility hook ups will remain or be improved to meet the current Town of Palm Beach requirements.
8. The recreation facilities are private and will be screened from the neighboring properties by landscaping.
9. N/A
10. N/A
11. The proposed two story residence has been designed to coexist harmoniously with the surrounding structures. It will not present a hindrance on the street or neighborhood.

D) VARIANCES 134-201

Variance 1: Section 1 34-893(7)b.: A variance to permit a west side yard setback of 10.5' in lieu of the 15.0' required for a two story structure.

Variance 2: Section 1 34-893(7)b.: A variance to allow an east side setback of 10.0' in lieu of the 15.0' required for a two story structure.

Variance 3: Sec. 134-893(b)(13): A variance to construct a residence in the R-B zoning district with a Cubic Content Ratio of 4.64 in lieu of the 4.38 maximum allowed.

The Criteria for granting the variances is set forth below:

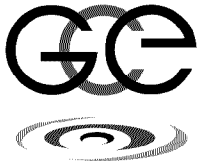
- 1) The property is located in the R-B Zoning District and is an undersized lot. The Town's point of measurement is lower than the natural grade of the property which necessitates the need for a CCR variance.

- 2) The applicant was not the cause of the special conditions of the property or residence. The grade of the property is a natural occurrence and the non-conforming width and area is historically the configuration of the land prior to the zoning code making the dimensions non-conforming.
- 3) The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties as the proposed finished floor should be higher than natural grade and the side yard setbacks are reasonable for a 50 foot wide lot.
- 4) The hardship, which runs with the land, is that the grade of the property is higher than the Town's point of measurement calculation which would count dirt in the CCR calculation not actual house volume.
- 5) The variance requested is the minimum necessary to make reasonable use of the land considering the natural grade of the surrounding property.
- 6) The granting of the variance will not be injurious to the neighborhood.

Sincerely,



Daniel Clavijo



GRUBER CONSULTING ENGINEERS

LANDSCAPE/DRAINAGE PLAN CONFLICT STATEMENT

To: Planning Administrator
Town of Palm Beach

From: Chad M. Gruber, P.E.

Re: Proposed Residence
123 Chilean Ave.
Palm Beach, FL

Date: September 22, 2023

I have reviewed the landscape plan prepared by Parker-Yannette Design Group for the referenced project received 9/22/23 and compared it with the latest conceptual drainage plan prepared by this office dated 9/22/23. There do not appear to be any conflicts between the proposed landscape material and the storm piping and exfiltration trenches.

Please feel free to contact me if you have any questions.

Sincerely,

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Chad M. Gruber, P.E.
Florida P.E. No. 57466

Cc: File

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Development Review - New Business

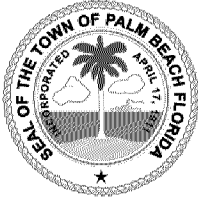
Agenda Title

ZON-23-095 (HSB-23-007) 124 PARC MONCEAU (COMBO) – SITE PLAN REVIEW AND VARIANCES The applicant, Parc Monceau Ltd (Peter Brooks, Representative), has filed an application requesting town council review and approval for site plan review to revest the development of an existing nonconforming parcel in the R-A zoning district, and (8) total variances: (variances 1 – 2) to revest nonconforming south side-yard and west rear-yard setbacks, (variance 3) to revest nonconforming lot coverage, (variances 4 – 5) to revest nonconforming overall and front yard landscape open space, (variance 6) to forgo the requirement of providing 2 garage parking spaces, and (variances 7– 8) for north and south sitewalls to exceed maximum heights permitted; due to the demolition of more than 50% of a façade of the existing structure. The Landmarks Preservation Commission shall perform design review of the application. *[Landmarks Preservation Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact to the subject property. Motion Carried, 7-0.] [The Landmarks Preservation Commission approved this project with conditions. Motion Carried, 7-0.]*

Presenter

ATTACHMENTS:

- ▣ **PZB Staff Memorandum**
- ▣ **Letter of Intent**
- ▣ **Plans 1 of 2**
- ▣ **Plans 2 of 2**



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT

PZ&B Staff Combination Memorandum: Landmarks Preservation Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP *WB*
Director PZ&B

SUBJECT: ZON-23-095 (HSB-23-007) 124 PARC MONCEAU (COMBO)

MEETING: FEBRUARY 21, 2024, LPC
MARCH 13, 2024, TC

HSB-23-007 (ZON-23-095) 124 PARC MONCEAU (COMBO). The applicant, Parc Monceau Ltd (Peter Brooks, Representative), has filed an application requesting Landmarks Preservation Commission review and approval of a flood plain variance for improvements/rehabilitation of a designated historic building and approval for additions and renovations to an existing nonconforming historically significant building requiring town council variances required to revest existing nonconformities. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-23-095 (HSB-23-007) 124 PARC MONCEAU (COMBO) – SITE PLAN REVIEW AND VARIANCES. The applicant, Parc Monceau Ltd (Peter Brooks, Representative), has filed an application requesting town council review and approval for site plan review to revest the development of an existing nonconforming parcel in the R-A zoning district, and (8) total variances: (variances 1 – 2) to revest nonconforming south side-yard and west rear-yard setbacks, (variance 3) to revest nonconforming lot coverage, (variances 4 – 5) to revest nonconforming overall and front yard landscape open space, (variance 6) to forgo the requirement of providing 2 garage parking spaces, and (variances 7– 8) for north and south sitewalls to exceed maximum heights permitted; due to the demolition of more than 50% of a façade of the existing structure. The Landmarks Preservation Commission shall perform design review of the application.

Applicant: Parc Monceau Ltd (Peter Brooks, Representative)
Architect: MP Design & Architecture (Michael Perry)
Landscape: Nievera Williams Design (Mario Nievera)

HISTORY:

The residence was designed by the architect Clarence Mack in 1961. In 2014, Parc Monceau was considered for designation as part of a historic district. At the December 16, 2015 Landmarks Preservation Commission meeting, a motion passed 4-3 that the Parc Monceau Historic District not be recommended to the Town Council for designation as a landmark of the Town of Palm Beach.

Various permits have been issued over the years related to maintenance and renovations.

In January 2023, the property was designated as a Historically Significant Building (HSB) at the request of the property owner.

At the FEBRUARY 21, 2024 LPC, the Commission approved (7-0) the design of the project, with the railings and infinity pool backdrop to return. Additionally, the Commission approved (7-0) the flood plain variance for the historically significant structure. And finally, a motion was made and approved (7-0) that the implementation of the proposed variances would not negatively affect the architecture.

THE PROJECT:

The applicant has submitted plans, entitled "Addition and Renovation to Existing 2 Story Residence at 124 Parc Monceau", as prepared by **MP DESIGN & ARCHITECTURE** dated and stamped by the Town, January 16, 2024.

The following is the scope of work for the Project:

- Proposed 341 SF second floor master bedroom addition.
- Modifications to rear elevation based on original Clarence Mack design.
- All doors and windows to be replaced with units by Hartman.
- Complete foundation repair.
- Demolition and reconstruction of rear pool and deck, eliminating encroachment over property line.

The following variance(s) are required to achieve the scope of work.

- FLOOD PLAIN VARIANCE: Sec. 50-114: A flood plain variance for improvements/rehabilitation of a designated historic building determined eligible for the exception of flood resistant construction requirements of the Florida Building Code, Existing Buildings, Chapter 12 Historic Buildings, as the proposed improvements will not preclude the buildings continued designation as a Historic building to maintain a ground floor and additions with a finished floor of **5.39' NAVD in lieu of the 7' NAVD required**. Additionally, this variance authorization and subsequent eligibility, allows for the installation of mechanical equipment, pool equipment, and a generator below the required base flood elevation.
- SITE PLAN REVIEW: Sec. 134-843(b): Site plan review to retest the development of an existing nonconforming platted lot in the R-A zoning district, which is deficient in minimum lot width (75.51' in lieu of 125' required), lot depth (135.43' in lieu of 150' required), and lot area requirements (10,722 sf in lieu of 20,000 sf required.).
- VARIANCE 1: Sec. 134-843(a)(8): A variance to permit a south side yard setback of **3.5'** in lieu of the 15' required, due to demolition of more than 50% of a façade.
- VARIANCE 2: Sec. 134-843(a)(9): A variance to permit a west rear yard setback of **1.5'** in lieu of the 15' required, for the reconstruction of an outdoor raised terrace which currently encroaches across the property line.
- VARIANCE 3: Sec. 134-843(a)(11)b: A variance to permit a lot coverage of **28.5%** in lieu of the **29%** existing and the 25% maximum permitted.
- VARIANCE 4: Sec. 134-843(a)(12)(a): A variance for an overall landscaped open space of **30.2%** in lieu of the 20.6% existing and 50% minimum required.
- VARIANCE 5: Sec. 134-843(a)(12)(b): A variance for a front yard landscape open space of **43.2%** in lieu of the 36.9% existing and 45% of front yard area required.

- VARIANCE 6: Sec. 134-2179(b)(a): A variance to provide **one enclosed garage parking space** in lieu of the minimum 2 garage parking spaces required.
- VARIANCE 7: Sec. 134-1669: A variance for a (north) site wall with varying heights of **7.1' to 16.75'** in lieu of the 7' maximum permitted.
- VARIANCE 8: Sec. 134-1669: A variance for a (south) site wall with varying heights of **10.67' to 15.33'** in lieu of the 7' maximum permitted.

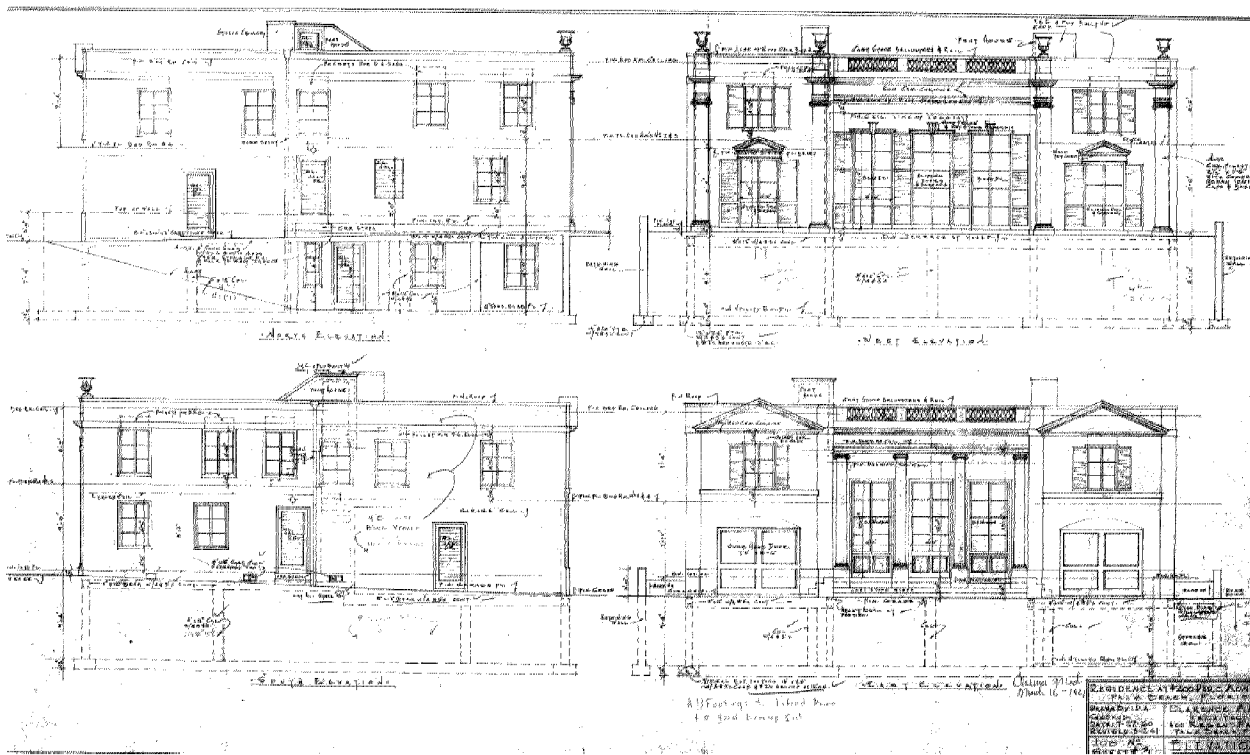
Site Data			
Zoning District	R-A	Future Land Use	SINGLE FAMILY
HSB Designation	January 2023	Architect/Builder:	Clarence Mack
Lot Area	10,722 SF	Year of Construction	1961
Lot Coverage	Permitted: 25% Existing: 29% Proposed: 28.5% <i>Variance requested</i>	Landscape Open Space	Required: 50% Existing: 20.6% Proposed: 30.2% <i>Variance requested</i>
Flood Zone	AE-6	Finished Floor Elevation	5.39' NAVD (Existing Finished Basement Level)
Surrounding Properties / Zoning			
North	125 Parc Monceau / R-A		
South	1739 S Ocean Blvd (Via Agape) / R-A		
East	116 Parc Monceau / R-A		
West	Lake Worth Lagoon		

STAFF ANALYSIS

The application is seeking Landmarks Preservation Commission review and approval for renovations and additions to an existing nonconforming Historically Significant Building. The subject property is an irregularly shaped waterfront lot at the southern end of the cul-de-sac terminus of Parc Monceau, the two-story structure with basement was constructed in 1961.



The applicant is requesting LPC approval for a Flood Plain Variance from Chapter 50 the Town Code to permit the nonconforming finished floor elevation to remain after the proposed substantial improvement. Lastly, Site Plan Review is required by Town Council to revest the development of the existing nonconforming platted lot (Parc Monceau Lot 6).



The residence is a Regency style structure designed and constructed by Clarence Mack in the Parc Monceau subdivision. The primary east façade (street facing) of the structure is comprised of a tripartite division. The outermost bays are two-story with single car garages. These are proud of the center bay. The central bay is recessed, with steps leading from grade up to a covered entry portico supported by four columns supporting an entablature and cast stone balustrade. The entry door is a glass divided lite pattern with transom and is centered on the main bay and structure. Flanking the entry are four over four sash windows with wood panels below accentuated by a pediment.



Proposed east front elevation.

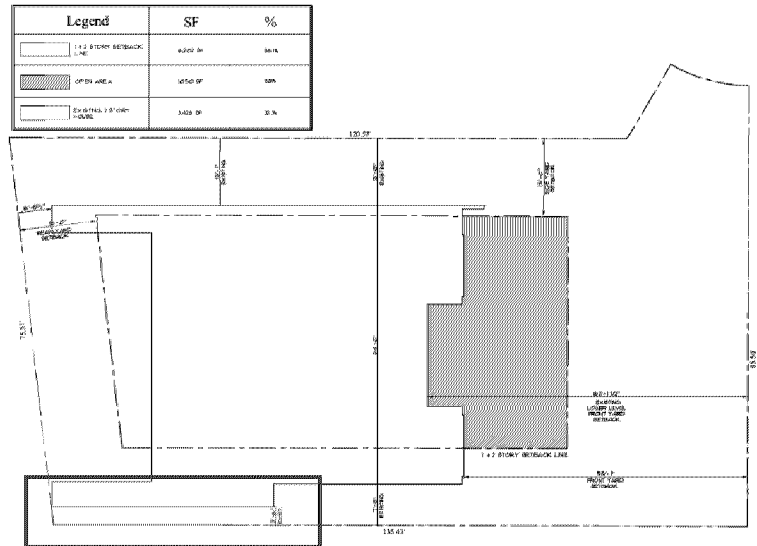


Proposed west rear elevation.

A preliminary review of the project, as proposed, appears to be inconsistent with the abovementioned sections of the Town zoning code. The application contains one (1) flood plain variance to be reviewed by the Landmarks Preservation Commission and one (1) site plan review for the nonconforming parcel to be reviewed by the Town Council. The application contains eight (8) zoning code variances for rear setback encroachment, side setback encroachment, lot coverage overage, landscape open space deficiency, elimination of a required garage parking space, and two (2) variances related to the height of site walls. The variances are triggered due to demolition of more than 50% of the rear elevation of the structure. The demolition is occurring at the lower basement level of the structure, the raised pool deck, and the rear loggia and balconies.

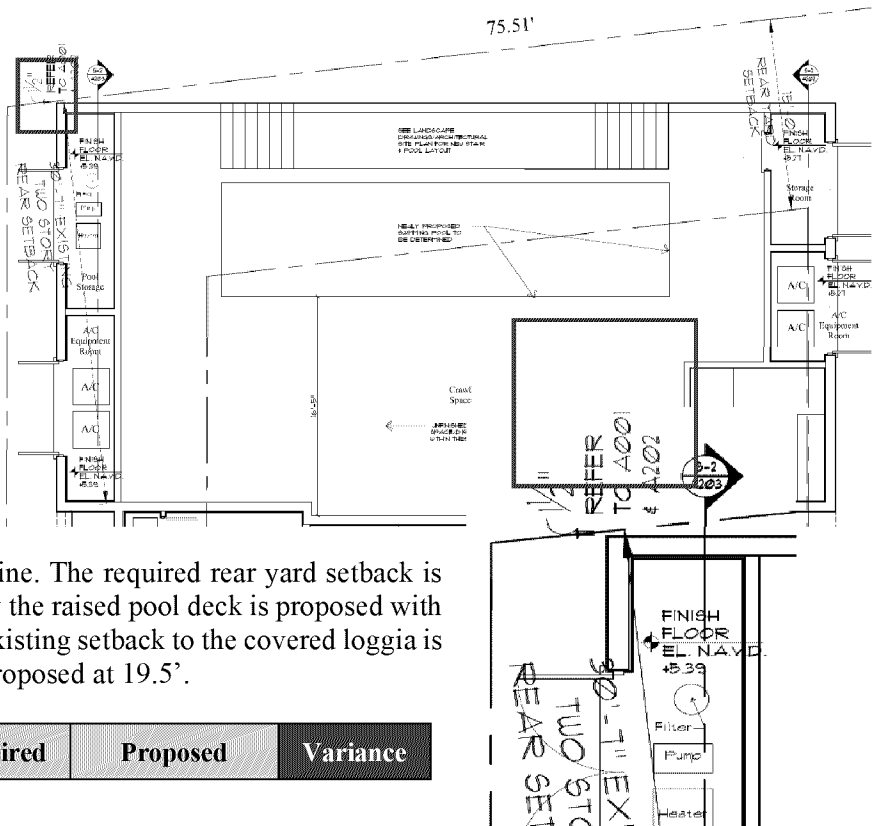
The project involves demolishing and reconstructing the rear pool, deck, and stair, altering the stair configuration to curve down towards the lake. Additionally, the covered loggias and balconies at the rear will be reconstructed with reduced projections and removal of second floor awnings. A new second-floor primary suite will be added over the center bay at the rear of the structure, featuring a flat roof with parapet and balustrade detail matching the entry portico. All exterior windows and doors will be replaced with Hartman products, designed to replicate Clarence Mack's original lite patterns. The garage doors will undergo replacement, with the north bay featuring a faux door with a window at the top center panel for the interior living space. Furthermore, landscape and hardscape improvements are proposed as part of the project.

As it pertains to Variance 1, the applicant is proposing to retain the existing 3.5' side (south) yard setback. Currently, pedestrian tunnels lead from the basement under the rear pool deck at the north and south side of the structure. The elevated pool deck is being demolished and reconstructed due to structural deficiencies. Because of the demolition, the nonconformance is not permitted to be continued and a variance is required. The required side yard setback is 15' from the property line. The diagram to the right depicts the 3.5' setback area.



Code Section	Required	Proposed	Variance
VARIANCE 1: Sec. 134-843(a)(8):	Minimum side setback of 15'	Side (south) Setback of 3.5'	11.5'

Variance 2 pertains to the west rear yard setback is proposed at 1.5". Currently, the pool deck encroaches 6.5" across the west property line. As part of the demolition and reconstruction of the pool deck, the encroachment across the property line is being eliminated, however, the nonconforming setback must be reverted. The graphics to the right and below identify the point where the deck is closest point to the west property line. The required rear yard setback is 15'. Staff will note that only the raised pool deck is proposed with such a slight setback. The existing setback to the covered loggia is conforming at 16.83' and proposed at 19.5'.



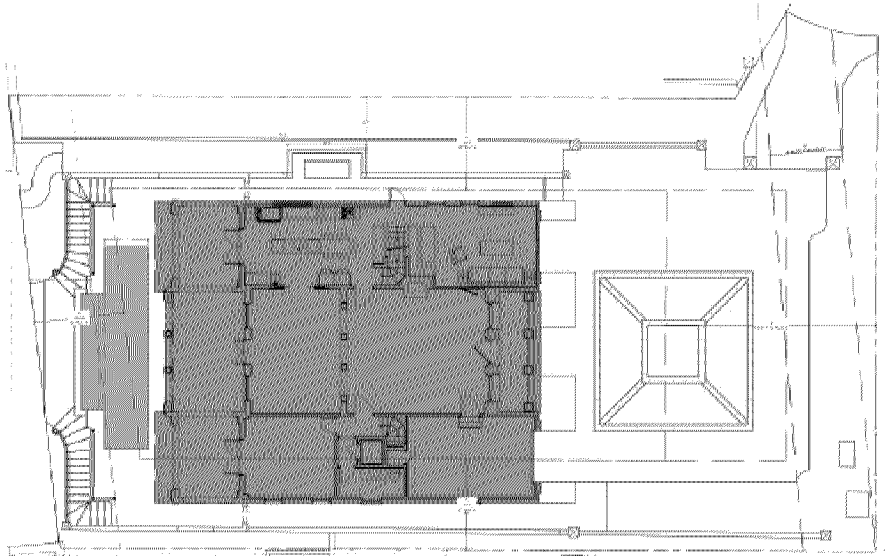
Code Section	Required	Proposed	Variance
--------------	----------	----------	----------

VARIANCE 2: Sec. 134-843(a)(9):	Minimum rear setback of 15'	Rear west) setback of 1.5"	14.875'
------------------------------------	-----------------------------	----------------------------	----------------

As it pertains to Variance 3, the applicant is proposing a lot coverage of 28.5% in lieu of the 29% and the 25% maximum proposed. The loggia at the rear of the property is being demolished and reconstructed as part of the necessary demolition and reconstruction of the raised pool deck. The proposed reconstructed loggia will be smaller than what is existing, which overall improves the existing lot coverage. While the existing nonconforming lot coverage is improving, the nonconforming lot coverage will need to be reverted due to demolition of over 50% of the west façade.

Code Section	Required	Proposed	Variance
VARIANCE 3: Sec. 134-843(a)(11)b	Maximum Lot Coverage of 25%	Lot Coverage of 28.5% (in lieu of 29% existing)	+ 3.5% Over Maximum

Variances 4 and 5 pertain to landscape open space minimums. Variance 4 to provide deficient overall landscape open space and variance 5 to provide deficient front yard landscape open space. Similar to the other variances, the existing landscape open space on site is already nonconforming at 30.2% provided overall, and 43.2% provided in the required front yard area. As a part of the proposed renovations to the site, the landscape open space is improving, with 10% additional landscape open space being added, however, it still under the minimum requirements; as such, variances are required. The proposed landscape open space diagram is shown above.



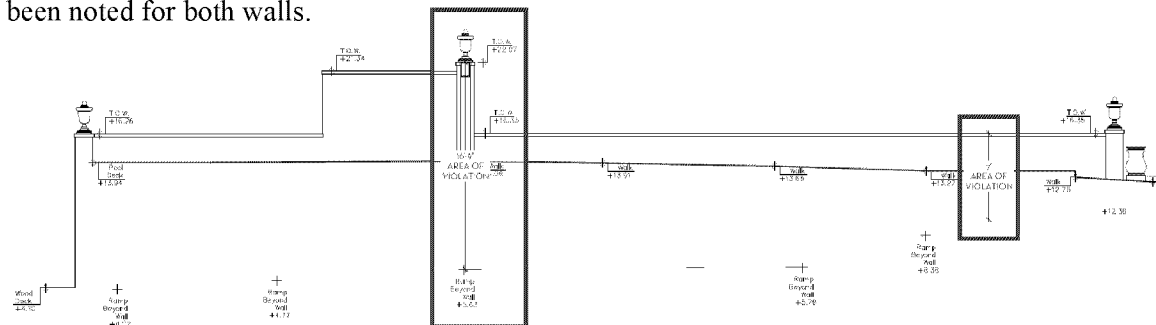
Code Section	Required	Proposed	Variance
VARIANCE 4: Sec. 134-843(a)(12)(a)	Minimum Overall Landscape Open Space of 50%	Overall Landscape Open Space of 30.2% (in lieu of 20.6% existing).	19.8% Under Minimum
VARIANCE 5: Sec. 134-843(a)(12)(b)	Minimum Front Yard Landscape Open Space of 45%	Front Yard Landscape Open Space of 43.2% (in lieu of 36.9% existing)	1.8% Under Minimum

Variance number 6 is required to permit a single car garage in lieu of the two-car garage required by

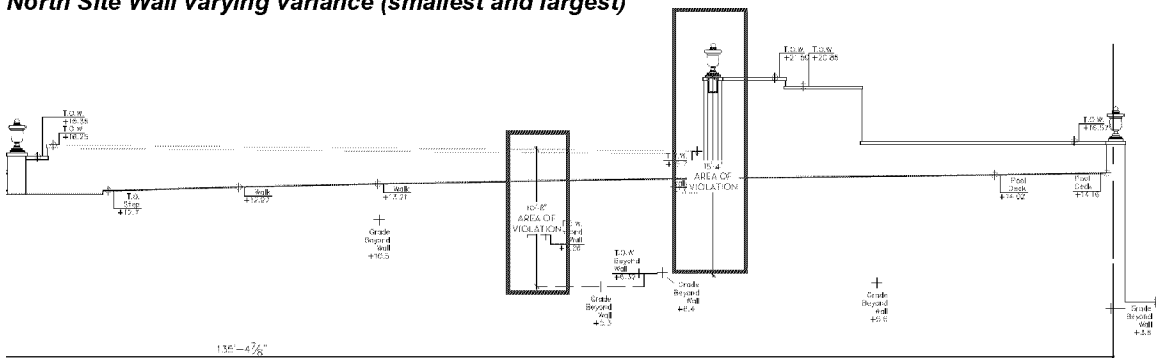
current code. When the home was originally designed, it did feature two separate single-bay garages, however, at some point in time, the north garage was converted into interior living space. From the exterior, the renovation will be sensitive to the original design and hone towards the original garage design. The proposed motor court on site is expansive as shown in the previous landscape/hardscape diagram above.

Code Section	Required	Proposed	Variance
VARIANCE 6: Sec. 134-2179(b)(a)	Two Enclosed Garage Spaces	One Enclosed Garage Space.	1 Garage Space

Variances 7 and 8 pertain to perimeter site wall heights. The parcel has a significant change in grade, sloping downwards towards the Lake Worth Lagoon. The significant change in grade has created an existing condition where the height of site walls varies greatly. On the north, the grade starts at roughly 12' NAVD and slopes all the way down to almost 4' NAVD at the west on the pedestrian ramp. On the south, the grade starts at roughly 12.5' NAVD on the east and works its way down to about 3.5' NAVD at the west property line. With the combination of the changes in grade and the height of the walls being raised to provide privacy for the subject parcel, variance requests are required. Staff notes that the grade condition is existing on site. The extremities occur at several different points across the span of the walls, so for clarity the least expanse of variance and the greatest wall high increase have been noted for both walls.



North Site Wall varying variance (smallest and largest)



South site wall varying variance (smallest and largest)

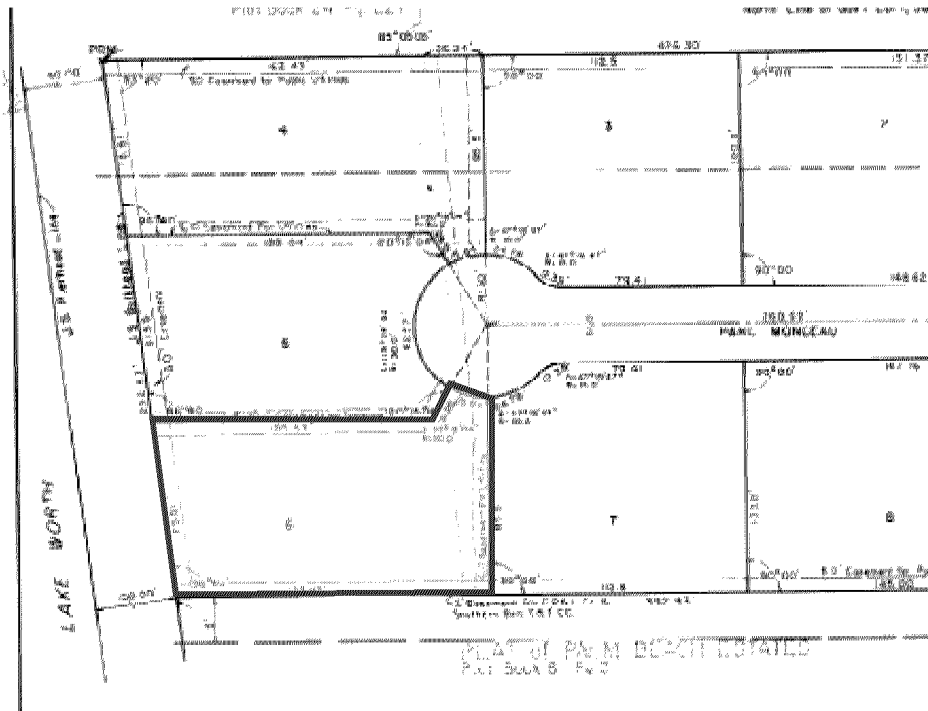
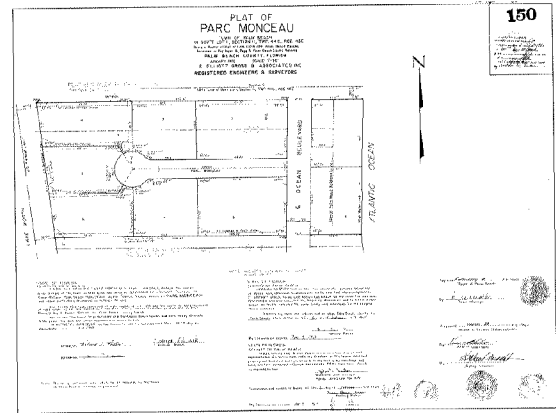
Code Section	Required	Proposed	Variance
VARIANCE 7: Sec. 134-1669	Maximum Wall Height of 7'	Varying wall height of 7.1' to 16.75' at north	0.1' to 9.75' higher.

VARIANCE 8: Sec. 134-1669	Maximum Wall Height of 7'	Varying wall height of 10.67' to 15.33' at south	3.67'to 8.33' higher.
------------------------------	---------------------------	---	-----------------------

The necessity for eight variance requests, in addition to a flood plain variance, arises from extensive demolition along one side (rear waterfront) of the 1961 structure. Renovating and enhancing older buildings, particularly those of landmarked or historical significance, presents inherent challenges within the Town's regulatory framework. Preserving these culturally significant structures is paramount for upholding the aesthetic and intrinsic charm of streets, neighborhoods, and the Town as a whole. Consequently, there exists a compelling need for a nuanced approach to zoning regulations, one that accommodates the unique demands of historic preservation. This imperative underscores the ongoing importance of ongoing reforms to the zoning code, which seek to reconcile the preservation of architectural heritage with contemporary development imperatives.

SITE PLAN REVIEW

As it pertains to the request for Site Plan Review, development of nonconforming parcels of land must be reviewed by the Town Council. As this lot is comprised of a single platted lot (Parc Monceau Lot 6) in the subdivision, only Site Plan Review by Town Council is required. The existing irregularly shaped lot is 75.51' in width (in lieu of the 125' required), 135' in depth (in lieu of the 150' required) and 10,722 square feet in area (in lieu of the 20,000 square feet required). Because of the loss of more than 50% of an elevation as part of the renovation, approval of the development the existing nonconforming improved site must be revested.



CONCLUSION:

Approval of the project will require two (2) separate motions to be made by the Town Council:

- (1) for final determination of approval or denial of the variance by the Town Council, and that the variance shall or shall not be granted that all of the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met.
- (2) for final determination of approval or denial of the (1) Site Plan Review for development of an undersized parcel in that the approval of said application meets the criteria set forth in Sec. 134-229 and finding that approval of the site plan will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.

WRB:JGM:BMF

MP DESIGN & ARCHITECTURE, INC.

217 PERUVIAN AVENUE, SUITE 4

PALM BEACH, FLORIDA 33480

AA#26001667

T: 561.833.7575

INFO@MPDAINC.COM F: 561.833.0575

Town of Pam Beach
360 S. County Rd.
Palm Beach, FL 33480

October 23, 2023

Re: 124 Parc Monceau Palm Beach, FL 33480
HSB-23-007
ZON-23-095

We are submitting the attached drawings and application for the review of our project at 124 Parc Monceau, Palm Beach, FL 33480.

Please note the following:

A. LANDMARK PRESERVATION COMMISSION – Sections 54-122 & 54-161

Proposed 341 square foot Second Floor, Master Bedroom Addition above Existing Living Room.

Raising Overall Building Height from Existing 19'-9" to Proposed 22'-6.

Eliminate Existing Rear Terrace, Loggia & Canvas Awnings.

Propose New Terrace & Loggia in keeping with Original Clarence Mack design.

Replace All Windows & Doors in like fashion with Hartman or Oliveri wood units.

Complete Foundation Repairs by Carmo Engineering.

Demolition & Rebuild of Rear Pool & Deck, eliminating Encroachment of Property Line.

B. ARCHITECTURAL REVIEW – Section 18-205

C. ARCHITECTURAL REVIEW – Section 18-206

Site Demolition limited to Rear Pool Deck, 1961 Swimming Pool Foundation, & Existing Swimming Pool/Spillway has been Previously Permitted by TOPB.

D. SPECIAL EXCEPTION – Section 134-22

Not applicable

E. SITE PLAN REVIEW – Section 134-329

We are seeking a Site Plan Review due to working with an undersized lot in the RA zoning district.

We are hampered by RA requirements of Lot Area and its zoning parameters.

MP DESIGN & ARCHITECTURE, INC.

217 PERUVIAN AVENUE, SUITE 4

PALM BEACH, FLORIDA 33480

AA#26001667

T: 561.833.7575

INFO@MPDAINC.COM F: 561.833.0575

F. VARIANCE – Section 134-201

- 1 We are seeking a variance to permit South side yard setback of 3.5', due to the existing condition.
- 2 The existing West setback encroaches across property line, we are looking to amend that and set back new structure .125' within property line.
- 3 We are looking to permit a lot coverage of 31.9% in lieu of the 32% existing and the 25% max.
- 4 A variance for a landscaped open space of 30.2% in lieu of the 20.6% existing and the 50% min.
- 5 A variance for a front yard landscape open space of 43.2% in lieu of the 36.9% existing and the 45% min.
- 6 We are seeking to allow one enclosed parking space in lieu of the 2 space minimum.

G. OTHER

Not applicable.

Respectfully,

A handwritten signature in black ink, appearing to read 'Michael Perry', with a stylized, flowing script.

Michael Perry

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Development Review - New Business

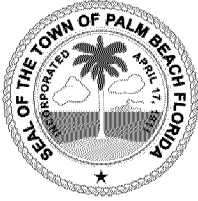
Agenda Title

ZON-24-002 219-221 WORTH AVE AND 220 PERUVIAN AVE TABOO—SPECIAL EXCEPTIONS WITH SITE PLAN REVIEW The applicant, 219 Worth Avenue Holdings LLC, has filed an application requesting Town Council review and approval for (1) a Special Exception request for a renovation of an existing restaurant with new operator within the space of a former restaurant space (Taboo) on Worth Avenue and the interior renovation of same, expansion into adjacent ground floor retail space and renovation of existing second floor storage area, and renovation of detached annex building, and (2) for a Special Exception request to allow a use contain greater than 4,000 square feet GLA gross leasable area in the C-WA zoning district.

Presenter

ATTACHMENTS:

- ▣ **PZB Staff Memorandum**
- ▣ **Letter of Intent**
- ▣ **Plans**
- ▣ **Valet Statement**
- ▣ **Parking Requirement Evaluation**
- ▣ **Traffic Impact Analysis**
- ▣ **Letter Dated Feb. 29, 2024, From: Patricia Strayer, Town Engineer, Re: Drainage, Water, Sewer, and Solid Waste Concurrency**



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council

FROM: Wayne Bergman, MCP, LEED-AP *WB*
Director PZ&B

SUBJECT: ZON-24-002 340 219-221 WORTH AVE AND 220 PERUVIAN AVE-TABOO

MEETING: MARCH 13, 2024

ZON-24-002 219-221 WORTH AVE AND 220 PERUVIAN AVE TABOO—SPECIAL EXCEPTIONS WITH SITE PLAN REVIEW. The applicant, 219 Worth Avenue Holdings LLC, has filed an application requesting Town Council review and approval for (1) a Special Exception request for a renovation of an existing restaurant with new operator within the space of a former restaurant space (Taboo) on Worth Avenue and the interior renovation of same, expansion into adjacent ground floor retail space and renovation of existing second floor storage area, and renovation of detached annex building, and (2) for a Special Exception request to allow a use contain greater than 4,000 square feet GLA gross leasable area in the C-WA zoning district.

Applicant: 219 Worth Avenue Holdings LLC
Professional: Roger Janssen | Daily Janssen Architects
Representative: Maura Ziska | Kochman & Ziska PLC

THE PROJECT:

The applicant has submitted plans, entitled "Proposed Interior Remodel at 219, 221 Worth Avenue, 200 Peruvian FINAL SUBMITTAL FEB 12, 2024", as prepared by **Daily Janssen Architects**, date stamped by the Town, February 12, 2024.

The applicants are proposing the following scope of work at the property:

- Interior alterations to an existing restaurant space, including new interior build out and expansion into adjacent retail space 1,123 SF. No exterior changes at this time, except for possible new mechanical equipment on the roof.
- Interior alterations: existing second floor, interior alterations to detached annex building.

The following Special Exceptions with Site Plan Review is required for completion of the project as presented:

- **SPECIAL EXCEPTION #1** Sec. 134-1159(a)(7) Restaurant use (213 seats).
- **SPECIAL EXCEPTION #2** Sec. 134-1159(a)(9) Restaurant use greater than 4,000 SF.

Site Data			
Zoning District	C-WA	Future Land Use	COMMERCIAL
Lot Size (SF)	18,816 SF	Prior Use	Restaurant

# of Restaurant Seats:	Proposed Indoors: 213 Prior License: 201	Square Footage (SF):	Existing: 6,130 SF (includes annex) Proposed: 8,809 SF (includes 2 nd Floor)
Surrounding Properties / Zoning			
North	Two-story commercial / C-TS		
South	Two-story commercial / C-WA		
East	Three-story office and commercial / C-WA		
West	Two-story commercial / C-WA		

STAFF ANALYSIS

The restaurant Taboo closed its doors in May of 2023 after nearly 82 years in business. The application is for the new interior renovation and new build out for a new restaurant space in the former location of Taboo; and the restaurant is seeking an 1,123 SF expansion into the westernmost retail space. The existing 1,556 SF second floor will be renovated into BOH kitchen office space and the 1,000 SF annex building will be adapted into an ancillary cooking and storage area. Both spaces were formerly used as restaurant storage.

In summary, the applicant proposes the following hours of operation:

- 11:30 a.m. to 11:00 p.m. Sunday through Wednesday, and
- 11:30 a.m. to 1:00 a.m. Thursday through Saturday.

The restaurant will be open for lunch and dinner and the total seat count is 174. Other pertinent operational conditions are itemized in the DoU. No outdoor seating is being requested at this time, nor any exterior architectural modifications.

INDOOR DINING:

The applicant is seeking a Special Exception #1 for restaurant use in the C-WA district. A total of 213 seats are proposed. The former Taboo space was licensed with 201 seats. The applicant is proposing a new dining layout for 213 seats. The new square footage of the expansion on the ground floor and conversion of the second floor office space utilizing the Principle of Equivalency would yield an additional 13 seats. BOH expansion into adjacent retail space= 1,123 SF + 1,556 SF second floor= 2,679.

SECOND FLOOR 2 space credit or 6 seats

Existing Use: 1,556 @ 1/200 = 7

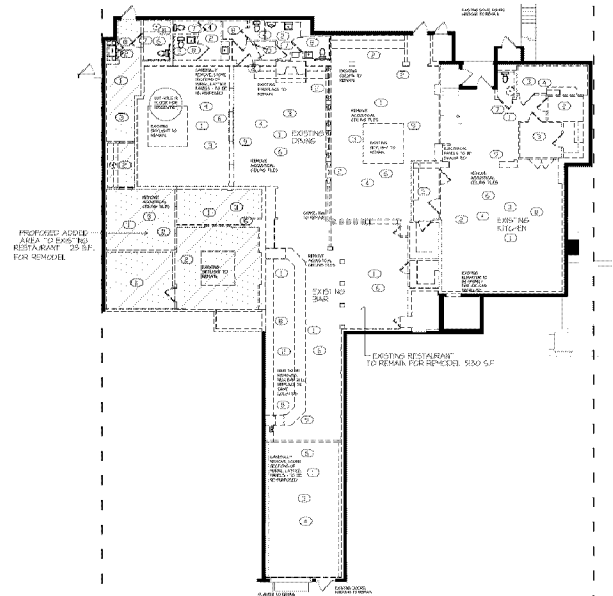
Proposed BOH: 1,556 @ 1/300 = 5

ADJACENT RETAIL 2 space credit or 6 seats

Existing Use: 1,123 @ 1/200 = 5

Proposed BOH: 1,123 @ 1/300 = 3

NEW: Total seat PoE credit for change of use = 12 additional seats



Therefore, 201 licensed + 12 credit = 213 seats total allowed with no parking variance. The applicant is seeking all 213 seats within the inside of the renovated restaurant space.

The former Taboo space occupied 6,130 SF of enclosed area. The applicant is seeking to spatially expand the ground floor restaurant operations by 1,123 SF Special Exception #2, as well as convert the second floor office space to back of house restaurant storage area, bringing the total restaurant size to 8,809 SF. There are no proposed exterior changes at this time, and no proposed outdoor seating.

DECLARATION OF USE

See attached draft

CONCLUSION:

Approval of the project will require two (2) separate motions to be made by the Town Council:

- (1) For the Special Exception for the restaurant use.
- (2) For the Special Exception for the use greater than 4,000 SF in the C-WA zoning district for an expanded restaurant to 8,809 SF.

WRB:JGM



DAILEY JANSSEN ARCHITECTS, P.A.

ROGER PATTON JANSSEN, A.I.A.

February 02, 2024

Town of Palm Beach Planning, Zoning and Building Department

LETTER OF INTENT ZON-24-002 TA-BOO RESTAURANT – SECOND SUBMITTAL

Request review of Second Submittal for proposed interior renovation of existing TA-BOO restaurant. First floor and second floor at 221 and 219 Worth Ave., and one-story annex building on 220 Peruvian Ave. with parking lot, Palm Beach. Existing site area is 18,816 sq. ft.

This parcel is located in Flood Zone AE6, 221 existing first floor is 4.74'. Annex at 220 finish floor is 4.5 NAVD +/- . The parcel is governed by Worth Avenue Design Guidelines. All the proposed improvements will be interior only at this time.

Existing restaurant, 221 Worth is 5,130 s.f. first floor, with proposed addition of adjacent interior space, 1,123 s.f. for a total of 6,253 s.f., Existing storage room on the second floor at 219 Worth is 1,556 s.f., to be remodeled. Existing annex storage building at 220 Peruvian is 1,003 s.f. storage area to be remodeled.

License agreement with Town is for 201 seats (covers) allowable. We are proposing 174 maximum seating or covers.

TA-BOO previous signage to be replicated, pending coordination with the chef at a later date, along with menu sign. Front entry door and window to remain, front planter to remain. Exterior north and south sides to remain but cleaned up, repaired where necessary, no work on the exterior elevations at this time.

A. LANDMARK PRESERVATION COMMISSION

Not applicable, this property is not landmarked.

B. ARCOM

Currently not applicable, interior remodel, repairs only.

C. SPECIAL EXCEPTION

Special Exception #1 Sec.134-1159(a)(7) Restaurant Use (seats) in the C-WA District.

Special Exception #2 Sec. 134-1159(a)(9) Special Exception request for restaurant use greater than 4,000 s.f. of area for an expanded existing restaurant of 8,812 s.f..

WORTH AVENUE DESIGN GUIDELINES

Proposed Design Criteria for Granting Special Exception

IX. SPECIAL ALLOWANCES FOR THE MID-AVENUE AND WEST-END DEVELOPMENT AREAS.

1. Encourage the maintenance and restoration of the architectural heritage of Worth Avenue. The TA-BOO restaurant has been a Town serving Legacy on Worth Avenue since the 1940's. Restoration and enhancement of this world-renowned restaurant is in the Town and resident's best interest.

ELIGIBILITY FOR SPECIAL ALLOWANCES

#3. Existing Mediterranean-Revival, Neo-Classical, Art Deco, Art Moderne, or other similar or compatible style buildings which have not been designated as Landmarks; and, which are voluntarily restored through substantial and appropriate exterior renovation to the appropriate style in accordance with the Town of Palm Beach Zoning Code and the design Guidelines described in Sections V and VI. Approval of Special Allowances shall be subject to review and recommendation for approval by the Architectural Commission. The TA-BOO restaurant is a Landmark on Worth Avenue serving the Town and residents since the 1940's. It is deserving of preserving and restoring.

SPECIAL ALLOWANCES

1. Commercial development, redevelopment, restoration or renovation providing an enhanced level of amenities and features in accordance with paragraph "D", following, shall be eligible for an increase in maximum building coverage as follows: Restoration and request for additional interior square footage is a proposed response to enhancing the level of amenities and features this iconic restaurant proposes to provide.

CRITERIA FOR APPROVAL OF SPECIAL ALLOWANCES.

Based on the following list of desirable amenities and features, and a positive determination of the Architectural Commission; a proposed development, redevelopment, restoration or renovation may be approved for a Special Allowance.

- Any other significant amenities or features determined to be appropriate for review by the Architectural Commission. We propose the interior remodel of the TA-BOO restaurant is to re-use, and restore the charm and elegance of years gone by. The existing murals currently in the building will be re-used, restored and added to. The original artist is part of the restoration of this project. The interiors will reflect the materials and colors existing in the restaurant from years past. The proposed bar will be in the same location as existing, all in keeping with the restaurants' historic ambiance.

APPENDIX A

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

"Rehabilitation is defined as the process of returning a property to a state of utility through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values. We propose the interior renovation and restoration of the TA-BOO restaurant

is significant to the history, architecture and cultural values of Worth Avenue and the Town of Palm Beach based on the Standards for Rehabilitation listed below.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes having acquired historic significance in their own right shall be retained and preserved.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

D. SITE PLAN REVIEW

Existing conditions to remain.

E. VARIANCES

Not at this Time

Please let us know if you need additional information.

Respectfully Submitted



Roger P. Janssen, AIA
Dailey Janssen Architects, P.A



January 29, 2024
Revised February 2, 2024

Eric Czerniejewski, P.E., ENV SP
Traffic Engineering Division Manager
The Corradino Group
5200 NW 33rd Ave, Suite 203
Ft. Lauderdale, FL

RE: 219 / 221 Worth Avenue – Valet Statement
Palm Beach, Florida
Kimley-Horn #241107001

Dear Eric:

Kimley-Horn and Associates, Inc. has been retained to prepare this summary of the existing operations within the valet parking lot (the Apollo Lot) that is used by many of the patrons of several businesses on Worth Avenue and the immediate vicinity, including the subject site (219/221 Worth Avenue). As noted in the parking statement for this site, the proposed modification in uses on site meets Code requirements based upon the principle of equivalency. However, the total parking needed from a practical standpoint does exceed the supply of 14 spaces provided on site. Therefore, many of the patrons of this site are anticipated to continue to park in the Apollo Lot. The following narrative has been prepared to identify the general existing operations and circulation of the existing Apollo Lot.

VALET PARKING FACILITY – APOLLO LOT

As noted, the 14 parking spaces on site would not meet the actual parking demand for the site. Parallel parking is available on both sides of Worth Avenue, but that supply is limited. Therefore, the closest option for patron parking that contains a significant supply of parking spaces is within the Apollo parking lot located north of this site, on the south side of Peruvian Avenue east of Hibiscus Street. This parking lot is managed and operated with valet parking, as described below:

Patron Arrival

Patrons arriving at the valet lot enter the driveway on Hibiscus Street, which includes multiple lanes to accommodate several cars at once. From there, the valet attendant will take the car and proceed east within the parking lot to park the vehicle. There is no impact to the adjacent street network, and valet activities do not add redundant trips onto the adjacent street network, because the valet circulation from the stand to the parking spaces is contained within the site.

After dropping off their vehicles, patrons are able to use the sidewalk along the east side of Hibiscus Street to walk to Worth Avenue, and then use the sidewalk network on Worth Avenue to arrive at the subject site. *Figure 1* illustrates the location of the valet stand and the circulation for vehicles from arrival at the valet stand to the point at which they are parked, and the route for pedestrians to arrive at the subject site.

Patron Departure

When leaving the subject site, patrons are able to use the sidewalk network on Worth Avenue to return to the valet stand. The valet then retrieves the vehicle within the parking lot and drives to the valet stand. Patrons are able to enter their vehicles and then drive out the exit lane of the driveway onto Hibiscus Street, heading northbound.

Figure 2 illustrates the location of the valet stand and the circulation for vehicles from the point at which the valet driver retrieves the vehicle, returns it to the valet stand, and the patron departs. The figure also identifies the route for pedestrians to return to the valet stand from the subject site.

Please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com should you have any questions regarding this information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Christopher W. Heggen, P.E.
Transportation Engineer

Attachments

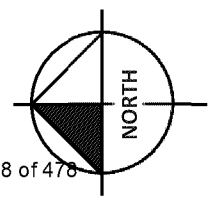
k:\wpb_tpto\2411\241107001 - 221 worth avenue\parking\2024-02-02 221 worth valet.docx

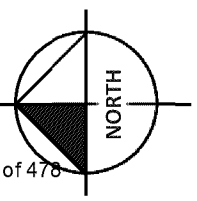


FIGURE 1
VALET OPERATIONS - ARRIVAL
219 / 221 WORTH AVENUE
Kimley»Horn

- LEGEND**
- Patron Vehicle Route Inbound to Valet Stand
 - Valet Drive Route from Stand to Parking
 - Patron Pedestrian Route to Destination

Project Site
 Valet Stand





LEGEND

-  Project Site
-  Valet Stand

-  Patron Vehicle Route Outbound from Valet Stand
-  Valet Drive Route from Parking to Stand
-  Patron Pedestrian Route to Valet Stand

FIGURE 2
VALET OPERATIONS - DEPARTURE
219 / 221 WORTH AVENUE
Kimley»Horn

Kimley»Horn

January 29, 2024
Revised February 2, 2024

Mr. James Murphy
Town of Palm Beach
360 South County Road
Palm Beach, Florida 33480

RE: 219 / 221 Worth Avenue – Parking Requirement Evaluation
Palm Beach, Florida
Kimley-Horn # 241107001

Dear James:

Kimley-Horn and Associates, Inc. has conducted a review and calculation to identify the future parking supply requirements for the proposed interior modifications to the 219 / 221 Worth Avenue site, located in the Town of Palm Beach, Florida.

For this evaluation, the parking requirements for the existing uses and proposed uses have each been calculated, in order to determine total parking required for the site by the Town's Code of Ordinances. Below is a summary of the evaluation.

Existing Site Development

Section 134-2176 of the Town's Code of Ordinances defines the parking requirements based on use. Table 1 provides a summary of the required parking supply for the existing use on site.

Table 1— Existing Use Parking Supply Requirement

Use	Intensity	Town Code Requirement	Parking Required Licensed / Provided
Restaurant	201 Licensed seats 180 Provided seats / 5,130 s.f.	1 space per 3 seats, and/or 1 space per 45 square feet in public area not having fixed seats, plus 1 space per 300 square feet remainder	67/60
Storage	2,556 s.f.		9
Max Total			76

As shown in table 1, the parking required per code is 76 parking spaces based upon the licensed seat count. The parking supply provided on site is 14 spaces.

Section 134-2175(d) of the Code of Ordinances defines the Town's principle of equivalency as it relates to existing non-conformities in parking supply in comparison to Code requirements. The provisions in the Code are the following:

(d) The principle of equivalency for evaluating off-street parking in existing uses is as follows:

(1) Definition of principle of equivalency as applied to the schedule of off-street parking requirements. The principal of equivalency, as it relates to the schedule of off-street parking requirements, shall be defined as an automobile parking space required by section 134-2176 for establishing an inventory of automobile parking spaces for a conforming or nonconforming use of an existing building, or structure or use, for the purpose of determining the net off-street parking requirement for the establishment of a proposed new use to be permitted in the building, or structure or use.

(2) In evaluating off-street parking for existing uses, the principle of equivalency shall be applied when the use or occupancy of an existing building is being changed to a new use or occupancy having a differing off-street parking requirement for the purpose of establishing compliance with this chapter.

Currently, the site has a difference of 62 spaces between the provided and required parking on site (76 spaces required – 14 spaces provided). Therefore, this is the net difference that can be utilized in any site parking calculations involving the principle of equivalency.

Proposed Site Development

Table 2 has been prepared to determine the required supply for the proposed uses on site based upon Section 134-2176 of the Town's Code of Ordinances.

Table 2 – Proposed Use Parking Supply Requirement

Use	Intensity	Town Code Requirement	Parking Required
Restaurant	174 seats / 6,253 s.f.	1 space per 3 seats, and/or 1 space per 45 square feet in public area not having fixed seats, plus 1 space per 300 square feet remainder	58
Storage	2,556 s.f.		9
Total			67

As shown in the evaluation, the net difference in parking supply versus requirement for the proposed plan of development is 53 spaces (67 spaces required – 14 spaces provided). As this is less than the current deficit calculated (62 spaces), the site meets the Code parking requirement based upon the principle of equivalency.

Parking Supply

As noted, the supply requirement is 53 spaces higher than the parking provided on site (14 spaces). Although Code requirements are met based upon the principle of equivalency, from a practical perspective, the additional 53 parking spaces that need to be accommodated are proposed to be accommodated through valet parking in the Apollo lot to the northwest of the site.

Summary

Kimley-Horn and Associates, Inc. has conducted a review and calculation to identify the overall future parking supply requirements for the proposed redevelopment of the 221 Worth Avenue site. The existing parking supply is 14 spaces. The existing parking requirement for the site is 76 spaces, and the proposed parking requirement is 67 spaces. Based upon the principle of equivalency, the Code requirements for the site are met. From a practical standpoint, the proposed development as an agreement with the adjacent Apollo Parking for use of its parking facility to accommodate parking demand that cannot be met by the supply provided on site.

Please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636
Registry No. 35106

k:\wpb_tpto\2411\241107001 - 221 worth avenue\parking\2024-02-02 221 worth parking.docx

Kimley»Horn

January 29, 2024
Revised February 2, 2024

Mr. James Murphy
Town of Palm Beach
360 South County Road
Palm Beach, Florida 33480

Re: **221 Worth Avenue – Traffic Impact Analysis**
Palm Beach, Florida
Kimley-Horn #241107001

Dear James:

Kimley-Horn and Associates, Inc. was retained to provide a traffic impact evaluation for the proposed development to the above referenced site. The site is located at 219 / 221 Worth Avenue in the Town of Palm Beach, Florida. The site was previously a restaurant, the proposed development includes an expansion of the restaurant space. Currently there is 5,130 square feet of fine dining use (with 2,556 square feet of storage). The proposed use will expand the restaurant to 6,253 square feet of fine dining use (with 2,556 square feet of storage remaining).

The PCN for the site is 50-43-43-23-05-015-0340. *Figure 1* illustrates the location of the site. For the purposes of the traffic impact evaluation, a buildout date of 2028 has been evaluated.

A traffic analysis has been performed to quantify the traffic impacts of the proposed changes based upon Traffic Performance Standards (TPS) requirements defined in Article 12 of the Palm Beach County Unified Land Development Code (ULDC), as well as specific analysis requirements of the Town of Palm Beach. The proposed site plan and PCN information have also been attached for reference.

TRIP GENERATION ANALYSIS

A trip generation determination was prepared to determine the potential impacts of the proposed redevelopment. Rates and equations published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 11th Edition*, were used to determine the trips generated by the existing and proposed land use.

For the existing and proposed land use, trip generation rates and equations for a Fine Dining Restaurant (Land Use 931) were used. As shown in *Table 1*, the proposed redevelopment results in a net increase of 53 net new external daily trips, 0 net new external AM peak hour trips (0 inbound, 0 outbound), and 5 net new external PM peak hour trips (+4 inbound, +1 outbound).

Table 1: Trip Generation Calculations

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Scenario >5 Years								
Fine Dining Restaurant	7.686 ksf	644	6	3	3	60	40	20
	Subtotal	644	6	3	3	60	40	20
Driveway Volumes		644	6	3	3	60	40	20
Net New External Trips		361	3	2	1	34	22	12
Proposed Scenario								
Fine Dining Restaurant	8.809 ksf	739	6	3	3	69	46	23
	Subtotal	739	6	3	3	69	46	23
Driveway Volumes		739	6	3	3	69	46	23
Net New External Trips		414	3	2	1	39	26	13
Proposed Net External Trips-Existing Net New External Trips		53	0	0	0	5	4	1
Radius of Development Influence:		Directly Accessed Links						
Land Use	Daily	AM Peak Hour			PM Peak Hour			Pass By
Fine Dining Restaurant	83.84 trips/ksf	0.73 trips/ksf (50%in, 50%out)			7.8 trips/ksf (67%in, 33%out)			44.0%

TRAFFIC ASSIGNMENT AND SITE CIRCULATION

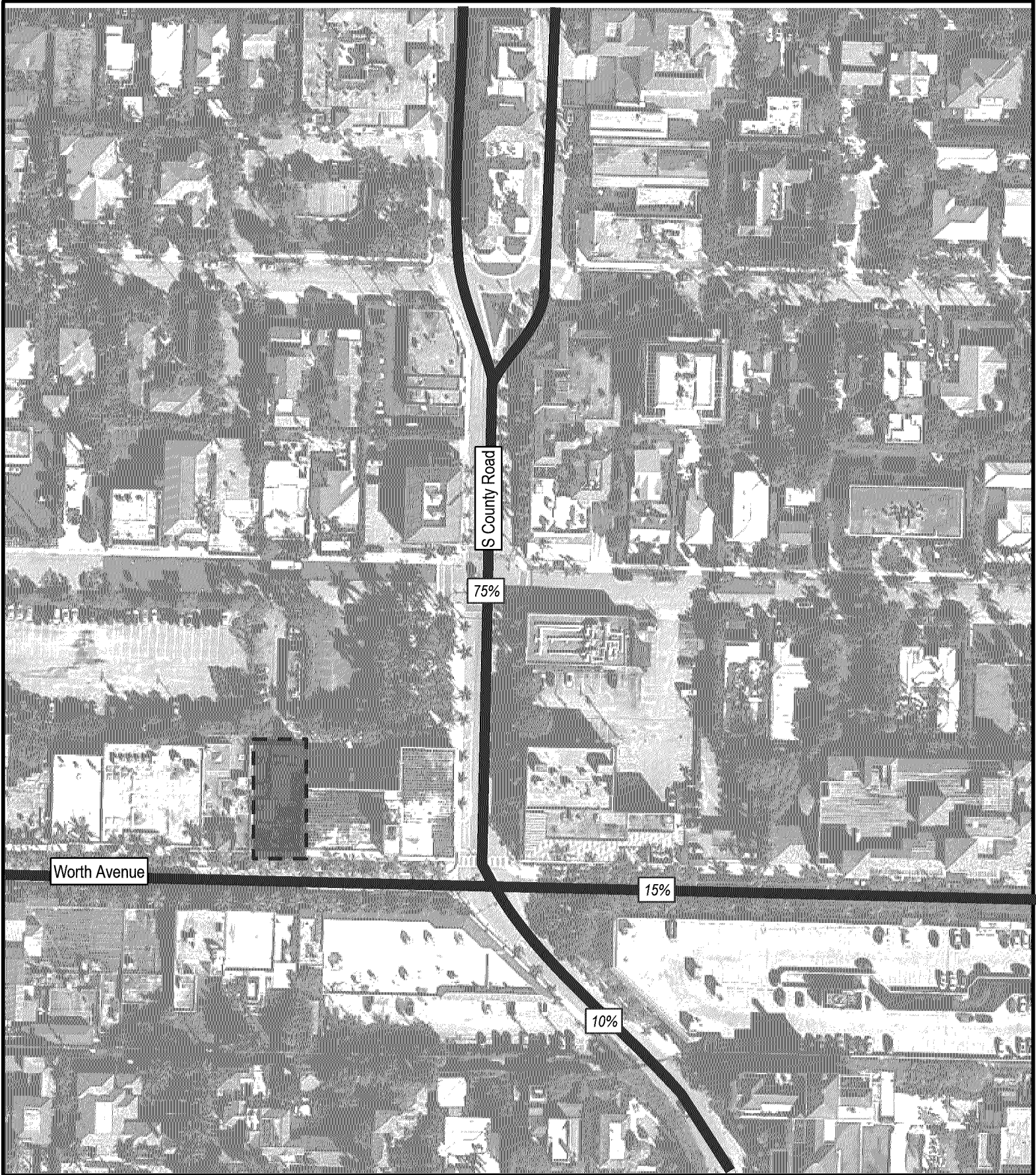
As defined in Article 12 of the Palm Beach County ULDC, the radius of development influence is the directly accessed links. It was assumed that 15% of the trips will access the site to/from the west, 75% access the site to/from the south, and 10% access the site to/from the north. The AM and PM peak hour trips for the project were then assigned to the surrounding roadway network.

ROADWAY LINK ANALYSIS - TEST 1 & 2 ANALYSES

Based upon criteria published in Article 12 of the *Unified Land Development Code (ULDC)*, significantly impacted thoroughfare roadways are to be evaluated in comparison to LOS D thresholds. For the purposes of the Test 1 analysis, the roadway links within the radius of development influence are significantly impacted if project generated trips are greater than one percent (1%) of the adopted LOS D threshold. As indicated in Table 2, no roadways will be significantly impacted under Test 1 criteria. Therefore, no further capacity analysis is required per Test 1 standards. Additionally, because no roadway segments would be significantly impacted under Test 1 standards, none of the segments will be significantly impacted under the Test 2 - Five Year Buildout standards.

Table 2: Test 1 Peak Hour Significance Analysis

ROADWAYFROMTO			COMMITTED NUMBER OF LANES	LOS D GEN. SVC. VOLUME	PROJECT TRIPS						
					PROJECT % ASSIGNMENT	TRIPS		% IMPACT			
AM PEAK HOUR											
						NB	SB	NB	Sig?	SB	Sig?
County Road	S Ocean Boulevard	Worth Ave	2L	880	10%	0	0	0.00%	No	0.00%	No
County Road	Worth Ave	Royal Palm Way	2L	880	75%	0	0	0.00%	No	0.00%	No
						EB	WB	EB	Sig?	WB	Sig?
Worth Avenue	County Road	Project Site	2LO	2,350	100%	-	0	-	-	0.00%	No
Worth Avenue	Project Site	Hibiscus Ave	2LO	2,350	100%	-	0	-	-	0.00%	No
PM PEAK HOUR											
						NB	SB	NB	Sig?	SB	Sig?
County Road	S Ocean Boulevard	Worth Ave	2L	880	10%	0	0	0.00%	No	0.00%	No
County Road	Worth Ave	Royal Palm Way	2L	880	75%	1	3	0.11%	No	0.34%	No
						EB	WB	EB	Sig?	WB	Sig?
Worth Avenue	County Road	Project Site	2LO	2,350	100%	-	1	-	-	0.04%	No
Worth Avenue	Project Site	Hibiscus Ave	2LO	2,350	100%	-	4	-	-	0.17%	No

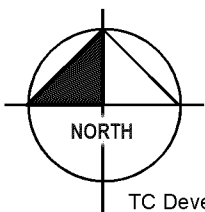


LEGEND

 Site Location

FIGURE 1

221 Worth Avenue
KH#241107001
Site Location



TC Development Review Backup 3-13-2024

Kimley»Horn

285 of 278



LEGEND



Site Location.



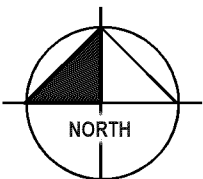
Inbound Assignment/[AM (PM)] Gross Driveway Volumes



Outbound Assignment/[AM (PM)] Gross Driveway Volumes



Off-Street Parking



TC Development Review Backup 3-13-2024

FIGURE 2

221 Worth Avenue
KH#241107001
Site Circulation

Kimley»Horn

MOBILITY & TRANSIT

Palm Beach County operates a public transportation system (Palm Tran). There are no existing or planned transit routes along Worth Avenue. As noted previously, the nearest bus stop is located on Royal Palm Way and serves Route 41, which provides service from the West Palm Beach Tri-Rail station to the north end of Palm Beach. This site is approximately 0.41 miles from that transit stop.

No dedicated bicycle lanes are provided on Worth Avenue. Given the presence and extensive use of parallel parking along both sides of Worth Avenue, along with the relatively narrow lane widths on Worth Avenue, this roadway is not designed for or promoted as a bicycle route.

However, Worth Avenue does experience significant pedestrian activity. The sidewalk throughout this corridor, including adjacent to this building, includes several pedestrian-friendly features. Adjacent to this site, portions of the sidewalk are covered with canvas awnings, to provide protection from inclement weather. Additionally, the sidewalk is approximately 8 feet in width, exceeding ADA minimum requirements and providing room for a larger volume of pedestrians. Furthermore, the sidewalk is separated from the edge of curb and the adjacent parallel parking spaces by an approximately 3.5-foot-wide planting strip (with intermittent concrete connections to the curb), creating a pedestrian zone that is buffered from vehicular activity. Crosswalks are provided across all legs of the nearby intersection of Worth Avenue and S County Road.

CONCLUSION

This analysis was prepared to address the requirements of the Palm Beach County TPS and Town of Palm Beach Standards associated with proposed interior modifications at the 221 Worth Avenue site. The foregoing analysis demonstrates that the TPS requirements are met.

Please contact me via email at chris.heggen@kimley-horn.com or via telephone at 561-840-0248 if you have any questions regarding the information provided herein.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636

Registry No. 35106

Attachments

k:\wpb_tpto\2411\241107001 - 221 worth avenue\lia report\2024-02-02 221 worth ave statement.docx

Property Detail

Location Address 219 WORTH AVE
Municipality PALM BEACH
Parcel Control Number 50-43-43-23-05-015-0340
Subdivision ROYAL PARK ADD TO P B IN
Official Records Book 32358 Page 955
Sale Date MAR-2021
Legal Description ROYAL PARK ADD LTS 34 TO 37 INC BLK 15

Owner Information**Owners**

219 WORTH AVENUE HOLDINGS LLC

Mailing address

516 E HYMAN AVE STE B
ASPEN CO 81611 1875

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2021	\$23,760,000	32358 / 00955	WARRANTY DEED	219 WORTH AVENUE HOLDINGS LLC
JUL-1998	\$15,475,000	10513 / 01237	WARRANTY DEED	LOVE LLC
JAN-1992	\$100	07101 / 01338	WARRANTY DEED	
SEP-1983	\$3,200,000	04058 / 01463	WARRANTY DEED	
JAN-1969	\$318,000	01775 / 00395		

Exemption Information

No Exemption information available

Property Information

Number of Units 0
*Total Square Feet 12904
Acres 0.2870
Use Code 1200 - STORE/OFFICE/RESIDENTIAL
Zoning C-WA - COMMERCIAL WORTH AVE (50-PALM BEACH)

Appraisals

Tax Year	2023	2022	2021
Improvement Value	\$6,284,130	\$5,393,750	\$4,964,900
Land Value	\$10,951,788	\$9,839,848	\$7,508,113
Total Market Value	\$17,235,918	\$15,233,598	\$12,473,013

*All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2023	2022	2021
Assessed Value	\$16,756,958	\$15,233,598	\$10,508,109
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$16,756,958	\$15,233,598	\$10,508,109

Taxes

Tax Year	2023	2022	2021
Ad Valorem	\$254,658	\$236,046	\$184,004
Non Ad Valorem	\$44,611	\$41,362	\$39,092
Total tax	\$299,269	\$277,408	\$223,096

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property and associated loan related transactions.

only for research purposes and not for any other purpose stated herein.

TIT/ E COMMITMENT REVIEW - I ote 20 24 34 36 36 37 Block 16

2025-2026 (2025/26) - 2026/27 (26/27) - 2027/28 (27/28) 2028-2029 (28/29) - 2029/30 (29/30) - 2030/31 (30/31) 2031-2032 (31/32) - 2032/33 (32/33) - 2033/34 (33/34) 2034-2035 (34/35) - 2035/36 (35/36) - 2036/37 (36/37) 2037-2038 (37/38) - 2038/39 (38/39) - 2039/40 (39/40) 2040-2041 (40/41) - 2041/42 (41/42) - 2042/43 (42/43) 2043-2044 (43/44) - 2044/45 (44/45) - 2045/46 (45/46) 2046-2047 (46/47) - 2047/48 (47/48) - 2048/49 (48/49) 2049-2050 (49/50) - 2050/51 (50/51) - 2051/52 (51/52) 2052-2053 (52/53) - 2053/54 (53/54) - 2054/55 (54/55) 2055-2056 (55/56) - 2056/57 (56/57) - 2057/58 (57/58) 2058-2059 (58/59) - 2059/60 (59/60) - 2060/61 (60/61) 2061-2062 (61/62) - 2062/63 (62/63) - 2063/64 (63/64) 2064-2065 (64/65) - 2065/66 (65/66) - 2066/67 (66/67) 2067-2068 (67/68) - 2068/69 (68/69) - 2069/70 (69/70) 2070-2071 (70/71) - 2071/72 (71/72) - 2072/73 (72/73) 2073-2074 (73/74) - 2074/75 (74/75) - 2075/76 (75/76) 2076-2077 (76/77) - 2077/78 (77/78) - 2078/79 (78/79) 2079-2080 (79/80) - 2080/81 (80/81) - 2081/82 (81/82) 2082-2083 (82/83) - 2083/84 (83/84) - 2084/85 (84/85) 2085-2086 (85/86) - 2086/87 (86/87) - 2087/88 (87/88) 2088-2089 (88/89) - 2089/90 (89/90) - 2090/91 (90/91) 2091-2092 (91/92) - 2092/93 (92/93) - 2093/94 (93/94) 2094-2095 (94/95) - 2095/96 (95/96) - 2096/97 (96/97) 2097-2098 (97/98) - 2098/99 (98/99) - 2099/00 (99/00) 2100-2101 (00/01) - 2101/02 (01/02) - 2102/03 (02/03) 2103-2104 (03/04) - 2104/05 (04/05) - 2105/06 (05/06) 2106-2107 (06/07) - 2107/08 (07/08) - 2108/09 (08/09) 2109-2110 (09/10) - 2110/11 (10/11) - 2111/12 (11/12) 2112-2113 (12/13) - 2113/14 (13/14) - 2114/15 (14/15) 2115-2116 (15/16) - 2116/17 (16/17) - 2117/18 (17/18) 2118-2119 (18/19) - 2119/20 (19/20) - 2120/21 (20/21) 2121-2122 (21/22) - 2122/23 (22/23) - 2123/24 (23/24) 2124-2125 (24/25) - 2125/26 (25/26) - 2126/27 (26/27) 2127-2128 (27/28) - 2128/29 (28/29) - 2129/30 (29/30) 2130-2131 (30/31) - 2131/32 (31/32) - 2132/33 (32/33) 2133-2134 (33/34) - 2134/35 (34/35) - 2135/36 (35/36) 2136-2137 (36/37) - 2137/38 (37/38) - 2138/39 (38/39) 2139-2140 (39/40) - 2140/41 (40/41) - 2141/42 (41/42) 2142-2143 (42/43) - 2143/44 (43/44) - 2144/45 (44/45) 2145-2146 (45/46) - 2146/47 (46/47) - 2147/48 (47/48) 2148-2149 (48/49) - 2149/50 (49/50) - 2150/51 (50/51) 2151-2152 (51/52) - 2152/53 (52/53) - 2153/54 (53/54) 2154-2155 (54/55) - 2155/56 (55/56) - 2156/57 (56/57) 2157-2158 (57/58) - 2158/59 (58/59) - 2159/60 (59/60) 2160-2161 (60/61) - 2161/62 (61/62) - 2162/63 (62/63) 2163-2164 (63/64) - 2164/65 (64/65) - 2165/66 (65/66) 2166-2167 (66/67) - 2167/68 (67/68) - 2168/69 (68/69) 2169-2170 (69/70) - 2170/71 (70/71) - 2171/72 (71/72) 2172-2173 (72/73) - 2173/74 (73/74) - 2174/75 (74/75) 2175-2176 (75/76) - 2176/77 (76/77) - 2177/78 (77/78) 2178-2179 (78/79) - 2179/80 (79/80) - 2180/81 (80/81) 2181-2182 (81/82) - 2182/83 (82/83) - 2183/84 (83/84) 2184-2185 (84/85) - 2185/86 (85/86) - 2186/87 (86/87) 2187-2188 (87/88) - 2188/89 (88/89) - 2189/90 (89/90) 2190-2191 (90/91) - 2191/92 (91/92) - 2192/93 (92/93) 2193-2194 (93/94) - 2194/95 (94/95) - 2195/96 (95/96) 2196-2197 (96/97) - 2197/98 (97/98) - 2198/99 (98/99) 2199-2200 (99/00) - 2200/01 (00/01) - 2201/02 (01/02) 2202-2203 (02/03) - 2203/04 (03/04) - 2204/05 (04/05) 2205-2206 (05/06) - 2206/07 (06/07) - 2207/08 (07/08) 2208-2209 (08/09) - 2209/10 (09/10) - 2210/11 (10/11) 2211-2212 (11/12) - 2212/13 (12/13) - 2213/14 (13/14) 2214-2215 (14/15) - 2215/16 (15/16) - 2216/17 (16/17) 2217-2218 (17/18) - 2218/19 (18/19) - 2219/20 (19/20) 2220-2221 (20/21) - 2221/22 (21/22) - 2222/23 (22/23) 2223-2224 (23/24) - 2224/25 (24/25) - 2225/26 (25/26) 2226-2227 (26/27) - 2227/28 (27/28) - 2228/29 (28/29) 2229-2230 (29/30) - 2230/31 (30/31) - 2231/32 (31/32) 2232-2233 (32/33) - 2233/34 (33/34) - 2234/35 (34/35) 2235-2236 (35/36) - 2236/37 (36/37) - 2237/38 (37/38) 2238-2239 (38/39) - 2239/40 (39/40) - 2240/41 (40/41) 2241-2242 (41/42) - 2242/43 (42/43) - 2243/44 (43/44) 2244-2245 (44/45) - 2245/46 (45/46) - 2246/47 (46/47) 224									
--	--	--	--	--	--	--	--	--	--

To: 225 North Avenue Holdings, LLC, a Delaware limited liability company
219 North Avenue Holdings, LLC, a Delaware limited liability company
Chicago Title Insurance Company
Athens Annuity and Life Company, an Iowa corporation, its successors and assigns
Stearns Wooner Miller Webster Altvater & Sitterson, P.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5(a), 5(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 19 and 20 (\$1,000,000) of Table A thereof. The field work was completed on September 9, 2023.

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357
www.wallacesurveying.com

ALTA/NSPS LAND TITLE SURVEY FOR:

**219 WORTH AVENUE HOLDINGS, LLC A
DELAWARE LIMITED LIABILITY COMPANY**



FIELD	J.C.	DOB NO.	85-803.14	P#	P8348	PG	3
OFFICE	M.B.	DATE	05/03/23	INVS. NO.	85-803-		

REVISÉ

19.09/23 SUP

61

DELTA

U

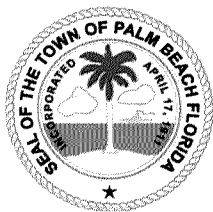
+

Dr. H. C. Pratt,

TC Development Review Backup 2-12-2024

210 of 47

25-10
203 NUMBER.



TOWN OF PALM BEACH

February 29, 2024

Mr. Bradley A. Younts, P. E.
Kimley-Horn & Associates, Inc.
477 S Rosemary Avenue, Suite 215
West Palm Beach, FL 33401

**RE: Drainage, Water, Sewer, and Solid Waste Concurrency:
219/221 Worth Avenue, Palm Beach, FL**

Dear Mr. Younts:

Subsequent to receiving the attached documentation, the Town has confirmed that there is sufficient equipment and resources to provide the required additional services at this location. Therefore, please allow this letter to serve as Acknowledgement of Concurrency from the Town of Palm Beach for drainage, sanitary sewer, and solid waste on the above reference project.

In addition, we acknowledge receipt of the letter from the City of West Palm Beach indicating water supply capacity for this project.

If you need additional information, please do not hesitate to contact me at (561) 838-5440.

Sincerely,

Patricia Strayer, P. E.
Town Engineer

PS/lm
Attachment

cc: Wayne Bergman, Planning, Zoning & Building Director
Bradley Falco, Planner I, Planning, Zoning & Building
Sarah Pardue, Design & Preservation Planner, Planning, Zoning & Building
Craig Hauschild, Civil Engineer, Planning, Zoning & Building



February 22, 2024

Ms. Patricia Strayer, P.E.
Town of Palm Beach Public Works
951 Old Okeechobee Road
West Palm Beach, Florida 33401

RE: 219/221 Worth Avenue, Palm Beach, FL
Water, Sewer, Solid Waste, and Drainage Impact Analysis

Dear Ms. Strayer:

Kimley-Horn and Associates, Inc. was retained to provide an analysis of water, sewer, solid waste, and drainage impacts for the proposed renovation and addition to the existing restaurant space at the above-mentioned address. The project is located at 219/221 Worth Avenue in the Town of Palm Beach, Florida. The PCN for the site is 50-43-43-23-05-015-0340. The property appraiser map included shows the site location.

The property currently functions as a restaurant use (5,130 SF) and storage space use (2,556 SF). The proposed redevelopment will add approximately 1,123 square feet of restaurant space on the first floor as shown in the attached architectural plans. There are no site improvements, building footprint changes, or additional impervious area being created as a part of this project. This analysis has been performed to estimate the potential water, sewer, solid waste, and drainage impacts of the proposed addition based on the existing and proposed square footages, the Town of Palm Beach Code, and both the City of West Palm Beach and Town of Palm Beach Comprehensive Plans.

Water Impacts

The existing and proposed estimated water demands are shown in the table below:

	Existing	Proposed	Difference
Restaurant Space (Commercial)	5,130 SF	6,253 SF	1,123 SF
Avg. Daily Demand of Commercial			
(gpd/SF) ¹	0.24	0.24	
Storage Space (Commercial)	2,556 SF	2,556 SF	0 SF
Avg. Daily Demand of Commercial			
(gpd/SF) ¹	0.24	0.24	
Average Daily Demand Total (gpd)	1,845	2,115	270
Peak Hour Flow (gpm)	5.1	5.9	0.8

¹Estimate based on sewer flow of 0.2 gallons/day/SF for Commercial use

(per Town of Palm Beach Comprehensive Plan, Page IV-16), with 20% increase factor for water flows.

Based on the foregoing analysis, it is our expectation that the minimal increase of average daily water flow and peak hour flow from the proposed renovation is not significant, and no off-site water improvements are required. Water service to this project is provided by the City of West Palm Beach. The City's response confirming water concurrency is included with this letter.

Sewer Impacts

The existing and proposed estimated sewer flows are shown on the table below, based upon the previously estimated average water flows:

	Existing	Proposed	Difference
Restaurant Space (Commercial)	5,130 SF	6,253 SF	1,123 SF
Avg. Daily Demand of Commercial			
(gpd/SF) ¹	0.2	0.2	
Storage Space (Commercial)	2,556 SF	2,556 SF	0 SF
Avg. Daily Demand of Commercial			
(gpd/SF) ¹	0.2	0.2	
Average Daily Demand Total (gpd)	1,538	1,762	224

¹Estimate based on sewer flow of 0.2 gallons/day/SF for Commercial use
(per Town of Palm Beach Comprehensive Plan, Page IV-16)

Sewer service for this project is provided by the Town of Palm Beach's local gravity sewer collection system and sewer pump station A-6. Based on the foregoing analysis and our review of the existing Town-owned sewer infrastructure serving the project, it is our expectation that the minimal increase of sewer flow from the proposed renovation is not significant, and no off-site sewer improvements are required.

Solid Waste Impacts

The existing and proposed estimated solid waste impacts are shown in the table below:

	Est. Sanitary Flow (gal/person/day) ³	Est. Equivalent Population (people) ⁴	Solid Waste Generation Rate (lb/person/day) ⁵	Solid Waste Generated (tons/year)
Existing	272	6	2.55	2.63
Proposed	272	7	2.55	3.01

³Town of Palm Beach Comprehensive Plan, referencing the City of West Palm Beach's Comprehensive Plan

⁴Fractions of people are rounded up

⁵Town of Palm Beach Comprehensive Plan (Page IV-17), referencing the City of West Palm Beach's Comprehensive Plan

The Town's level of service for garbage collection and disposal is 2.55 pounds/person/day based on the Town of Palm Beach comprehensive plan (page IV-17). For the purposes of this estimate, the per capita populations for the existing and proposed conditions are based upon the sanitary sewer flows per the Town Comprehensive Plan, which utilizes a value of 272 gallons/person/day for sewer flows.

The letter from Solid Waste Authority indicating sufficient landfill capacity to service municipalities for the foreseeable future is included. At your discretion, please forward this information to the appropriate Town staff for concurrency related to trash collection.

Drainage

There are no changes to the site building footprint and there is no increase of impervious area proposed, therefore, there are no impacts to drainage from the existing conditions.

Conclusion

Please let us know if any information in addition to the analysis and documentation provided above is needed to meet the Town's requirements for concurrency for water, sewer, solid waste, and drainage on this project. Should you have any questions or comments regarding this analysis, please contact me at (561) 270-6978 or brad.younts@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Bradley A. Younts, P.E.
Civil Engineer
FL PE #91991
Registry 35106



Search by Address, Owner, or PCN

[Return](#)[Property Info](#) [Layers](#) [Tools & Reports](#) [Help](#)[View Property Record](#) [Print](#)**OWNERS**

219 WORTH AVENUE HOLDINGS LLC

PROPERTY DETAIL**LOCATION**

219 WORTH AVE

MUNICIPALITY

PALM BEACH

PARCEL NO.

50-43-43-23-05-015-0340

SUBDIVISION

ROYAL PARK ADD TO P B IN

BOOK/PAGE

32358/955

SALE DATE

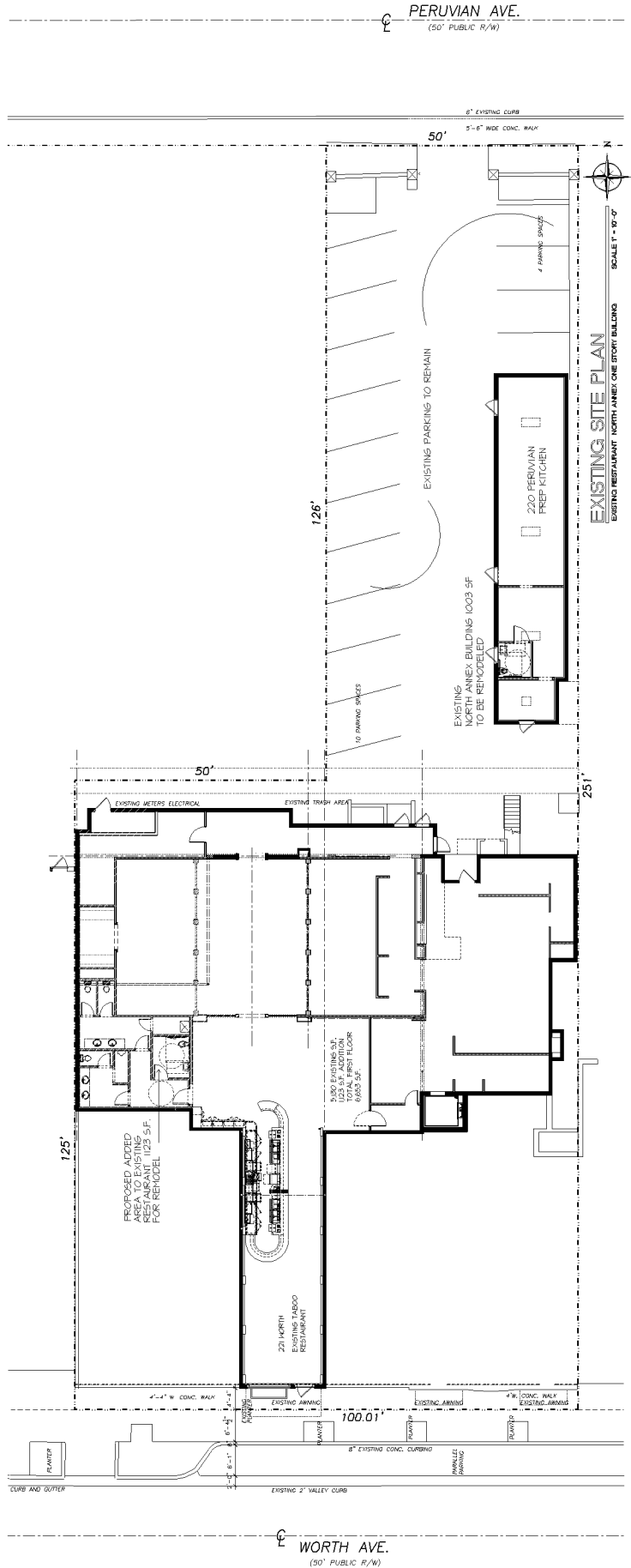
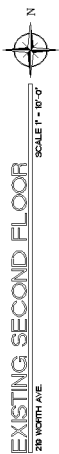
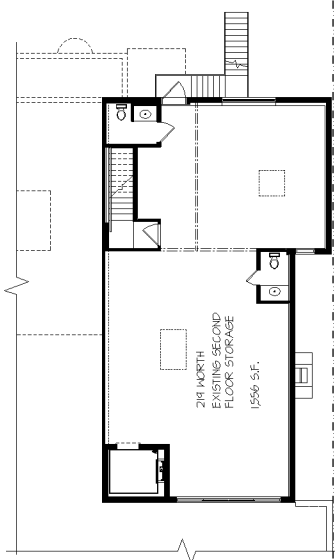
MAR-2021

MAILING ADDRESS516 E HYMAN AVE STE B
ASPEN CO 81611 1875**USE TYPE**

1200 - STORE/OFFICE/RESIDENTIAL



Property Detail																		
Parcel Control Number:	50-43-43-23-05-015-0340	Location Address: 219 WORTH AVE																
Owners:	219 WORTH AVENUE HOLDINGS LLC	Municipality:	PALM BEACH															
Mailing Address:	516 E HYMAN AVE STE B, , ASPEN CO 81611 1875																	
Last Sale:	MAR-2021	Book/Page#:	32358 / 00955 Price: \$23,760,000															
Property Use Code:	1200 - STORE/OFFICE/RESIDENTIAL	Zoning:	C-WA - COMMERCIAL WORTH AVE															
Legal Description:	ROYAL PARK ADD LTS 34 TO 37 INC BLK 15	Total SF:	12904 Acres 0.2870															
2023 Values Improvement Value \$6,284,130 Land Value \$10,951,788 Total Market Value \$17,235,918 Assessed Value \$16,756,958 Exemption Amount \$0 Taxable Value \$16,756,958 All values are as of January 1st each year.		2023 Taxes Ad Valorem \$254,658 Non Ad Valorem \$44,611 Total Tax \$299,269 2023 Qualified Exemptions Applicants																
Building Footprint (Building 1) 		Subarea and Square Footage (Building 1) <table border="1"> <thead> <tr> <th>Description</th> <th>Area Sq. Footage</th> </tr> </thead> <tbody> <tr> <td>RETAIL STORE</td> <td>2790</td> </tr> <tr> <td>RESTAURANT</td> <td>5550</td> </tr> <tr> <td>RETAIL STORE</td> <td>2706</td> </tr> <tr> <td>OFFICES</td> <td>1535</td> </tr> <tr> <td>OFFICES</td> <td>323</td> </tr> <tr> <td colspan="2">Total Square Footage : 12904</td> </tr> </tbody> </table>		Description	Area Sq. Footage	RETAIL STORE	2790	RESTAURANT	5550	RETAIL STORE	2706	OFFICES	1535	OFFICES	323	Total Square Footage : 12904		
Description	Area Sq. Footage																	
RETAIL STORE	2790																	
RESTAURANT	5550																	
RETAIL STORE	2706																	
OFFICES	1535																	
OFFICES	323																	
Total Square Footage : 12904																		
Structural Details (Building 1) <table border="1"> <thead> <tr> <th>Description</th> <th>Year Built</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td>1 Year Built</td> <td>1929</td> <td></td> </tr> <tr> <td>2 DOWNTOWN ROW TYPE</td> <td>12904</td> <td></td> </tr> </tbody> </table>		Description	Year Built	Unit	1 Year Built	1929		2 DOWNTOWN ROW TYPE	12904		Extra Features <table border="1"> <thead> <tr> <th>Description</th> <th>Year Built</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td>Fireplace</td> <td>1929</td> <td>1</td> </tr> </tbody> </table> Unit may represent the perimeter, square footage, linear footage, total number or other measurement.		Description	Year Built	Unit	Fireplace	1929	1
Description	Year Built	Unit																
1 Year Built	1929																	
2 DOWNTOWN ROW TYPE	12904																	
Description	Year Built	Unit																
Fireplace	1929	1																





WEST PALM BEACH

February 20, 2024

Bradley Younts, P.E.
Kimley – Horn and Associates
477 S. Rosemary Avenue, Suite 215
West Palm Beach, FL 33401
Phone: 561-270-6978
Email: brad.younts@kimley-horn.com

RE: ENGLR24020591- 219/221 Worth Avenue-ENG LOA
PCN: 50-43-43-23-05-015-0340

Dear Mr. Younts:

Thank you for the request and interest in being served by the City of West Palm Beach, Public Utilities Department. In response to your request for verification of service availability for the subject property; please be advised of the following:

Water Service: The City has sufficient water plant capacity to serve this property.

Wastewater Service: The City has sufficient wastewater plant capacity to serve this property

Stormwater: The design must meet the South Florida Water Management District (SFWMD) criteria and may also be required to obtain an Environmental Resource Permit from SFWMD.

Solid Waste Collection: The City will be able to supply solid waste collection to serve this property.

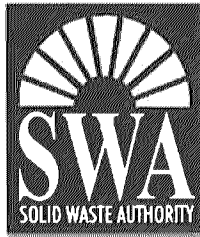
This letter of service availability does not give approval of the development or service connections. The City of West Palm Beach Engineering Services Department still requires the review and approval of the plans for the actual service connections to be made, at the owner's expense.

Any required upgrades to City infrastructure will be determined at the time of design. The developer will assume all Right-of-Way utility improvements and upgrades associated with this project. The applicable capacity charges, installation charges, deposits, and other normal fees charged by the Public Utilities Department or Public Works Department shall be assessed at the time of request for permits/review.

We encourage you to contact us to discuss options for connecting the proposed project to our existing system. Please feel free to contact me at (561)494-1096 or vnoel@wpb.org

Sincerely,

Vincent J. Noel, P.S.M.
Engineering Land Development Manager
City of WPB Engineering Services
Phone: 561-494-1096
Fax: 561-494-1116
Cell 561-644-728



YOUR PARTNER FOR
SOLID WASTE SOLUTIONS

January 18, 2023

Daniel Pellowitz
Executive Director
Solid Waste Authority
7501 N. Jog Road
West Palm Beach, FL 33412

Subject: Availability of Solid Waste Disposal Capacity

Mr. Pellowitz:

The Solid Waste Authority of Palm Beach County (Authority) hereby provides certification that the Authority has disposal capacity available to accommodate the solid waste generation for the municipalities and unincorporated Palm Beach County (County) for the coming year of 2023. This letter also constitutes notification of sufficient capacity for concurrency management and comprehensive planning purposes. Capacity is available for both the coming year, and the five-year and ten-year planning periods that may be specified in local comprehensive plans.

As of September 30, 2022, the Authority's Landfill, located at the Palm Beach Renewable Energy Park, has an estimated 25,868,010 cubic yards of landfill capacity remaining. Based upon the existing County population, the most recently available population growth rates published by the University of Florida Bureau of Economic and Business and Research (BEBR), medium projection, projected rates of solid waste generation, waste reduction, and recycling, the Authority forecasts that capacity will be available at the existing landfill through approximately the year 2054.

The Authority continues to pursue options to increase the life of its existing facilities and to provide for all of the County's current and future disposal and recycling needs. As part of its responsibility, the Authority is providing this annual statement of disposal capacity, using the most current BEBR projections available. Please provide copies of this letter to your plan review and concurrency management staff. If you have any questions or I can be of further assistance, please do not hesitate to contact me (561) 640-4000, ext. 4613.

Sincerely,

Mary Beth Morrison
Director of Environmental Programs



WEST PALM BEACH

February 20, 2024

Bradley Younts, P.E.
Kimley – Horn and Associates
477 S. Rosemary Avenue, Suite 215
West Palm Beach, FL 33401
Phone: 561-270-6978
Email: brad.younts@kimley-horn.com

RE: ENGLR24020591- 219/221 Worth Avenue-ENG LOA
PCN: 50-43-43-23-05-015-0340

Dear Mr. Younts:

Thank you for the request and interest in being served by the City of West Palm Beach, Public Utilities Department. In response to your request for verification of service availability for the subject property; please be advised of the following:

Water Service: The City has sufficient water plant capacity to serve this property.

Wastewater Service: The City has sufficient wastewater plant capacity to serve this property

Stormwater: The design must meet the South Florida Water Management District (SFWMD) criteria and may also be required to obtain an Environmental Resource Permit from SFWMD.

Solid Waste Collection: The City will be able to supply solid waste collection to serve this property.

This letter of service availability does not give approval of the development or service connections. The City of West Palm Beach Engineering Services Department still requires the review and approval of the plans for the actual service connections to be made, at the owner's expense.

Any required upgrades to City infrastructure will be determined at the time of design. The developer will assume all Right-of-Way utility improvements and upgrades associated with this project. The applicable capacity charges, installation charges, deposits, and other normal fees charged by the Public Utilities Department or Public Works Department shall be assessed at the time of request for permits/review.

We encourage you to contact us to discuss options for connecting the proposed project to our existing system. Please feel free to contact me at (561)494-1096 or vnoel@wpb.org

Sincerely,

Vincent J. Noel, P.S.M.
Engineering Land Development Manager
City of WPB Engineering Services
Phone: 561-494-1096
Fax: 561-494-1116
Cell 561-644-728

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Development Review - New Business

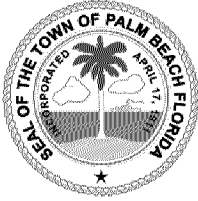
Agenda Title

ZON-24-028 (COA-24-007) 124 VIA BETHESDA (COMBO)—VARIANCES The applicant, Smith Architectural Group, Inc. design professional and represented by Maura Ziska, Esq., has filed an application requesting Town Council approval for one (1) variance to reduce the required vehicular backup driveway space to install sliding driveway gates at the two (2) north entry ways with an approximately 10'-3.5" setback from the edge of pavement in lieu of the 18'-0" minimum required on the western north gate and an approximately 9'-5" setback from the edge of pavement in lieu of the 18'-0" minimum required on the eastern north gate. The Landmarks Preservation Commission shall provide design review of the application. *[Landmarks Preservation Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact on the subject landmark property. Motion carried, 7-0.] [The Landmarks Commission approved the project. Motion carried, 7-0.]*

Presenter

ATTACHMENTS:

- ▣ **PZB Staff Memorandum**
- ▣ **Letter of Intent**
- ▣ **Plans**



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Landmarks Preservation Commission

FROM: Wayne Bergman, MCP, LEED-AP *WB*
Director PZ&B

SUBJECT: ZON-24-028 (COA-24-007) 124 VIA BETHESDA (COMBO)

MEETING: FEBRUARY 21, 2024, LPC
MARCH 13, 2024, TC

COA-24-007 (ZON-24-028) 124 VIA BETHESDA (COMBO). The applicant, Smith Architectural Group, Inc. design professional and represented by Maura Ziska, Esq., has filed an application requesting a Certificate of Appropriateness for the review and approval of three (3) new vehicular gates. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-24-028 (COA-24-007) 124 VIA BETHESDA (COMBO)—VARIANCE. The applicant, Smith Architectural Group, Inc. design professional and represented by Maura Ziska, Esq., has filed an application requesting Town Council review and approval for one (1) variance to locate the gates closer to the street pavement than the code requirement of 18'-0" at the north side of the property. The Landmarks Preservation Commission shall provide design review of the application.

Applicant/Professional: Smith Architectural Group, Inc.
Representative: Maura Ziska, Esq.

HISTORY:

The residence was designed by the architect and author Howard Major and constructed in 1930. A symmetrical façade characterizes the structure which is finished with naturally rusticated Cuban coral, quoins define the corners, and a cornice is located below the roofline. The north façade features shuttered French doors and casement windows, visible from Via Bethesda. The property was landmarked in March 1990 via Resolution 34-90.

At the August 16, 1992, LPC meeting the commission approved hurricane shutters on the east and south facades under COA #24-91. At the August 21, 1996, LPC meeting the commission approved the replacement of the red flat clay tile roof on a portion of the main house with new red flat cement tiles with a broom-swept rough texture under COA #41-96.

Several minor modifications have been made since the initial construction including roof replacement in 2005, shutter installation in 2006, fenestration changes in 2007, and landscape modifications in 2023.

At the FEBRUARY 21, 2024 LPC, the Commission approved (7-0) the design of the gates. Additionally, a motion was made and approved (7-0) that the implementation of the proposed variances would not negatively affect the architecture.

THE PROJECT:

The applicant has submitted plans, entitled "Vehicular Gates at 124 Via Bethesda", as prepared by **Smith Architectural Group, Inc.** dated and stamped by the Town January 16, 2022.

The following is the scope of work for the Project:

- Addition of two (2) sliding vehicular gates at the property's north motor court.
- Addition of one (1) swinging vehicular gate, stone gateposts, and a stucco wall at the property's east driveway.
- Removal of a portion of the existing site wall to accommodate the passage of the northeast rolling gate.

The following variance(s) are required to achieve the scope of work.

- **VARIANCE #1 Section 134-1668:** Variance to reduce the required vehicular backup driveway space to install two (2) sliding vehicular gates with an approximately 9'-5" (east north gate) and 10'-3 1/2" (west north gate) setback from the edge of pavement of Via Bethesda in lieu of the 18'-0" minimum required.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
Designation	03/09/90	Architect/Builder:	Howard Major
Lot Area	25,210 SF	Year of Construction	1930
Surrounding Properties / Zoning			
North	2 S COUNTY RD / Breaker's Golf Course w/ recessed gate from street / Breaker's PUD		
South & West	102 FLAGLER DR / Two-story residence w/ no gate / R-B		
East	115 FLAGLER DR / Two-story residence w/ recessed gate from street / R-B		

STAFF ANALYSIS

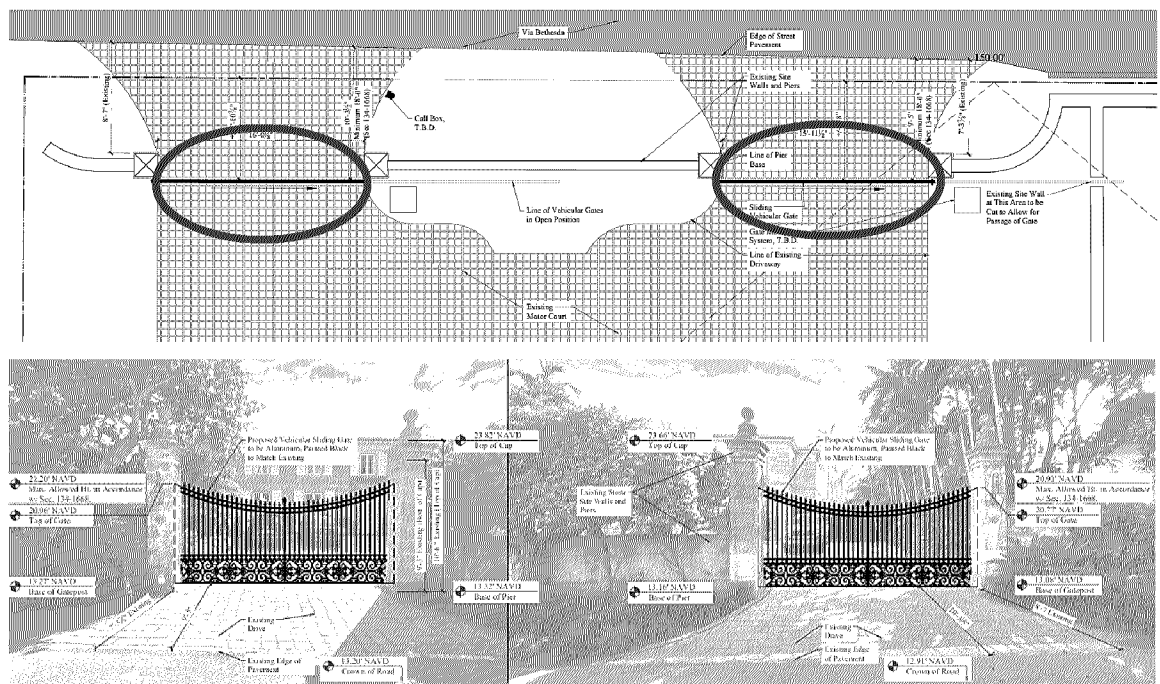
The application is seeking a Certificate of Appropriateness for the introduction of three (3) vehicular gates on a site that contains a landmarked property. The proposed design of the vehicular gates at the property's north motor court maintains the existing historic site wall and post layout that is constructed of natural rusticated Cuban coral. The majority of the site walls and posts appear to retain their original configuration and design except for a portion of the site wall on the northwest corner of the property where additional height was added to the original site wall (depicted in the photo). Two (2) sets of identical black aluminum gates are proposed that incorporate designs from existing railings and gates at the



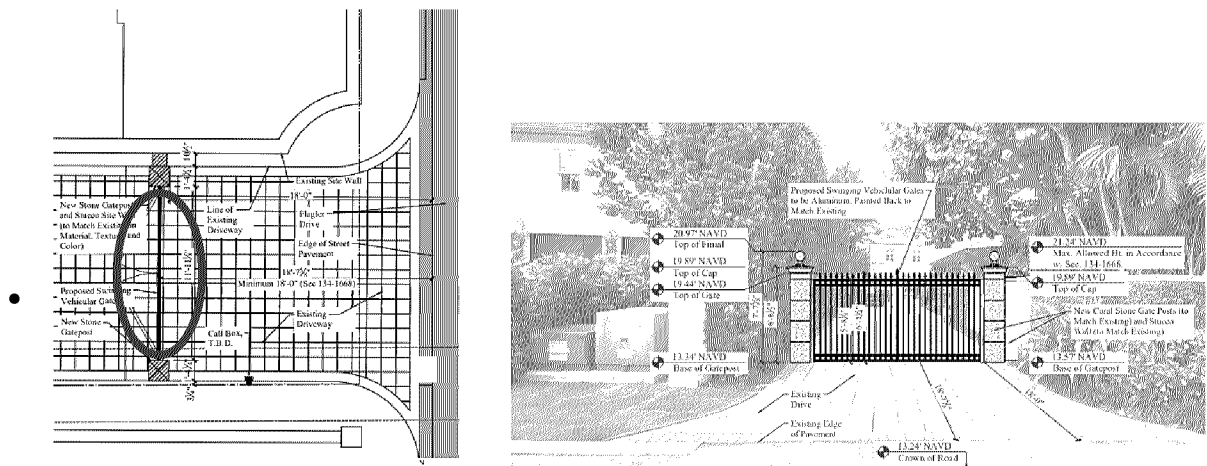
property. The new vehicular gate at the property's east driveway will include two (2) new gate posts and a stucco site wall that will attach to the existing site wall. The post design includes coral stone cladding in a configuration that references existing original posts at the property for pedestrian access.

This property was landmarked in 1990 due to its unique architecture and association with Howard Major. A preliminary review of the project, as proposed, appears to be inconsistent with the abovementioned sections of the Town zoning code as it pertains to the backup distance in conjunction with the new gates.

- The application is for the installation of two (2) sliding vehicular gates with a height of approximately 7'-8 1/4" (at the property's north motor court):

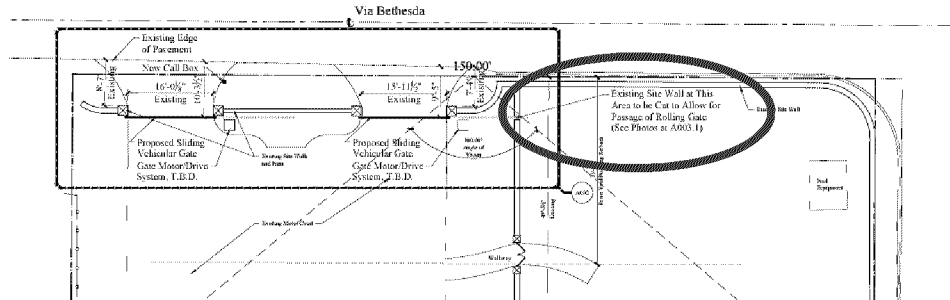


- The application also proposes the installation of one (1) pair of in-swinging vehicular gates at a maximum height of 6'-1 1/4", gateposts with a height of 7'-7 3/8" (top of finial), and a stucco wall at the property's east driveway:



driveway space on the north side to install two (2) sliding vehicular gates with an approximately 9'-5" (east north gate) and 10'-3 1/2" (west north gate) setback from the edge of pavement of Via Bethesda in lieu of the 18'-0" minimum required for vehicle queuing depth between the driveway gate and edge of roadway.

- The scope of work includes the removal of a portion of the existing site wall to accommodate the passage of the northeast rolling gate. This modification will be concealed by the existing site wall and will not be visible from Via Bethesda and Flagler Drive:



Contextually, the property is located on the northeast corner of Via Bethesda and Flagler Drive. Both rights-of-way are narrow (20'-0" wide from curb edges). Gates are not an uncommon element within the immediate area as four (4) nearby properties currently have vehicular gates at their entrances. The proposed design of the gates is not incompatible with the home, as they are transparent, and the black aluminum vertical metal formed design matches portions of the metalwork of the balconies and existing gates:



CONCLUSION:

Approval of the project will require one (1) motion to be made by the Town Council:

- (1) for final determination of approval or denial of the variance by the Town Council, and that the variance **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met, subject to any proposed conditions.

WRB:JGM:FHM:ALF

SMITH
ARCHITECTURAL
GROUP, INC.

LETTER OF INTENT
RELATED TO THE ADDITION OF THREE VEHICULAR GATES AT
124 VIA BETHESDA COA-24-007/ZON-24-028

January 16, 2024

We are pleased to submit the accompanying drawings in support of our request to add three (3) total vehicular gates at 124 Via Bethesda, a Landmarked residence. The addition of three (3) vehicular gates includes two (2) sliding gates at the North motor court along Via Bethesda and one (1) swinging pair of gates and piers at the East drive along Flagler Drive. The gate designs are inspired by existing gates and railings on the property. Please note the following:

A) ARCOM 18-205

Not applicable.

B) LANDMARKS PRESERVATION COMMISSION 54-122/18-306/54-125

The addition of three (3) total vehicular gates includes two (2) sliding gates at the North motor court along Via Bethesda and one (1) swinging pair of gates and piers at the East drive along Flagler Drive. The gate designs are inspired by existing gates and railings on the property.

C) SPECIAL EXCEPTION 134-229

Not applicable.

D) SITE PLAN REVIEW 134-329

Not applicable.

E) VARIANCES 134-201

The applicant has filed an application requesting Town Council to review and approve two (2) vehicular sliding gates at the North motor court along Via Bethesda that are set back from the street pavement less than the required 18 feet (134-1668). The East North gate is set back 9'-5" and the West North gate is set back 10'-3 1/2" from the pavement. The gates are set by the location of the existing piers. The justification for the variances is set forth below:

1) The special conditions related to the setback for the proposed gates is that the placement of the columns is part of the configuration of the landmarked property and it would be impossible to set a gate back 18 feet as it would be in the middle of the motor court. The requested gate is simply connecting the columns for security purposes.

2) The applicant was not the cause of the special conditions of the property or residence, as the characteristics of the residence and land has been in existence since the house was designed and built in 1928 and because of the landmarked status of the property, there is merit for relief for the setback variances.

3) The granting of the variances for the setback of the proposed gates will not confer on the applicant a special privilege. This property is landmarked and has special circumstances that do not exist with many other properties in the neighborhood. Additionally there are many other gates in the neighborhood.

4) The hardship for the proposed variances that runs with the land is that the property is a Town of Palm Beach Historic Landmark and the gate columns are existing at the entrance to the motor court. It would be a hardship to meet the 18 foot setback from the edge of pavement because of the configuration of the existing motor court and location of the existing gate columns.

5) The variance requested for the gate setback is the minimum necessary to make reasonable use of the land as the columns are existing and the configuration of the motor court prevents a gate setback 18 feet.

6) Considering the historic value and uniqueness of the property, and the safety and security of the owner, the variances being requested are minor and reasonable and will not be injurious to the area. Via Bethesda is not a heavily travelled road and the public welfare will not be affected by this variance request.

F) WORTH AVENUE DESIGN GUIDELINES 134-233

Not applicable.

G) LANDMARKS TAX ABATEMENT 54-198

Not applicable.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'JS' with a long horizontal stroke extending to the right.

Jeffery Smith, AIA
Smith Architectural Group, Inc.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Development Review - New Business

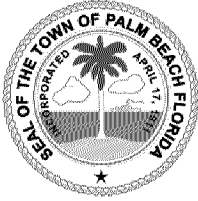
Agenda Title

ZON-24-033 (ARC-24-021) 224 SANDPIPER DR. (COMBO) - VARIANCES The applicant, 224 Sandpiper LLC, has filed an application requesting Town Council review and approval for construction of an outdoor terrace and installation of a retractable awning with variances. (1) for reduced open space requirements and (2) for reduced side yard setback. The Architectural Commission shall perform the design review of the application. *[Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact to the subject property. Motion Carried, 5-0.] [The Architectural Review Commission approved this project with conditions. Motion Carried, 5-0.]*

Presenter

ATTACHMENTS:

- ▣ **PZB Staff Memorandum**
- ▣ **Letter of Intent**
- ▣ **Plans**



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Town Council and Architectural Commission

FROM: Wayne Bergman, MCP, LEED-AP *WB*
Director PZ&B

SUBJECT: ARC-24-021 (ZON-24-007) 224 SANDPIPER DR (COMBO)

MEETING: FEBRUARY 28, 2024 ARCOM
MARCH 13, 2024 TC

ARC-24-021 (ZON-24-033) 224 SANDPIPER DR (COMBO). The applicant, 224 Sandpiper LLC, has filed an application requesting Architectural Commission review and approval for the construction of an outdoor terrace and installation of a retractable awning with variances for open space and setbacks. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-24-033 (ARC-24-021) 224 SANDPIPER DR (COMBO)—VARIANCES. The applicant, 224 Sandpiper LLC, has filed an application requesting Town Council review and approval for Variances (1) to reduce the required landscape open space and (2) to reduce the required side yard setback, in conjunction with the construction of an outdoor terrace and installation of a retractable awning. The Architectural Commission shall perform design review of the application.

Applicant: 224 Sandpiper LLC
Professional: Fairfax & Sammons

HISTORY:

At the FEBRUARY 28, 2024 ARCOM meeting, the Commission approved (5-0) the design of the project. Additionally, the Commission approved (5-0) that the implementation of the proposed variances would not negatively affect the architecture.

THE PROJECT:

The applicant has submitted plans, entitled "Prouty Residence", as prepared by **Fairfax & Sammons**, date stamped by the Town, January 16, 2024.

The applicants are proposing the following scope of work at the property:

- Construction of a 181 SF terrace with retractable awning.

The following Variances are required for completion of the project as presented:

- **VARIANCE #1** – Section 134-893(b)(12)(a): The minimum landscaped open space is 45 percent, of which 50 percent of that percentage is required to be perimeter landscaping within ten feet of the property line. The perimeter landscaped open space requirement shall

not apply to lots 20,000 square feet or more in area. Request: 42.6% open space in lieu of the 45% required in the below code section.

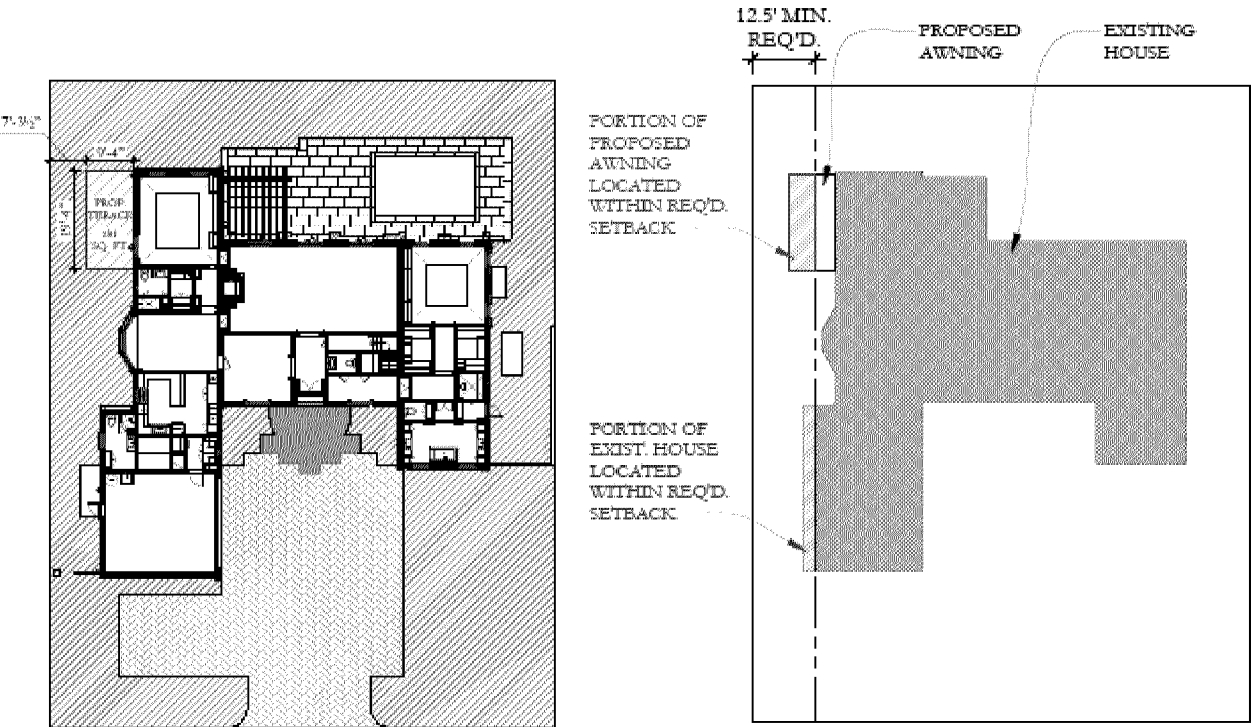
- **VARIANCE #2**– Section 134-895(4) - In this district an awning and/or open trellises located in a side or rear yard which meet applicable minimum yard requirements may be erected.

Request: Side yard setback of 7’3” in lieu of the 12’5” required for the installation of an awning.

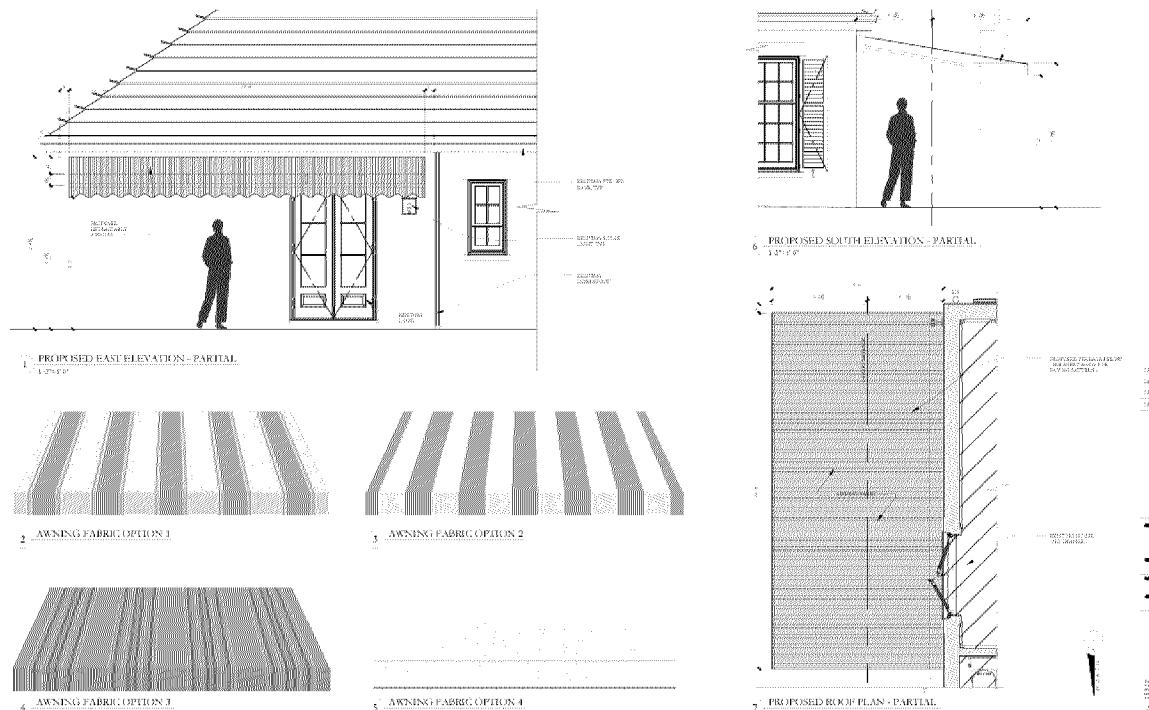
Site Data			
Zoning District	R-B	Lot Size (SF)	12,800 SF
Lot Coverage:	Existing: 34% (3,755 SF) Proposed: N/C	Landscape Open Space	Required: 45% Existing: 44% (5,636 SF) Proposed: 42.6% (5,455 SF)
Surrounding Properties			
North	225 Sandpiper Dr / Single Family Residence R-B		
South	225 Tradewind Dr / Single Family Residence R-B		
East	216 Sandpiper Dr / Single Family Residence R-B		
West	232 Sandpiper Dr / Single Family Residence R-B		

STAFF ANALYSIS

The single-family residence at 224 Sandpiper Dr is seeking to add a stone terrace to the southeast corner of the property. The addition of the 181 SF of stone will create an open space deficiency of 2.4%. In addition, the applicant requests installation of a fabric awning which will encroach in the side yard setback requiring two variances.



The proposed paving at the new proposed terrace is set to match existing paving material at the pool deck (seychelles limestone), cut in similar dimensions. As for the retractable awning, the setback dimension is calculated at its most extended configuration. The applicant has submitted four options for consideration.



CONCLUSION:

Approval of the project will require two (2) separate motions to be made by the Architectural Commission:

- (1) For the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and
- (2) That the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) separate motions to be made by the Town Council:

- (1) for final determination of approval or denial of the variances by the Town Council, and that the variance **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Section 134-201(a), items 1 through 7 have been met.

WRB:SCP



FAIRFAX & SAMMONS
— ARCHITECTURE —

224 Sandpiper Drive – Palm Beach, FL 33480

Letter of Intent: ARC-24-021 (ZON-24-033)

January 16, 2024

To: ARCOM and Planning, Zoning and Building Dept.

Re: Request for Design Review Approval of a Terrace and Awning at 224 Sandpiper Drive, in Palm Beach, Florida.

Dear ARCOM Board Members and Town Council Members,

The applicant for this property is 224 Sandpiper LLC, and the Design Professional is Richard Franklin Sammons.

Let this letter serve as the intent in support of the owner's and applicant's request for ARCOM (Architectural Review Committee) approval for the construction of a new 181 sq. ft. terrace and retractable awning to be added to the existing single-family residence located at 224 Sandpiper Drive. The proposed terrace and awning are located at the east side of the house toward the rear yard and are not visible from the street.

The applicant is requesting approval of the following variance as part of this request:

- a) Variance #1: Sec. 134-893(b)(12)(a): 42.6% open space in lieu of the 45% required in the below code section. *The minimum landscaped open space is 45 percent, of which 50 percent of that percentage is required to be perimeter landscaping within ten feet of the property line. The perimeter landscaped open space requirement shall not apply to lots 20,000 square feet or more in area.*
HARDSHIP—The landscape open space deficiency is an existing condition and would not be ameliorated unless extensive demolition of the existing house, driveway, or pool terrace were undertaken.
- b) Variance #2: Section 134-895(4): Side yard setback of 7'-3" in lieu of the 12'-6" required for the installation of an awning per the below code section. *In this district an awning and/or open trellises located in a side or rear yard which meet applicable minimum yard requirements may be erected.*
HARDSHIP—The location of the existing house prevents installation of a usable awning depth without extending into the side yard setback.

I ask for your support and your vote in favor of this application so that we may proceed with the building permit and construction phases for the changes. We ask the Architectural Review Committee to approve the application as submitted. Should you have any questions with regards to this application, please do not hesitate to contact us.

Respectfully submitted,

Richard Franklin Sammons
AR0016906



FAIRFAX, SAMMONS & PARTNERS LLC

100 BRAZILIAN AVE, SUITE 100, PALM BEACH, FLORIDA 33480

TC Development 2024-01-16 Backup 2-13-2024 (561) 805-8591 ~ FAIRFAXANDSAMMONS.COM

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Development Review - New Business

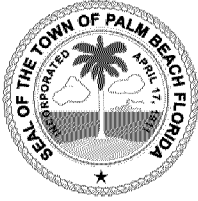
Agenda Title

ZON-24-034 (ARC-24-022) 726 HI MOUNT ROAD (COMBO)--VARIANCE The applicant, Jaime Torres-Cruz with Fairfax and Sammons on behalf of owner Irimar Ocean Properties LLC, has filed an application requesting Town Council approval for one (1) variance to reduce the required south side yard setback for a one-story (approximately 400SF) roofed porch added onto an existing terrace. The Architectural Commission shall perform design review of the application. *[Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative architectural impact to the subject property. Motion Carried, 4-2.] [The Architectural Review Commission approved this project with conditions. Motion Carried, 4-2.]*

Presenter

ATTACHMENTS:

- ▣ **PZB Staff Memorandum**
- ▣ **Letter of Intent**
- ▣ **Plans**



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP *WB*
Director PZ&B

SUBJECT: ARC-24-022 (ZON-24-034) 726 HI MOUNT RD (COMBO)

MEETING: FEBRUARY 28, 2024, ARCOM
MARCH 13, 2024, TC

ARC-24-022 (ZON-24-034) 726 HI MOUNT ROAD (COMBO). The applicant, Jaime Torres-Cruz with Fairfax and Sammons on behalf of owner Irimar Ocean Properties LLC, has filed an application requesting Architectural Commission review and approval for a one-story roofed approximately 400SF porch to be added to existing terrace extending into the south side yard setback, necessitating one (1) variance from the side setback requirements. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-24-034 (ARC-24-022) 726 HI MOUNT ROAD (COMBO)--VARIANCE. The applicant, Jaime Torres-Cruz with Fairfax and Sammons on behalf of owner Irimar Ocean Properties LLC, has filed an application requesting Town Council approval for one (1) variance to reduce the required south side yard setback for a one-story (approximately 400SF) roofed porch added onto an existing terrace. The Architectural Commission shall perform the design review of the application.

Applicant: Irimar Ocean Properties, LLC
Professional: Fairfax and Sammons

PROJECT HISTORY:

The existing residence was reviewed and approved by ARCOM at the November 28, 2018, meeting, pursuant to B-120-2018. Final review of the landscape and hardscape for the property was approved by ARCOM at the January 23, 2019, meeting. In 2022, a series of revisions to the approved residence were proposed and approved by ARCOM for the installation of solar panels, and a metal roof for the pergola, pursuant to ARC-22-035 and ARC-22-214.

At the FEBRUARY 28, 2024 ARCOM meeting, the Commission approved (4-2) the design of the project. Additionally, the Commission approved (4-2) that the implementation of the proposed variances would not negatively affect the architecture.

THE PROJECT:

The applicant has submitted plans, entitled "726 HI MOUNT ROAD" as prepared by **Fairfax and Sammons**, dated January 16, 2024. The applicant has provided a Letter of Intent that explains the request.

The following scope of work is proposed:

- Construction of a new one-story (approximately 400 SF) porch addition.

The following Variance is required to complete the project:

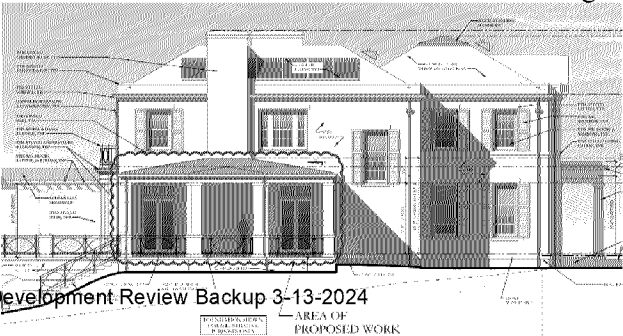
- **Variance 1:** Sec. 134-893(b)(7)(a.): A variance to reduce the required south (8.33' in lieu of 12.5') side-yard setback.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 33,475 SF	Crown of Road	21.74' NAVD
Lot Depth	201.06 - 228.26'	Lot Width	150'
Lot Coverage	Permitted: 30% (10,042 SF) Proposed: 25.8% (8,649 SF)	Enclosed Square Footage	18,775 SF
Building Height	Permitted: 22' Proposed: 21.98' <u>Proposed Porch: 13.16'</u> <u>(Top of Roof)</u>	Overall Building Height	Permitted: 30' Proposed: 29.98'
Finished Floor Elevation	Required: 7' NAVD Proposed: 22' NAVD	FEMA Flood Zone	ZONE AE
Cubic Content Ration (CCR)	Permitted: 4.5 (150,637 CF) Proposed: 4.24 (141,983 CF)	Zero Datum	7' NAVD
Overall Landscape Open Space	Required: 45% (15,063 SF) Proposed: 48% (16,066 SF)	Front Yard Landscape Open Space	Required: 40% (1,800 SF) Proposed: 44.4% (2,000 SF)
Surrounding Properties / Zoning			
North	740 Hi Mount Road Residence / R-B		
South	700 North Lake Way Residences / R-B		
East	320 Ridgeview Drive Residence / R-B		
West	Lake Worth		

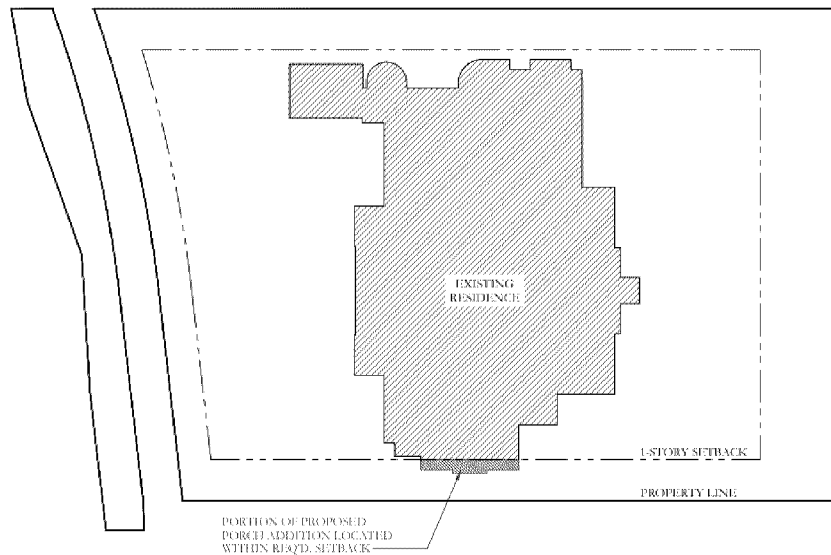
STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires one (1) variance for the construction of a new one-story porch addition.

The applicant is proposing the construction of a new one-story porch on the south side of the existing residence. The two-story residence is of the Regency style of architecture. The proposed porch addition will have smooth stucco detailing (pedestal, pier, and cornice), a standing seam metal roof, louvered shutters, stainless steel and glass railings, copper gutters and downspouts, sandstone pavers, and architectural stonework constructed of Brisa mar limestone. In addition, new wood doors and transoms will connect the existing library to the porch addition.



The application, as presented, requires one (1) variance for construction of the covered one-story porch addition. The applicant is proposing an 8.33' south side yard setback in lieu of the 12.5' required setback. The diagram below highlights the portion of the proposed porch addition that violates the setback requirements:



Code Section	Required	Proposed	Variance
Variance 1 Sec.134-893(b)(7) (a.)	One-Story Side-Yard Setback of 12.5'	One-Story Side-Yard Setback of 8.33'	4.17'

CONCLUSION:

Approval of the project will require two (2) separate motions to be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and
- (2) that the implementation of the proposed variance **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require one motion to be made by the Town Council:

- (1) for final determination of approval or denial of one (1) variance by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met, and

WRB: JGM: FHM/ALF



FAIRFAX & SAMMONS
— ARCHITECTURE —

726 Hi Mount Rd. – Palm Beach, FL 33480

Letter of Intent: ARC-24-022 (ZON-24-034)

January 03, 2024

To: ARCOM and Planning, Zoning and Building Dept.

Re: Request for Design Review Approval of a Porch Addition to 726 Hi Mount Rd., in Palm Beach, Florida.

Dear ARCOM Board Members and Town Council Members,

The applicant for this property is Irimar Ocean Properties, LLC and the Design Professional is Richard Franklin Sammons.

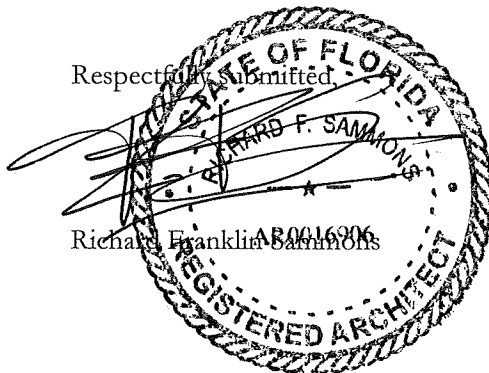
Let this letter serve as the intent in support of the owner's and applicant's request for ARCOM (Architectural Review Committee) approval for a 1-story 400 sq. ft. roofed structure (Porch) to be added to the existing single-family residence located at 726 Hi Mount Rd. in Palm Beach. The addition is located along the south side of the house and is proposed to cover the existing raised terrace. The proposed porch is in keeping with the character of the existing house and shares similar details with the 1-story portions of the house (Breakfast Room and Pergola) at the north side.

The applicant is requesting approval of the following variances as part of this request:

- a. Variance #1: Sec. 134-893(b)(7)(a): A variance to encroach into the south side setback providing an 8.33 feet setback in lieu of the required 12.5 feet.
HARDSHIP – The existing terrace is located in the side yard setback at 8.33 feet from the property line.

I ask for your support and your vote in favor of this application so that we may proceed with the building permit and construction phases of the project. We ask the Architectural Review Committee to approve the application as submitted. Should you have any questions with regards to this application, please do not hesitate to contact us.

Respectfully Submitted,



Richard Franklin Sammons

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Development Review - New Business

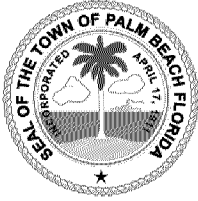
Agenda Title

ZON-24-041 241 SANFORD AVE—VARIANCE The applicant, 241 Sanford Avenue Realty Trust, has filed an application requesting Town Council review and approval of a variance to reduce the required side (east) setback for the installation of new elevator.

Presenter

ATTACHMENTS:

- ▣ **PZB Staff Memorandum**
- ▣ **Letter of Intent**
- ▣ **Plans**



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council

FROM: Wayne Bergman, MCP, LEED-AP *WB*
Director PZ&B

SUBJECT: ZON-24-041 241 SANFORD AVE

MEETING: MARCH 13, 2024

ZON-24-041 241 SANFORD AVE—VARIANCE. The applicant, 241 Sanford Avenue Realty Trust, has filed an application requesting Town Council review and approval of a variance to reduce the required side (east) setback for the installation of new elevator.

Applicant: 241 Sanford Avenue Realty Trust
Professional: Smith Architectural Group

THE PROJECT:

The applicant has submitted plans, entitled "ZON-24-041 Addition to the Smith Residence" as prepared by **Smith Architectural Group**, received, and dated by the Town as January 26, 2024.

The following is the scope of work for the project:

- The installation of an elevator at the rear of the structure, along a non-original addition.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

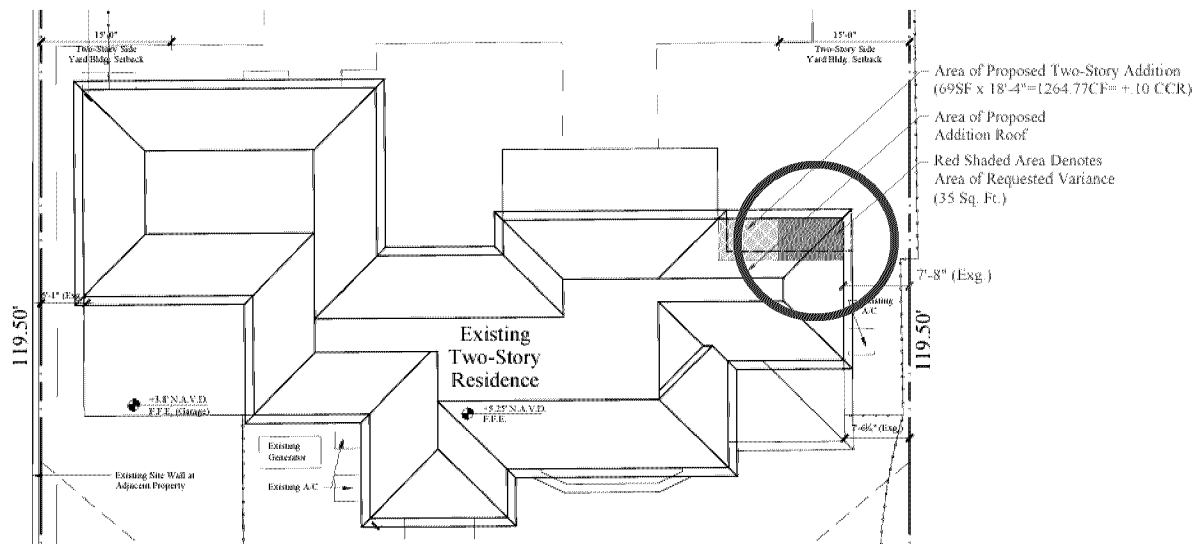
- **VARIANCE #1** Sec 134-893(7) To reduce the required 15' minimum setback by 7'-4" to allow a 7'-8" setback for the construction of an elevator.

Site Data			
Zoning District	R-B	Lot Size	100' x 119.5'
Future Land Use	Residential	Designated Landmark	March 01, 1984
Year of Construction:	1945	Architect:	Howard Chilton
Lot Coverage	Existing: 5,298 SF 24.7% Proposed: 5,436 SF 25.3% Permitted: 30%	Landscape Open Space (LOS)	Existing: 72.8% Proposed: 72.5 Required: 50%
Surrounding Properties / Zoning			
North	2012 Two-story single-family residence / R-B		
South	1952 One-story single-family residence / R-B		
East	1940 Two-story single-family residence / R-B		

West	2020 Two-story single-family residence / R-B
------	--

STAFF ANALYSIS

The scope of work includes the installation of a new elevator to an existing two-story landmarked structure. The proposed addition is not visible from the right-of-way, contains a minor footprint, and is to be installed along a non-original two-story addition to the landmarked property. The proposal has been reviewed administratively by the Design and Preservation Manager in concurrence with the Chair to receive a Certificate of Appropriateness (COA) for exterior alterations to a landmarked property. The design of this elevator is simple and does not compete with other architectural elements on site.



As it pertains to VARIANCE 1, to reduce the required 15' minimum setback by 7'-4" to allow a 7'-8" setback for the construction of an elevator. The lot coverage increase is triggered by the elevated walkway, ie bridge. This covered element counts towards the lot coverage and reduces the open space, but the overall project still comports with both requirements. The addition is 69 square feet of building footprint and 138 square feet total. The addition matches the existing structure in all ways including height, materials, colors and details. The proposed elevator addition is to an existing two-story landmarked structure that currently contains a non-conforming setback to today's code. Staff has no objections to the request.

CONCLUSION:

Approval of the project will require one separate motion to be made by the Town Council:

- (1) for final determination of approval or denial of the variances by the Town Council, and that the variance **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met.

WRB:JGM

SMITH
ARCHITECTURAL
GROUP, INC.

LETTER OF INTENT
RELATED TO THE 2-STORY ELEVATOR ADDITION AT
241 SANFORD AVENUE ZON-24-041

January 29, 2024

We are pleased to submit the accompanying drawings in support of our request to add a 2-story addition for an elevator at 241 Sanford Avenue, a Landmarked residence. The addition increases the building footprint by 69 square feet and is not seen from the street. A portion of the addition encroaches into the side yard setback to align with the existing non-conforming building setback. The addition is proposed to be set at the existing Finish Floor elevation of EL. 5.25' NAVD. Please note the following:

A) ARCOM 18-205

Not applicable.

B) LANDMARKS PRESERVATION COMMISSION 54-122/18-306/54-125

This is a 2-Story addition on the North side of the residence for an elevator. The addition is 69 square feet of building footprint and 138 square feet total. The addition matches the existing structure in all ways including height, materials, colors and details. The addition is not seen from the street. **An Administrative Review Application for LPC was submitted on January 19, 2024 (L-24-00909).**

C) SPECIAL EXCEPTION 134-229

Not applicable.

D) SITE PLAN REVIEW 134-329

Not applicable.

E) VARIANCES 134-201

206 PHIPPS PLAZA, PALM BEACH, FLORIDA 33480
TEL: (561) 832-0202 FAX: (561) 832-3443

The applicant has filed an application requesting Town Council to review and approve a 2-story addition that is set back from the side yard 7'-8" in lieu of the minimum 15'-0" setback for 2-story structures. The justification for the variance is set forth below:

Section 134-893(7): A variance request to reduce the required 15'-0" minimum setback by 7'-4" to allow a 7'-8" setback for the construction of an elevator in the R-B Zoning District.

- 1) The special conditions related to the setback for the proposed elevator addition is that the house is a landmark and currently non-conforming to today's code.
- 2) The applicant was not the cause of the special conditions of the property or residence, as the characteristics of the residence and land have been in existence since the house was designed and built in 1940 and because of the landmarked status of the property, there is merit for relief for the setback variance.
- 3) The granting of the variance for the setback for the proposed addition will not confer on the applicant a special privilege. This property is landmarked and has special circumstances that do not exist with many other properties in the neighborhood.
- 4) The hardship for the proposed variances that runs with the land is that the property is a Town of Palm Beach Historic Landmark and setback is currently non-conforming to today's code.
- 5) The variance requested for the addition setback is the minimum necessary to make reasonable use of the land as for the need of an elevator at the residence.
- 6) Considering the historic value and uniqueness of the property, and the need for the elevator the request is not burdensome to the neighborhood and is reasonable.

F) WORTH AVENUE DESIGN GUIDELINES 134-233

Not applicable.

G) LANDMARKS TAX ABATEMENT 54-198

Not applicable.

Respectfully submitted,



Sophia Bacon
Smith Architectural Group, Inc.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Time Extensions

Agenda Title

Waiver of Town Code Section 18-237, For Building Permit Extension for **249 Royal Palm Way**

Presenter

ATTACHMENTS:

- ▯ **PZB Staff Memorandum**

TOWN OF PALM BEACH

Information for Town Council Meeting on:

March 13, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 249 Royal Palm Way

Date: March 4, 2024



STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor Patrick J. Forshee with MGRM Forshee Construction & Restoration regarding a time extension in which to complete a concrete restoration project at 249 Royal Palm Way and to extend the permit by two additional months – until April 25, 2024.

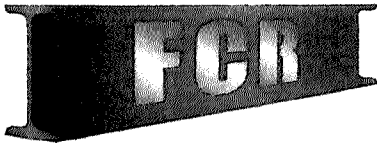
GENERAL INFORMATION

The current building owner is Peabey Assoc., which started work on the property in October of 2021. The project is concrete restoration, stucco repairs, waterproofing and painting. The permit technically expired on January 29, 2024.

The contractor appears to have complied with all new requirements for neighbor notice. The staff has no issue with the request.

Attachments: Letter from Patrick J. Forshee, with Task List
Copy of Permit

3/13 TC



Forshee Construction & Restoration LLC
"Restoring & Beautifying the State of Florida"

Hi email alert

License #CGC1522768

FL State Certified General Contractor

1303 Central Terrace

Lake Worth FL 33460

Office: (561) 766-2053

patrick@forsheeconstruction.com

Visit our web site

www.forsheeconstruction.com

To: Director Bergman
Cc: Deb Moody

Date: 02/02/2024

Re: Permit # B-21-91439 , Building permit time extension request

249 Royal Palm .

Dear Director Bergman,

Forshee Construction & Restoration is requesting a time extension of 90 days for the above permit. The work being performed is concrete spalling repairs, stucco repairs, re-caulking windows and re-painting the building exterior walls and soffits.

It is difficult to estimate the amount of repairs required until the work is in progress. Often in this type of construction we find more quantities of repairs are required than originally estimated. This has extended the time on this project. Also, to mitigate the nuisance to the buildings tenants as well as the neighbors we have limited the days for demolition of the spalling concrete to Thursdays and Fridays. This also has slowed the progress down.

We would like to complete the project to ensure the building is in good structural condition and water tight . To de-mobilize and re-mobilize at a later date would be a cost we would like to see the owners of the building avoid.

If we are granted the extension, we will continue to limit the demolition to Thursday and Fridays to limit the noise during the project.

We are in the process of gathering the names and addresses of the neighbors within 300 feet and will send the required notifications to them .

All other documentation required will be submitted within the required time line.

Thank you for your consideration,

Sincerely,

Patrick J Forshee

MGRM Forshee Construction & Restoration LLC.

To: Plaza Cenhter- West building 249 Royal Palm Way, Palm Beach, FL 33480

From: Forshee Construction & Restoration LLC

CONSTRUCTION SCHEDULE 2/12/2024					
TASK- update 1/11/24	DURATION	START	FINISH DATE	NOTES	NOTES
			day month day year		
West Elevation					
Spalling repairs demo spalling concrete soffit ceiling	2 days	Thur 2 15 24	Fri 2 16 24	Demolition limited to Thursday and Fridays	
Spalling repairs demo spalling concrete soffit ceiling	2 days	Thur 2 22 24	Fri 2 23 24	Demolition limited to Thursday and Fridays	
Stucco, prime and paint 2 coats	25 days	Fri 2 2 24	Mon 2 26 24		
Move swing stage to last drop on West elevation	1 day	Wed. 3 21 24	Wed. 3 21 24		
Spalling repairs demo as required	2 days	Thur 2 22 24	Fri 2 23 24		
Stucco, prime and paint 2 coats	5 days	Mon 2 26 24	Fri 3 1 24		
South - Move swing stages to south elevation	1 day	Mon 3 4 24	Mon 3 4 24		
Pressure clean stucco wash windows, install window protection	2 days	Tue. 3 5 24	Wed. 3 6 24		
Spalling repairs demo spalling concrete	2 days	Thur 3 7 24	Fri 3 8 24	Demolition limited to Thursday and Fridays	
spalling repairs clean steel, coat steel, place concrete, stucco	3 days	Mon 3 11 24	Wed. 3 13 24		
Spalling repairs demo spalling concrete	2 days	Thur 3 14 24	Fri 3 15 24	Demolition limited to Thursday and Fridays	
Stucco repairs, water proofing, caulking, sealer coat paint 2 coats	12 day	Mon 3 18 24	Fri 3 29 24		
East -Move swing stages to East elevation	1 day	Mon 3 4 24	Mon 3 4 24		
Pressure clean stucco wash windows, install window protection	2 days	Tue. 3 5 24	Wed. 3 6 24		
Spalling repairs demo spalling concrete	2 days	Thur 3 7 24	Fri 3 8 24	Demolition limited to Thursday and Fridays	
spalling repairs clean steel, coat steel, place concrete, stucco	3 days	Mon 3 11 24	Wed. 3 13 24		
Spalling repairs demo spalling concrete	2 days	Thur 3 14 24	Fri 3 15 24	Demolition limited to Thursday and Fridays	
spalling repairs clean steel, coat steel, place concrete, stucco	3 days	Mon. 3 18 24	Wed. 3 20 24		
Spalling repairs demo spalling concrete	2 days	Thur 3 21 24	Fri 3 22 24	Demolition limited to Thursday and Fridays	
spalling repairs clean steel, coat steel, place concrete, stucco	3 days	Mon 3 25 24	Wed. 3 27 24		
Stucco repairs, water proofing, caulking, sealer coat paint 2 coats	12 day	Mon 3 28 24	Fri 4 12 24		
North Move swing stages to North elevation	1 day	Mon 4 1 24	Mon 4 1 24		
Pressure clean stucco wash windows, install window protection	2 days	Tue. 4 2 24	Wed. 4 3 24		
Spalling repairs demo spalling concrete	2 days	Thur 4 4 24	Fri 4 5 24	Demolition limited to Thursday and Fridays	
spalling repairs clean steel, coat steel, place concrete, stucco	3 days	Mon. 4 8 24	Wed. 4 10 24		
Spalling repairs demo spalling concrete	2 days	Thur 4 11 24	Fri 4 12 24	Demolition limited to Thursday and Fridays	
spalling repairs clean steel, coat steel, place concrete, stucco	3 days	Mon. 4 15 24	Wed. 4 17 24		
Stucco repairs, water proofing, caulking, sealer coat paint 2 coats	6 day	Thur. 4 18 24	Thur 4 25 24		

1/29/24 (C) Spoke to Ken.
1. letter
2. cert of mail.
3. may fees.



TOWN OF PALM BEACH

Planning, Zoning and Building

BUILDING PERMIT TIME EXTENSION REQUEST

A request for a building permit time extension must be submitted to the Town no later than 30 days PRIOR to permit expiration. Please send the following items to Director Bergman and Deb Moody at dmoody@townofpalmbeach.com and wbergman@townofpalmbeach.com

1. Provide a detailed letter explaining the reasons why a time extension is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide nuisance mitigation measures.
4. Provide a statement that first class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension is to be considered.
5. Include a copy of the above notification sent to neighbors.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – provide a copy of the receipt showing payment of applicable fees (1% of remaining, unfinished construction).

Deadlines: For meeting dates please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday): MARCH 13
- Deadline for submittal of request/backup must be received by: 2/28/2024
(Deadline is the Wednesday, two weeks prior to the Town Council Development Review Meeting)
- Deadline for Notice to neighbors: 2/16/2024
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-21-91439 Exp. Date: 1/29/24
Job Address: 249 Royal Palm Way, Palm Beach, FL 33480
Length of time extension being requested: (in days) 90 Days
Proposed completion date if requested time extension is granted: 4/25/2024
(Must attach completion schedule)

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480
Telephone: (561)838-5431 • Facsimile (561)835-4621
E-Mail: pzb@townofpalmbeach.com • Website: www.townofpalmbeach.com

VALUATION OF PERMITS TO DATE:

(Original permit value and any permit updates containing valuation to date)

Permit# : B-21-91439 Job Value \$ 293,135.80

Permit# : _____ Job Value \$ _____

Permit# : _____ Job Value \$ _____

Permit# : _____ Job Value \$ _____

Valuation of work remaining to complete the project: \$ 236,147.00
(Include labor, materials and the value of any owner supplied items, etc.)

Permit fee due based upon 1% of this amount: \$ _____
(attach a copy of the receipt for payment)

22500.
93109
\$177,526⁹⁰

OWNER CERTIFICATION: I certify the information listed above to be true and correct.

[Signature] 1/25/24
OWNER SIGNATURE DATE
Giancarlo Boccato
Auth. Signatory for Realty Assoc.
NOTARY TO OWNER

STATE OF New York
COUNTY OF New York

Sworn to (or affirmed) and subscribed before me

this 25th day of January
2024 By Giancarlo Boccato

Who are personally known ☒ OR produced
identification (Type of identification) _____
OR Online Notarization _____

Margie Lee
Printed Name of Notary

Margie Lee
Signature of Notary

SEAL: Margie Lee
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LE5052439
Qualified In Kings County
Commission Expires Nov. 27, 2025

CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.

[Signature] 1/29/2024
CONTRACTOR SIGNATURE DATE
Patrick Jay Forshee

NOTARY TO CONTRACTOR

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me

this 29th day of January
2024 By Patrick Forshee

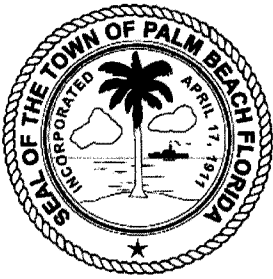
Who are personally known ☒ OR produced
identification (Type of identification) _____
OR Online Notarization _____

Kathleen M. Kinch
Printed Name of Notary

Kathleen M. Kinch
Signature of Notary

SEAL: Kathleen M. Kinch
NOTARY PUBLIC - State of Florida
Commission # HH 261607
My Comm. Expires Jun 10, 2025
Bonded through National Notary Assn.

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480
Telephone: (561)838-5431 • Facsimile (561)835-4621
E-Mail: pzb@townofpalmbeach.com • Website: www.townofpalmbeach.com



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 S County Rd
Palm Beach, FL 33480-6735

Permit No.: **B-21-91439**

Permit ID: **437670**

Issue Date: **10/08/2021**

Expiration Date: **01/29/2024**

Inspection Scheduling: **(561) 227-7090**

Web: **townofpalmbeach.com/permits**

P
E
R
M
I
T

Contractor: **FORSHEE CONSTRUCTION & RESTOR.**

Address: 6107 S DIXIE HWY

Suite: WEST PALM BEACH FL 33405

Phone: (561) 766-2053

Fax: (561) 766-2058

Qualifier: PATRICK FORSHEE

Certification No.: CGC1522768

Project Address: 249 ROYAL PALM WAY

BLDG 1

PALM BEACH FL 33480

PCN: 50-43-43-23-05-021-0151-00

Owner's Name: PEABEY ASSOC

Owner's Address: 249 ROYAL PALM WAY STE 301
PALM BEACH FL 33480-4333

Construction Valuation: 22500

Sq Footage:

Permit Type: **B-COMMERCIAL ALTERATION**

Description: CONCRETE RESTORATION

PERMIT FEES:

OPT BAIF FUND STATE ISSUE UPD	5.95
OPT BAIF FUND TOWN ISSUE	0.66
OPT HMWNR RECOV TOWN PL REV	0.19
OPT BAIF FUND TOWN PL REV	0.28
OPT CONST PLAN REVIEW BLDG	189.00

PERMIT FEES:

OPT HMWNR RECOV TOWN ISSUE	0.44
OPT HMWNR RECOV STATE PL REV	1.70
OPT BAIF FUND STATE PL REV	2.55
OPT CONST PERMIT FEE BLDG	441.00
OPT HMWNR RECOV STATE ISSUE	3.97

Total Fees: 645.74

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

The issuance of this permit is conditioned upon compliance with any approvals granted by the Town Council, Landmarks Preservation Commission, and/or Architectural Commission. Any misrepresentation of facts pertaining to required permit information and/or the required design professional's plans shall be considered prima-facie evidence and be cause for permit revocation.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Time Extensions

Agenda Title

Waiver of Town Code Section 18-237, For Building Permit Extension for **991 N Lake Way**

Presenter

ATTACHMENTS:

- ▣ **PZB Staff Memorandum**

TOWN OF PALM BEACH

Information for Town Council Meeting on:

March 13, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 991 N. Lake Way
(THIRD REQUEST)

Date: March 4, 2024

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor Jim Hiler & Ross Schnitzer of Sciame Homes regarding a time extension in which to complete renovation of a two-story home at 991 N. Lake Way and to extend the permit by four additional months – until July 15, 2024.

GENERAL INFORMATION

The current owner is 991 N Lake Way Trust (Paul A. Krasker, Trustee), which started work on the property in December of 2017. The permit was extended by the Town Council twice in the recent past – On April 13, 2022, and on June 14, 2023. The permit expires on March 15, 2024. The contractor claims delays have been caused by owner design changes and complicated site conditions. The attached construction schedule shows the new timeline has all work completed by the end of May 2024.

The contractor appears to have complied with all new requirements for neighbor notice. The staff has no issue with the request.

Attachments: Letters from Jim Hiller & Ross Schnitzer, with Construction Schedule
Earlier Staff Memos
Permit Summary for the Property
Property Appraiser Details for the Property



CGC 1521888

The Town of Palm Beach
Att: Mr. Wayne Bergman, Director
360 South County Road
Palm Beach, FL 33480
Master Permit Number: B-17-69153

Dear Mr. Bergman,

I am writing to request an extension of our permit for the project located at 991 N. Lake Way Palm Beach- Master Permit Number B-17-69153.

Our request for extension is due to project delays including changes to the site plan reflected in the ARCOM staff approval, delays in decision making and complicated site conditions. We are eager to wrap up this seven year construction project and we know this will be a significant improvement to Eden Rd and NLW. We would like to request the extension until July 15, 2024 but anticipate obtaining TCO by May 15, 2024 and would like enough time for any unforeseen delays and punch out.

Please contact me with any questions or further information you require to accompany this request at 561-318-5048 (office) / 914-274-0245 (mobile) or via email rschnitzer@sciame.com.

Sincerely,

Ross Schnitzer
Project Manager

Sciame Homes
CGC152188

Sciame
H O M E S

CGC 1521888

The Town of Palm Beach
Att: Mr. Wayne Bergman, Director
360 South County Road
Palm Beach, FL 33480
Master Permit Number: B-17-69153

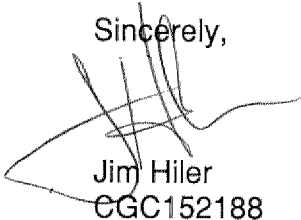
Dear Mr. Bergman,

I am writing to request an extension of our permit for the project located at 991 N. Lake Way Palm Beach- Master Permit Number B-17-69153.

Our request for extension is due to project delays including changes to the site plan reflected in the ARCOM staff approval, delays in decision making and complicated site conditions. We are eager to wrap up this seven year construction project and we know this will be a significant improvement to Eden Rd and NLW. We would like to request the extension until July 15, 2024 but anticipate obtaining TCO by May 15, 2024 and would like enough time for any unforeseen delays and punch out.

Please contact me with any questions or further information you require to accompany this request at 561-318-5048 (office) or via email Jhiler@sciame.com.

Sincerely,



Jim Hiler
CGC152188

①

Sciame Homes
CGC152188

③



TOWN OF PALM BEACH

Planning, Zoning and Building

FEB 15 2024

BUILDING PERMIT TIME EXTENSION REQUEST

TOWN OF PALM BEACH
PZB DEPARTMENT

A request for a building permit time extension must be submitted to the Town no later than 30 days PRIOR to permit expiration. Please send the following items to Director Bergman and Deb Moody at dmoody@townofpalmbeach.com and wbergman@townofpalmbeach.com

1. Provide a detailed letter explaining the reasons why a time extension is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide nuisance mitigation measures.
4. Provide a statement that first class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension is to be considered.
5. Include a copy of the above notification sent to neighbors.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – provide a copy of the receipt showing payment of applicable fees (1% of remaining, unfinished construction).

Deadlines: For meeting dates please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday): March 13, 2024
- Deadline for submittal of request/backup must be received by: February 28, 2024
(Deadline is the Wednesday, two weeks prior to the Town Council Development Review Meeting)
- Deadline for Notice to Neighbors: February 16, 2024
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-17-69153 Exp. Date: March 15, 2024

Job Address: 991 N. Lake Way

Length of time extension being requested: (in days) 122 Days

Proposed completion date if requested time extension is granted: July 15th, 2024
(Must attach completion schedule)

Contact: Jim Hiler Phone: 561-318-5048

Email: JHiler@sciame.com

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480
Telephone: (561)838-5431 • Facsimile (561)835-4621
E-Mail: pzb@townofpalmbeach.com • Website: www.townofpalmbeach.com



VALUATION OF PERMITS TO DATE:

(Original permit value and any permit updates containing valuation to date)

Job Address: 991 N. Lake Way

Permit# : B-17-69153 Job Value \$ 4,088,500.00

Permit# : B-24-02245 Job Value \$ included above

Permit# : _____ Job Value \$ _____

Permit# : _____ Job Value \$ _____

Valuation of work remaining to complete the project: \$ 525,000.00

(Include labor, materials and the value of any owner supplied items, etc.)

Permit fee due based upon 1% of this amount: \$ 5,250.00

(attach a copy of the receipt for payment)

OWNERS CERTIFICATION: I certify the information listed above to be true and correct.

R 2/14/24
OWNER SIGNATURE DATE

CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.

[Signature] 2/14/24
CONTRACTOR SIGNATURE DATE

NOTARY TO OWNER

STATE OF FLORIDA
COUNTY OF PAUM BEACH

Sworn to (or affirmed) and subscribed before me

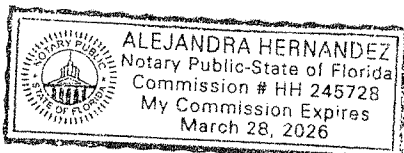
this 14th day of February
2024. By PAUL A. KRASKER

Who are personally known ✓ OR produced
identification (Type of identification) _____
OR Online Notarization _____

Alejandra Hernandez
Printed Name of Notary

[Signature]
Signature of Notary

SEAL:



NOTARY TO CONTRACTOR

STATE OF FLORIDA
COUNTY OF PAUM BEACH

Sworn to (or affirmed) and subscribed before me

this 14th day of Feb.
2024. By Jim Hiler

Who are personally known X OR produced
identification (Type of identification) _____
OR Online Notarization _____

Lauren Young
Printed Name of Notary

[Signature]
Signature of Notary

SEAL:

TOWN OF PALM BEACH

Information for Town Council Meeting on: April 13, 2022

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building

Re: Waiver of Town Code Section 42-199, For Building Permit Extension at 991 N. Lake Way

Date: April 11, 2022

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from Attorney M. Timothy Hanlon, regarding a time extension in which to complete the renovations of an existing two-story house, with a new detached accessory building and site modifications; and extend the permit duration until April 12, 2023 (one additional year from the date of possible Town Council approval).

GENERAL INFORMATION

Work on the house began in December 2017, with interior demolition, and then became a full interior and exterior remodel project in May of 2018. The original contractor was The Protinus Corporation. The original permit was valid for 30 months and expired on May 14, 2020. Work continued until stopped by the Town. The property was sold in April of 2021. 991 N Lake Way Trust, Krasker Paul A TR is the current owner. This owner changed the primary contractor to Seabreeze Building, LLC.

Mr. Hanlon is requesting additional time (one year from the date of Town Council approval), to complete the project. The primary reasons for the time delay and required extension relate to the change in ownership, architectural changes that were approved last month by Arcom, and supply and labor delays due to the Pandemic. The attached construction schedule provided show that the project should be completed in June of 2023, which differs from Mr. Hanlon's one year request by about two months.

Staff supports the request, based upon the details provided by the applicant. The applicant should explain the two month difference.

Attachments: Letter from Tim Hanlon, dated April 5, 2022
Construction Schedule
Permit Summary for the Property
Partial Minutes of the March 2022 Arcom meeting
Property Appraiser Details

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 14, 2023

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building

Re: Waiver of Town Code Section 42-199, For Building Permit Extension at 991 N. Lake Way

Date: May 31, 2023

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from Ross Schnitzer of Sciame Homes, regarding a time extension in which to complete the renovations of an existing two-story house, with a new detached accessory building and site modifications; and extend the permit duration until March 15, 2024.

GENERAL INFORMATION

Work on the house began in December 2017, with interior demolition, and then became a full interior and exterior remodel project in May of 2018. The original contractor was The Protinus Corporation. The original permit was valid for 30 months and expired on May 14, 2020. Work continued until stopped by the Town. The property was sold in April of 2021. 991 N Lake Way Trust, Krasker Paul A TR is the current owner. This owner changed the primary contractor to Seabreeze Building, LLC in June of 2021, then to Sciame Homes in May of 2022.

The owner made a request for a permit extension last year, which was approved by the Town Council. That request was made and approved on May 12, 2022, and extended the permit until June 13, 2023.

Mr. Schnitzer is requesting additional time (about ten months) to complete the project. The primary reasons for the time delay and required extension relate to the change in ownership, major design changes, supply chain issues, and budget changes.

Staff supports the request, based upon the details provided by the applicant. Please note that this total project will run six years and four months in duration.

Attachments: Letter from Ross Schnitzer, received May 31, 2023
Permit Summary for the Property
Property Appraiser Details
April 11, 2022 Staff Memo

Permit number	Permit type	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer N	Customer First	Customer Last	Application date	Issue date	Expiration date	Approval state
U-24-15618	U-p05	396105	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING PARKING ATTENDANT: MIKE T 646-620-2957	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	3/4/2024		3/4/2024	pending
U-24-15619	U-p05	396105	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING PARKING ATTENDANT: MIKE T 646-620-2957	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	3/4/2024		3/4/2024	pending
U-24-15620	U-p05	396105	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING PARKING ATTENDANT: MIKE T 646-620-2957	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	3/4/2024		3/4/2024	pending
U-24-03576	a-a01	396105	A-ARCOM STAFF APPROVAL	***** PRIVATE PROVIDER ***** ARCOM - HARDSCAPE AND LANDSCAPE MODIFICATION	991 N LAKE WAY	991 N LAKE WAY	603092		NIEVERA WILLIAMS DESIGN INC	2/28/2024	3/1/2024	2/22/2025	final
U-24-15596	U-p02	396105	U-USE OF/WORK IN ROW	***** PRIVATE PROVIDER ***** CONCRETE POUR 10AM-12PM	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	2/28/2024		5/28/2024	approved
U-24-15597	U-p02	396105	U-USE OF/WORK IN ROW	***** PRIVATE PROVIDER ***** STONE DELIVERY 10AM-12PM	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	2/28/2024		5/28/2024	approved
U-24-15540	U-p02	396105	U-USE OF/WORK IN ROW	***** PRIVATE PROVIDER ***** USE OF - REBAR DELIVERY 10AM-12PM	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	2/22/2024	2/27/2024	5/27/2024	issued
U-24-15515	U-p06	396105	U-DELIVERY PERMIT (2-HR LIMIT) LOAD/UNLOAD	BLOCK DELIVERY BY HAND	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	2/20/2024	2/20/2024	2/27/2024	final
B-24-02528	B-r03	396105	FEES CHARGE	***** PRIVATE PROVIDER ***** FEE CHARGE FOR TIME EXTENSION REQUEST	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	2/15/2024	2/15/2024	2/15/2024	pending
U-24-15659	U-p02	396105	U-USE OF/WORK IN ROW	***** PRIVATE PROVIDER ***** USE OF ROW FOR CONCRETE POUR WEST SITE WALL - TOWN COUNCIL APPROVED UNTIL MARCH 15, 2024	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	2/14/2024	2/15/2024	5/15/2024	issued
U-24-15383	U-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Mike Titarico - (646) 620-2957	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	2/5/2024	2/7/2024	2/7/2024	issued
U-24-15384	U-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Mike Titarico - (646) 620-2957	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	2/5/2024	2/7/2024	2/7/2024	issued
U-24-15385	U-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Mike Titarico - (646) 620-2957	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	2/5/2024	2/7/2024	2/7/2024	issued
U-24-02261	B-r01	459899	R-REVISION	***** PRIVATE PROVIDER ***** REVISION SITE PLAN - UPDATED HARDSCAPE DRAWING	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	1/19/2024	1/19/2024	1/19/2024	pending
U-24-15265	U-p06	396105	U-DELIVERY PERMIT (2-HR LIMIT) LOAD/UNLOAD	***** PRIVATE PROVIDER ***** DELIVERY PERMIT FOR REBAR DELIVERY - BY HAND ONLY NO EQUIPMENT	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	1/19/2024	1/22/2024	1/29/2024	final
B-24-02244	B-r04	396105	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	***** PRIVATE PROVIDER ***** DEMOLITION (INTERIOR KITCHEN & BATHROOMS) (TOWN COUNCIL APPROVED UNTIL MARCH 15, 2024)	991 N LAKE WAY	991 N LAKE WAY	603563		THE PROTINUS CORPORATION	1/18/2024		7/16/2024	canceled
B-24-02245	B-s11	396105	S-SITE WORK/RAINAGE	***** PRIVATE PROVIDER ***** NEW POOL PER DRAWINGS AND SITE WORK	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	1/18/2024	1/18/2024	7/16/2024	pending
U-23-15065	U-p01	396105	U-DEWATERING	***** PRIVATE PROVIDER ***** DEWATERING	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	12/20/2023	1/10/2024	3/10/2024	issued
U-23-14713	U-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Mike Titarico - (646) 620-2957	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	11/6/2023	11/7/2023	11/7/2023	final
U-23-14714	U-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Mike Titarico - (646) 620-2957	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	11/6/2023	11/7/2023	11/7/2023	final
U-23-14715	U-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Mike Titarico - (646) 620-2957	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	11/6/2023	11/7/2023	11/7/2023	final
U-23-14642	U-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Mike Titarico - (646) 620-2957	991 N LAKE WAY	991 N LAKE WAY	603563		THE PROTINUS CORPORATION	11/1/2023	11/6/2023	11/6/2023	canceled
U-23-14643	U-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Mike Titarico - (646) 620-2957	991 N LAKE WAY	991 N LAKE WAY	603563		THE PROTINUS CORPORATION	11/1/2023	11/6/2023	11/6/2023	canceled
U-23-14644	U-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Mike Titarico - (646) 620-2957	991 N LAKE WAY	991 N LAKE WAY	603563		THE PROTINUS CORPORATION	11/1/2023	11/6/2023	11/6/2023	canceled
B-23-01129	B-r04	396105	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	*****PRIVATE PROVIDER***** PERMIT UPDATE CHANGE IN PLANS AND VALUE CHANGES TO EXT. LANDSCAPE, CHANGES TO FLOOR PLAN, CHANGES TO MEPS'S	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	9/21/2023	11/28/2023	5/26/2024	final
U-23-13556	U-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Mike Titarico - (646) 620-2957	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	7/26/2023	8/2/2023	8/2/2023	final
U-23-13557	U-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Mike Titarico - (646) 620-2957	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	7/26/2023	8/2/2023	8/2/2023	final
U-23-13558	U-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Mike Titarico - (646) 620-2957	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	7/26/2023	8/2/2023	8/2/2023	final
B-23-99007	B-r01	396105	E-ELECTRICAL	TEMPORARY POWER POLE	991 N LAKE WAY	991 N LAKE WAY	602401		FRESHWATER & SON'S ELECTRIC LLC	4/28/2023	6/22/2023	1/28/2024	issued
B-23-98602	B-r03		FEES CHARGE	CHANGE OF PROPERTY ADDRESS									
U-23-12626	U-p05	449933	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Jeffrey Pereira - (646) 509-6498	991 N LAKE WAY	991 N LAKE WAY	606835		MICHAEL D RAPOPORT	4/3/2023	4/25/2023	4/25/2023	final
U-23-12627	U-p05	449933	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Jeffrey Pereira - (646) 509-6498	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	3/31/2023	4/3/2023	4/3/2023	final
U-23-12628	U-p05	449933	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING Parking Attendant: Jeffrey Pereira - (646) 509-6498	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	3/31/2023	4/3/2023	4/3/2023	final
A-23-02853	a-a01		A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL LANDSCAPE AND HARDSCAPE REVISIONS. INCLUSION OF GENERATOR AND ENCLOSURE	991 N LAKE WAY	991 N LAKE WAY	603092		NIEVERA WILLIAMS DESIGN INC	3/9/2023	3/31/2023	3/3/2024	final
U-22-12162	U-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	12/29/2022	1/9/2023	1/9/2023	final
U-22-12163	U-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	12/29/2022	1/9/2023	1/9/2023	final
U-22-12164	U-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	12/29/2022	1/9/2023	1/9/2023	final
U-22-11448	U-p02	396105	U-USE OF/WORK IN ROW	CONSTRUCTION DELIVERIES IN FRONT AND BACK OF HOUSE [10/17, 10/28, 11/9, 11/16]	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	10/5/2022	11/7/2022	2/5/2023	final
U-22-10988	U-p02	396105	U-USE OF/WORK IN ROW	USE OF- CONSTRUCTION DELIVERIES IN FRONT AND BACK OF HOUSE.	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	8/19/2022	9/14/2022	12/13/2022	final
U-22-10989	U-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	8/19/2022	8/24/2022	8/24/2022	final
U-22-10990	U-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	8/19/2022	8/24/2022	8/24/2022	final
U-22-10991	U-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	8/19/2022	8/24/2022	8/24/2022	final
U-22-10563	U-p02	396105	U-USE OF/WORK IN ROW	USE OF ROW FOR CONSTRUCTION DELIVERIES IN FRONT AND BACK OF HOUSE	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	7/18/2022	8/18/2022	8/18/2022	final
U-22-10059	U-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	991 N LAKE WAY	603023		SCIANE HOMES LLC	5/23/2022	6/1/2022	6/1/2022	final
Count: 84													

Permit Browse
Town of Palm Beach

Permit number	Permit ID	Master permit ID	Permit type name	Permit description	Permit Suite	Customer N	Customer First	Customer Last	Customer Last Name	Application date	Issue date	Expiration date	Approval state
U-22-10060	u-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	603023	SCIANE HOMES LLC	SCIANE HOMES LLC	SCIANE HOMES LLC	5/23/2022	6/1/2022	6/1/2022	final
U-22-10061	u-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	603023	SCIANE HOMES LLC	SCIANE HOMES LLC	SCIANE HOMES LLC	5/23/2022	6/1/2022	6/1/2022	final
U-22-10043	u-p02	396105	U-USE OF WORK IN ROW	USE OF- CONSTRUCTION DELIVERIES	991 N LAKE WAY	603023	SCIANE HOMES LLC	SCIANE HOMES LLC	SCIANE HOMES LLC	5/20/2022	5/31/2022	8/29/2022	final
B-22-94598	b-r02	396105	R-CHANGE OF CONTRACTOR/QUALIFIER	CHANGE OF CONTRACTOR FROM SEABREEZE BUILDING TO SCIANE HOMES LLC	991 N LAKE WAY	603023	SCIANE HOMES LLC	SCIANE HOMES LLC	SCIANE HOMES LLC	5/12/2022	5/12/2022	5/12/2022	final
B-22-94599	b-r02	399749	R-CHANGE OF CONTRACTOR/QUALIFIER	*****PRIVATE PROVIDER *****CHANGE OF CONTRACTOR FROM SEABREEZE BUILDING TO SCIANE HOMES	991 N LAKE WAY	603023	SCIANE HOMES LLC	SCIANE HOMES LLC	SCIANE HOMES LLC	5/12/2022	5/12/2022	5/12/2022	final
B-21-91419	b-p05		P-SITE WORK	INSTALL 1" BACKFLOW	991 N LAKE WAY	601161	KCL HOLDINGS INC	KCL HOLDINGS INC	KCL HOLDINGS INC	10/1/2021	10/8/2021	4/6/2022	issued
U-21-07668	u-p01		U-DEWATERING	DRAIN POOL	991 N LAKE WAY	600105	C	BROSSETTS POOL PLUMBING IN	BROSSETTS POOL PLUMBING IN	6/29/2021	7/7/2021	9/5/2021	final
B-21-89709	b-r02	411505	R-CHANGE OF CONTRACTOR/QUALIFIER	CHANGE OF CONTRACTOR FROM ELECTRICAL AND LIGHTING TO ELECTRICAL SPECIALT	991 N LAKE WAY	534530		ELECTRICAL SPECIALTY SERVICE	ELECTRICAL SPECIALTY SERVICE	6/17/2021	6/17/2021	6/17/2021	final
B-21-89710	b-r02	400918	R-CHANGE OF CONTRACTOR/QUALIFIER	CHANGE OF CONTRACTOR FROM ELECTRICAL AND LIGHTING TO ELECTRICAL SPECIALT	991 N LAKE WAY	534530		ELECTRICAL SPECIALTY SERVICE	ELECTRICAL SPECIALTY SERVICE	6/17/2021	6/17/2021	6/17/2021	final
B-21-89671	b-r02	396105	R-CHANGE OF CONTRACTOR/QUALIFIER	*****PRIVATE PROVIDER *****CHANGE OF CONTRACTOR- THE PROTINUS CORPORAT	991 N LAKE WAY	603439		SEABREEZE BUILDING LLC	SEABREEZE BUILDING LLC	6/15/2021	6/15/2021	6/15/2021	final
B-21-89672	b-r02	399749	R-CHANGE OF CONTRACTOR/QUALIFIER	*****PRIVATE PROVIDER *****CHANGE OF CONTRACTOR- CHRISTOPHER J FURLO PER	991 N LAKE WAY	603439		SEABREEZE BUILDING LLC	SEABREEZE BUILDING LLC	6/15/2021	6/15/2021	6/15/2021	final
B-20-82836	b-r04	400918	R-PERMIT UPDATE-CHG OF PLANS & VALUE/C	UPDATE - CHANGE OF PLANS/VALUE - ELECTRICAL MAIN POWER TO RISER	991 N LAKE WAY	604562		ELECTRICAL AND LIGHTING DES	ELECTRICAL AND LIGHTING DES	1/10/2020	1/24/2020	7/22/2020	final
B-19-82743	b-s11	400918	S-SITE WORK/RAINAGE	BUILD A SITE WALL, DEMO EXISTING SITE WALL, HARDSCAPE	991 N LAKE WAY	604562		IGN LLC	IGN LLC	12/30/2019	3/4/2020	6/13/2023	issued
A-19-00596	a-r01	409536	A-ACROM STAFF APPROVAL	MODIFICATION OF WINDOW FENESTRATION ON WEST AND SOUTH ELEVATION, NEW	991 N LAKE WAY	604514		GREENVIEW CONSTRUCTION L	GREENVIEW CONSTRUCTION L				canceled
B-19-78794	b-e01	396105	E-ELECTRICAL	TEMPORARY POWER	991 N LAKE WAY	604514		SKA ARCHITECT & PLANNER IN	SKA ARCHITECT & PLANNER IN	8/5/2019		7/30/2020	canceled
B-19-78354	b-p05	396105	P-SITE WORK	SUB- PLUMBING SITEWORK- BACKFLOW INSTALL 1"	991 N LAKE WAY	604562		ELECTRICAL AND LIGHTING DES	ELECTRICAL AND LIGHTING DES	4/18/2019	4/19/2019	6/13/2023	canceled
B-19-78355	b-g01	396105	G-GAS	SUB- GAS- NEW GAS LINES	991 N LAKE WAY	602250		DIMARTINO PLUMBING INC	DIMARTINO PLUMBING INC	3/25/2019	3/26/2019	6/13/2023	issued
B-19-77984	b-r04	400918	R-PERMIT UPDATE-CHG OF PLANS & VALUE/C	PERMIT UPDATE- ADD LOW VOLTAGE- PER RED LINE PLANS.	991 N LAKE WAY	604562		DIMARTINO PLUMBING INC	DIMARTINO PLUMBING INC	3/25/2019	3/26/2019	6/13/2023	issued
A-19-00336	a-r01	396105	A-ACROM STAFF APPROVAL	MODIFICATION OF WINDOW FENESTRATION ON WEST AND SOUTH ELEVATIONS, NEW	991 N LAKE WAY	604514		ELECTRICAL AND LIGHTING DES	ELECTRICAL AND LIGHTING DES	2/27/2019	3/5/2019	9/1/2019	final
B-18-75862	b-p01	396105	P-PLUMBING	REPAIRING WALL AND GATE, UPDATED HARDSCAPE AND LANDSCAPE INCLUDED.	991 N LAKE WAY	604514		IGN LLC	IGN LLC	2/7/2019		2/2/2020	final
A-18-00082	a-r01	396105	A-ACROM STAFF APPROVAL	SUB PLUMBING FOR HOUSE REMODEL	991 N LAKE WAY	602250		SKA ARCHITECT & PLANNER IN	SKA ARCHITECT & PLANNER IN	10/12/2018	10/15/2018	6/13/2023	issued
B-18-74549	b-b10	396997	B-ROOF REPAIR/RE-ROOF	PER DISCHARGE LETTER ATTACHED. TAKING OVER PREVIOUS CONTRACTOR CODE RE	991 N LAKE WAY	604658		CHRISTOPHER J FURLO / OWNE	CHRISTOPHER J FURLO / OWNE	8/20/2018		8/15/2019	pending
B-18-74258	b-r01	396105	R-REVISION	REVISION- BUILDING- MOVING INTERIOR WALLS EFFECTS ALL TRADES. SWAPPING OU	991 N LAKE WAY	604658		R BUILDER	R BUILDER	8/17/2018	9/24/2018	6/11/2019	final
U-18-01584	u-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	604658		CHRISTOPHER J FURLO / OWNE	CHRISTOPHER J FURLO / OWNE	8/8/2018	10/10/2018	8/8/2018	final
U-18-01585	u-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	604658		CHRISTOPHER J FURLO / OWNE	CHRISTOPHER J FURLO / OWNE	7/12/2018	11/5/2018	11/5/2018	final
U-18-01586	u-p05	396105	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	991 N LAKE WAY	604658		CHRISTOPHER J FURLO / OWNE	CHRISTOPHER J FURLO / OWNE	7/12/2018	11/5/2018	11/5/2018	final
B-18-72287	b-e01	396105	E-ELECTRICAL	SUB- ELECTRIC- REWIRE HOUSE AS PER ELECTRICAL PLANS	991 N LAKE WAY	604562		CHRISTOPHER J FURLO / OWNE	CHRISTOPHER J FURLO / OWNE	7/12/2018		7/12/2018	canceled
B-18-71859	b-m01	396105	M-MECHANICAL	SUB MECHANICAL- INSTALLATION OF A/C EQUIPMENT AND DUCTWORK PER PLAN.	991 N LAKE WAY	604562		R BUILDER	R BUILDER	5/31/2018	6/4/2018	6/13/2023	issued
F-18-02834	f-r01	400254	F-FIRE RESCUE STANDARD	HOT WORKS	991 N LAKE WAY	505185		IGN LLC	IGN LLC	5/14/2018	5/15/2018	6/13/2023	issued
B-18-71503	b-r01	396105	R-FLOOD PLAIN DEVELOPMENT	*****PRIVATE PROVIDER *****SUB- FLOOD PLAIN	991 N LAKE WAY	505185		DEN AIR AIR CONDITIONING IN	DEN AIR AIR CONDITIONING IN	5/14/2018	5/15/2018	5/10/2019	final
B-18-70948	b-r04	396105	R-PERMIT UPDATE-CHG OF PLANS & VALUE/C	DEMOLITION (INTERIOR KITCHEN & BATHROOMS)	991 N LAKE WAY	604658		DEN AIR AIR CONDITIONING IN	DEN AIR AIR CONDITIONING IN	5/14/2018	5/15/2018	6/13/2023	issued
B-18-70949	b-r02	396105	R-CHANGE OF CONTRACTOR/QUALIFIER	TAKING OVER PERMIT PER LETTER ATTACHED FOR DEMOLITION (INTERIOR KITCHEN &	991 N LAKE WAY	604658		CHRISTOPHER J FURLO / OWNE	CHRISTOPHER J FURLO / OWNE	5/1/2018	5/28/2018	6/13/2023	issued
B-18-70951	b-r02	398405	R-CHANGE OF CONTRACTOR/QUALIFIER	TAKING OVER PER ATTACHED TRANSFER LETTER FOR A PERMIT UPDATE- INTERIOR/EX	991 N LAKE WAY	604658		R BUILDER	R BUILDER	4/9/2018	4/19/2018	4/19/2018	canceled
B-18-70608	b-r04	396105	R-PERMIT UPDATE-CHG OF PLANS & VALUE/C	TERIOR REMODEL	991 N LAKE WAY	603563		THE PROTINUS CORPORATION	THE PROTINUS CORPORATION	4/9/2018	4/19/2018	4/19/2018	final
B-18-70027	b-r01	396997	R-REVISION	REVISION BUILDING - CHANGE IN SCOPE NO VALUE - CHANGING SYSTEM 2PLY MODIF	991 N LAKE WAY	601879		CHRISTOPHER J FURLO / OWNE	CHRISTOPHER J FURLO / OWNE	3/22/2018	5/3/2018	10/30/2018	final
B-18-69721	b-b10	396997	B-ROOF REPAIR/RE-ROOF	PERMIT UPDATE- INTERIOR/EXTERIOR REMODEL	991 N LAKE WAY	601879		THE PROTINUS CORPORATION	THE PROTINUS CORPORATION	2/13/2018	2/15/2018	2/13/2018	final
B-17-69153	b-b02	396105	B-RESIDENTIAL ALTERATION	REVISION BUILDING - CHANGE IN SCOPE NO VALUE - CHANGING SYSTEM 2PLY MODIF	991 N LAKE WAY	601879		CODE RED ROOFERS INC	CODE RED ROOFERS INC	1/24/2018	2/2/2018	9/4/2018	canceled
B-14-42133	b-r01	358741	R-REVISION	***** PRIVATE PROVIDER ***** DEMOLITION (INTERIOR KITCHEN & BATHROOMS) (T	991 N LAKE WAY	603563		CODE RED ROOFERS INC	CODE RED ROOFERS INC	12/12/2017	12/15/2017	3/15/2024	issued
B-14-39706	b-b11	396105	B-WINDOWS/DOORS/SHUTTERS/GARAGE DO	OWN COUNCIL APPROVED UNTIL MARCH 15, 2024)	991 N LAKE WAY	601694		THE PROTINUS CORPORATION	THE PROTINUS CORPORATION	7/28/2014	8/15/2014	7/28/2014	final
B-11-16358	b-m04	396105	M-REPLACEMENT	REVISION BUILDING - CHANGE THE STYLE OF A FEW WINDOWS TO MEET EGRESS LOO	991 N LAKE WAY	601694		STORM TIGHT WINDOWS INC	STORM TIGHT WINDOWS INC	4/28/2014	5/6/2014	11/2/2014	final
A/C CHANGEOUT (2) RUUD SYSTEM 16 SEER. RHLLH2417JA. 14A/M24A01. 5KW													final
Count: 84													

Property Detail

Location Address : 991 N LAKE WAY
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-03-20-000-0460
Subdivision : EDEN PROPERTIES IN
Official Records Book/Page : 32456 / 1456
Sale Date : APR-2021
Legal Description : EDEN PROPERTIES LT 46

Owner Information**Owner(s)**

991 N LAKE WAY TRUST
 KRASKER PAUL A TR

Mailing Address

991 N LAKE WAY
 PALM BEACH FL 33480 3254

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2021	\$9,422,539	32456 / 01456	WARRANTY DEED	991 N LAKE WAY TRUST
OCT-2020	\$10	31894 / 00351	QUIT CLAIM	FURLO CHRISTOPHER J TRUST &
NOV-2017	\$10	29507 / 00086	WARRANTY DEED	ALLEMAN JOAN TRUST
NOV-2017	\$4,650,000	29507 / 00119	WARRANTY DEED	FURLO CHRISTOPHER J TRUST &
SEP-2017	\$10	29416 / 01561	QUIT CLAIM	ALLEMAN JOAN
MAY-2000	\$10	11812 / 01587	WARRANTY DEED	ALLEMAN JOAN
SEP-1995	\$775,000	08942 / 01003	WARRANTY DEED	
JUN-1994	\$795,000	08330 / 00640	WARRANTY DEED	
MAY-1994	\$100	08330 / 00638	QUIT CLAIM	
MAY-1989	\$825,000	06061 / 00966	WARRANTY DEED	
SEP-1987	\$700,000	05448 / 00269	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 7396
Acres : 0.3305
Property Use Code : 0100—SINGLE FAMILY
Zoning : R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$8,865,457	\$4,399,214	\$1,400,170	\$1,194,227	\$1,379,647
Land Value	\$5,887,067	\$4,810,500	\$2,837,452	\$2,636,627	\$2,396,934
Total Market Value	\$14,752,524	\$9,209,714	\$4,237,622	\$3,830,854	\$3,776,581

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$10,130,685	\$9,209,714	\$4,213,939	\$3,830,854	\$3,776,581
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$10,130,685	\$9,209,714	\$4,213,939	\$3,830,854	\$3,776,581

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$181,931	\$142,705	\$68,534	\$63,186	\$63,361
NON AD VALOREM	\$1,095	\$1,091	\$1,182	\$1,164	\$1,165

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Time Extensions

Agenda Title

Waiver of Town Code Section 18-237, For Building Permit Extension for **200 Ocean Terrance**.

Presenter

ATTACHMENTS:

- ▯ **PZB Staff Memorandum**

TOWN OF PALM BEACH

Information for Town Council Meeting on:

March 13, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 200 Ocean Terrace

Date: February 29, 2024

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor John Melhorn, President of Thomas Melhorn Construction, Inc. regarding a time extension in which to complete construction of a new home at 200 Ocean Terrace and to extend the permit by four additional months – until August 15, 2024.

GENERAL INFORMATION

The current owner is Timothy C. Davidson, who purchased the property in January of 2021. The building permit was issued in December of 2022, has a duration of 24 months, and expires on November 30, 2024. The contractor explains in his letter, dated February 20, 2024, that the time extension is based the Covid pandemic, additional structural work required by the engineer of record, and changes in the scope of work. Mr. Melhorn also mentions the schedule grew to accommodate site logistics, parking availability, and nuisance control measures. The attached construction schedule shows the new timeline has all work completed by mid-August 2024.

The contractor appears to have complied with all new requirements for neighbor notice. The staff has no issue with the request.

Attachments: Letter from John Melhorn, with Construction Schedule
Permit Summary for the Property
Property Appraiser Details for the Property



February 20, 2024

Town of Palm Beach
Mr. Wayne Bergman
360 South County Road
Palm Beach, FL 33480

Building Permit Extension Request

RE: 200 Ocean Terrace — B-22-97028 and coordinating revisions, permits — Permit Extension Request

Dear Mr. Bergman:

Thomas Melhorn Construction respectfully requests a time extension to our building permit at the above referenced address, 200 Ocean Terrace and coordinating revisions, permits.

This time extension is necessary due to extensive lead times tied to covid, added structural requirements by the structural engineer, construction related developments, and revisions to interior and exterior design. Additionally, the schedule has grown to properly adapt to job site logistics, parking availability, and to adhere to proper nuisance mitigation measures.

The permit has an expiration date of April 1, 2024. Thomas Melhorn Construction kindly requests that the permit be extended until August 15, 2024. A gantt chart construction schedule is attached to reflect the requested August completion.

Please reach out to discuss in more depth.

Respectfully,

John Melhorn
President
Thomas Melhorn



TOWN OF PALM BEACH

Planning, Zoning and Building

BUILDING PERMIT TIME EXTENSION REQUEST

RECEIVED
FEB 28 2024
Town of Palm Beach
PZB Dept

A request for a building permit time extension must be submitted to the Town no later than 30 days PRIOR to permit expiration. Please send the following items to Director Bergman and Deb Moody at dmoody@townofpalmbeach.com and wbergman@townofpalmbeach.com

1. Provide a detailed letter explaining the reasons why a time extension is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide nuisance mitigation measures.
4. Provide a statement that first class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension is to be considered.
5. Include a copy of the above notification sent to neighbors.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – provide a copy of the receipt showing payment of applicable fees (1% of remaining, unfinished construction).

Deadlines: For meeting dates please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday): March 13, 2024
- Deadline for submittal of request/backup must be received by: February 28, 2024
(Deadline is the Wednesday, two weeks prior to the Town Council Development Review Meeting)
- Deadline for Notice to Neighbors: February 16, 2024
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-22-97028 Exp. Date: 04.01.2024

Job Address: 200 Ocean Terrace

Length of time extension being requested: (in days) 136 Days

Proposed completion date if requested time extension is granted: August 15, 2024
(Must attach completion schedule)

Contact: Aubrey Ballard Phone: 561-632-7453

Email: aubrey@thomasmelhorn.com

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480
Telephone: (561)838-5431 • Facsimile (561)835-4621
E-Mail: pzb@townofpalmbeach.com • Website: www.townofpalmbeach.com

Rev. 20240123



Recycled Paper

VALUATION OF PERMITS TO DATE:

(Original permit value and any permit updates containing valuation to date)

Job Address: 200 Ocean Terrace

Permit# : B-22-97028 Job Value \$ 2,750,000.00

Permit# : _____ Job Value \$ _____

Permit# : _____ Job Value \$ _____

Permit# : _____ Job Value \$ _____

Valuation of work remaining to complete the project: \$ 247,500.00

(Include labor, materials and the value of any owner supplied items, etc.)

Permit fee due based upon 1% of this amount: \$ 2,475.00
(attach a copy of the receipt for payment)

OWNERS CERTIFICATION: I certify the information listed above to be true and correct.

[Signature] 2/22/24
OWNER SIGNATURE DATE

NOTARY TO OWNER

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me

this 22 day of February

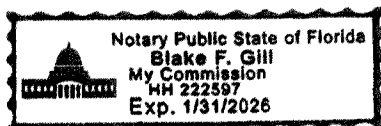
2024, By Tim Davidson

Who are personally known X OR produced identification (Type of identification) _____
OR Online Notarization _____

Blake Gill
Printed Name of Notary

[Signature]
Signature of Notary

SEAL:



CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.

[Signature] 2/22/24
CONTRACTOR SIGNATURE DATE

NOTARY TO CONTRACTOR

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me

this 22 day of February

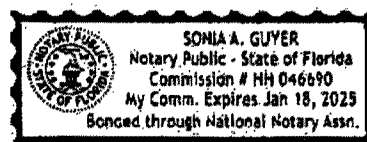
2024, By Jeffery Bates

Who are personally known ✓ OR produced identification (Type of identification) _____
OR Online Notarization _____

Sonia A. Guyer
Printed Name of Notary

[Signature]
Signature of Notary

SEAL:



T | M

Thomas Melhorn
935 Townhall Avenue
Jupiter, FL 33469

February 5, 2024

Building Permit Extension Request

RE: 200 Ocean Terrace, Palm Beach, FL, 33480

To whom it may concern:

Please accept this letter to serve as a notification Thomas Melhorn Architecture and Construction will be requesting a building permit extension for 200 Ocean Terrace at the Town Council Development Review Meeting on Wednesday, March 13, 2024.

Please reach out to discuss in more depth.

Respectfully,

A handwritten signature in black ink, appearing to read "John Melhorn", with a stylized flourish at the end.

John Melhorn
President

Permit number	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer N	Customer First	Customer Last	Application date	Issue date	Expiration date	Approval state
B-24-02638	b-03	448540-FEE CHARGE	*****PRIVATE PROVIDER***** BUILDING PERMIT TIME EXTENSION REQUEST	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	2/28/2024	2/28/2024	2/28/2024	final
U-24-15318	u-p05	448540-U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Kyle Igneri (561) 800-7745	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	1/25/2024	1/31/2024	1/31/2024	issued
U-24-15319	u-p05	448540-U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Kyle Igneri (561) 800-7745	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	1/25/2024	1/31/2024	1/31/2024	issued
U-24-15320	u-p05	448540-U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Kyle Igneri (561) 800-7745	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	1/25/2024	1/31/2024	1/31/2024	issued
A-23-03425	a-a01	A-ARCOM STAFF APPROVAL	ARCOM- DEMOLITION/REMOVE OF EXISTING NORTH EAST TERRACE. MODIFICATION & ADDITION TO PROPOSED HARDSCAPE. NEWLY PROPOSED INTERIOR 6' TALL SITE WALLS & GATES. CHANGE IN SITE DATA.	GST HSE	200 OCEAN TER	604875		ENVIRONMENT DESIGN GROU P	12/7/2023	2/7/2024	12/1/2024	final
B-23-01936	b-s02	S-FENCE/WALL/GATE	REPLACE EXISTING WOOD GATES WITH ALUMINUM SATIN BLACK GATES AT BEACH ACCESS, NORTH AND SOUTH SIDE OF BACK YARD ENTRANCE.	GST HSE	200 N OCEAN BLVD	542316		AGAPAO PLUMBING INC	12/6/2023	12/21/2023	6/18/2024	issued
B-23-01431	b-s01	S-POOL/WATER FEATURE	NEW BENCH TO POOL AND NEW SPA	GST HSE	200 OCEAN TER	605900		SOUTHERN POOLS OF SOUTH FLORIDA INC	10/17/2023	10/27/2023	4/24/2024	issued
U-23-14406	u-p02	448540-U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF - DLEVERIES- TILE/ CABINETS, POOL EQUIPM ENT, GENERATOR	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	10/10/2023	10/12/2023	1/10/2024	issued
U-23-14407	u-p05	448540-U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Kyle Igneri (561) 800-7745	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	10/10/2023	10/13/2023	10/13/2023	final
U-23-14408	u-p05	448540-U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Kyle Igneri (561) 800-7745	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	10/10/2023	10/13/2023	10/13/2023	final
U-23-14409	u-p05	448540-U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Kyle Igneri (561) 800-7745	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	10/10/2023	10/13/2023	10/13/2023	final
B-23-01228	b-m01	M-MECHANICAL	(1) LENNOX 3-TON A/C CHANGE-OUT	4	200 N OCEAN BLVD	605731		SERVICE EXPERTS HEATING & A IR CONDITIONING (VICTOR)	9/28/2023	9/29/2023	7/10/2024	final
B-23-01231	b-p08	P-WATER HEATER REPLACEMENT ONLY	38 GALLON ELECTRIC WATER HEATER REPLACEMENT LIKE FOR LIKE	4	200 N OCEAN BLVD	539495		SERVICE EXPERTS LLC	9/28/2023	9/28/2023	7/10/2024	final
L-23-00855	l-01	L-LPC STAFF APPROVAL	LANDMARKS- REPLACING EXISTING WOOD PANEL GATES WITH ALUMINUM SATIN BL ACK GATES AT BEACH ACCESS AND NORTH AND SOUTH SIDE OF BACKYARD ENTRANC E	GST HSE	200 N OCEAN BLVD	607119		WARDEN HOUSE CONDO	9/25/2023	10/30/2023	9/19/2024	final
U-23-14151	u-p02	448540-U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- UNLOADING LULL (EQUIPMENT) FROM ISUZU FLATBED TRUCK TO BE USED TO RELOCATE SEAGRAPE TREE ON THE PROPERTY.	GST HSE	200 OCEAN TER	606660		COASTAL GARDENS PROFESSIO NAL LLC	9/14/2023	9/19/2023	12/18/2023	final
U-23-13814	u-p02	U-USE OF/WORK IN ROW	SET TREE TRUCKS UP IN ROW IN ORDER TO PERFORM TREE REMOVALS	SITE	200 N OCEAN BLVD	601911		ARBOR EXPERTS INC	8/17/2023	8/25/2023	11/23/2023	issued
U-23-13596	u-p05	448540-U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Glenn Allen - (561) 427-8712	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	7/31/2023	8/2/2023	8/2/2023	final
U-23-13597	u-p05	448540-U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Glenn Allen - (561) 427-8712	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	7/31/2023	8/2/2023	8/2/2023	final
U-23-13598	u-p05	448540-U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Glenn Allen - (561) 427-8712	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	7/31/2023	8/2/2023	8/2/2023	final
U-23-13538	u-p02	448540-U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- DELIVERY TRUCKS, LARGE TREE RELOCATIONS	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	7/25/2023	8/1/2023	10/30/2023	final
A-23-03132	a-a01	A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL PROPOSED NEW GENERATOR. GUEST HOUSE POOL NOW C HANGED TO SPA WITH EURO EDGE. PROPOSED BLACK CHAIN LINK FENCE HEIGHT NO W 6'-0". REMOVAL OF PREVIOUSLY PROPOSED SITE WALLS. REVISIONS TO WALKWAYS	GST HSE	200 OCEAN TER	604875		ENVIRONMENT DESIGN GROU P	7/24/2023	9/22/2023	7/18/2024	final
B-23-00109	b-b18	448540-B-AGREEMENTS PUBLIC WORKS	EASEMENT INSTALLATION AND REMOVAL AGREEMENT	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	7/6/2023		1/2/2024	pending
B-23-99432	b-r01	448540-B-REVISION	*****PRIVATE PROVIDER***** REVISION- SITE PLAN- "NEW" DRAINAGE CURB TO BE ON WEST PROPERTY LINE.	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	5/23/2023	6/6/2023	5/23/2023	final
U-23-12949	u-p02	448540-U-USE OF/WORK IN ROW	USE OF- DELIVERY AT ROOF TILE MATERIALS	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	5/11/2023	5/19/2023	8/17/2023	final
A-23-02974	a-a01	A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL WE ARE PROPOSING AT THE SOUTH ELEVATION RAISING TH E SILL HEIGHT ON ONE WINDOW BY 13"	GST HSE	200 OCEAN TER	602935		MP DESIGN&ARCHITECTURE IN C	5/9/2023	5/10/2023	5/3/2024	final
U-23-12842	u-p05	448540-U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Glenn Allen - (561) 427-8712	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	4/28/2023	5/3/2023	5/3/2023	final
U-23-12843	u-p05	448540-U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Glenn Allen - (561) 427-8712	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	4/28/2023	5/3/2023	5/3/2023	final
U-23-12844	u-p05	448540-U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Glenn Allen - (561) 427-8712	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	4/28/2023	5/3/2023	5/3/2023	final
A-23-02927	a-a01	A-ARCOM STAFF APPROVAL	STAFF APPROVAL FOR REPLACEMENT OF GARAGE DOOR STYLE. THE APPROVED EYEBR OW SHAPE AND APPROVED WHITE FINISH ARE TO REMAIN AS PRESENTED (ARC-22-03	GST HSE	200 OCEAN TER	602935		MP DESIGN&ARCHITECTURE IN C	4/14/2023	4/26/2023	4/8/2024	final
U-23-12606	u-p02	447821-U-USE OF/WORK IN ROW	TIME REQUIRED TO NAVIGATE CRANE ONTO SITE AND OFF FOR TRUSS INSTALLATION. CRANE WILL NOT BE PACKING ON STREET.	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	3/28/2023	3/29/2023	6/27/2023	issued
U-23-12580	u-p02	448540-U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF ROW FOR ROOF TRUSS DELIVERY	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	3/22/2023	3/27/2023	6/25/2023	final
U-23-12581	u-p02	448540-U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF ROW FOR ROOF SHEETING DELIVERY	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	3/22/2023	3/27/2023	6/25/2023	final
U-23-12340	u-p02	448540-U-USE OF/WORK IN ROW	USE OF- ROOF TRUSS DELIVERY - FLAT BED TRUCK TO USE ADJACENT LANE TO PROPE RTY - TRAFFIC TO BE FLAGGED. 10AM-12PM	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	1/31/2023	2/10/2023	5/11/2023	final
U-23-12296	u-p02	448540-U-USE OF/WORK IN ROW	CONCRETE SLAB POUR: FOUNDATION SLAB - CONCRETE TRUCK PARKING IN STREET 1 DAM-12PM	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	1/20/2023	2/10/2023	5/11/2023	final
U-23-12196	u-p05	448540-U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Glenn Allen - (561) 427-8712	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	1/5/2023	1/25/2023	1/25/2023	final
U-23-12197	u-p05	448540-U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Glenn Allen - (561) 427-8712	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRU CTION INC	1/5/2023	1/25/2023	1/25/2023	final
Count: 306												

Permit Browse
Town of Palm Beach

Permit number	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer N	Customer First	Customer Last	Customer Name	Application date	Issue date	Expiration date	Approval state
U-23-12198	u-p05	448540U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Glenn Allen - (561) 422-8712	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRUCTION INC	THOMAS MELHORN CONSTRUCTION INC	1/5/2023	1/25/2023	1/25/2023	final
U-22-12142	u-p02	447821U-USE OF/WORK IN ROW	CONCRETE TRUCKS FOR FOUNDATION FOOTER 10AM-12PM		200 OCEAN TER	605704		THOMAS MELHORN CONSTRUCTION INC	THOMAS MELHORN CONSTRUCTION INC	12/20/2022	1/4/2023	4/4/2023	issued
U-22-97410	b-r01	447821R-REVISION	*****PRIVATE PROVIDER***** REVISION OTHER: REVISION FOR PERMIT CONDITION FOR CONSTRUCTION GATE LOCATION - TO BE CONSISTENT WITH OTHER SHEETS.	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRUCTION INC	THOMAS MELHORN CONSTRUCTION INC	12/2/2022	12/12/2022	12/12/2022	final
U-22-97342	b-r01	447821R-REVISION	*****PRIVATE PROVIDER***** ELECTRICAL: FLOOR OUTLET - LOCATIONS ADDED TO ELECTRICAL PLAN SHOW ON OTHER SET.	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRUCTION INC	THOMAS MELHORN CONSTRUCTION INC	11/23/2022	11/28/2022	11/23/2022	final
U-22-11945	u-p02	447821U-USE OF/WORK IN ROW	UNLOAD AND RELOAD SITEWORK EQUIPMENT (MINIMAL USE OF ROADWAY) USE OF FLAGGERS TO BACK UP TRUCK AND TRAILER ONTO THE SITE DATE: 11/29 THRU 12/07	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRUCTION INC	THOMAS MELHORN CONSTRUCTION INC	11/21/2022	11/22/2022	2/20/2023	issued
U-22-97213	b-e01	447821E-ELECTRICAL	*****PRIVATE PROVIDER***** ELECTRICAL- TEMPORARY POWER POLE		200 OCEAN TER	602401		FRESHWATER & SON'S ELECTRIC LLC	FRESHWATER & SON'S ELECTRIC LLC	11/14/2022	11/16/2022	6/3/2023	issued
U-22-11708	u-p02	447821U-USE OF/WORK IN ROW	UNLOAD AND RE-LOAD FOUNDATION EQUIPMENT.		200 OCEAN TER	605704		THOMAS MELHORN CONSTRUCTION INC	THOMAS MELHORN CONSTRUCTION INC	10/26/2022	11/8/2022	2/6/2023	issued
U-22-97028	b-b01	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	*****PRIVATE PROVIDER***** (SEE PERMIT CONDITIONS) NEW CONSTRUCTION GUEST HOUSE (IN PLACE OF EXISTING SEPARATE RESIDENCE)	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRUCTION INC	THOMAS MELHORN CONSTRUCTION INC	10/25/2022	12/1/2022	3/25/2024	issued
U-22-96712	b-b13	448540B-FOUNDATION ONLY	*****PRIVATE PROVIDER***** (SEE PERMIT CONDITIONS) GUEST HOUSE FOUNDATION	GST HSE	200 OCEAN TER	605704		THOMAS MELHORN CONSTRUCTION INC	THOMAS MELHORN CONSTRUCTION INC	10/4/2022	10/31/2022	7/24/2023	issued
U-22-96713	b-r02	447821S-FENCE/WALL/GATE	N - AUGER CAST PILES & GRADE BEAM *****PRIVATE PROVIDER***** (SEE PERMIT CONDITIONS) TEMPORARY CONSTRUCTION FENCING		200 OCEAN TER	605704		THOMAS MELHORN CONSTRUCTION INC	THOMAS MELHORN CONSTRUCTION INC	10/4/2022	10/13/2022	6/5/2023	final
U-22-02608	a-r01	A-ARCOM STAFF APPROVAL	ARCOM- REDUCTION OF POOL EXTENSION, POOL TERRACE & NEWLY PROPOSED GUEST HOUSE POOL. EXISTING TERRACE APPROVED FOR DEMOLITION NOW TO REMAIN. REMOVAL OF WATER FEATURE & SITE WALLS. CHANGES TO SITE DATA.		200 OCEAN TER	604875		ENVIRONMENT DESIGN GROUP	ENVIRONMENT DESIGN GROUP	9/30/2022	10/3/2022	9/25/2023	final
U-22-96131	b-p05	P-SITE WORK	(SEE PERMIT CONDITIONS) CAP OFF WATER		200 OCEAN TER	601161		KCL HOLDINGS INC	KCL HOLDINGS INC	8/22/2022	8/23/2022	3/20/2023	final
U-22-11001	u-p07	U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	SEWER CAP OFF		200 OCEAN TER	601161		KCL HOLDINGS INC	KCL HOLDINGS INC	8/22/2022	9/6/2022	1/11/2023	final
U-22-96015	b-e01	E-ELECTRICAL	REPAIR METER LUG		200 OCEAN TER	602401		FRESHWATER & SON'S ELECTRIC LLC	FRESHWATER & SON'S ELECTRIC LLC	8/16/2022	8/17/2022	2/13/2023	issued
U-22-10239	u-p02	443085U-USE OF/WORK IN ROW	BOOM TRUCK FOR TILE ROOF LOAD.	BLDG 1	200 N OCEAN BLVD	604677		AASTRO ROOFING COMPANY INC	AASTRO ROOFING COMPANY INC	6/15/2022	6/22/2022	9/20/2022	final
U-22-95067	b-r03	FEF CHARGE	UNITY OF TITLE AGREEMENT		200 OCEAN TER	602091		KOCHMAN AND ZISKA	KOCHMAN AND ZISKA	6/13/2022	6/13/2022	6/13/2022	final
A-22-02403	a-r01	A-ARCOM STAFF APPROVAL	ARCOM- AT SIDE AND REAR ELEVATIONS, THE BOTTOM OF TOP CHORDS HAVE BEEN SLIGHTLY ADJUSTED TO BE IN LINE WITH EACH OTHER. ALSO ON THE REAR ELEVATION, EXTERIOR SCANCES HAVE BEEN ADJUSTED. A PREVIOUS DRAWING ERROR HAS BEEN		200 OCEAN TER	602935		IMP DESIGN&ARCHITECTURE INC	IMP DESIGN&ARCHITECTURE INC	6/10/2022	6/13/2022	6/5/2023	final
U-22-94418	b-b09	443018B-ROOF NEW/REDOOF/REPAIR	RE-ROOF TILE ROOF WITH LIKE TO LIKE. REPLACE THE CURRENT BARREL TILE ROOF WITH A VERA BARREL TILE	BLDG 1	200 N OCEAN BLVD	604677		AASTRO ROOFING COMPANY INC	AASTRO ROOFING COMPANY INC	5/12/2022	5/9/2022	3/15/2023	final
L-22-00597	l-r01	L-LPC STAFF APPROVAL	LPC STAFF APPROVAL BARREL TILE RE ROOF. REPLACING EXISTING TILE ROOF WITH VERA CLAY BARREL TILE. JACOBEA BLEND IS A PIRE BLEND THAT CONSIST OF RED, BROWN AND PEACH COLORS FLASHED THROUGH THE TILE WITH ANTIQUING TOUCHES. COPPER GUTTERS AND DOWN SPOUTS. ROOF AND GUTTERS WILL BE R		200 N OCEAN BLVD	604677		AASTRO ROOFING COMPANY INC	AASTRO ROOFING COMPANY INC	4/29/2022	5/1/2022	4/24/2023	final
U-21-90704	b-b02	B-RESIDENTIAL ALTERATION	R & R KITCHEN CABINETS, PAINT, CHANGE TUB TO CURB SHOWER ETC. R & R FLOORS IN BATHROOMS. FLOOR REMAINS AS IN LIVING ROOM AND BEDROOMS.		200 N OCEAN BLVD	606105		XPERIENCE 71 CONSTRUCTION INC	XPERIENCE 71 CONSTRUCTION INC	8/13/2021	8/24/2021	12/4/2022	final
B-21-87343	b-b18	424140B-AGREEMENTS PUBLIC WORKS	STORMWATER RECERTIFICATION		200 OCEAN TER	601616		JEREMY VASSALOTTI INC	JEREMY VASSALOTTI INC	1/27/2021		7/26/2021	final
B-21-87141	u-r01	424140R-REVISION	STORMWATER MANAGEMENT CERTIFICATION		200 OCEAN TER	601616		JEREMY VASSALOTTI INC	JEREMY VASSALOTTI INC	1/7/2021		1/7/2021	canceled
B-20-86997	b-r01	424140R-REVISION	SITE GRADING AND DRAINAGE PLAN WITH INSPECTION REPORT (1) SET ONLY		200 OCEAN TER	601616		JEREMY VASSALOTTI INC	JEREMY VASSALOTTI INC	12/16/2020	12/21/2020	12/16/2020	final
U-20-06266	u-p02	421688U-USE OF/WORK IN ROW	D CURB AROUND PERIMETER OF HEADER CURB INCLUDED IN ORIGINAL PLANS USE OF- PARK F650-2TRUCKS FOR 8 HOUSE TO PLASTER POOL	SITE	200 N OCEAN BLVD	542995		SOUTHERN POOL PLASTERERS INC	SOUTHERN POOL PLASTERERS INC	10/15/2020	10/21/2020	9/7/2021	final
U-20-06218	u-p01	421688U-DEWATERING	DEWATERING- DRAIN WITH 1.5 BLUE HOSE.	SITE	200 N OCEAN BLVD	542995		SOUTHERN POOL PLASTERERS INC	SOUTHERN POOL PLASTERERS INC	10/12/2020	10/12/2020	8/8/2021	final
U-20-06023	u-p02	424140U-USE OF/WORK IN ROW	POUR CONCRETE AT DRIVEWAYS LANE CLOSURE ONLY		200 OCEAN TER	601616		JEREMY VASSALOTTI INC	JEREMY VASSALOTTI INC	9/17/2020	9/21/2020	12/20/2020	final
U-20-05916	u-p02	424140U-USE OF/WORK IN ROW	LOADING DIRT INTO DUMP TRUCK		200 OCEAN TER	601616		JEREMY VASSALOTTI INC	JEREMY VASSALOTTI INC	9/3/2020	9/8/2020	12/7/2020	final
U-20-05917	u-p05	424140U-CONSTRUCTION PARKING	2 PARKING PASSES		200 OCEAN TER	601616		JEREMY VASSALOTTI INC	JEREMY VASSALOTTI INC	9/3/2020	9/11/2020	9/11/2020	final
U-20-05918	u-p05	424140U-CONSTRUCTION PARKING	2 PARKING PASSES		200 OCEAN TER	601616		JEREMY VASSALOTTI INC	JEREMY VASSALOTTI INC	9/3/2020	9/11/2020	9/11/2020	final
B-20-85109	b-s08	S-HARDSCAPE/DRIVEWAY/LANDSCAPE	HARDSCAPE DRIVEWAY		200 OCEAN TER	601616		JEREMY VASSALOTTI INC	JEREMY VASSALOTTI INC	7/27/2020	8/4/2020	3/22/2023	final
U-20-05696	u-p01	421688U-DEWATERING	DEWATERING- DRAIN POOL	SITE	200 N OCEAN BLVD	542995		SOUTHERN POOL PLASTERERS INC	SOUTHERN POOL PLASTERERS INC	7/22/2020	8/10/2020	8/8/2021	final
L-20-02083	l-r01	421688L-LPC STAFF APPROVAL	LANDMARKS- INSTALL TRAVERTINE OVER EXISTING POOL DECK-NO CHANGE IN FOOTPRINT. PLASTERING POOL AND REPLACING TILE IN POOL	SITE	200 N OCEAN BLVD	542995		SOUTHERN POOL PLASTERERS INC	SOUTHERN POOL PLASTERERS INC	6/29/2020		6/24/2021	final
B-20-84057	b-r01	S-POOL/WATER FEATURE	DRAIN AND RESURFACE POOL DECK TOP TRAVERTINE	SITE	200 N OCEAN BLVD	542995		SOUTHERN POOL PLASTERERS INC	SOUTHERN POOL PLASTERERS INC	5/11/2020	7/10/2020	12/1/2021	final
B-19-80926	b-p08	P-WATER HEATER REPLACEMENT ONLY	EMERGENCY WATER HEATER REPLACEMENT	6	200 N OCEAN BLVD	502005		J A ADAMS INC	J A ADAMS INC	8/13/2019	8/13/2019	2/22/2020	final
A-19-00591	a-r01	A-ARCOM STAFF APPROVAL	STAFF APPROVAL - DRIVEWAY BRICK PAVERS TO BE REPLACED WITH 24" X 24" CAST STONE IN DIAMOND PATTERN. WALKWAY BRICK PAVERS TO BE REPLACED WITH 24"X24" CAST STONE IN DIAMOND PATTERN. POOL DECK BRICK BONDING TO BE REPLACED WITH CAST STONE TO MATCH EXISTING PROPOSED CURB 6" CONCRETE CURB W/COIL		200 OCEAN TER	604875		ENVIRONMENT DESIGN GROUP	ENVIRONMENT DESIGN GROUP	8/1/2019		7/26/2020	canceled

Count: 306

Property Detail

Location Address : 200 OCEAN TER
Municipality : PALM BEACH
Parcel Control Number : 50-43-42-34-11-000-0020
Subdivision : OSCEOLA WAY IN
Official Records Book/Page : 32097 / 234
Sale Date : JAN-2021
Legal Description : OSCEOLA WAY LT 2 & UND INT IN UNMBRD LT BET LTS 1-A & 14-A & OCEAN TERRACE PB20P64 LT 23

Owner Information

Owner(s)	Mailing Address
DAVIDSON TIMOTHY C	200 OCEAN TER PALM BEACH FL 33480 3127

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2021	\$3,300,282	32097 / 00234	WARRANTY DEED	DAVIDSON TIMOTHY C
JUL-2003	\$10	15636 / 00576	WARRANTY DEED	AUDITORE EDWARD L
APR-1991	\$363,000	06782 / 01980	WARRANTY DEED	
JAN-1970	\$67,900	01853 / 00181		

Exemption Information

Applicant/Owner(s)	Year	Detail
DAVIDSON TIMOTHY C	2024	HOMESTEAD
DAVIDSON TIMOTHY C	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units :
***Total Square Feet :** 6907
Acres : 0.6052
Property Use Code : 0100—SINGLE FAMILY
Zoning : R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$9,254,336	\$229,037	\$135,944	\$2,281	\$6,603
Land Value	\$11,836,918	\$4,005,473	\$2,513,463	\$2,335,570	\$2,123,245
Total Market Value	\$21,091,254	\$4,234,510	\$2,649,407	\$2,337,851	\$2,129,848

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$11,361,600	\$4,234,510	\$2,649,407	\$576,274	\$563,318
Exemption Amount	\$50,000	\$0	\$0	\$50,500	\$50,500
Taxable Value	\$11,311,600	\$4,234,510	\$2,649,407	\$525,774	\$512,818

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$169,978	\$65,614	\$42,987	\$8,847	\$8,783
NON AD VALOREM	\$1,587	\$864	\$931	\$916	\$917
TOTAL TAX	\$171,565	\$66,478	\$43,918	\$9,764	\$9,700

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcapao.gov

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Time Extensions

Agenda Title

Waiver of Town Code Section 18-237, For Building Permit Extension for **223 Monterey Rd.**

Presenter

ATTACHMENTS:

- ▯ **PZB Staff Memorandum**

TOWN OF PALM BEACH

Information for Town Council Meeting on:

March 13, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building



Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 223 Monterey Road

Date: March 4, 2024

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor Joshua McAlees, Principal of Seagate Capital Construction, regarding a time extension in which to complete construction of a new home at 223 Monterey Road and to extend the permit by two additional months – until April 29, 2024.

GENERAL INFORMATION

The current owner is 223 Monterey Rd LLC, which purchased the property in April of 2022. The building permit was issued in September of 2022, has a duration of 16 months, and expired in January of 2024. The contractor explains in his letter, undated but received on February 28, 2024, that the time extension is based upon unexpected work involving the neighbor's site wall, increased two-story site screening and limited on-site parking. The attached construction schedule shows the new timeline has all work completed by the end of April 2024.

The contractor appears to have complied with all new requirements for neighbor notice. The staff has no issue with the request.

Attachments: Letter from Joshua McAlees, with Construction Schedule
Permit Summary for the Property
Property Appraiser Details for the Property



Re: 223 Monterey Road, Building Permit B-22-95947

Town of Palm Beach, Town Council

Our building permit at 223 Monterey Road expires on 1/29/24. The Main House is 80% completed and we are working on exterior site work including irrigation, landscaping and pool. We have experienced some delays in the begging of the project which included shoring up a neighbor's unsupported site wall and increased 2-story site screening. There have also been challenges with limited construction vehicle parking due to the small size of the lot.

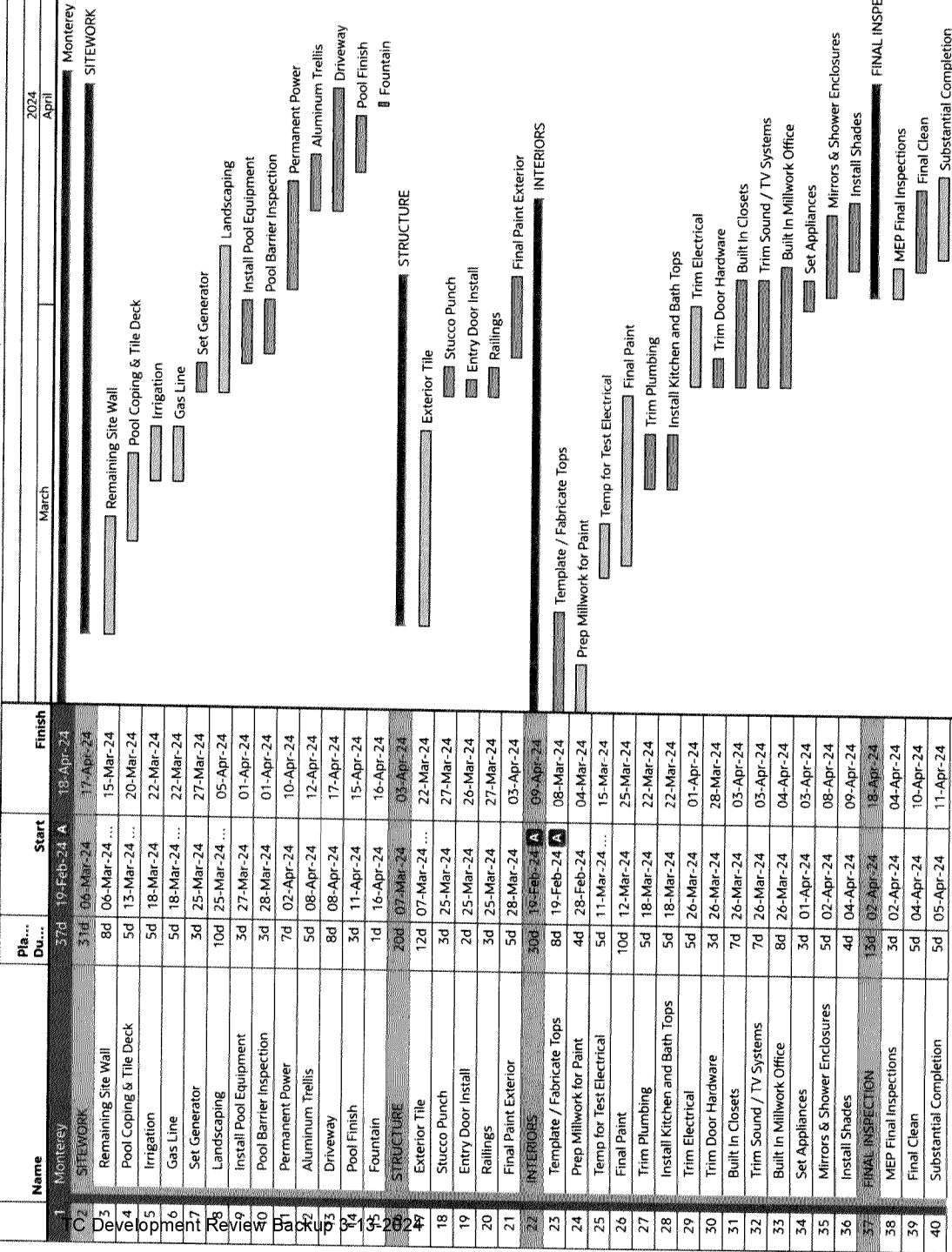
We are respectfully requesting a 3-month extension to April 29, 2024.

Thank you,

A handwritten signature in black ink, appearing to be 'J. McAlees', with a long horizontal stroke extending to the right.

Joshua McAlees
Principal

223 Monterey
Palm Beach, FL



		2024			
		March	April	May	
Name	Pla... Du...	Start	Finish		
41 Punch Out	5d	12-Apr-24	18-Apr-24		
42 Final Building Inspection	5d	12-Apr-24	18-Apr-24		
43 Move In	0d		18-Apr-24		
44 Certificate of Occupancy	0d		18-Apr-24		

 Punch Out
 Final Building Inspection
 Move In
 Certificate of Occupancy



TOWN OF PALM BEACH

Planning, Zoning and Building

BUILDING PERMIT TIME EXTENSION REQUEST

A request for a building permit time extension must be submitted to the Town no later than 30 days PRIOR to permit expiration. Please send the following items to Director Bergman and Deb Moody at dmoody@townofpalmbeach.com and wbergman@townofpalmbeach.com

1. Provide a detailed letter explaining the reasons why a time extension is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide nuisance mitigation measures.
4. Provide a statement that first class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension is to be considered.
5. Include a copy of the above notification sent to neighbors.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – provide a copy of the receipt showing payment of applicable fees (1% of remaining, unfinished construction).

RECEIVED
FEB 28 2024
Town of Palm Beach
PZB Dept

Deadlines: For meeting dates please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday): 3/13/2024
- Deadline for submittal of request/backup must be received by: 2/28/2024
(Deadline is the Wednesday, two weeks prior to the Town Council Development Review Meeting)
- Deadline for Notice to neighbors: 2/16/2024
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-22-95947 Exp. Date: 1/29/2024

Job Address: 223 Monterey Road, Palm Beach

Length of time extension being requested: (in days) 91

Proposed completion date if requested time extension is granted: 4/29/2024
(Must attach completion schedule)



VALUATION OF PERMITS TO DATE:

(Original permit value and any permit updates containing valuation to date)

Permit# : B-22-95947 Job Value \$ 2,300,000

Permit# : _____ Job Value \$ _____

Permit# : _____ Job Value \$ _____

Permit# : _____ Job Value \$ _____

Valuation of work remaining to complete the project: \$ 210,000
(Include labor, materials and the value of any owner supplied items, etc.)

Permit fee due based upon 1% of this amount: \$ 2,100
(attach a copy of the receipt for payment)

OWNERS CERTIFICATION: I certify the information listed above to be true and correct.

[Signature] 2/27/24
OWNER SIGNATURE DATE

NOTARY TO OWNER

STATE OF FL
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me
this 28th day of February
20 24, By Larry Meyers

Who are personally known X OR produced
identification (Type of identification) _____
OR Online Notarization _____

Susanne Barba
Printed Name of Notary

Signature [Signature]
SEAL: 

CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.

[Signature] 2/27/24
CONTRACTOR SIGNATURE DATE

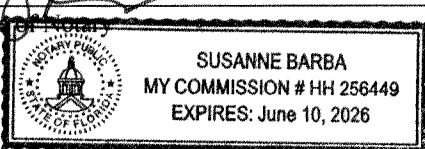
NOTARY TO CONTRACTOR

STATE OF FL
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me
this 28th day of February
20 24, By Garrett Gann

Who are personally known X OR produced
identification (Type of identification) _____
OR Online Notarization _____

Susanne Barba
Printed Name of Notary

Signature [Signature]
SEAL: 

Permit number	Permit type	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer	Customer First	Customer Last	Customer Name	Application date	Issue date	Expiration date	Approval state
B-03		446172	FEES CHARGE	*****PRIVATE PROVIDER***** BUILDING PERMIT TIME EXTENSION REQUEST		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	2/28/2024		2/28/2024	pending
U-23-15027	U-p05	446172	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Rory Parker - (352) 617-3401		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	12/15/2023	12/20/2023	12/20/2023	issued
U-23-15028	U-p05	446172	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Rory Parker - (352) 617-3401		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	12/15/2023	12/20/2023	12/20/2023	issued
U-23-15029	U-p05	446172	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Rory Parker - (352) 617-3401		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	12/15/2023	12/20/2023	12/20/2023	issued
U-23-15022	U-p02	446172	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- LOADING AND UNLOADING MACHINES/DIRT 9AM-11AM		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	12/14/2023	12/21/2023	3/30/2024	issued
U-23-14596	U-p02	453958	U-USE OF/WORK IN ROW	RIGHT OF WAY POOL GUNITE TRUCK		223 MONTEREY R D	531010			PUGH'S POOL & SPAS INC	10/30/2023	11/2/2023	1/31/2024	issued
U-23-14297	U-p02	446172	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- OFFLOADING OF MATERIALS		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	9/29/2023	10/3/2023	1/1/2024	issued
U-23-14202	U-p01	453958	U-DEWATERING	DEWATERING		223 MONTEREY R D	531010			PUGH'S POOL & SPAS INC	9/21/2023	9/25/2023	11/24/2023	issued
U-23-14106	U-p05	446172	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Rory Parker - (352) 617-3401		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	9/12/2023	9/15/2023	9/15/2023	final
U-23-14107	U-p05	446172	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Rory Parker - (352) 617-3401		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	9/12/2023	9/15/2023	9/15/2023	final
U-23-14108	U-p05	446172	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Rory Parker - (352) 617-3401		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	9/12/2023	9/15/2023	9/15/2023	final
U-23-14109	U-p02	446172	U-USE OF/WORK IN ROW	OFF LOADING MATERIALS		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	9/12/2023	9/15/2023	12/14/2023	issued
U-23-14004	U-p02	446172	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- MATERIAL DROP OFF		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	8/31/2023	9/11/2023	12/10/2023	issued
U-23-13709	U-p03		U-EXCAVATION IN ROW	REMOVE EXISTING LATERAL & REPLACE WITH NEW 6" PVC LATERAL AT THE SAME LINE. GRADE & ELEVATION AS EXISTING PER TOP8 STANDARDS-OBTAIN DENSITIES-INSTALL CLEAN OUT-ASPHALT PATCH		223 MONTEREY R D	542582			S MACDONALD CONTRACTING LLC	8/9/2023	8/11/2023	2/17/2024	issued
U-23-13710	U-p07		U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	REMOVE EXISTING LATERAL & REPLACE WITH NEW 6" PVC LATERAL AT THE SAME LINE. GRADE & ELEVATION AS EXISTING PER TOP8 STANDARDS-OBTAIN DENSITIES-INSTALL CLEAN OUT-ASPHALT PATCH		223 MONTEREY R D	542582			S MACDONALD CONTRACTING LLC	8/9/2023	8/11/2023	11/19/2023	issued
U-23-13684	U-p02	446172	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- MATERIAL DELIVERY FLAGGERS TO BE PRESENT		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	8/8/2023	8/15/2023	11/13/2023	issued
U-23-13529	U-p03	446172	U-EXCAVATION IN ROW	MISSILE BORING UNDER ROAD FOR FPL TO SUPPLY TEMP POWER		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	7/25/2023	8/1/2023	1/28/2024	issued
U-23-13445	U-p02	446172	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- UNLOADING OF MATERIALS		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	7/17/2023	7/24/2023	10/22/2023	issued
U-23-13352	U-p02	446172	U-USE OF/WORK IN ROW	LOADING & OFF LOADING MATERIALS		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	7/16/2023	7/13/2023	10/11/2023	issued
U-23-13283	U-p05	446172	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Rory Parker - (352) 617-3401		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	6/27/2023	7/5/2023	7/5/2023	final
U-23-13284	U-p05	446172	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Rory Parker - (352) 617-3401		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	6/27/2023	7/5/2023	7/5/2023	final
U-23-13285	U-p05	446172	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Rory Parker - (352) 617-3401		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	6/27/2023	7/5/2023	7/5/2023	final
U-23-13175	U-p02	446172	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF ROW TO DROP OFF OF MATERIAL AND SET UP FOR CONCRETE POUR WILL HAVE FLAGMAN		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	6/13/2023	6/15/2023	9/13/2023	issued
B-23-99633	B-s01		S-POOL/WATER FEATURE	(SEE PERMIT CONDITIONS) NEW POOL AND SP & FOUNTAIN TRUSSES		223 MONTEREY R D	531010			PUGH'S POOL & SPAS INC	6/8/2023	8/30/2023	7/10/2024	issued
U-23-13149	U-p02	446172	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- OFFLOADING OF MATERIALS, CRANE TO SET		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	6/8/2023	6/14/2023	9/12/2023	issued
U-23-12604	U-p05	446172	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Rory Parker - (352) 617-3401		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	3/27/2023	3/31/2023	3/31/2023	final
U-23-12605	U-p05	446172	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Rory Parker - (352) 617-3401		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	3/27/2023	3/31/2023	3/31/2023	final
U-23-12513	U-p02	446172	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- OFFLOAD MATERIALS PUMP TRUCK AND CONCRETE POUR		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	3/10/2023	3/14/2023	6/12/2023	issued
U-22-11606	U-p02	446172	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- EQUIPMENT LOADING, UNLOADING, AUGER RIG		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	10/18/2022	11/8/2022	2/6/2023	issued
U-22-11106	U-p05	446172	U-CONSTRUCTION PARKING	CONCRETE DELIVERY / POURS		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	9/1/2022	9/6/2022	9/6/2022	final
U-22-11107	U-p05	446172	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	9/1/2022	9/6/2022	9/6/2022	final
U-22-11108	U-p05	446172	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	9/1/2022	9/6/2022	9/6/2022	final
B-22-95947	B-b01		B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	*****PRIVATE PROVIDER***** (SEE PERMIT CONDITIONS) NEW 2 STORY SF HOUSE, 3 BR, 8955 SITE WALLS, LANDSCAPE POOL		223 MONTEREY R D	606293			SEAGATE CAPITAL CONSTRUCTI ON LLC	8/11/2022	9/29/2022	3/13/2024	issued
U-22-10549	U-p02	444417	U-USE OF/WORK IN ROW	***** PRIVATE PROVIDER ***** USE OF ROW TO UNLOAD EQUIPMENT FOR DEMO		223 MONTEREY R D	535187			FREDRICK INC	7/15/2022	7/27/2022	10/75/2022	issued
B-22-95117	B-d02		B-DEMOLITION	***** PRIVATE PROVIDER ***** (SEE PERMIT CONDITIONS) TOTAL DEMO OF SFH		223 MONTEREY R D	602958			LINE TEC INC	6/15/2022	7/14/2022	3/29/2023	final
U-22-10207	U-p07	443995	U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	SEWER CAP OFF		223 MONTEREY R D	602958			LINE TEC INC	6/9/2022	9/7/2022	9/7/2022	canceled
B-22-94891	B-p05		P-SITE WORK	*****PRIVATE PROVIDER***** INSTALL BACKFLOW.		223 MONTEREY R D	602958			LINE TEC INC	6/2/2022	6/8/2022	12/5/2022	canceled
Count: 56														

Permit Number	Permit Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer ID	Customer Name	First Customer Last Name	Application date	Issue date	Expiration date	Approval state
B-22-94404	b-r02	433775 R-CHANGE OF CONTRACTOR/QUALIFIER	CHANGE OF CONTRACTOR.		223 MONTEREY R D	606293	SEAGATE CAPITAL CONSTRUCTION LLC	ON LLC	4/29/2022	4/29/2022	4/29/2022	final
Z-21-00385	z-r01	Z-DEVELOPMENT REVIEW PERMIT	The lot is non-conforming in area: 9,000 square feet in lieu of the 10,000 square feet required in the R-8 Zoning District; and in width: 90 feet in width in lieu of the 100 foot minimum required in the R-8 Zoning District. 1. Request to demo the existing one-story residence, accessory structure, pool, driveway and miscellaneous site walls, piers and fences. 2. Request to construct a new single family residence on a non-conforming lot (overall size and width) meeting all applicable Town codes.		223 MONTEREY R D	602091	KOCHMAN AND ZISKA		7/12/2021		7/7/2022	pending
B-21-89656	b-p05	P-SITE WORK	CAP OFF WATER		223 MONTEREY R	601161	KCL HOLDINGS INC		6/15/2021	6/21/2021	2/12/2022	final
B-21-07562	b-p07	434227 U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	CAP OFF SEWER		223 MONTEREY R	601161	KCL HOLDINGS INC		6/15/2021	6/17/2021	1/11/2022	final
B-21-89403	b-b02	B-RESIDENTIAL ALTERATION	SUPERVISING OF INSTALLATION OF TEMPORARY POWER FOR POOL EQUIPMENT		223 MONTEREY R D	604151	LC CONSTRUCTION FLORIDA INC	C-COHEN	6/3/2021	6/18/2021	10/18/2022	issued
B-20-85012	b-r01	416014 R-REVISION	REVISION - STRUCTURAL DRAWINGS FOR CABANA HOUSES NOT INCLUDED IN ORIGINAL PLANS SUBMITTED. 2ND BATH IN MAIN HOUSE HAS SHOWER SWITCHED TO OTHER SIDE OF THE BATHROOM. ADDITIONAL AC ADDED ON THE WEST SIDE OF THE HOUSE		223 MONTEREY R D	538617	G A KUZNIAR CONSTRUCTION INC		7/21/2020	7/29/2020	7/21/2020	final
B-20-00888	a-r01	416014 A-ARCOM STAFF APPROVAL	STAFF APPROVAL FOR ADDING REVISED FRONT ENTRY		223 MONTEREY R D	538617	G A KUZNIAR CONSTRUCTION INC		2/7/2020		2/1/2021	final
B-20-83079	b-r01	416014 R-REVISION	STAFF APPROVED FRONT ENTRY - STRUCTURAL BEAMS INTERIOR (OWNER NAME AS PEACOCK MICHAEL E.)		223 MONTEREY R D	538617	G A KUZNIAR CONSTRUCTION INC		2/3/2020	2/11/2020	2/3/2020	final
B-19-81335	b-b01	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	INT. REMODEL. NEW ROOF, WINDOWS POOL - PER PLAN DELETE NEW ADDITION. POOL TO REMAIN IN SAME LOCATION. (OWNER NAME AS PEACOCK MICHAEL E.)		223 MONTEREY R D	538617	G A KUZNIAR CONSTRUCTION INC		9/11/2019	12/16/2019	2/15/2021	canceled
A-19-00594	a-r01	A-ARCOM STAFF APPROVAL	586 SF MASTER BEDROOM/BATH ADDITION TO AN EXISTING 1,960 SF RESIDENCE. THE ADDITION WILL INCLUDE A NEW CONCRETE TILE ROOF TO MATCH EXISTING CONCRETE TILE ROOF. NEW WINDOWS AND SLIDING GLASS DOORS WITH IMPACT RATED ASS EMBLIES. NEW WINDOWS ARE TO MATCH EXISTING WITH DECORATIVE SHUTTER TO MATCH EXISTING. REPLACE THE REAR PATIO DOOR AND WINDOW WITH NEW SLIDING GLASS DOORS WITH IMPACT RATED ASSEMBLIES. MODIFIED POOL AND POOL DECK AND RELOCATE THE EXISTING ELECTRIC METER AND WEATHER HEAD TO THE EAST EXTERIOR WALL. NEW STUCCO FINISH TO MATCH EXISTING STUCCO. ADD A NEW FRENCH INTERIOR DEMO- REMOVAL OF INTERIOR WALLS, KITCHEN CABINETS, BATH VANITIES OWNER LISTED AS MICHAEL PEACOCK		223 MONTEREY R D	538617	G A KUZNIAR CONSTRUCTION INC		8/5/2019		7/30/2020	final
B-19-80443	b-d01	D-INTERIOR DEMOLITION	INTERIOR DEMO- REMOVAL OF INTERIOR WALLS, KITCHEN CABINETS, BATH VANITIES OWNER LISTED AS MICHAEL PEACOCK		223 MONTEREY R D	538617	G A KUZNIAR CONSTRUCTION INC		7/17/2019	7/26/2019	3/3/2020	final
B-17-63108	b-m04	M-REPLACEMENT	A/C CHANGEOUT W/TRAPE 4TR603.0/GAF240A36M31/8 RW 2.5 TONS/16 SEER.		223 MONTEREY R D	502985	ATLANTIS AIR CONDITIONING CORP		3/31/2017	4/5/2017	11/6/2017	final
F-17-01861	f-r01	387706 F-FIRE RESCUE STANDARD	HOT WORKS		223 MONTEREY R D	502985	ATLANTIS AIR CONDITIONING CORP		3/31/2017	4/3/2017	3/29/2018	final
B-16-55938	b-m04	M-REPLACEMENT	REPLACE AC SYSTEM WITH RUUD BA1418/RH1P18175TAN/ SKW 14.5 SEER	CABANA	223 MONTEREY R D	502985	ATLANTIS AIR CONDITIONING CORP		4/13/2016	4/20/2016	5/21/2017	final
F-16-01196	f-r01	378807 F-FIRE RESCUE STANDARD	REPLACE AC SYSTEM WITH RUUD BA1418/RH1P18175TAN/ SKW 14.5 SEER	CABANA	223 MONTEREY R D	502985	ATLANTIS AIR CONDITIONING CORP		4/13/2016	4/14/2016	4/9/2017	final
B-10-14061	b-b10	B-ROOF REPAIR/RE-ROOF	RE-ROOF MAIN HOUSE		223 MONTEREY R D	601106	LEGACY CONTRACTING SOLUTIONS INC		10/29/2010	11/2/2010	5/16/2011	final
B-10-14062	b-b10	B-ROOF REPAIR/RE-ROOF	RE-ROOF - POOL HOUSE		223 MONTEREY R D	601106	LEGACY CONTRACTING SOLUTIONS INC		10/29/2010	11/2/2010	5/16/2011	final
X-05-20501	legacy	X-LEGACY PERMIT	INSTALL 12 COLONIAL SHUTTERS AND 5 STORM PANELS		223 MONTEREY R D	501570	FOLDING SHUTTER CORPORATION	ON	12/29/2005	12/29/2005	10/2/2008	final
X-03-00791	legacy	X-LEGACY PERMIT	INSTALL (3) 50 W LANDSCAPE LIGHT FIXTURES IN BALL YARD		223 MONTEREY R D	599999	INACTIVE		1/24/2003	1/24/2003	10/2/2008	final
Count: 56												
3 Files - 56 Images												

TC Development Review Backup 3-13-2024

Property Detail

Location Address : 223 MONTEREY RD
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-03-13-000-0062
Subdivision : GREGORY ADD & REPL PB16P71 & PB18P10
Official Records Book/Page : 33547 / 1864
Sale Date : APR-2022
Legal Description : GREGORY ADDITION W 10 FT OF LT 6 & LT 8

Owner Information**Owner(s)**

223 MONTEREY RD LLC

Mailing Address

3839 BEE CAVES RD STE 205
AUSTIN TX 78746 5318

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2022	\$6,500,000	33547 / 01864	WARRANTY DEED	223 MONTEREY RD LLC
MAR-2021	\$3,375,000	32339 / 00589	WARRANTY DEED	239 MONTEREY ROAD LLC
JUN-2018	\$1,750,000	29962 / 00430	REP DEED	PEACOCK MICHAEL E
JAN-1970	\$45,000	01796 / 00069		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 0
Acres : 0.2066
Property Use Code : 0000—VACANT
Zoning : R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$0	\$203,036	\$118,058	\$2,117	\$5,413
Land Value	\$3,921,750	\$3,141,000	\$1,971,000	\$1,831,500	\$1,665,000
Total Market Value	\$3,921,750	\$3,344,036	\$2,089,058	\$1,833,617	\$1,670,413

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$3,921,750	\$3,344,036	\$2,016,979	\$1,833,617	\$1,670,413
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$3,921,750	\$3,344,036	\$2,016,979	\$1,833,617	\$1,670,413

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$58,876	\$51,816	\$33,221	\$30,244	\$28,025
NON AD VALOREM	\$680	\$964	\$1,027	\$1,011	\$1,014
TOTAL TAX	\$59,556	\$52,780	\$34,249	\$31,255	\$29,040

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcapao.gov

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Ordinances - First Reading

Agenda Title

Amending the Future Land Use Map of the Comprehensive Plan by changing the Future Land Use Designations for parcels of land more particularly described in Exhibit A, from “Commercial” and “Single Family” to “Approved PUD”
(Commonly Referred to as the Wells Fargo Site)

ORDINANCE NO. 001-2024: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida; Amending The Adopted 2017 Town Of Palm Beach’s Comprehensive Plan Pursuant To Chapter 163, Florida Statutes; Amending The Future Land Use Map Of The Comprehensive Plan By Changing The Future Land Use Designations For Parcels Of Land More Particularly Described In Exhibit A, From “Commercial” And “Single Family” To “Approved PUD”; Providing For Inclusion Into The Comprehensive Plan; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Herewithin; Providing For Codification; Providing An Effective Date.

Presenter

ATTACHMENTS:

- ▣ **Ordinance No. 001-2024 with Exhibit A and B**

ORDINANCE NO. 001-2024

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA; AMENDING THE ADOPTED 2017 TOWN OF PALM BEACH'S COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FOR PARCELS OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT A, FROM "COMMERCIAL" AND "SINGLE FAMILY" TO "APPROVED PUD"; PROVIDING FOR INCLUSION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITHIN; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach has adopted a Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes, known as the Community Planning Act (the "Act"); and

WHEREAS, on August 9, 2017, the Town of Palm Beach amended the Town of Palm Beach Comprehensive Plan based on the Town's Evaluation and Appraisal of the Comprehensive Plan with the adoption of Ordinance No. 9-2017; and

WHEREAS, pursuant to Town Code Section 86-51, in accordance with Section 163.3174, Florida Statutes, the Town Council of the Town of Palm Beach is hereby designated and established as the Local Planning Agency for the incorporated territory of the Town of Palm Beach; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, a small-scale development amendment may be adopted pursuant to this section if the proposed amendment involves a use of 50 acres or fewer and if the proposed text changes to the Goals, Objectives and Policies relate directly to and are adopted simultaneously with the small-scale future land use map amendment; and

WHEREAS, on January 29, 2024, the Town of Palm Beach received a privately initiated development review application to amend the Town of Palm Beach Comprehensive Plan Future Land Use Map and Future Land Use Element Goals, Objectives and Policies that relate directly to the small-scale future land use map amendment; and

WHEREAS, on March 5, 2024, the Town of Palm Beach Planning and Zoning Commission reviewed the proposed text amendments (“Amendments”) to the Future Land Use Element of the Comprehensive Plan and recommended to the Town Council that the Amendments be approved; and

WHEREAS, on March 13, 2024, pursuant to Section 163.3174(4)(a), Florida Statutes, the Town Council acting as the Local Planning Agency conducted a public hearing wherein it considered the recommendations of the Planning, Zoning and Building Department and the Planning and Zoning Commission regarding the Amendments to the Future Land Use Element of the Town of Palm Beach Comprehensive Plan; and

WHEREAS, the Town Council has determined that the proposed Amendments to the Comprehensive Plan Future Land Use Element promote the public health, safety and welfare and are consistent with the requirements in Florida Statutes, and all elements of the adopted Comprehensive Plan; and

WHEREAS, pursuant to Section 163.3184(11), the Town Council has affirmatively voted to transmit the Amendments to the Florida Department of Commerce and appropriate reviewing agencies for their respective review(s).

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Incorporation of Recitals.

The above recitals are incorporated as fully set forth herein.

Section 2. Amendment of the Comprehensive Plan.

The Town of Palm Beach Future Land Use Map of the Comprehensive Plan, set from in Ordinance No. 9-2017 of the Town of Palm Beach, is hereby amended from Single Family Residential and Commercial to Approved PUD as described on Exhibit “A” and displayed on Exhibit “B” attached hereto and incorporated herein by reference.

Section 3. Transmittal.

The Town Clerk is hereby directed to transmit the required copies of the Amendments to the Town’s Comprehensive Plan to the Florida Department of Commerce and all other parties as required by Section 163.3184(3)(c)2, Florida Statutes.

Section 4. Severability.

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 5. Repeal of Ordinances in Conflict.

All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 6. Codification.

This Ordinance shall be codified and made a part of the official Comprehensive Plan of the Town of Palm Beach.

Section 7. Effective Date.

This Ordinance shall take effect 31 days subsequent to its enactment on second and final reading, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading this (date) day of (Month), (year), and for second and final reading this (date) day of (Month), (year).

Danielle H. Moore, Mayor

Margaret A. Zeidman, Town Council President

Bobbie Lindsay, Council President Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, Acting Town Clerk

Lewis S.W. Crampton, Town Council Member

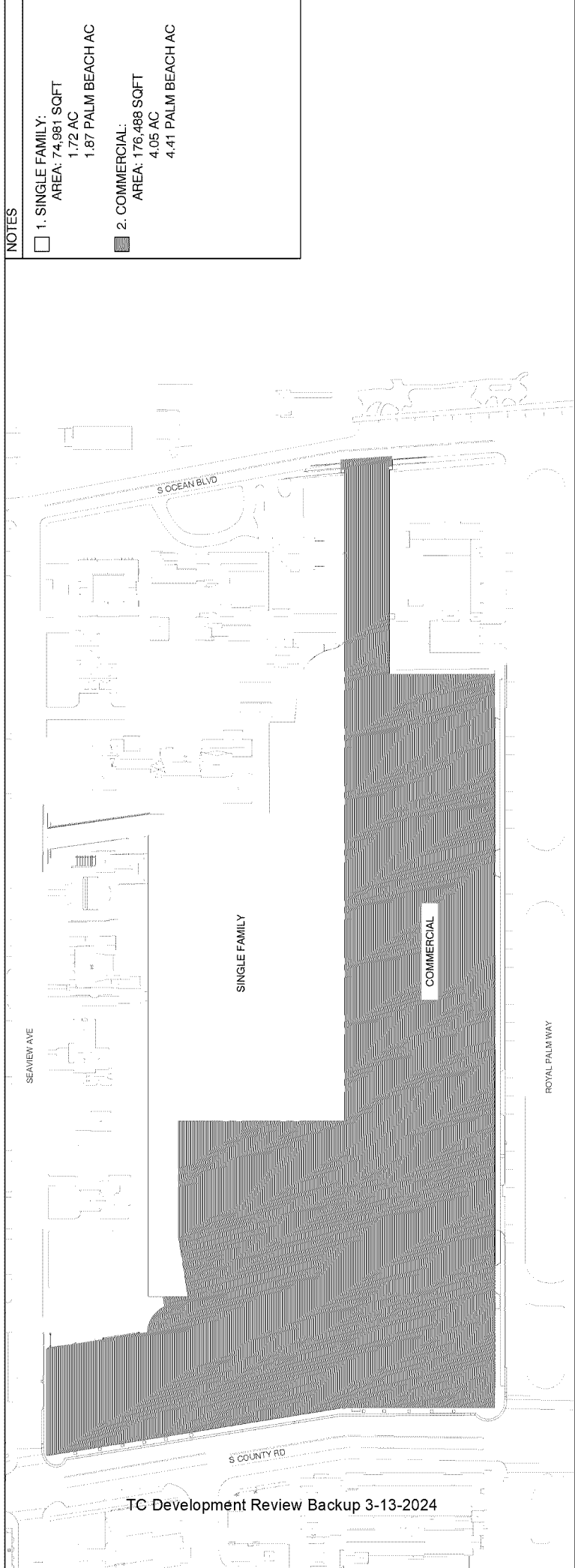
Exhibit A

LEGAL DESCRIPTION:

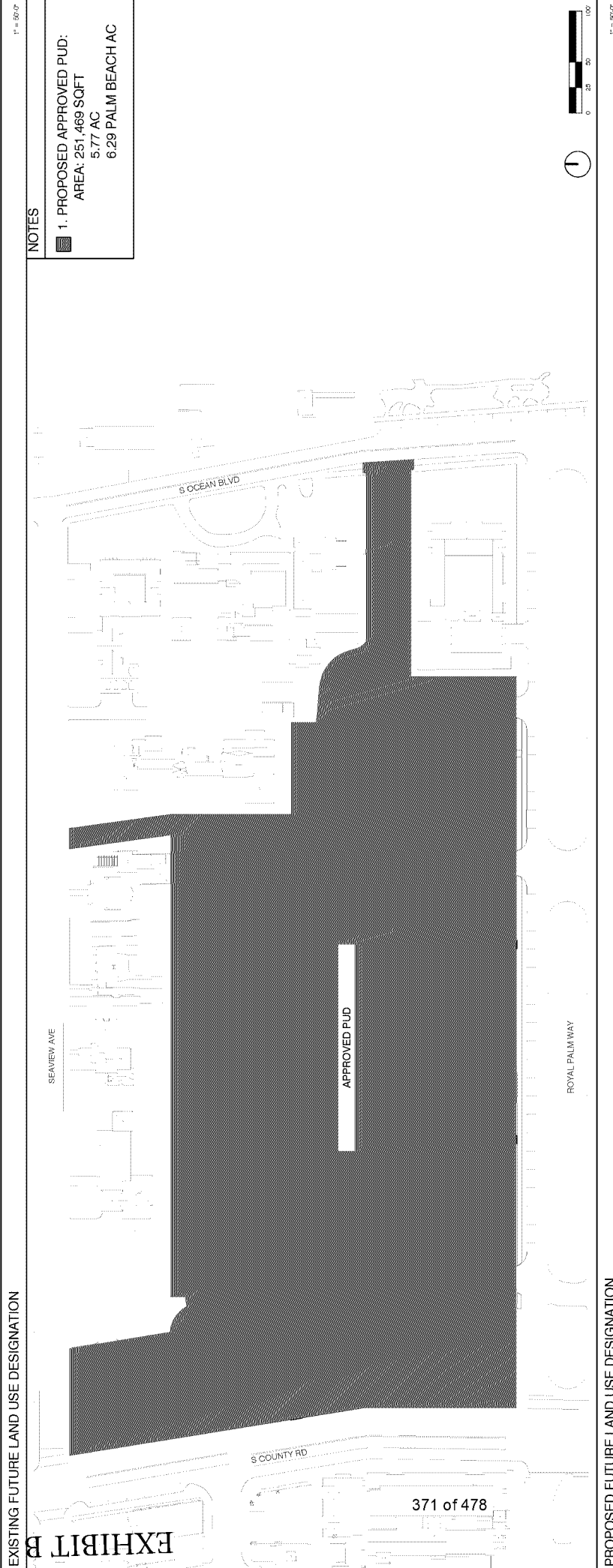
COMMENCING at the Southwest corner of Lot 22, Block B, Royal Park Addition to Palm Beach, Palm Beach County, Florida, as recorded in Plat Book 4, Page 1, Palm Beach County Public Records; thence run Easterly along the South line of said Lot 22 and the South lines of Lots 23, 24, 25, 59 and 26 of said Block B, a distance of 600 feet to the southwest corner of Lot 27 of said Block B; thence continue Easterly along the South line of said Lot 27 a distance of 116.93 feet to the southwest corner of property as described in Warranty Deed from First National Bank to Bryan L. Ramsing and Wiley R. Reynolds, Jr., dated march 27, 1953 and recorded in Deed Book 1013, Page 359, Palm Beach County Public Records; thence Northerly and parallel to the West line of said Lot 27 a distance of 103.09 feet; thence Easterly and parallel to the North line of said Lot 27 a distance of 202.89 feet (per prior deed; 202.67 actual measurement) to the West boundary line of Ocean Boulevard; thence Southerly along said West boundary line of Ocean Boulevard a distance of 3.02 feet; thence Easterly and parallel to the North line of said Lot 27 a distance of 10.02 feet to the Easternmost line of said Lot 27, Block B as shown on said Plat of Royal Park Addition; thence Northerly along said Easternmost line of Lot 27, said Easternmost line also being the East line of the North 50 feet of said Lot 27, as described as Parcel IV on Warranty Deed from John Nuveen, Jr. and Grace Bennet Nuveen to First National Bank in Palm Beach dated June 2, 1951 and recorded in Deed Book 949, Page 340, Palm Beach County Records, for a distance of 50 feet more or less to the Northeast corner of said Lot 27; thence Westerly along the North line of said Lot 27 for a distance of 10.02 feet; thence Southerly and parallel with the said Easternmost line of Lot 27 for a distance of 3.01 feet to the Southeast corner of Parcel I, as described in Warranty Deed from First National Bank in Palm Beach to Claire A. Stiles, dated February 22, 1952 and recorded in Deed Book 972, Page 392, the description of said Parcel I was later corrected and recorded in Official Record Book 29, Page 407, Palm Beach County Public Records; thence Westerly, parallel with and 3.0 feet South of, measured at right angles to the North line of said Lot 27, and along the South line of said Parcel I, a distance of 166.24 feet (per prior deed; 165.83 by actual measurement) to the point of intersection with the arc of a nontangent curve, concave to the Northeast, having a radius of 20.03 feet and a central angle of 40° 54' 21", and its chord bears Northwesterly when measured counter clockwise 120° 28' 59" from the preceding course; thence Northwesterly along the arc of said curve for a distance of 14.30 feet to a point of reversed curvature; thence along the arc of a curve concaved to the Southwest, having a radius of 40.84 feet and a central angle of 74° 57' 31" for a distance of 53.43 feet to the point of tangency; thence continue Westerly (per prior description; actual bearing North 85° 00' 50" West), tangent to the last described curve a distance of 35.1 feet; thence Northerly, measuring an angle of 95° 00' 40" from the preceding course to the North a distance of 24.30 feet to a point in the North line of Parcel III as described in said Warranty Deed from John Nuveen, Jr. and Grace Bennet Nuveen to First National Bank in Palm Beach, dated June 2, 1951, and recorded in Deed Book 949, Page 340, Palm Beach County Records; thence Westerly along the North line of said Parcel III and at right angles to the preceding course for a distance of 90.42 feet to a point in the East boundary line of "The East Plaza" as recorded in Plat Book 16, Page 78, Palm Beach County Public Records, a part of said East boundary line also being the East line of Parcel I as described in said Warranty Deed from John Nuveen, Jr. and Grace Bennet Nuveen to First National Bank in Palm Beach, dated June 2, 1951 and recorded in Deed Book 949, Page 340, Palm Beach County Public Records; thence Northerly along said East boundary line for a distance of 117.86 feet; thence measuring an angle

Exhibit A

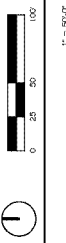
of 172° 10' 20" clockwise from the preceding course to the North and run for a distance of 100.94 feet to a point in the South line of Seaview Avenue as shown on said Plat of "The East Plaza"; thence turn an angle of 97° 49' 40" measured clockwise from the preceding course to the West and run along the South line of said Seaview Avenue for a distance of 20 feet to the Northwest corner of the Private Road shown as part of Lot 8 on the said Plat of "The East Plaza"; thence turn an angle of 82° 10' 20" measured clockwise from the preceding course to the South and run along the West line of said Private Road for a distance of 100.00 feet; thence turn an angle of 82° 10' 20" measured counter clockwise from the preceding course to the West and run along the South line of the marked "NOT INCLUDED" and the South lines of Lots 7, 6, 5 and 4 of said plat of "The East Plaza" a distance of 393.62 feet to the Southeast corner of Lot 3 of the said plat of "The East Plaza"; thence continue Westerly along the South line of said Lot 3 a distance of 58.94 feet to the Northwest corner of that part of Lot 11 of the said plat of "The East Plaza" lying North of the area shown as "Private Road"; thence run Southerly along the West line of said Lot 11 for a distance of 14.36 feet to point in the North line of said "Private Road"; said point also lying in the Easterly boundary of Parcel I as described in Deed from Bessemer Properties, Incorporated to the First National Bank in Palm Beach dated May 13, 1947 and recorded in Deed Book 818, Page 324, Palm Beach County Public Records; thence Westerly along the North line of said "Private Road" for a distance of 10.74 feet to its intersection with the circumference of a circle, concave to the Southwest at this point and having a radius of 30 feet, said circle being part of said herein referred to "Private Road"; thence Northwesterly along the arc of said circle, a distance of 31.52 feet to the Southeast corner of a strip of land as described in Quit Claim Deed from Elizabeth S. Fetterolf and Morton H. Fetterolf to First National Bank in Palm Beach, dated May 21, 1951 and recorded in Deed Book 945, Page 460, Palm Beach County Public Records; thence Northerly along the East line of said strip and parallel to and 1.5 feet Easterly of as measured at right angles to Westerly line of Lot 2 of said Plat of "The East Plaza" for a distance of 99.98 feet to the South line of said Seaview Avenue; thence Westerly along the South line of said Seaview Avenue a distance of 104.76 feet (more or less) to the Northwest corner of Lot 1 of said Plat of "The East Plaza"; thence Southerly along the West lines of Lots 1 and 2 of said Plat of "The East Plaza" and the West lines of Lots 1, 2 and 3 of the revised Plat of Columbus Colonade as recorded in Plat Book 10, Page 7, Palm Beach County Public Records, a distance of 291.65 feet to the Southwest corner of Lot 3 of said Columbus Colonade and the Northwest corner of Lot 22, Block B of said Plat of Royal Park Addition; thence run Southerly along the West line of said Lot 22, a distance of 150.00 feet to the POINT OF BEGINNING. Containing in all, 250,976 square feet or 5.76 acres, more or less.



- NOTES
- 1. SINGLE FAMILY:
AREA: 74,981 SQFT
1.72 AC
1.87 PALM BEACH AC
 - 2. COMMERCIAL:
AREA: 176,488 SQFT
4.05 AC
4.41 PALM BEACH AC



- NOTES
- 1. PROPOSED APPROVED PUD:
AREA: 251,469 SQFT
5.77 AC
6.29 PALM BEACH AC



TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Ordinances - First Reading

Agenda Title

Rezoning Parcels of Land More Particularly Described in Exhibit A, from “R-B Low Density Residential” District, “C-TS Town-Serving Commercial” District, and “C-B Commercial” District to “PUD-D” (*Commonly Referred to as Wells Fargo Site*)

ORDINANCE NO. 002-2024: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Amended Official Zoning Map Of The Town Of Palm Beach Updated July 26, 2022; Rezoning Parcels Of Land More Particularly Described In Exhibit A, From “R-B Low-Density Residential” District, “C-TS Town-Serving Commercial” District, And “C-B Commercial” District To “PUD-D”; Providing For Inclusion On The Zoning Map; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Herewithin; Providing For Codification; Providing An Effective Date.

Presenter

ATTACHMENTS:

- ▣ **Ordinance No. 002-2024 with Exhibit A and B**

ORDINANCE NO. 002-2024

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE AMENDED OFFICIAL ZONING MAP OF THE TOWN OF PALM BEACH UPDATED JULY 26, 2022; REZONING PARCELS OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT A, FROM “R-B LOW DENSITY RESIDENTIAL” DISTRICT, “C-TS TOWN-SERVING COMMERCIAL” DISTRICT, AND “C-B COMMERCIAL” DISTRICT TO “PUD-D”; PROVIDING FOR INCLUSION ON THE ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITHIN; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Code Section 134-261, the Town Council of the Town of Palm Beach may from time to time on its own motion or on petition, signed by the fee simple property owner of the property involved or authorized designee, agent or representative of the owner by power of attorney filed with the director of the planning, zoning and building department or designee, amend, supplement, change, modify or repeal the regulations, restrictions or district boundaries; and

WHEREAS, on January 29, 2024, the Town of Palm Beach received a privately initiated development review application to amend the Amended Official Zoning Map of the Town of Palm Beach Updated July 26, 2022 to rezone the subject property legally and as particularly described in Exhibit A from “R-B Low Density Residential” District, “C-TS Town Serving Commercial” District and “C-B Commercial District” to “PUD-D”; and

WHEREAS, on March 5, 2024, the Town of Palm Beach Planning and Zoning Commission reviewed the rezoning of the Subject properties and recommended to the Town Council that the rezoning be approved; and

WHEREAS, on March 13, 2024, the Town Council conducted a public hearing wherein it considered the recommendations of the Planning, Zoning and Building Department and the Planning and Zoning Commission regarding the recommended rezoning of the Subject properties.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Incorporation of Recitals.

The above recitals are incorporated as fully set forth herein.

Section 2. Amendment of the Amended Official Zoning Map of the Town of Palm Beach Updated July 26, 2022

The Town Council directs the Zoning Map be amended to “PUD-D” as described on Exhibit “A” and displayed on Exhibit “B” attached hereto and incorporated herein by reference.

Section 3. Severability.

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 4. Repeal of Ordinances in Conflict.

All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 5. Codification.

This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach.

Section 5. Effective Date.

This Ordinance shall take effect 31 days subsequent to its enactment on second and final reading, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading this (date) day of (Month), (year), and for second and final reading this (date) day of (Month), (year).

Danielle H. Moore, Mayor

Margaret A. Zeidman, Town Council President

Bobbie Lindsay, Council President Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, Acting Town Clerk

Lewis S.W. Crampton, Town Council Member

Exhibit A

LEGAL DESCRIPTION:

COMMENCING at the Southwest corner of Lot 22, Block B, Royal Park Addition to Palm Beach, Palm Beach County, Florida, as recorded in Plat Book 4, Page 1, Palm Beach County Public Records; thence run Easterly along the South line of said Lot 22 and the South lines of Lots 23, 24, 25, 59 and 26 of said Block B, a distance of 600 feet to the southwest corner of Lot 27 of said Block B; thence continue Easterly along the South line of said Lot 27 a distance of 116.93 feet to the southwest corner of property as described in Warranty Deed from First National Bank to Bryan L. Ramsing and Wiley R. Reynolds, Jr., dated march 27, 1953 and recorded in Deed Book 1013, Page 359, Palm Beach County Public Records; thence Northerly and parallel to the West line of said Lot 27 a distance of 103.09 feet; thence Easterly and parallel to the North line of said Lot 27 a distance of 202.89 feet (per prior deed; 202.67 actual measurement) to the West boundary line of Ocean Boulevard; thence Southerly along said West boundary line of Ocean Boulevard a distance of 3.02 feet; thence Easterly and parallel to the North line of said Lot 27 a distance of 10.02 feet to the Easternmost line of said Lot 27, Block B as shown on said Plat of Royal Park Addition; thence Northerly along said Easternmost line of Lot 27, said Easternmost line also being the East line of the North 50 feet of said Lot 27, as described as Parcel IV on Warranty Deed from John Nuveen, Jr. and Grace Bennet Nuveen to First National Bank in Palm Beach dated June 2, 1951 and recorded in Deed Book 949, Page 340, Palm Beach County Records, for a distance of 50 feet more or less to the Northeast corner of said Lot 27; thence Westerly along the North line of said Lot 27 for a distance of 10.02 feet; thence Southerly and parallel with the said Easternmost line of Lot 27 for a distance of 3.01 feet to the Southeast corner of Parcel I, as described in Warranty Deed from First National Bank in Palm Beach to Claire A. Stiles, dated February 22, 1952 and recorded in Deed Book 972, Page 392, the description of said Parcel I was later corrected and recorded in Official Record Book 29, Page 407, Palm Beach County Public Records; thence Westerly, parallel with and 3.0 feet South of, measured at right angles to the North line of said Lot 27, and along the South line of said Parcel I, a distance of 166.24 feet (per prior deed; 165.83 by actual measurement) to the point of intersection with the arc of a nontangent curve, concave to the Northeast, having a radius of 20.03 feet and a central angle of $40^{\circ} 54' 21''$, and its chord bears Northwesterly when measured counter clockwise $120^{\circ} 28' 59''$ from the preceding course; thence Northwesterly along the arc of said curve for a distance of 14.30 feet to a point of reversed curvature; thence along the arc of a curve concaved to the Southwest, having a radius of 40.84 feet and a central angle of $74^{\circ} 57' 31''$ for a distance of 53.43 feet to the point of tangency; thence continue Westerly (per prior description; actual bearing North $85^{\circ} 00' 50''$ West), tangent to the last described curve a distance of 35.1 feet; thence Northerly, measuring an angle of $95^{\circ} 00' 40''$ from the preceding course to the North a distance of 24.30 feet to a point in the North line of Parcel III as described in said Warranty Deed from John Nuveen, Jr. and Grace Bennet Nuveen to First National Bank in Palm Beach, dated June 2, 1951, and recorded in Deed Book 949, Page 340, Palm Beach County Records; thence Westerly along the North line of said Parcel III and at right angles to the preceding course for a distance of 90.42 feet to a point in the East boundary line of "The East Plaza" as recorded in Plat Book 16, Page 78, Palm Beach County Public Records, a part of said East boundary line also being the East line of Parcel I as described in said Warranty Deed from John Nuveen, Jr. and Grace Bennet Nuveen to First National Bank in Palm Beach, dated June 2, 1951 and recorded in Deed Book 949, Page 340, Palm Beach County Public Records; thence Northerly along said East boundary line for a distance of 117.86 feet; thence measuring an angle

Exhibit A

of 172° 10' 20" clockwise from the preceding course to the North and run for a distance of 100.94 feet to a point in the South line of Seaview Avenue as shown on said Plat of "The East Plaza"; thence turn an angle of 97° 49' 40" measured clockwise from the preceding course to the West and run along the South line of said Seaview Avenue for a distance of 20 feet to the Northwest corner of the Private Road shown as part of Lot 8 on the said Plat of "The East Plaza"; thence turn an angle of 82° 10' 20" measured clockwise from the preceding course to the South and run along the West line of said Private Road for a distance of 100.00 feet; thence turn an angle of 82° 10' 20" measured counter clockwise from the preceding course to the West and run along the South line of the marked "NOT INCLUDED" and the South lines of Lots 7, 6, 5 and 4 of said plat of "The East Plaza" a distance of 393.62 feet to the Southeast corner of Lot 3 of the said plat of "The East Plaza"; thence continue Westerly along the South line of said Lot 3 a distance of 58.94 feet to the Northwest corner of that part of Lot 11 of the said plat of "The East Plaza" lying North of the area shown as "Private Road"; thence run Southerly along the West line of said Lot 11 for a distance of 14.36 feet to point in the North line of said "Private Road"; said point also lying in the Easterly boundary of Parcel I as described in Deed from Bessemer Properties, Incorporated to the First National Bank in Palm Beach dated May 13, 1947 and recorded in Deed Book 818, Page 324, Palm Beach County Public Records; thence Westerly along the North line of said "Private Road" for a distance of 10.74 feet to its intersection with the circumference of a circle, concave to the Southwest at this point and having a radius of 30 feet, said circle being part of said herein referred to "Private Road"; thence Northwesterly along the arc of said circle, a distance of 31.52 feet to the Southeast corner of a strip of land as described in Quit Claim Deed from Elizabeth S. Fetterolf and Morton H. Fetterolf to First National Bank in Palm Beach, dated May 21, 1951 and recorded in Deed Book 945, Page 460, Palm Beach County Public Records; thence Northerly along the East line of said strip and parallel to and 1.5 feet Easterly of as measured at right angles to Westerly line of Lot 2 of said Plat of "The East Plaza" for a distance of 99.98 feet to the South line of said Seaview Avenue; thence Westerly along the South line of said Seaview Avenue a distance of 104.76 feet (more or less) to the Northwest corner of Lot 1 of said Plat of "The East Plaza"; thence Southerly along the West lines of Lots 1 and 2 of said Plat of "The East Plaza" and the West lines of Lots 1, 2 and 3 of the revised Plat of Columbus Colonade as recorded in Plat Book 10, Page 7, Palm Beach County Public Records, a distance of 291.65 feet to the Southwest corner of Lot 3 of said Columbus Colonade and the Northwest corner of Lot 22, Block B of said Plat of Royal Park Addition; thence run Southerly along the West line of said Lot 22, a distance of 150.00 feet to the POINT OF BEGINNING. Containing in all, 250,976 square feet or 5.76 acres, more or less.

 ZONING: R-B:
AREA: 74,981 SQFT
1.72 AC
1.87 PALM BEACH AC

 ZONING: C-B:
AREA: 85,719 SQFT
1.97 AC
2.14 PALM BEACH AC

 ZONING: C-TS
AREA: 90,769 SQFT
2.08 AC
2.27 PALM BEACH AC

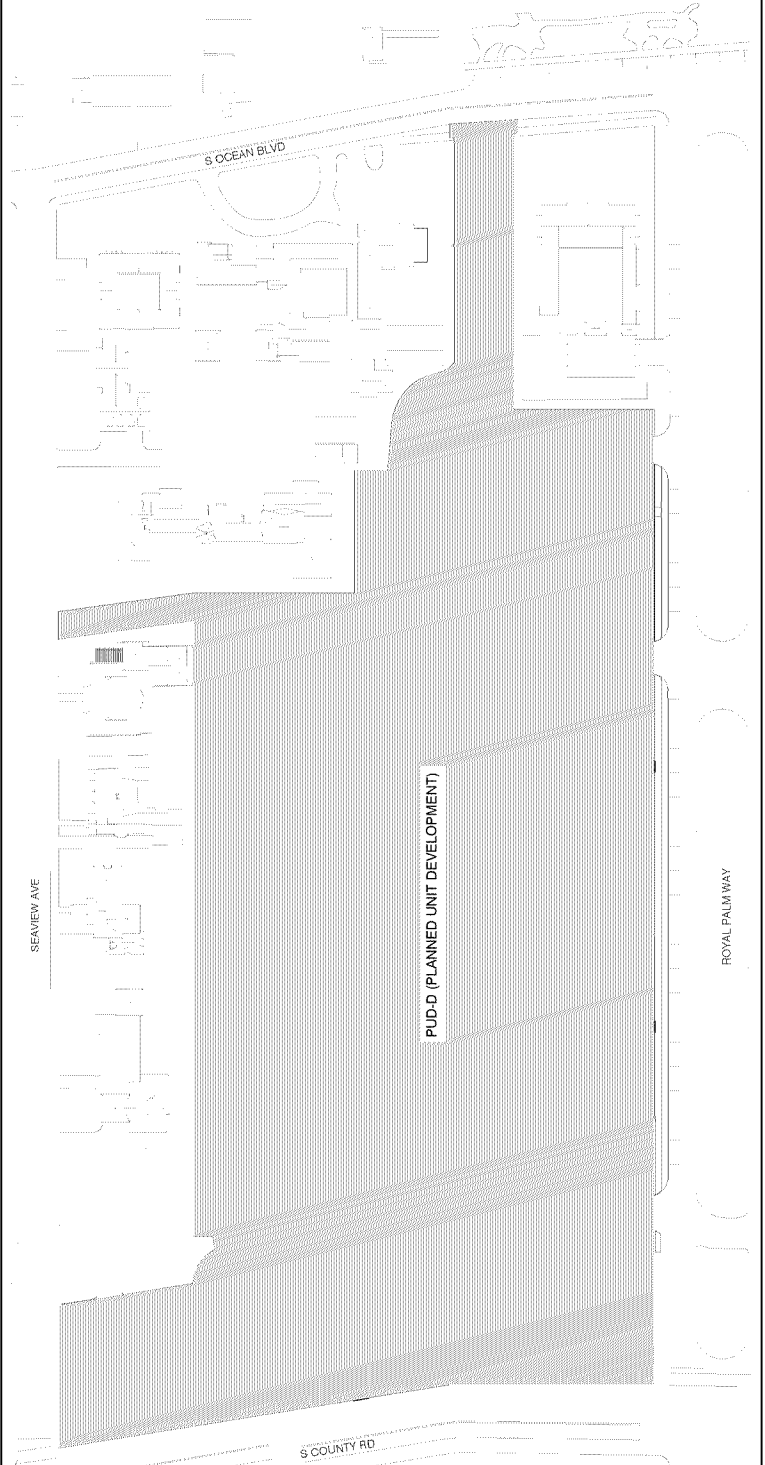


TC Development Review Backup 3-13-2024

EXISTING TOWN OF PALM BEACH ZONING

NOTES

1. PUD-D:
AREA: 251,469 SQFT
5.77 AC
6.29 PALM BEACH AC



378 of 478

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Ordinances - First Reading

Agenda Title

Amending the Town of Palm Beach Comprehensive Plan Future Land Use Element Policy 2.2.1& Policy 2.2.3 to allow for mixed use PUDs.

Creating a new Policy 11.1.5 to allow for mixed use PUDs located within the Single Family and Commercial Land Use Categories. (*Commonly known as the Wells Fargo Site*)

-

ORDINANCE NO. 003-2024: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Adopted 2017 Town Of Palm Beach's Comprehensive Plan, Pursuant To Chapter 163, Florida Statutes; Amending The Goals, Objectives, And Policies Of The Comprehensive Plan Future Land Use Element Within The Comprehensive Plan; Amending The Town Of Palm Beach Comprehensive Plan Future Land Use Element Policy 2.2.1 To Incorporate Mixed-Use PUDs As Set Forth In Policy 11.1.5 As An Appropriate Use In The Single Family Future Land Use Designation; Amending The Town Of Palm Beach Comprehensive Plan Future Land Use Element Policy 2.3.3 A. To Incorporate Mixed-Use PUDs As Set Forth In Policy 11.1.5 As An Appropriate Use In The Commercial Future Land Use Designation; Amending The Town Of Palm Beach Comprehensive Plan Future Land Use Element To Create A New Policy 11.1.5 To Establish A Type Of Planned Unit Development In The Town Of Palm Beach For Mixed-Use Development Within The Single Family And Commercial Land Use Categories Allowing For A Mix Of Residential Uses Not Exceeding The Maximum Allowable Density Within The Land Use Categories; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Herewithin; Providing For Codification; Providing An Effective Date.

Presenter

ATTACHMENTS:

▯ **Ordinance No. 003-2024 with Exhibit A**

ORDINANCE NO. 003-2024

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE ADOPTED 2017 TOWN OF PALM BEACH'S COMPREHENSIVE PLAN, PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AMENDING THE GOALS, OBJECTIVES, AND POLICIES OF THE COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT WITHIN THE COMPREHENSIVE PLAN; AMENDING THE TOWN OF PALM BEACH COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY 2.2.1 TO INCORPORATE MIXED-USE PUDS AS SET FORTH IN POLICY 11.1.5 AS AN APPROPRIATE USE IN THE SINGLE FAMILY FUTURE LAND USE DESIGNATION; AMENDING THE TOWN OF PALM BEACH COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY 2.3.3 A. TO INCORPORATE MIXED-USE PUDS AS SET FORTH IN POLICY 11.1.5 AS AN APPROPRIATE USE IN THE COMMERCIAL FUTURE LAND USE DESIGNATION; AMENDING THE TOWN OF PALM BEACH COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO CREATE A NEW POLICY 11.1.5 TO ESTABLISH A TYPE OF PLANNED UNIT DEVELOPMENT IN THE TOWN OF PALM BEACH FOR MIXED-USE DEVELOPMENT WITHIN THE SINGLE FAMILY AND COMMERCIAL LAND USE CATEGORIES ALLOWING FOR A MIX OF RESIDENTIAL USES NOT EXCEEDING THE MAXIMUM ALLOWABLE DENSITY WITHIN THE LAND USE CATEGORIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITHIN; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach has adopted a Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes, known as the Community Planning Act (the "Act");

WHEREAS, on August 9, 2017, the Town of Palm Beach amended its Comprehensive Plan based on the Town's Evaluation and Appraisal of the Comprehensive Plan with the adoption of Ordinance No. 9-2017; and

WHEREAS, pursuant to Town Code Section 86-51, in accordance with Section 163.3174, Florida Statutes, the Town Council of the Town of Palm Beach is hereby designated and

established as the Local Planning Agency for the incorporated territory of the Town of Palm Beach; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, a small-scale development amendment may be adopted under the provisions of this subsection if the proposed amendment involves the use of 50 acres or few and if the proposed text changes to the Goals, Objectives and Policies relate directly to, and are adopted simultaneously with the small-scale future land use map amendment; and

WHEREAS, on January 29, 2024, the Town of Palm Beach received a privately initiated development review application to amend the Town of Palm Beach Comprehensive Plan Future Land Use Map and Future Land Use Element Goals, Objectives and Policies that relate directly to the small-scale future land use map amendment; and

WHEREAS, on March 5, 2024, the Town of Palm Beach Planning and Zoning Commission reviewed the proposed text amendments (“Amendments”) to the Future Land Use Element of the Comprehensive Plan and recommended to the Town Council that the Amendments be approved; and

WHEREAS, on March 13, 2024, pursuant to Section 163.3174(4)(a), Florida Statutes, the Town Council acting as the Local Planning Agency conducted a public hearing wherein it considered the recommendations of the Planning, Zoning and Building Department and the Planning and Zoning Commission regarding the Amendments to the Future Land Use Element of the Town of Palm Beach Comprehensive Plan; and

WHEREAS, the Town Council has determined that the proposed Amendments to the Comprehensive Plan Future Land Use Element promote the public health, safety and welfare and are consistent with the requirements in Florida Statutes, and all elements of the adopted Comprehensive Plan; and

WHEREAS, pursuant to Section 163.3184(11), the Town Council has affirmatively voted to transmit the Amendments to the Florida Department of Commerce and appropriate reviewing agencies for their respective review(s).

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Incorporation of Recitals.

The above recitals are incorporated as fully set forth herein.

Section 2. Amendment of the Comprehensive Plan.

The Town of Palm Beach Comprehensive Plan, set forth in Ordinance No. 9-2017 of the Town of Palm Beach, is hereby amended to amend Future Land Use Element Policy 2.2.1 and 2.3.3 and create a new Policy 11.1.5, as follows and as set forth in Exhibit “A”, a copy of which is attached hereto and incorporated herein:

Section 1. POLICY 2.2

Development orders shall be issued by the Town only for new residential development or redevelopment that is consistent with the Future Land Use Map and associated Future Land Use Designations set forth in the following policies.

2.2.1 Single-Family Residential – Intended to accommodate and preserve estates and single- family residential development at a maximum density

of four dwelling units per gross Palm Beach acre (40,000 square feet) and a maximum height of two stories.

Appropriate uses include single-family dwellings, residential PUD's as set forth in Policies 11.1.1 and 11.1.4, **mixed use PUDs as set forth in POLICY 11.1.5**, cluster development, public uses and facilities, public and private schools, private group uses, group homes and foster care facilities, and essential services.

2.3.3 Commercial – Intended to create, preserve, and enhance areas of attractive, small-scale, retail, personal and professional/business services, and mixed commercial/ residential use, developed either as a unit or in individual parcels, providing primarily for the frequently recurring needs of Town persons with limited provision for more intensive commercial uses that are proven to be compatible with the Future Land Use Plan and the character of the Town.

a. Appropriate uses include a wide range of commercial retail, service, professional and business uses for residents and visitors; hotels/motels up to 26 rooms per gross Palm Beach acre (40,000 square feet); timesharing uses up to 9 units per gross Palm Beach acre (40,000 square feet); offices; public uses and facilities; public and private schools; private group uses; **mixed-use PUDs as set forth in Policy 11.1.5**, and residential uses located above the ground floor.

b. Except for uses located in the Worth Avenue zoning district (C-WA), one residential unit may be located above the ground floor, or up to a maximum density of six dwelling units per gross Palm Beach acre, whichever is greater. In the Worth Avenue zoning district the maximum allowable density shall be 10 dwelling units per gross Palm Beach acre provided the Worth Avenue Design Guidelines are met.

c. Maximum lot coverage for non-residential uses shall be 75%.

d. In limited circumstances, the maximum building height shall be three stories.

11.1.5 Mixed-Use PUDs located within the Single Family and Commercial Future Land Use Categories allowing for a mix of residential uses not to exceed the maximum allowable density within the Future Land Use Categories.

Section 3. Transmittal.

The Town Clerk is hereby directed to transmit the required copies of the Amendments to the Town's Comprehensive Plan to the Florida Department of Commerce and all other parties as required by Section 163.3184(3)(c)2, Florida Statutes.

Section 4. Severability.

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 5. Repeal of Ordinances in Conflict.

All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 6. Codification.

This Ordinance shall be codified and made a part of the official Comprehensive Plan of the Town of Palm Beach.

Section 7. Effective Date.

This Ordinance shall take effect 31 days subsequent to its enactment on second and final reading, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading this (date) day of (Month), (year), and for second and final reading this (date) day of (Month), (year).

Danielle H. Moore, Mayor

Margaret A. Zeidman, Town Council President

Bobbie Lindsay, Council President Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, Acting Town Clerk

Lewis S.W. Crampton, Town Council

**FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES AND POLICIES**

GOAL 1

**TO MAINTAIN THE TOWN'S UNIQUE IDENTITY AND ITS HIGH QUALITY
OF LIFE THROUGH THE EFFICIENT DISTRIBUTION OF COMPATIBLE
LAND USES.**

OBJECTIVE 1

Future growth and development within the Town shall be managed to maintain and enhance the Town's unique physical and historic character with emphasis on its visual qualities, and compatibility and harmony among its diverse land uses. The measurement of this objective shall be the extent to which the following policies are implemented.

POLICY 1.1

Continue enforcement of the Town's Charter and Code of Ordinances containing specific and detailed provisions which are required to implement the adopted Comprehensive Plan, and which, at a minimum:

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space;
- c. Protect lands designated for Conservation;
- d. Regulate signage;
- e. Regulate areas subject to seasonal or periodic flooding and provide for drainage and stormwater management;
- f. Ensure safe and convenient on-site traffic flow and vehicle parking needs; and,
- g. Provide that no development order or permit shall be issued which results in a reduction of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan; and
- h. Reasonably ensure that newly planted trees are located in a manner that will require no more than minimal trimming in order to avoid contact with power lines.

POLICY 1.2

Conduct a staff review of each proposed new development or redevelopment project for the purpose of determining compliance with the Town's Code of Ordinances.

OBJECTIVE 2

Maintain the character of the Town as a predominantly residential community having only the type and amount of businesses and other support services necessary to meet the needs of Town residents.

POLICY 2.1

The listing of appropriate land uses in each of the individual land use categories identifies those uses generally expected to be appropriate.

- 2.1.1 Where essential services are indicated as an appropriate use, essential services shall include public utility facilities related to water supply, telephone (excluding wireless telecommunication facilities), cable television, gas, electrical distribution systems and town-owned services such as sanitary sewer, stormwater drainage, and solid waste collection and disposal systems, including any necessary appurtenant structures serving the Town.

POLICY 2.2

Development orders shall be issued by the Town only for new residential development or redevelopment that is consistent with the Future Land Use Map and associated Future Land Use Designations set forth in the following policies.

- 2.2.1 Single-Family Residential – Intended to accommodate and preserve estates and single-family residential development at a maximum density of four dwelling units per gross Palm Beach acre (40,000 square feet) and a maximum height of two stories.

Appropriate uses include single-family dwellings, residential PUD's as set forth in Policies 11.1.1 and 11.1.4, **mixed-use PUDs as set forth in Policy 11.1.5**, cluster development, public uses and facilities, public and private schools, private group uses, group homes and foster care facilities, and essential services.

- 2.2.2 Multi-Family Moderate Density – Intended to accommodate and preserve residential development at a maximum density of six dwelling units per gross Palm Beach acre (40,000 square feet) and a maximum height of two stories.

Appropriate uses include single-family, two-family, townhouses and multi-family dwellings; residential PUD's as set forth in Policy 11.1.2; mixed-use PUD's as set forth in Policy 11.1.3; public uses and facilities; public and private schools;

private group uses; group homes and foster care facilities; and essential services.

- 2.2.3 Multi-Family High Density – Intended to accommodate residential development at a - maximum density of 13 dwelling units per gross Palm Beach acre (40,000 square feet) and, under limited circumstances, a maximum height of five stories.

Appropriate uses include single-family, two-family, townhouses and multi-family dwellings; residential PUD's as set forth in Policy 11.1.2; mixed-use PUD's as set forth in Policy 11.1.3; hotel and motel uses up to 26 rooms per gross Palm Beach acre (40,000 square feet) and associated accessory commercial uses (hotel and motel rooms are considered to be equivalent to 0.5 dwelling units); timesharing uses up to nine units per gross Palm Beach acre (40,000 square feet); public uses and facilities; public and private schools; private group uses; group homes and foster care facilities; and essential services.

POLICY 2.3

Development orders shall be issued by the Town only for new non-residential development or redevelopment that is consistent with the Future Land Use Map and descriptions and intensities of land use as set forth in the following policies.

- 2.3.1 The following definitions shall pertain to the application of the non-residential land use designations and associated policies:
- a. "Town-serving" shall mean establishments principally oriented to serving the needs of Town persons and not substantially relying on the patronage of persons not defined as Town persons. Commercial establishments (other than those in the "Commercial – Office, Professional & Institutional" (C-OPI) zoning district, which are not required to meet town-serving requirements) of 3,000 square-feet or less of gross leasable area in the C-PC, C-TS and C-B zoning districts, and 4,000 square-feet or less of gross leasable area in the C-WA zoning district are assumed to meet the intent of the first part of this definition.
 - b. "Town persons" shall mean all full-time and seasonal residents of the Town as well as visitors staying at accommodations in, or employees working in establishments located within, the Town.
- 2.3.2 Conservation – Intended to preserve and protect unique natural areas and submerged land from development and the negative impacts of public use. No development or redevelopment is permitted on or over land designated in this category, with the exception of docks, essential services or parks owned and operated by the Town.
- 2.3.3 Commercial – Intended to create, preserve, and enhance areas of attractive, small-scale, retail, personal and professional/business services, and mixed commercial/

residential use, developed either as a unit or in individual parcels, providing primarily for the frequently recurring needs of Town persons with limited provision for more intensive commercial uses that are proven to be compatible with the Future Land Use Plan and the character of the Town.

- a. Appropriate uses include a wide range of commercial retail, service, professional and business uses for residents and visitors; hotels/motels up to 26 rooms per gross Palm Beach acre (40,000 square feet); timesharing uses up to 9 units per gross Palm Beach acre (40,000 square feet); offices; public uses and facilities; public and private schools; private group uses; **mixed-use PUDs as set forth in Policy 11.1.5**, and residential uses located above the ground floor.
 - b. Except for uses located in the Worth Avenue zoning district (C-WA), one residential unit may be located above the ground floor, or up to a maximum density of six dwelling units per gross Palm Beach acre, whichever is greater. In the Worth Avenue zoning district the maximum allowable density shall be 10 dwelling units per gross Palm Beach acre provided the Worth Avenue Design Guidelines are met.
 - c. Maximum lot coverage for non-residential uses shall be 75%.
 - d. In limited circumstances, the maximum building height shall be three stories.
- 2.3.4 Public – Intended to recognize existing locations of, and provide sites for, public uses, structures and facilities.
- a. Appropriate uses include public schools, low intensity public buildings and facilities such as fire and police stations, Town Hall, etc., of a scale and intensity necessary to primarily serve the needs of Town persons. Only public uses owned, operated, franchised, or supervised by a governmental agency are given this designation.
 - b. The designation of a property for Public use on the Future Land Use Plan Map recognizes the current use of the property; and, further, that such properties may also be appropriate for residential or commercial development with uses identified under the Single-Family Residential and Commercial land use categories.
 - c. Maximum lot coverage shall be 40%.
 - d. In limited circumstances, the maximum building height shall be three stories.
- 2.3.5 Public Recreation – Intended to provide for low intensity public recreational uses or activities, natural resource and scenic resources of a scale and intensity necessary to primarily serve the needs of Town persons. Only public facilities owned, operated, franchised, or supervised by a public governmental entity are given this designation.

- 2.3.6 Private Group Use – Intended to provide for low intensity uses such as private clubs, golf and country clubs, public and private schools, houses of worship, museums, and non- commercial recreation-type or cultural uses at a scale and intensity intended to primarily serve the needs of Town persons.
- a. The designation of a property for Private Group Use on the Future Land Use Plan Map recognizes the current use of the property; and, further, that such properties may also be appropriate for residential or commercial development with uses identified under the Single-Family Residential, Multi-family Moderate Density, and Commercial future land use categories.
 - b. Maximum lot coverage shall be 40%.
 - c. In limited circumstances (Commercial Worth Avenue (C-WA) zoning district), the maximum building height shall be three stories.
- 2.3.7 Approved PUD – Intended to recognize existing or previously approved PUD's and provide for new PUD's within the density limits of the land use category in which they are located prior to approval of the PUD. PUD densities shall not exceed 13 dwelling units per gross Palm Beach acre.

POLICY 2.4

To prevent critical and dangerous overuse of its streets, parking resources, public services and facilities, and damage to its historic character, and to overall property values of the community, the Town will take all technical and administrative measures legally available, to minimize the change or transition of existing low-density areas or structures to more intensive use patterns, and thereby lower the pattern of density, where possible, and to minimize tourism inflow.

POLICY 2.5

Continue to enforce the provisions of the Town's Zoning Ordinance which are directed toward the encouragement of Town-serving commercial uses and the discouragement of those uses which are likely to attract patronage on a regional level.

POLICY 2.6

The Town shall provide the amount, location, and type of on-street parking and street furniture, signage, beautification measures and traffic control that is sufficient to assure efficient functioning of the Town's business centers at Town-serving levels, and shall require off-street parking as necessary.

OBJECTIVE 3

Development orders or permits for new development or redevelopment shall be issued for construction in the floodplain or coastal high hazard area only if they meet the building elevations identified in the Flood Insurance Rate Maps (FIRM).

POLICY 3.1

Prior to the issuance of a development order or permit, the Town shall make and record the following determinations:

- a. The proposed building elevations meet or exceed elevations identified on the Flood Insurance Rate Maps (except when sufficient justification of extenuating circumstances may be shown).

OBJECTIVE 4

No new development shall be permitted on or over submerged lands or lands predominantly characterized by Tidal Swamp (TM) soils as identified in the Soil Survey of Palm Beach County.

POLICY 4.1

Areas identified as predominantly characterized by Tidal Swamp (TM) soils or identified as submerged lands shall be designated on the Town's Future Land Use Map for Conservation, and the Town's land development regulations shall prohibit urban development on such lands.

OBJECTIVE 5

Development orders and permits for new development or redevelopment, or building permits for developments that have been issued development orders prior to the adoption of the Comprehensive Plan, shall be issued only if public facilities and services necessary to meet the Town's adopted level of service standards are available concurrent with the impacts of the development.

POLICY 5.1

A concurrency analysis shall be conducted prior to the approval of any application for a development order, and no final development order shall be issued unless:

- a. Existing facilities and services meet the Town's adopted level of service standards as set forth in the Capital Improvements Element, or
- b. The final development order is conditioned on such facilities and services being available at the time the impact of development will occur, consistent with the

Town's Concurrency Management System and implemented policies of the Capital Improvements Element.

POLICY 5.2

In order to ensure the availability of public facilities and services necessary to support development concurrent with its impacts, prior to the issuance of a development order or permit, the Town shall make and record the following determinations:

- a. Flooding will not occur during a one-year storm for systems served by pumping stations or during a three-year storm for systems with gravity outfalls, and the minor flooding associated with a five-year storm shall be carried off within sixty minutes.
- b. Negative impacts of stormwater discharge upon water quality in Lake Worth are ameliorated by the retention of the first two inches of rainfall prior to discharge into the Town system; or, the post-development runoff does not exceed predevelopment runoff for a three-year one-hour storm, whichever is greater; or,
- c. For all commercial, or residential development or redevelopment where:
 - i. The proposed value of the improvement exceeds 25% of the market value of the property;
 - ii. A new swimming pool is constructed;
 - iii. There is redevelopment of more than 20% of landscaped open space, 20% of the impervious area of the site including buildings, patios, etc. or a combination thereof which exceeds 20%;
 - iv. New driveways or parking areas are constructed;
 - v. The proposed work includes replacement or reconstruction of parking areas other than parking areas designed for less than three residential units; or
 - vi. Other development ~~as~~ may be deemed appropriate by the Town Engineer.
- d. There is adequate potable water supply capacity to continue providing the level of service standard established by the City of West Palm Beach, the Town's water provider. The City's current Potable Water Level of Service (LOS) is 272 gallons/per person/day (gpd);
- e. There are adequate recreation facilities to maintain a standard of 6 acres/1000 population;
- f. The traffic generation of the project will not reduce the level of service on roadways in the

Exhibit A

Town to a category lower than that established in this Plan;

- g. There is adequate sanitary sewer capacity to continue providing the level of service standard established by the City of West Palm Beach, the Town's water provider. The City's current LOS is as follows:

Wastewater Collection

Development Type	Avg. Daily Water Flow, gallons per day (gpd)
------------------	--

Single Family	350 gpd/DU
Multifamily	250 gpd/DU
Commercial	0.20 gpd/SF
Industrial	0.15 gpd/Sf
Hotel	100 gpd/room

DU=dwelling unit

SF=Square feet

gpd=gallons per day

AC=acre

Pumping Station

Peaking Factor	Avg. Daily Flow Million Gallons per Day (MGD)
----------------	---

3.5	0.01 to 0.05
3.0	0.05 to 0.25
2.5	0.25 to 2.0
2.0	>2.0

Peaking factors for other facilities shall be determined using historical flow record.

- h. There is adequate capacity to continue collecting and disposing of least 2.55 pounds of solid waste per person per day;
- i. The project will not increase the time necessary to evacuate the Town, in the event of a hurricane, to greater than twelve hours; or,
- j. The development order or permit is specifically conditioned on the availability of the necessary facilities and services for each of the above and that said facilities are authorized when the project is authorized.

POLICY 5.3

Prior to the issuance of a development order or permit, the Town shall make and record a determination that the project provides open space, on-site traffic flow and parking commensurate with the requirements of the Town's land development regulations.

OBJECTIVE 6

Efforts shall continue to be made to control blighting influences or other negative impacts to the Town, and redevelopment will be encouraged in areas experiencing deterioration, when appropriate.

POLICY 6.1

The Town's Code of Ordinance proactively allows potential problems to be cited and requires property owners of cited property to take remedial action.

OBJECTIVE 7

The number of uses incompatible with the range and location of land uses, identified in the Town's Future Land Use Plan Map, shall be reduced by attrition; and, no new uses shall be permitted that are inconsistent with the community's character and the Town's Future Land Use Plan Map.

POLICY 7.1

The Town shall amend its land development regulations, when necessary to be compatible and consistent with the range and location of land uses identified on the Town's Future Land Use Plan.

POLICY 7.2

The Town shall prohibit replacement or expansion of uses found to be incompatible or inconsistent with the range and location of land uses identified on the Town's Future Land Use Map and Official Zoning Map.

POLICY 7.3

The Town shall continue to allow designated landmark structures, single-family dwellings, two-family, townhouse, multi-family, commercial, and public structures or public/private group uses which are unintentionally damaged or destroyed, such as by fire or other casualty, act of terrorism, war or act of God or nature to be rebuilt at the same density and/or intensity, on the same footprint and to the same size and configuration as those nonconforming buildings or structures being replaced provided FDEP standards are met when building east of the CCCL. Actual construction to replace, restore or reconstruct the nonconforming building or structure shall commence within the time frame outlined in the land development regulations.

OBJECTIVE 8

The Town shall protect its natural resources. The measurement of this objective is the extent to which natural resources are preserved and the degree to which the following policies are implemented.

POLICY 8.1

The Town shall protect the quality of its air from degradation by continuing to prohibit industrial uses within the Town.

POLICY 8.2

The Town shall protect designated native vegetation areas and their associated wildlife by prohibiting removal of vegetative species listed as threatened or endangered by State or Federal agencies on publicly owned property and new private development; and, by prohibiting planting of pestilent exotics and requiring removal of pestilent exotic species from sites of new construction or development.

POLICY 8.3

The Town shall stipulate that no development or construction which destroys wetland vegetation, including seagrass beds, shall be permitted in the Town unless loss is 100% mitigated.

POLICY 8.4

The Town shall require that all new development and redevelopment on the Atlantic shore restore dunes, where restoration potential exists and is necessary, as determined by the Town and FDEP.

POLICY 8.5

The Town will require soil erosion control techniques be used during construction.

POLICY 8.6

No development or redevelopment shall occur on or over submerged land other than docks, essential services or parks owned and operated by the Town.

OBJECTIVE 9

The Town shall protect its inheritance of structures and neighborhoods having historic or architectural merit. The measurement of this objective is the extent to which historic or architectural structures or neighborhoods are preserved, and the degree to which the following

policies are implemented.

POLICY 9.1

Continue to protect the Town's historically significant properties and aesthetic character through the active participation of the Architectural and Historic Landmarks Preservation Commissions in the development review and approval process, as authorized by the Town's Code of Ordinances.

POLICY 9.2

The Town shall enforce its archaeological requirements as authorized by the Town's Code of Ordinances.

OBJECTIVE 10

The Town will coordinate and comply with any resource planning and management plan prepared pursuant to Chapter 380 FS, as amended.

POLICY 10.1

Coordinate with State, regional, county and local agencies to ensure mutual cooperation in the development of all appropriate resource planning and management plans prepared pursuant to Chapter 380, F.S. as amended. The Town will continue to monitor all other local governments' activities when notice is provided. The Town will continue to provide notice as required to other local governments and agencies on upcoming large development projects. The Town will continue to work closely with the Treasure Coast Regional Planning Council, Palm Beach County and School Board and the State of Florida on regional issues. The Town will continue to maintain mutual aid agreements with other local governments with reference to fire service, police and disaster preparedness.

POLICY 10.2

Continue to coordinate with other governments in securing full resources by the State and other agencies for programs of their design, creation and/or benefit, and continue to ensure the protection of local self-determination in matters which are not demonstrated to be of actual regional significance.

OBJECTIVE 11

Provide for Planned Unit Developments, and other innovative regulations and techniques that will assist the Town in maintaining its high standards, quality of life, and appropriate mix and location

of land use types and structures; and, in ensuring that new development is compatible with existing surrounding properties.

POLICY 11.1

The following types of Planned Unit Developments shall be allowed in the Town:

- 11.1.1 Single-family PUD's located within the Single Family Residential Land Use Category not exceeding four dwelling units per gross Palm Beach acre.
- 11.1.2 Mixed residential development located within the Multi-Family Moderate or Multi-Family High Density Land Use Categories, not exceeding the maximum density allowable within the Land Use Category.
- 11.1.3 Mixed-use development within the Multi-Family Moderate Density or Multi-Family High Density Land Use Categories, allowing for a mix of residential uses not exceeding the maximum allowable density within the Land Use Category and nonresidential development not exceeding 20% of the gross floor area of the PUD.

The following equivalencies shall be used in determining the intensity of the nonresidential components:

Land Use Type	Unit of Measurement	Equivalence to One Dwelling Unit of Gross Density
Hotels, motels or similar transient facilities	Number of bedrooms	Two bedrooms
Principal Commercial Uses	Total floor area	750 square feet
Accessory Commercial Uses	Total floor area	1,500 square feet
Other Nonresidential Uses	Total floor area	1,000 square feet

- 11.1.4 In order to encourage preservation of historic residential structures, such single-family structures may be permitted to be converted through a historic preservation PUD to contain multiple residential units, within the confines of the existing structure, provided the density does not exceed four dwelling units per gross Palm Beach acre.

11.1.5 Mixed-Use PUDs located within the Single Family and Commercial Land Use Categories allowing for a mix of residential uses not exceeding the maximum allowable density within the Future Land Use Categories.

OBJECTIVE 12

The Town shall coordinate its coastal area population with the Regional Hurricane Evacuation Plan. The measurement of this objective will be the degree to which the Town coordinates with the appropriate Evacuation Plan, and the extent to which the following policy is implemented.

POLICY 12.1

The Town will review, and revise if necessary, its coastal area densities to ensure that they do not result in hurricane evacuation or shelter capacity deficiencies.

POLICY 12.4

The Town shall expand the Town's education and notification process to emphasize the unpredictability of the power of an approaching storm and the need to evacuate early upon an evacuation warning.

OBJECTIVE 13

Public access shall be maintained to all recreational facilities, including recreational and commercial working waterfronts as defined in F.S. 342.07, under the jurisdiction of the Town of Palm Beach.

POLICY 13.1

The Town of Palm Beach shall establish priorities for siting appropriate water dependent and water related land uses consistent with F.S. 342.07, while at the same time protecting shoreline and conservation areas from degradation.

POLICY 13.2

The Town of Palm Beach shall continue to implement corrective measures on all access points identified by the Town as inadequate.

POLICY 13.3

The Town will, on an annual basis, inspect public access points at public facilities located within the Town of Palm Beach, but not under the Town's jurisdiction, to identify any impediments to access. It will notify respective governing agencies of impediments within three months of their identification.

POLICY 1344.4

In evaluating applications for marinas or marina siting all of the following shall be addressed: land use compatibility; availability of upland support services; existing protective status or ownership; hurricane contingency planning; protection of water quality; water depth; environmental disruptions and mitigation actions; availability for public use; and, economic need and feasibility. The criteria shall be reviewed by the Planning Department on an annual basis and updated as necessary.

OBJECTIVES AND POLICIES NOT APPLICABLE

No objectives or policies pertaining to the discouragement of the proliferation of urban sprawl are necessary or applicable in the Town of Palm Beach because it is virtually fully developed, and the only areas for potential development are located on "in-fill" parcels.

No objectives or policies encouraging the availability of suitable land for utility facilities are necessary or applicable. The City of West Palm Beach provides the potable water supply to the Town from its facility on the mainland. Wastewater treatment is provided by the East Central Regional Sewage Treatment Plant, also located on the mainland. Solid waste disposal sites are all located on the mainland with the North County Regional Resource Recovery plant, also located on the mainland, to come on line in the near future.

No policies are necessary or applicable to the protection of potable water wellfields since there are now no such facilities in the Town, nor are any expected in the future.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Ordinances - First Reading

Agenda Title

Amending specific sections within the Chapter 134, Zoning Code, to create a new PUD-D Zoning District and provide the associated maximum density, permitted uses, and land development requirements for the proposed new PUD-D Zoning District.

ORDINANCE NO. 004-2024: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article VI, Division 4. R-B Low-Density Residential District; Division 8. C-TS Town-Serving Commercial District; Division 12. C-B Commercial District; Amending Section 134-616, Districts Where Permitted, To Create A “PUD-D” District As A District Where Planned Unit Developments Are Permitted; Amending Section 134-617, Compliance, To Create A PUD-D District As A District That When Developed As A Permitted Use Must Conform To The Regulations In This Subdivision; Amending Section 134-618, Minimum Area, To Create A PUD-D District As A District Whose Minimum Area Requirement Shall Be At Least Six (6) Contiguous Acres; Amending Section 134-620, Residential Density, To Create A PUD-D District That When Developed As A Permitted Use Must Conform To A Density Of Four Units Per Acres For The Portion Of The Property With A Single Family Future Land Use Designation And Six Units Per Acre For The Portion Of The Property With A Commercial Future Land Use Designation; Creating Section 134-625, Permitted Land Uses In The PUD-D District; Amending Reserved Sections 134-626 – 134-650; Amending Section 134-651, Establishment Of Special Exception Planned Unit Developments, To Create A Pud-5 Mixed Use Development Special Exception Planned Unit Development District; Amending Section 134-652, Districts Where Permitted, To Create A PUD-5 Mixed Use Development Planned Unit Development District That May Be Permitted By Special Exception Only In The Parcel Of Land More Particularly Described In Exhibit A; Amending Section 134-653, Minimum Area, To Create A PUD-5 Mixed Use District As A District Whose Minimum Area Requirement Shall Be At Least Six (6) Contiguous Acres; Amend Section 134-654, Residential Density, To Create A PUD-5 Mixed Use District That When Developed As A

Permitted Use Must Conform To The Residential Densities Of Four Units Per Acre For The Portion Of The Property Zoned R-B And Six Units Per Acre For The Portion Of The Property Zoned C-TS And C-B; Amending Section 134-656, Permitted Land Use, To Create A PUD-5 District And Outlines The Permitted Uses In The PUD-5 District; Amending Article VI, Divisions 4, Section 134-890, Special Exception Uses To Establish PUD-D As A Special Exception Use In The R-B Low-Density Residential Zoning District; Amending Article VI, Divisions 8, Section 134-1109, Special Exception Uses To Establish PUD-D As A Special Exception Use In The C-TS Town Serving Commercial Zoning District; Amending Article VI, Divisions 12, Section 134-1304, Special Exception Uses To Establish PUD-5 As A Special Exception Use In The C-B Commercial Zoning District; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Herewithin; Providing For Codification; Providing An Effective Date.

Presenter

ATTACHMENTS:

- ▣ **Ordinance No. 004-2024 with Exhibit A**

ORDINANCE NO. 004-2024

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, ARTICLE VI, DIVISION 4. R-B LOW DENSITY RESIDENTIAL DISTRICT; DIVISION 8. C-TS TOWN-SERVING COMMERCIAL DISTRICT; DIVISION 12. C-B COMMERCIAL DISTRICT; AMENDING SECTION 134-616, DISTRICTS WHERE PERMITTED, TO CREATE A “PUD-D” DISTRICT AS A DISTRICT WHERE PLANNED UNIT DEVELOPMENTS ARE PERMITTED; AMENDING SECTION 134-617, COMPLIANCE, TO CREATE A PUD-D DISTRICT AS A DISTRICT THAT WHEN DEVELOPED AS A PERMITTED USE MUST CONFORM TO THE REGULATIONS IN THIS SUBDIVISION; AMENDING SECTION 134-618, MINIMUM AREA, TO CREATE A PUD-D DISTRICT AS A DISTRICT WHOSE MINIMUM AREA REQUIREMENT SHALL BE AT LEAST SIX (6) CONTIGUOUS ACRES; AMENDING SECTION 134-620, RESIDENTIAL DENSITY, TO CREATE A PUD-D DISTRICT THAT WHEN DEVELOPED AS A PERMITTED USE MUST CONFORM TO A DENSITY OF FOUR UNITS PER ACRES FOR THE PORTION OF THE PROPERTY WITH A SINGLE FAMILY FUTURE LAND USE DESIGNATION AND SIX UNITS PER ACRE FOR THE PORTION OF THE PROPERTY WITH A COMMERCIAL FUTURE LAND USE DESIGNATION; CREATING SECTION 134-625, PERMITTED LAND USES IN THE PUD-D DISTRICT; AMENDING RESERVED SECTIONS 134-626 – 134-650; AMENDING SECTION 134-651, ESTABLISHMENT OF SPECIAL EXCEPTION PLANNED UNIT DEVELOPMENTS, TO CREATE A PUD-5 MIXED USE DEVELOPMENT SPECIAL EXCEPTION PLANNED UNIT DEVELOPMENT DISTRICT; AMENDING SECTION 134-652, DISTRICTS WHERE PERMITTED, TO CREATE A PUD-5 MIXED USE DEVELOPMENT PLANNED UNIT DEVELOPMENT DISTRICT THAT MAY BE PERMITTED BY SPECIAL EXCEPTION ONLY IN THE PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; AMENDING SECTION 134-653, MINIMUM AREA, TO CREATE A PUD-5 MIXED USE DISTRICT AS A DISTRICT WHOSE MINIMUM AREA REQUIREMENT SHALL BE AT LEAST SIX (6) CONTIGUOUS ACRES; AMEND SECTION 134-654, RESIDENTIAL DENSITY, TO CREATE A PUD-5 MIXED USE DISTRICT THAT WHEN DEVELOPED AS A PERMITTED USE MUST CONFORM TO THE RESIDENTIAL DENSITIES OF FOUR UNITS PER ACRE FOR THE PORTION OF THE PROPERTY ZONED R-B AND SIX UNITS PER ACRE FOR THE PORTION OF THE PROPERTY ZONED C-TS AND C-B; AMENDING SECTION 134-656, PERMITTED LAND USE, TO CREATE A PUD-5 DISTRICT AND OUTLINES THE PERMITTED USES IN THE PUD-5 DISTRICT; AMENDING ARTICLE VI, DIVISIONS 4, SECTION 134-890,

SPECIAL EXCEPTION USES TO ESTABLISH PUD-D AS A SPECIAL EXCEPTION USE IN THE R-B LOW DENSITY RESIDENTIAL ZONING DISTRICT; AMENDING ARTICLE VI, DIVISIONS 8, SECTION 134-1109, SPECIAL EXCEPTION USES TO ESTABLISH PUD-D AS A SPECIAL EXCEPTION USE IN THE C-TS TOWN SERVING COMMERCIAL ZONING DISTRICT; AMENDING ARTICLE VI, DIVISIONS 12, SECTION 134-1304, SPECIAL EXCEPTION USES TO ESTABLISH PUD-5 AS A SPECIAL EXCEPTION USE IN THE C-B COMMERCIAL ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITHIN; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Code Section 134-261, the Town Council of the Town of Palm Beach may from time to time on its own motion or on petition, signed by the fee simple property owner of the property involved or authorized designee, agent or representative of the owner by power of attorney filed with the director of the planning, zoning and building department or designee, amend, supplement, change, modify or repeal the regulations, restrictions or district boundaries; and

WHEREAS, on January 29, 2024, the Town of Palm Beach received a privately initiated development review application to amend Chapter 134, the Town of Palm Beach Zoning Code, of the Town's Code of Ordinances to create a new PUD-D Zoning District (the "Amendment") as a district where planning unit developments are permitted and to create the corresponding PUD-5, mixed-use development as a special exception planned unit development district subject to applicable requirements of district; and

WHEREAS, on March 5, 2024, the Town of Palm Beach Planning and Zoning Commission reviewed the proposed text amendments to the Code of Ordinances and recommended to the Town Council that the Amendment be approved; and

WHEREAS, on March 13, 2024, the Town Council conducted a public hearing wherein it considered the recommendations of the Planning, Zoning and Building Department and the Planning and Zoning Commission regarding the text amendment to the Code of Ordinances; and

WHEREAS, the Town Council has determined that creation of a new PUD-D Zoning District would be consistent with the adopted Town of Palm Beach Comprehensive Plan as amended on November 9, 2022.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Incorporation of Recitals.

The above recitals are incorporated as fully set forth herein.

Section 2. Amendment of the Zoning Code of the Town of Palm Beach Code of Ordinances.

The Town Council directs that the Town of Palm Beach Code of Ordinances be amended at Chapter 134, to create a new PUD-D Zoning District as described on Exhibit “A” and displayed on Exhibit “B” attached hereto and incorporated herein by reference.

Section 3. Severability.

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 4. Repeal of Ordinances in Conflict.

All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 5. Codification.

This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach.

Section 6. Effective Date.

This Ordinance shall take effect 31 days subsequent to its enactment on second and final reading, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading this (date) day of (Month), (year), and for second and final reading this (date) day of (Month), (year).

Danielle H. Moore, Mayor

Margaret A. Zeidman, Town Council President

Bobbie Lindsay, Council President Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, Acting Town Clerk

Lewis S.W. Crampton, Town Council Member

Exhibit A

PART II - CODE OF ORDINANCES
Chapter 134 - ZONING
ARTICLE VI. - DISTRICT REGULATIONS
DIVISION 4. R-B LOW DENSITY RESIDENTIAL DISTRICT

DIVISION 4. R-B LOW DENSITY RESIDENTIAL DISTRICT

Sec. 134-886. Purpose.

The purpose of the R-B low density residential district is to provide for low density single-family residential use, as that term is defined in section 134-2, of moderately spacious character together with publicly operated recreational facilities and accessory uses as may be necessary or are normally compatible with residential surroundings. This district is located to protect and preserve existing development of this character and contains vacant land considered appropriate for such development in the future.

(Ord. No. 2-74, schedule B, 3-26-74; Ord. No. 3-77, § 2, 3-29-77; Ord. No. 5-78, §§ 10, 15, 3-31-78; Ord. No. 7-79, §§ 2, 5, 7, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(a)—(d), (g), (h), 3-31-81; Ord. No. 7-82, § 3(a)—(d), 3-31-82; Ord. No. 2-83, § 3(c), 2-23-83; Ord. No. 1-84, § 2(f)—(h), 3-1-84; Ord. No. 1-85, § 2(g)—(k), 2-11-85; Ord. No. 1-86, § 2(b), (c), 2-10-86; Ord. No. 1-87, § 2(c)—(f), 2-9-87; Ord. No. 2-88, § 1, 2-8-88; Ord. No. 1-89, § 2(a), 2-6-89; Ord. No. 1-90, § 2(f)—(i), 2-5-90; Ord. No. 1-91, § 2(b), 4-23-91; Ord. No. 1-92, § 2, 2-3-92; Ord. No. 6-93, § 2(a)1—7, 2-9-93)

Sec. 134-887. Permitted uses.

The permitted uses in the R-B low density residential district are as follows:

- (1) Single-family dwellings.
- (2) Essential services.

(Ord. No. 2-74, schedule B, 3-26-74; Ord. No. 3-77, § 2, 3-29-77; Ord. No. 5-78, §§ 10, 15, 3-31-78; Ord. No. 7-79, §§ 2, 5, 7, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(a)—(d), (g), (h), 3-31-81; Ord. No. 7-82, § 3(a)—(d), 3-31-82; Ord. No. 2-83, § 3(c), 2-23-83; Ord. No. 1-84, § 2(f)—(h), 3-1-84; Ord. No. 1-85, § 2(g)—(k), 2-11-85; Ord. No. 1-86, § 2(b), (c), 2-10-86; Ord. No. 1-87, § 2(c)—(f), 2-9-87; Ord. No. 2-88, § 1, 2-8-88; Ord. No. 1-89, § 2(a), 2-6-89; Ord. No. 1-90, § 2(f)—(i), 2-5-90; Ord. No. 1-91, § 2(b), 4-23-91; Ord. No. 1-92, § 2, 2-3-92; Ord. No. 6-93, § 2(a)1—7, 2-9-93; Ord. No. 2-05, § 10, 5-10-05; Ord. No. 10-2012, § 3, 9-11-12; Ord. No. 16-2012, § 3, 12-12-12)

Sec. 134-888. Accessory uses.

The accessory uses in the R-B low density residential district are as follows:

- (1) Private nurseries and greenhouses.
- (2) Private garages.
- (3) Private swimming pools and/or cabanas.
- (4) Charitable events specifically approved by the town manager.

- (5) Off-street parking at private social, swimming, golf, tennis and yacht clubs, for construction related personal employee vehicular off-street parking for projects within the town's municipal limits provided such parking is located a minimum of 75 feet from a single-family home and is separated from a street by a landscape island.
- (6) Other accessory uses, customarily incident to permitted or approved special exception uses, not involving the conduct of business except such uses as may be associated with the town's operation of its municipal dock, golf course and tennis court facilities.

(Ord. No. 2-74, schedule B, 3-26-74; Ord. No. 3-77, § 2, 3-29-77; Ord. No. 5-78, §§ 10, 15, 3-31-78; Ord. No. 7-79, §§ 2, 5, 7, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(a)—(d), (g), (h), 3-31-81; Ord. No. 7-82, § 3(a)—(d), 3-31-82; Ord. No. 2-83, § 3(c), 2-23-83; Ord. No. 1-84, § 2(f)—(h), 3-1-84; Ord. No. 1-85, § 2(g)—(k), 2-11-85; Ord. No. 1-86, § 2(b), (c), 2-10-86; Ord. No. 1-87, § 2(c)—(f), 2-9-87; Ord. No. 2-88, § 1, 2-8-88; Ord. No. 1-89, § 2(a), 2-6-89; Ord. No. 1-90, § 2(f)—(i), 2-5-90; Ord. No. 1-91, § 2(b), 4-23-91; Ord. No. 1-92, § 2, 2-3-92; Ord. No. 6-93, § 2(a)1—7, 2-9-93; Ord. No. 1-94, § 2(b)(1), (2), 2-7-94; Ord. No. 1-01, § 2, 2-19-01; Ord. No. 2-05, § 11, 5-10-05; Ord. No. 26-10, § 18, 12-15-10; Ord. No. 04-2018, § 14, 4-11-18)

Sec. 134-889. Prohibited uses.

The specific prohibited uses of buildings or land in the R-B low density residential district are as follows:

- (1) With the exception of construction related employee parking of personal vehicles for projects within the municipal limits of the town. No person shall use any portion of any building or accessory building or any land in this district for the purpose of carrying on or practicing any profession, occupation or calling or for any commercial or quasi-commercial use or purpose, including but not limited to corporate meetings, banquets or entertainments, film-making or movie producing, magazine feature photography and the like, and such uses are declared to be a violation of this chapter.
- (2) The use of any portion of any building or accessory building or any land in this district for the accessory use as a museum or frequent or continuing display to the public is prohibited.
- (3) Executive/employee/group, vacation/retreats are prohibited in this zoning district.

(Ord. No. 2-74, schedule B, 3-26-74; Ord. No. 3-77, § 2, 3-29-77; Ord. No. 5-78, §§ 10, 15, 3-31-78; Ord. No. 7-79, §§ 2, 5, 7, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(a)—(d), (g), (h), 3-31-81; Ord. No. 7-82, § 3(a)—(d), 3-31-82; Ord. No. 2-83, § 3(c), 2-23-83; Ord. No. 1-84, § 2(f)—(h), 3-1-84; Ord. No. 1-85, § 2(g)—(k), 2-11-85; Ord. No. 1-86, § 2(b), (c), 2-10-86; Ord. No. 1-87, § 2(c)—(f), 2-9-87; Ord. No. 2-88, § 1, 2-8-88; Ord. No. 1-89, § 2(a), 2-6-89; Ord. No. 1-90, § 2(f)—(i), 2-5-90; Ord. No. 1-91, § 2(b), 4-23-91; Ord. No. 1-92, § 2, 2-3-92; Ord. No. 6-93, § 2(a)1—7, 2-9-93; Ord. No. 1-94, § 2(b)(1), (2), 2-7-94; Ord. No. 04-2018, § 15, 4-11-18)

Sec. 134-890. Special exception uses.

The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the R-B low density residential district are as follows:

- (1) Planned unit development, PUD(1) and PUD (5) (see article V of this chapter for standards).
- (2) Public structures, including essential services west of Lake Trail.
- (3) Essential services related to town-owned municipal buildings and structures.
- (4) Beach houses intended for the use of family and guests.
- (5) Public and private academic schools.

- (6) Private social, swimming, golf, tennis and yacht clubs, and houses of worship in existence prior to January 1, 1996.
- (7) Churches and synagogues and other houses of worship.
- (8) Required off-street parking in accordance with subsection 134-2177(3) and supplemental parking, allowed only in a manner consistent with the zoning of the district in which it is located.
- (9) Nonprofit cultural centers.
- (10) Municipally owned or operated parking areas.
- (11) Museums occupying buildings of unique value as historical landmarks, as determined by the landmarks preservation commission and the town council, and for which it is demonstrated that no permitted use is economically viable.
- (12) Group home with up to six occupants.
- (13) Foster care facility with up to six occupants.
- (14) Pedestrian access tunnel to the beach as an accessory use provided that the applicant owns the land on both sides of the roadway, provides unity of title, and provides prior written approval from all governmental.
- (15) Municipally owned and operated parks and recreation centers.

(Ord. No. 2-74, schedule B, 3-26-74; Ord. No. 3-77, § 2, 3-29-77; Ord. No. 5-78, §§ 10, 15, 3-31-78; Ord. No. 7-79, §§ 2, 5, 7, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(a)—(d), (g), (h), 3-31-81; Ord. No. 7-82, § 3(a)—(d), 3-31-82; Ord. No. 2-83, § 3(c), 2-23-83; Ord. No. 1-84, § 2(f)—(h), 3-1-84; Ord. No. 1-85, § 2(g)—(k), 2-11-85; Ord. No. 1-86, § 2(b), (c), 2-10-86; Ord. No. 1-87, § 2(c)—(f), 2-9-87; Ord. No. 2-88, § 1, 2-8-88; Ord. No. 1-89, § 2(a), 2-6-89; Ord. No. 1-90, § 2(f)—(i), 2-5-90; Ord. No. 1-91, § 2(b), 4-23-91; Ord. No. 1-92, § 2, 2-3-92; Ord. No. 6-93, § 2(a)1—7, 2-9-93; Ord. No. 1-96, § 5, 2-5-96; Ord. No. 1-99, § 9, 4-5-99; Ord. No. 16-2012, § 11, 12-12-12; Ord. No. 04-2018, § 16, 4-11-18; Ord. No. 02-2019, § 5, 3-19-19)

Sec. 134-891. Accessory structures.

- (a) *Accessory structures in R-B district.* Accessory structures in the R-B low density residential district shall comply in all respects with the lot, yard and bulk requirements of this chapter applicable to the principal structure unless stated otherwise.
- (b) *Unattached accessory structures in R-B district.* Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) The lot size includes all lots, the maximum story height is two stories, and the maximum building height is 25 feet.

Lot Size (square feet)	Maximum Story Height	Maximum Building Height
Up to 20,000	1	15 feet overall
20,000 [and more]	2	25 feet overall, provided unity of title deed restriction is furnished prohibiting any

Exhibit A

		division of the lot which would leave less than 20,000 square feet
--	--	--

- (2) All enclosed or partially enclosed accessory buildings shall comply with all open yard requirements contained in this chapter for the principal structure for the zoning district in which the buildings are located, except as otherwise provided in this section. The term "enclosed or partially enclosed" means either all or a portion of the building floor area is protected from the weather by permanent construction.
- (3) Unenclosed accessory structures shall comply with all open yard requirements contained in this chapter for the principal structure, except that one-story unenclosed accessory structures that do not exceed 15 feet in overall height shall have a minimum ten foot side and rear setback with the exception of garden walls and fences, which are regulated by division 5 of article VIII of this chapter.
- (4) For corner or through lots the street side yard or rear street yard setback shall be the same for unenclosed and enclosed accessory structures as for the principal structure, with the exception of a one-story garage in a street side yard based on section 134-1576 of this chapter and garden walls and fences, which are regulated by division 5 of article VIII of this chapter.
- (5) In the R-B district, nothing contained in this section shall prohibit the construction of an enclosed accessory building containing bedrooms with bath facilities to be used in connection with and as a part of the main residence within the building lines as provided in this chapter. Such enclosed accessory building shall be used only for the occupancy of nonpaying guests of the owners of the main residence or bona fide members of the family or servants, and no kitchen or cooking facilities shall be constructed or used therein except by submission of a written agreement with the town stating that such accessory structure will be used only by family members or household staff and approval of the planning, zoning and building director or his designee.
- (6) Accessory structures in the R-B district used for auto storage; lot coverage computations. In determining the percentage of coverage of a lot by buildings, enclosed accessory structures, the height of which do not exceed plus eight feet above zero datum for the lot, and for which they are designed and used exclusively for the purpose of auto storage, shall be counted, for the purpose of computing maximum lot coverage of buildings, at 50 percent of its roof area, provided that the structure shall be substantially screened through the use of earth berms, ground cover and other means of landscaping, and further provided that the roof thereof shall be landscaped.
- (7) Dish antennas. A dish antenna shall be an accessory structure and shall be constructed, erected or placed in compliance with all of the provisions of this chapter applicable to accessory structures. Dish antennas shall not exceed two meters in diameter. Only one dish antenna that exceeds one meter in diameter shall be permitted on a building lot. Such dish antenna which exceeds one meter in diameter shall not be attached to a building; shall not be closer than ten feet to any side or rear property line; shall not exceed eight feet in height above the average grade; and, shall not be located in a required front yard, street side yard or rear street yard setback. There shall be no limit on dish antennas one meter or less in diameter and said antenna(s) may be attached or unattached to a building. If said dish antenna(s) is unattached, said antenna(s) shall not exceed eight feet in height above the average grade, be located no closer than ten feet to any side or rear lot line; and, shall not be located in a required front yard, street side yard or rear street yard setback. All attached and unattached dish antennas in this residential zoning district shall be screened from public view, and private and public streets and ways; be neutral in color; and, to the maximum extent possible, compatible with the surrounding neighborhood appearance and character. In addition, no form of lettering, advertising or identification shall be allowed on any such antenna or its framework (other than the manufacturer's small

Created: 2023-08-15 09:56:48 [EST]

(Supp. No. 27, Update 2)

identification plate). Note: One meter in the metric system of measurement equals 39.37 inches or 3.28 feet.

- (8) One dock, as defined in section 134-2 and as regulated in sections 62-74, 62-57 and 134-1697, shall be unenclosed accessory structures as defined in this section.

(Ord. No. 2-74, § 5.51, 3-26-74; Ord. No. 3-76, § 3, 3-23-76; Ord. No. 5-78, § 11, 3-31-78; Ord. No. 7-79, § 11, 3-30-79; Ord. No. 4-80, § 4, 3-31-80; Ord. No. 7-82, § 4(i), (k), 3-31-82; Ord. No. 1-84, § 3(h), 3-1-84; Ord. No. 1-85, § 3(e), 2-11-85; Ord. No. 1-86, § 3(d), 2-10-86; Ord. No. 1-87, § 3(e), 2-9-87; Ord. No. 1-90, § 3(g), 2-5-90; Ord. No. 1-92, § 3(e), 2-3-92; Ord. No. 1-93, § 3(g), 2-8-93; Ord. No. 1-94, § 3(c), 2-7-94; Ord. No. 1-95, § 1(b), 1-23-95; Ord. No. 1-97, § 5, 2-17-97; Ord. No. 1-98, § 9, 2-9-98; Ord. No. 1-99, § 10, 4-5-99; Ord. No. 1-02, § 5, 3-12-02; Ord. No. 2-05, § 7, 5-10-05; Ord. No. 17-2019, § 3, 6-12-19; Ord. No. 16-2021, § 4, 8-11-21)

Sec. 134-892. Conversion of accessory structure to dwelling unit; termination of use of accessory structure separated from principal structure.

In the R-B low density residential district, no accessory structure shall be used as or converted to a dwelling unit. Further, if any accessory structure and use is subdivided from the principal structure and use to which it is accessory or, alternately, if the principal structure is demolished or removed, the use of such accessory structure shall be terminated until a new principal structure and use is established on the lot on which the accessory structure and use is located.

(Ord. No. 2-74, § 5.50(a), 3-26-74; Ord. No. 1-88, § 2, 2-8-88; Ord. No. 1-89, § 3(c), 2-6-89; Ord. No. 1-94, § 3(b), 2-7-94)

Sec. 134-893. Lot, yard and area requirements—Generally.

- (a) In order to protect the unique, residential character of Seaview Avenue, Seaspray Avenue and Seabreeze Avenue (Sea Streets), partial or complete demolition and reconstruction of a single-family dwelling and/or accessory buildings on a lot 75 feet or less in width are exempt from the lot, yard, and area requirements as set forth in this section if redeveloped substantially on the same footprint as existed prior to demolition provided the following conditions are met:

- (1) The proposed single-family dwelling and/or accessory buildings are of an architectural style consistent with the architecture of the single-family dwellings within the R-B zoning district on both sides of the subject street, between the intersecting streets in both directions, where the dwelling is situated, as determined by the architectural commission.
- (2) The proposed single-family dwelling and/or accessory building(s) shall meet the requirements in subsection (c) of this section.
- (3) If the existing footprint of the single-family dwelling and/or accessory building(s) lay within five feet of a side or rear lot line, the replacement footprint must be shifted such that an absolute minimum five foot side and rear lot line setback is created, and further the redeveloped home must be situated at least ten feet apart from any structure on a neighboring lot.
- (4) The height and overall height from the point of measurement of the proposed single-family dwelling and/or accessory buildings are no higher than the dwelling and/or accessory buildings being demolished.
- (5) Any square footage added to the proposed single-family dwelling and/or accessory buildings shall meet all lot, yard and bulk zoning requirements in the Code.

- (6) If using the provisions of this subsection (a) above, no variances can be requested for any new additions which add additional square footage or cubic content than existed prior to demolition of a single-family dwelling and/or accessory buildings.
- (b) *Schedule of regulations.* In the R-B low density residential district, the schedule of lot, yard and area requirements is as given in this section:
- (1) *Lot area.* The minimum lot area is 10,000 square feet. For lots of 20,000 or more square feet in the R-B district, except for those lots between Dunbar Road and Reef Road which are adjacent to the waters of Lake Worth, the following shall apply:
- a. When the width of a lot in the R-B district is equal to or greater than the minimum required for a lot in the R-A district, development of the lot shall be subject to the minimum side yard setback and angle of vision provisions of the R-A district.
 - b. When the width of the lot is equal to or greater than the minimum required for a lot in the R-AA district, development of the lot shall be subject to the angle of vision provisions of the R-AA district, and lots of 150 feet or more in width shall have the following side yard setbacks: Lots of 150-154 feet in width are required to have a 17.5 foot setback; lots of 155—159 feet in width are required to have a 20-foot setback; and for lots of 160 feet or more in width the setback shall be 22 feet plus two feet for each additional ten feet in width in excess of 169 feet, to a maximum side yard setback of 30 feet.
 - c. When the depth of a lot in the R-B district is equal to or greater than the minimum required for a lot in the R-A district, development of the lot shall be subject to the minimum front and rear yard setbacks and building height plane provisions of the R-A district.
 - d. When the depth of the lot is equal to or greater than the minimum required for a lot in the R-AA district, development of the lot shall be subject to the minimum front and rear yard setbacks and building height plane provisions of the R-AA district.
 - e. When the area of a lot in the R-B district is equal to or greater than 20,000 square feet, development of the lot shall be subject to the maximum coverage and minimum open space provisions of the R-A district, except that the maximum allowable lot coverage for single-story development shall be 30 percent.
 - f. When the area of the lot is equal to or greater than 60,000 square feet, development of the lot shall be subject to the maximum coverage and minimum open space provisions of the R-AA district, except the minimum allowable lot coverage for single-story development shall be 30 percent.
 - g. The provisions in subsections (1)a. through f. above do not apply to lots 20,000 square feet or greater in area between Dunbar Road and Reef Road which are adjacent to the waters of Lake Worth.
- (2) *Lot width.* The minimum lot width is 100 feet.
- (3) *Lot depth.* The minimum lot depth is 100 feet.
- (4) *Density.* The maximum density is four dwelling units per acre.
- (5) *Front yard.*
- a. The minimum front yard setback for the first story is 25 feet, however the front yard setback may be reduced to a minimum of 20 feet, or portion thereof, provided the required rear yard setback for the first story is increased by the amount of reduction in the front yard.

- b. The minimum front yard setback for the second story is 30 feet, however the front yard setback may be reduced to a minimum of 25 feet, or portion thereof, provided the required rear yard setback for the first and second story is increased by the amount of reduction in the front yard.
- (6) *Angle of vision.*
- a. The building angle of vision (front setback) for one-story buildings is 100 degrees.
 - b. The building angle of vision (front setback) for two-story buildings is 100 degrees.
 - c. Building angle of vision is not applicable to lots fronting on cul-de-sacs.
 - d. No portion of any individual building shall extend beyond a line drawn from the front property line 50 degrees either side of a line drawn perpendicular or radial to the front yard property line. For lots exceeding the minimum required width, the base angle of vision (50 degrees on either side of the line) shall be increased by two degrees for each ten feet of increased lot width over the minimum up to a maximum additional width of 40 feet in the R-B district.
 - e. In the case of corner lots or through lots with frontage on the following primary north-south roadways, the building angle of vision shall be applied only to the frontage along the designated primary north-south roadway: North Ocean Boulevard; South Ocean Boulevard; North County Road; South County Road; and North Lake Way.
 - f. In the case of other corner or through lots, the building angle of vision shall be applied only to the front yard as determined by the orientation of the building.
 - g. For exceptions to these regulations, see section 134-895.
 - h. For the purposes of determining application of the building angle of vision, an accessory structure shall be considered part of the principal structure when it is separated from the principal structure by a distance of less than 25 feet. When an accessory structure is separated by a distance of 25 feet or more from the principal structure, it shall be treated as separate structure and individually subject to the building angle of vision.
- (7) *Side yard.*
- a. The minimum side yard setback for the first story shall be 12½ feet.
 - b. The minimum side yard setback for the second story shall be 15 feet.
- (8) *Rear height plane setback.* 25 feet.
- (9) *Rear yard.*
- a. The minimum rear yard setback for the first story is ten feet except as provided for in subsection (5)a.
 - b. The minimum rear yard setback for the second story is 15 feet except as provided for in subsection (5)b.
- (10) *Height and overall height.*
- a. For one-story buildings, the maximum building height is 14 feet.
 - b. For two-story buildings, the maximum building height is 22 feet.
 - c. Maximum overall height of a building in the R-B district shall be the maximum allowable building height plus three feet for a flat roof and eight feet for all other roof styles. When a parapet is used above the maximum building height, as defined in section 134-2, the building overall height

will be calculated based on the flat roof style identified above. Parapet walls extending above the maximum allowable building height shall have appropriate architectural treatment.

(11) *Lot coverage.*

- a. The maximum lot coverage for one-story buildings is 40 percent.
- b. The maximum lot coverage for two-story buildings is 30 percent.

(12) *Landscape open space.*

- a. The minimum landscaped open space is 45 percent, of which 50 percent of that percentage is required to be perimeter landscaping within ten feet of the property line. The perimeter landscaped open space requirement shall not apply to lots 20,000 square feet or more in area.
- b. Additionally, not less than 40 percent of the required front yard must be landscaped open space in the R-B district.

(13) *Cubic content ratio.*

- a. The maximum cubic content ratio shall be as follows:
 - 1. For lots of less than 10,000 square feet, the maximum allowable CCR shall be calculated as follows: $4.00 + [(10,000 - \text{the lot size}) \div 10,000]$.
 - 2. For lots between 10,000 and 60,000 square feet which are not identified in subsection 4 of this section, the maximum allowable CCR shall be calculated as follows: $3.50 + [(60,000 - \text{the lot size}) \div 50,000] \times 0.5$.
 - 3. For lots of greater than 60,000 square feet which are not identified in subsection 4 of this section, the maximum allowable CCR shall be 3.50.
 - 4. For lots of 20,000 square feet or greater which are adjacent to the waters of Lake Worth from Dunbar Road to Reef Road, the maximum allowable CCR shall be 4.50. For purposes of determining whether a lot is adjacent to the waters of Lake Worth, the traversing of all or a portion of the lot by Lake Trail shall not be considered when determining that adjacency.
- (5) Exceptions. One architectural tower feature involving no habitable space, as otherwise permitted under subsection 134-896(b), shall not be counted in calculating the cubic content of the structure. Unenclosed loggias, pergolas, porches, terraces and covered patios located on the first floor shall be excluded from the calculation of total cubic content up to 5% of allowable cubic content. Portions of unenclosed structures in excess of the 5% maximum, as well as those located above the first floor, shall be included in the calculation of total cubic content. Such appurtenances so erected may not in the future be enclosed or converted to permanent additions to the structure if such conversion would increase the cubic content of the structure beyond that allowed by the applicable cubic content ratio.
- b. For purposes of calculating the cubic content ratio, lot size shall be rounded to the nearest 100 square feet. For purposes of computing the resultant cubic content, the cubic content ratio shall be rounded to two decimal places. A table illustrating the cubic content ratio and associated cubic content for varying lots sizes resulting from the application of the above formulas is provided as attachment A to this chapter. This table also provides approximations of the likely floor areas achievable at varying average building heights.

- (c) *Existing building lots.* A single-family structure may be constructed on any existing nonconforming lot at the time of adoption of the ordinance from which this section derives in the R-B zoning district if the lot is less

than the minimum area and/or dimension required for building lots in this district; provided, however, that a special exception with site plan review would be required for an unplatted lot and site plan review would be required for a platted lot. A special exception and/or site plan review to develop or redevelop on a lot that is deficient in lot area or dimension cannot be considered by the town council until the architectural commission has completed review of the project.

In addition, all new construction must comply with all other provisions of the schedule of lot, yard and bulk requirements in subsection (a) of this section and provided, further, that the owner of such lot shall not own any adjacent vacant land which would create a conforming lot if the vacant land were combined with the lot deficient in area.

(Ord. No. 2-74, schedule A, §§ 5.11, 5.15(c), 3-26-74; Ord. No. 7-79, §§ 2, 6, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(e), (f), 3-31-81; Ord. No. 7-82, § 3(e), 3-31-82; Ord. No. 2-83, §§ 3(a), (b), 2-23-83; Ord. No. 1-84, §§ 2(a)—(e), 3-1-84; Ord. No. 1-85, § 2(b)—(f), 2-11-85; Ord. No. 1-86, § 2(a), 2-10-86; Ord. No. 1-88, § 1, 2-8-88; Ord. No. 1-89, § 2(b)—(d), 2-6-89; Ord. No. 1-90, § 2(a)—(e), 2-5-90; Ord. No. 1-92, § 2(a)1, 2, 2-3-92; Ord. No. 1-93, § 3(a), 2-8-93; Ord. No. 9-93, § 2(b), 6-8-93; Ord. No. 1-94, § 2(a), 2-7-94; Ord. No. 10-95, § 1(a), 1-23-95; Ord. No. 1-96, §§ 8, 11, 2-5-96; Ord. No. 1-97, § 1, 2-17-97; Ord. No. 1-98, §§ 2—4, 6, 2-9-98; Ord. No. 2-98, §§ 1, 2, 2-27-98; Ord. No. 1-99, §§ 12—16, 4-5-99; Ord. No. 1-01, §§ 1, 3, 4, 2-19-01; Ord. No. 1-02, § 7, 3-12-02; Ord. No. 1-02, § 14, 3-12-02; Ord. No. 1-03, §§ 16, 20, 3-11-03; Ord. No. 1-05, § 4, 3-8-05; Ord. No. 5-09, § 37, 4-15-09; Ord. No. 12-09, §§ 1, 2, 6-10-09; Ord. No. 16-09, § 2, 11-12-09; Ord. No. 4-10, § 3, 2-10-10; Ord. No. 3-2012, § 2, 4-11-12; Ord. No. 4-2016, §§ 3, 4, 4-13-16; Ord. No. 16-2016, § 1, 12-14-16; Ord. No. 15-2017, § 4, 7-12-2017; Ord. No. 04-2018, § 17, 4-11-18)

Sec. 134-894. Same—Existing single-family dwelling development.

- (a) A single-family dwelling located in the R-B low density residential district, which dwelling is nonconforming with any of the schedule of lot, yard and bulk regulations for this district, may be enlarged with a first story and/or second story addition, provided:
 - (1) The addition complies with the current schedule of lot, yard and bulk regulations for this district; and
 - (2) The addition does not cause the dwelling to have more cubic content than allowed a new such dwelling under the current schedule of lot, yard and bulk regulations for this district.
- (b) This section shall not apply to a dwelling that is demolished by more than 50 percent, as determined by cubic footage, in preparation for any proposed addition, exterior renovation, or exterior reconstruction.
- (c) It is the intent of this section to allow a partial exemption to sections 134-416 and 134-417.

(Ord. No. 2-74, § 5.17, 3-26-74; Ord. No. 3-77, § 3, 3-29-77; Ord. No. 7-82, § 4(a), 3-31-82; Ord. No. 1-86, § 3(b), 2-10-86; Ord. No. 1-87, § 3(b), 2-9-87; Ord. No. 1-90, § 3(a), 2-5-90; Ord. No. 1-92, § 3(a), 2-3-92; Ord. No. 1-93, § 3(b), 2-8-93; Ord. No. 1-04, § 5, 3-9-04)

Sec. 134-895. Same—Exceptions to yard regulations.

In the R-B low density residential district, exceptions to the yard regulations in section 134-1548 are as follows:

- (1) Chimneys, cornices, eaves, bay windows and balconies may extend 24 inches from the main and/or accessory building into the yard area. Chimneys and bay windows shall not exceed ten feet in the horizontal, measured parallel to the building wall, and the total linear dimension for such projection shall not exceed 25 percent of the total dimension along the building wall from which such chimney and/or bay window may project.

- (2) A first floor unenclosed front entry ramps, landings, open terraces, and/or steps may extend six feet into the required front street side and street rear yard setbacks. In addition, unenclosed first floor entry ramps, landings and associated steps not exceeding the minimum required for access may extend four feet into a required side or rear yard setback
- (3) First floor main entrance covered ramps porches, open terraces, and/or steps may extend six feet into the required front yard setback. In addition, entry ramps, landings and associated steps not exceeding the minimum required for access may extend four feet into a required setback.
- (4) In this district an awning and/or open trellises located in a side or rear yard which meet applicable minimum yard requirements may be erected, provided the area of the principal structure and all awnings and open trellises combined does not exceed allowable lot coverage by more than three percent. Said awnings and/or trellises so erected shall not count in the cubic content ratio calculations and shall not be converted to permanent additions to the principal structure if such conversion would increase lot coverage of the principal structure above the allowed percentage.
- (5) One open, one story pergola may extend five feet into a setback provided said structure does not exceed a height of nine feet.
- (6) One arbor shall be allowed in a required setback on a property provided said arbor does not exceed a height of eight feet nor cover more than 15 square feet in area.

(Ord. No. 2-74, § 5.31, 3-26-74; Ord. No. 1-89, § 3(a), 2-6-89; Ord. No. 6-93, § 3(c), 2-9-93; Ord. No. 1-96, § 14, 2-5-96; Ord. No. 3-02, § 1, 7-9-02; Ord. No. 04-2018, § 18, 4-11-18; Ord. No. 19-2021, § 2, 9-13-21)

Sec. 134-896. Special exceptions to height limitations.

- (a) The permitted exceptions to height limitations in sections 134-1606 and 134-1607 in the R-B low density district are skylights not exceeding three feet above the roof, air conditioning equipment not exceeding four feet above the minimum building requirement for elevated stands on a roof, radio and television antennas for reception purposes only. Flagpoles and chimneys may be erected to a height not to exceed 40 percent above the building height limit for this district. Flagpoles in excess of this height may be permitted by special exception on properties of greater than five acres provided the flagpole is not in excess of 70 feet in height and is setback at least 120 feet from any lot line. However, such structures located upon the roof shall not cover in the aggregate a roof area greater than ten percent of the ground floor area of such building or structure. Radio and television antennas, air conditioning equipment, or similar equipment to operate and maintain a building which are permitted on the roof shall be sight screened insofar as possible. Solar [material] shall be permitted on the roof provided said material is approved by the Architectural Commission or Landmark Preservation Commission.
- (b) In the R-B zoning district, one architectural tower feature may be constructed as an integral part of a single-family dwelling provided that it does not exceed the allowable overall building height by five feet and is setback an additional five feet on the front, rear, side, and street side and street rear yards; and, such tower has no usable floor area. The area of such tower shall not exceed two percent of the gross floor area of the dwelling. It is the intention of this section to allow only one tower as an architectural feature on a house and not to allow habitable space in upper areas of a tower on a house in the R-B zoning district. It is also the intent that this subsection not apply to entry facades or parapets.

(Ord. No. 2-74, § 5.22(a), 3-26-74; Ord. No. 3-76, § 3, 3-23-76; Ord. No. 7-79, § 9, 3-30-79; Ord. No. 4-80, § 4, 3-31-80; Ord. No. 7-82, § 4(c), 3-31-82; Ord. No. 2-83, § 4(c), 2-23-83; Ord. No. 1-84, § 3(a), 3-1-84; Ord. No. 1-85, § 3(a), 2-11-85; Ord. No. 1-90, § 3(b)—(d), 2-5-90; Ord. No. 1-96, §§ 12, 13, 2-5-96; Ord. No. 1-98, § 7, 2-9-98; Ord. No. 1-99, § 17, 4-5-99; Ord. No. 7-09, §§ 3, 6, 5-13-09; Ord. No. 16-09, § 9, 11-12-09; Ord. No. 04-2018, § 20, 4-11-18)

Editor's note(s)—Section 6 of Ord. No. 7-09, adopted May 13, 2009, states the following: "Section 6. The newly adopted provisions contained herein relating to flag poles and flags shall not be applicable retrospectively to flags or flag poles permitted prior to the adoption of Ordinance No. 7-09 or, in the event not granted by permit, which have been in continuous existence for a period of three years or more prior to the adoption of this ordinance."

Sec. 134-897. Special exceptions to height regulations.

- (a) In the R-B low density residential district, in order to encourage meritorious architectural design, variety in the setback of structures, increased open space and landscaped open space, reduced lot coverage, and reduced cubic content ratio, the town council may at its discretion, upon review of an application and public hearing thereon, allow for the increase of the maximum building height requirements in sections 134-1606 and 134-1607 in the R-B zoning district, provided the special exception meets the standards of sections 134-227 through 134-233 and the goals, standards, and guidelines set forth in this section. The town council shall find that:
 - (1) The proposed increase in height for a contemplated special exception structure is in the public interest.
 - (2) The structure is compatible with the site, adjacent properties and the neighborhood after consideration of:
 - a. The general form of the land before and after development or redevelopment;
 - b. The spatial relationships of the structures and open spaces to nearby land uses, including positioning of the building, transition in height and number of stories, garage placement, landscaping, and other site improvements;
 - c. The appearance, including building bulk, proportion, scale, massing, materials, colors, and architectural details, of buildings and open spaces as they contribute to the surrounding area; and
 - d. The protection of neighboring owners and uses by ensuring that reasonable provision has been made for such matters as surface water drainage, sound and sight buffers, the preservation of views, light and air, and those aspects of design, not adequately covered by other regulations, which may have substantial effects on neighboring land uses.
- (b) The maximum allowable overall height under this section shall be 35 feet for a two-story structure with a pitched roof and 30 feet for a two-story structure with a flat roof, provided the following standards are met:
 - (1) A maximum of 50 percent of the second story may be requested for a special exception to permitted overall height requirements. In addition, a minimum of 50 percent of the first floor shall be retained as one story, with the height not to exceed 20 feet overall for pitched roofs and 17 feet overall for flat roofs. (Note: It is not the intent of this section to discourage other portions of the second story to be built at 30 feet for pitched roofs and 27 for flat roofs or less, which would permit three or more roof levels.)
 - (2) The minimum rear yard setback for all parts of the second-story portion of construction shall be 15 feet. The minimum rear yard setback for first-story portions shall be ten feet.
 - (3) The minimum side yard setback for all parts of the second-story portion of construction shall be 17.5 feet. The minimum side yard setback for first-story portions shall be 12.5 feet.
 - (4) The minimum front yard, street side yard, and street rear yard setbacks shall be 35 feet for the second-story portion over 30 feet overall height for pitched roofs and over 27 feet overall height for flat roofs.

- (5) Lot coverage for lots in excess of 15,000 square feet in area shall be limited to a maximum 22.5 percent.
- (6) Garages shall be designed so that the opening will not face a street or shall be sight-screened by landscaping.
- (7) The maximum permitted cubic content ratio (CCR) shall be one percent less than the permitted FAR for the R-B zoning district.
- (8) All other R-B zoning district regulations shall apply.

(Ord. No. 2-74, § 5.48(II), 3-26-74; Ord. No. 3-76, § 3, 3-23-76; Ord. No. 5-78, § 11, 3-31-78; Ord. No. 7-82, § 4(g), 3-31-82; Ord. No. 2-83, § 4(d), 2-23-83; Ord. No. 1-84, § 3(e), 3-1-84; Ord. No. 1-85, § 3(d), 2-11-85; Ord. No. 1-91, § 3(e), 4-23-91; Ord. No. 1-92, § 3(d), 2-3-92; Ord. No. 1-97, § 4, 2-17-97; Ord. No. 1-99, § 2, 4-5-99)

Sec. 134-898. Lot grade topography and drainage.

In the R-B, low density residential district, the natural grade and topography of a lot shall not be altered to raise and the grade the lot to meet base flood elevation requirements except as provided for in section 134-1600. The grade shall not be raised on a vacant or occupied piece of property unless a building permit is issued which addresses the paving and drainage requirements of the town.

(Ord. No. 2-74, § 5.18, 3-26-74; Ord. No. 7-82, § 4(b), 3-31-82; Ord. No. 1-92, § 3(b), 2-3-92; Ord. No. 1-94, § 3(a), 2-7-94; Ord. No. 26-10, § 35, 12-15-10; Ord. No. 19-2021, § 3, 9-13-21)

Sec. 134-899. Supplementary district regulations.

The supplementary district regulations which may be applicable to the R-B low density residential district are contained in article VIII of this chapter.

Sec. 134-900. Off-street parking and loading.

The off-street parking or loading requirements which may be applicable in the R-B low density residential district are contained in article IX of this chapter.

Sec. 134-901. Signs.

The sign regulations which may be applicable in the R-B low density residential district are contained in article XI of this chapter.

Sec. 134-902. Air conditioning and generator equipment.

Air conditioners and air handlers, cooling towers, generators, swimming pool filters, pumps and heaters are regulated in section 134-1728 and 134-1729.

(Ord. No. 1-99, § 11, 4-5-99)

Secs. 134-903—134-940. Reserved.

EXHIBIT A

PART II - CODE OF ORDINANCES
Chapter 134 - ZONING
ARTICLE VI. - DISTRICT REGULATIONS
DIVISION 12. C-B COMMERCIAL DISTRICT

DIVISION 12. C-B COMMERCIAL DISTRICT¹

Sec. 134-1301. Purpose.

The purpose of the C-B commercial district is to create an environment especially suited to a group of professional and administrative offices compatible in appearance with single-family housing.

(Ord. No. 2-74, schedule B, 3-26-74; Ord. No. 3-77, § 2, 3-29-77; Ord. No. 5-78, §§ 10, 15, 3-31-78; Ord. No. 7-79, §§ 2, 5, 7, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(a)—(d), (g), (h), 3-31-81; Ord. No. 7-82, § 3(a)—(d), 3-31-82; Ord. No. 2-83, § 3(c), 2-23-83; Ord. No. 1-84, § 2(f)—(h), 3-1-84; Ord. No. 1-85, § 2(g)—(k), 2-11-85; Ord. No. 1-86, § 2(b), (c), 2-10-86; Ord. No. 1-87, § 2(c)—(f), 2-9-87; Ord. No. 2-88, § 1, 2-8-88; Ord. No. 1-89, § 2(a), 2-6-89; Ord. No. 1-90, § 2(f)—(i), 2-5-90; Ord. No. 1-91, § 2(b), 4-23-91; Ord. No. 1-92, § 2, 2-3-92; Ord. No. 6-93, § 2(a)1—7, 2-9-93)

Sec. 134-1302. Permitted uses.

- (a) Enumeration; maximum gross leasable area. The permitted uses in the C-B commercial district require a site plan and review as required in article III of this chapter.
- (b) The permitted uses in the C-B commercial district are as follows:
 - (1) Business and professional offices/services and executive office suites, excluding veterinarians.
 - (2) Banks and financial institutions.
 - (3) Churches, synagogues or other houses of worship.
 - (4) Storage facility related to a permitted or special exception use in the district provided said use meets all additional conditions in section 134-1760 of this chapter.
 - (5) Essential services.

(Ord. No. 2-74, schedule B, 3-26-74; Ord. No. 3-77, § 2, 3-29-77; Ord. No. 5-78, §§ 10, 15, 3-31-78; Ord. No. 7-79, §§ 2, 5, 7, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(a)—(d), (g), (h), 3-31-81; Ord. No. 7-82, § 3(a)—(d), 3-31-82; Ord. No. 2-83, § 3(c), 2-23-83; Ord. No. 1-84, § 2(f)—(h), 3-1-84; Ord. No. 1-85, § 2(g)—(k), 2-11-85; Ord. No. 1-86, § 2(b), (c), 2-10-86; Ord. No. 1-87, § 2(c)—(f), 2-9-87; Ord. No. 2-88, § 1, 2-8-88; Ord. No. 1-89, § 2(a), 2-6-89; Ord. No. 1-90, § 2(f)—(i), 2-5-90; Ord. No. 1-91, § 2(b), 4-23-91; Ord. No. 1-92, § 2, 2-3-92; Ord. No. 6-93, § 2(a)1—7, 2-9-93; Ord. No. 1-04, § 26, 3-9-04; Ord. No. 2-2011, § 8, 7-13-11; Ord. No. 7-2014, § 9, 5-14-14; Ord. No. 8-2017, § 4, 4-12-17; Ord. No. 12-2021, § 9, 6-9-21)

¹Cross reference(s)—Businesses, ch. 22.

Sec. 134-1303. Accessory uses.

- (a) The accessory uses in the C-B commercial district require a site plan and review as provided in article III of this chapter.
- (b) The accessory uses in the C-B commercial district are as follows:
 - (1) Off-street parking and loading.
 - (2) Signs.
 - (3) Accessory uses customarily incident to the permitted or approved special exception uses.

(Ord. No. 2-74, schedule B, 3-26-74; Ord. No. 3-77, § 2, 3-29-77; Ord. No. 5-78, §§ 10, 15, 3-31-78; Ord. No. 7-79, §§ 2, 5, 7, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(a)—(d), (g), (h), 3-31-81; Ord. No. 7-82, § 3(a)—(d), 3-31-82; Ord. No. 2-83, § 3(c), 2-23-83; Ord. No. 1-84, § 2(f)—(h), 3-1-84; Ord. No. 1-85, § 2(g)—(k), 2-11-85; Ord. No. 1-86, § 2(b), (c), 2-10-86; Ord. No. 1-87, § 2(c)—(f), 2-9-87; Ord. No. 2-88, § 1, 2-8-88; Ord. No. 1-89, § 2(a), 2-6-89; Ord. No. 1-90, § 2(f)—(i), 2-5-90; Ord. No. 1-91, § 2(b), 4-23-91; Ord. No. 1-92, § 2, 2-3-92; Ord. No. 6-93, § 2(a)1—7, 2-9-93; Ord. No. 5-09, § 14, 4-15-09; Ord. No. 16-2021, § 11, 8-11-21)

Sec. 134-1304. Special exception uses.

- (a) The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the C-B commercial district are as follows:
 - (1) Public or private parking lots or storage garages.
 - (2) Auto rental lot.
 - (3) Supplemental parking.
 - (4) Public or private academic schools.
 - (5) Hotels at a maximum of 26 units per acre.
 - (6) Timesharing uses at a maximum of nine units per acre.
 - (7) Roof-deck automobile parking.
 - (8) Permitted uses, or uses not specifically enumerated under permitted uses in section 134-1302 but having traffic, patronage and intensity of use characteristics similar to those uses cited therein, which are greater than 3,000 square feet gross leasable area.
 - (9) Nonprofit cultural centers.
 - (10) Outdoor cafe seating for only hotels, condo-hotels, dining rooms, provided that all requirements and conditions in sections 134-2104 through 134-2108 are met.
 - (11) Condo-hotels at a maximum of 17 units per acre, in accordance with section 134-2110.
 - (12) Essential services related to town-owned municipal buildings and structures.
 - (13) Dining rooms when not more than 15 percent of the gross floor area of a building; no exterior or external advertising to be permitted.
 - (14) Planned unit development, PUD (5) (see article V of this chapter for standards).

- (b) An owner or tenant of a property, located within the C-B district, which property has received approval of a special exception after March 31, 1980, shall be required to obtain approval by the town council under the provisions of section 134-229 prior to being granted a new business tax receipt. This subsection shall not apply to renewal of an existing business tax receipt.

(Ord. No. 2-74, schedule B, 3-26-74; Ord. No. 3-77, § 2, 3-29-77; Ord. No. 5-78, §§ 10, 15, 3-31-78; Ord. No. 7-79, §§ 2, 5, 7, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(a)—(d), (g), (h), 3-31-81; Ord. No. 7-82, § 3(a)—(d), 3-31-82; Ord. No. 2-83, § 3(c), 2-23-83; Ord. No. 1-84, § 2(f)—(h), 3-1-84; Ord. No. 1-85, § 2(g)—(k), 2-11-85; Ord. No. 1-86, § 2(b), (c), 2-10-86; Ord. No. 1-87, § 2(c)—(f), 2-9-87; Ord. No. 2-88, § 1, 2-8-88; Ord. No. 1-89, § 2(a), 2-6-89; Ord. No. 1-90, § 2(f)—(i), 2-5-90; Ord. No. 1-91, § 2(b), 4-23-91; Ord. No. 1-92, § 2, 2-3-92; Ord. No. 6-93, § 2(a)1—7, 2-9-93; Ord. No. 1-03, § 6, 3-11-03; Ord. No. 5-09, §§ 15, 22, 4-15-09; Ord. No. 2-2011, § 9, 7-13-11; Ord. No. 3-2012, § 7, 4-11-12; Ord. No. 02-2019, § 13, 3-19-19; Ord. No. 17-2019, § 11, 6-12-19; Ord. No. 12-2021, § 10, 6-9-21; Ord. No. 16-2021, § 14, 8-11-21)

Sec. 134-1305. Reserved.

Ord. No. 16-2021, § 13, adopted August 11, 2021, repealed § 134-134-1305, which pertained to stands, seated dining areas and open counters for eating and drinking and derived from Ord. No. 5-09, § 16, 4-15-09.

Sec. 134-1306. Accessory structures.

- (a) *Generally.* Enclosed accessory structures in the C-B commercial district shall comply with front and side yard requirements for the principal structure to which they are accessory and shall be not closer to any rear property line than ten feet.
- (b) *Dish antennas.* A dish antenna shall be an accessory structure and shall be constructed, erected or placed in compliance with all of the provisions of this chapter applicable to accessory structures. Dish antennas shall not exceed three meters in diameter. Only one dish antenna that exceeds one meter in diameter shall be permitted on each building. Such dish antenna which exceeds one meter in diameter shall not be attached to a building; shall not be closer than ten feet to any side or rear property line; shall not exceed 12 feet in height above the average grade; and, shall not be located in a required front yard, street side yard or rear street yard setback. Each residential unit or commercial tenant space shall not be limited as to the number of dish antennas of one meter or less in diameter and said antenna(s) may be attached or unattached to a building. If said dish antenna(s) is unattached, said antenna(s) shall not exceed 12 feet in height above the average grade; shall be located no closer than ten feet to any side or rear lot line; and, shall not be located in a required front yard, street side yard or rear street yard setback. All attached and unattached dish antennas in this commercial zoning district shall be screened from public view, and private and public streets and ways; be neutral in color; and, to the maximum extent possible, compatible with the surrounding neighborhood appearance and character. In addition, no form of lettering, advertising or identification shall be allowed on any such antenna or its framework (other than the manufacturer's small identification plate).
Note: One meter in the metric system of measurement equals 39.37 inches or 3.28 feet.

(Ord. No. 2-74, § 5.51, 3-26-74; Ord. No. 3-76, § 3, 3-23-76; Ord. No. 5-78, § 11, 3-31-78; Ord. No. 7-79, § 11, 3-30-79; Ord. No. 4-80, § 4, 3-31-80; Ord. No. 7-82, § 4(i), (k), 3-31-82; Ord. No. 1-84, § 3(h), 3-1-84; Ord. No. 1-85, § 3(e), 2-11-85; Ord. No. 1-86, § 3(d), 2-10-86; Ord. No. 1-87, § 3(e), 2-9-87; Ord. No. 1-90, § 3(g), 2-5-90; Ord. No. 1-92, § 3(e), 2-3-92; Ord. No. 1-93, § 3(g), 2-8-93; Ord. No. 1-94, § 3(c), 2-7-94; Ord. No. 1-95, § 1(b), 1-23-95; Ord. No. 1-97, § 5, 2-17-97; Ord. No. 1-99, § 10, 4-5-99; Ord. No. 5-09, § 16, 4-15-09)

Editor's note(s)—See note at section 134-1305.

Sec. 134-1307. Commercial uses; site plan approval for new buildings, new building additions or changes in permitted uses over certain floor area.

All applications for new buildings or for new building additions or for changes in a permitted use in section 134-1302 which involve more than 2,000 square feet of building floor area of buildings in the C-B commercial district shall require a site plan approval in accordance with article III of this chapter. No certificate of occupancy shall be issued for any building, unless all facilities included in the site plan have been provided in accordance therewith. The maximum dimension of any structure or group of attached structures shall not exceed 150 feet.

(Ord. No. 2-74, § 6.55, 3-26-74; Ord. No. 5-78, § 12, 3-31-78; Ord. No. 7-79, § 14, 3-30-79; Ord. No. 4-80, § 6, 3-31-80; Ord. No. 7-82, § 5(d), 3-31-82; Ord. No. 1-85, § 4(h), 2-11-85; Ord. No. 5-09, § 16, 4-15-09)

Editor's note(s)—See note at section 134-1305.

Sec. 134-1308. Lot, yard and area requirements—Generally.

In the C-B commercial district, the schedule of lot, yard and area requirements is as given in this section:

- (1) *Lot area.* The minimum lot area is 15,000 square feet.
- (2) *Lot width.* The minimum lot width is 100 feet.
- (3) *Lot depth.* The minimum lot depth is 150 feet.
- (4) *Density.*
 - a. The maximum density for hotels within C-B commercial district shall be 26 dwelling units per acre.
 - b. See article III of this chapter for site plan review requirements.
- (5) *Front yard.*
 - a. For one-story buildings, the minimum front yard setback is ten feet.
 - b. For two-story buildings, the minimum front yard setback is ten feet.
 - c. The minimum front yard setback is 25 feet when applied to hotel uses and timesharing uses permitted as a special exception in a C-B district.
 - d. For buildings in excess of 15 feet in height, increase all minimum yard requirements one foot for each two feet of building height, or portion thereof, exceeding 15 feet.
- (6) *Side yard.*
 - a. For one-story buildings, the minimum side yard setback is ten feet.
 - b. For two-story buildings, the minimum side yard setback is ten feet.
 - c. For buildings in excess of 15 feet in height, increase all minimum yard requirements one foot for each two feet of building height, or portion thereof, exceeding 15 feet. Side yards shall be as calculated or five feet, whichever is greater.
- (7) *Rear yard.*
 - a. For one-story buildings, the minimum rear yard setback is 15 feet.
 - b. For two-story buildings, the minimum rear yard setback is 15 feet.

- c. For buildings in excess of 15 feet in height, increase all minimum yard requirements one foot for each two feet of building height, or portion thereof, exceeding 15 feet.
- (8) *Height and overall height.*
- a. For one-story buildings, the maximum building height is 15 feet.
 - b. For two-story buildings, the maximum building height is 25 feet.
 - c. Maximum overall height of a building shall be the maximum allowable building height, as defined in section 134-2, plus five feet for a flat roof and ten feet for all other roof styles. When a parapet is used above the maximum building height, as defined in section 134-2, the building overall height will be calculated based on the flat roof style identified above. Parapet walls extending above the maximum allowable building height shall have appropriate architectural treatment.
- (9) *Lot coverage.*
- a. For one-story buildings, the maximum lot coverage is 60 percent.
 - b. For two-story buildings, the maximum lot coverage is 30 percent.
 - c. The maximum lot coverage for two-story buildings is 50 percent when applied to hotel uses and timesharing uses permitted as a special exception in a C-B district.
- (10) *Length.*
- a. For one-story buildings, the maximum building length is 150 feet.
 - b. For two-story buildings, the maximum building length is 150 feet.
 - c. Sub-basements are exempt from the maximum building length, requirement. Individual building elements extending above ground from a single sub-basement shall each, be considered as a separate building for the purpose of calculating building length.
- (11) *Landscaped open space.*
- a. For one-story buildings, the minimum landscaped open space is 20 percent.
 - b. For two-story buildings, the minimum landscaped open space is 30 percent.
 - c. Additionally, not less than 35 percent of the required front yard must be landscaped open space in the C-B district.

(Ord. No. 2-74, schedule A, 3-26-74; Ord. No. 7-79, §§ 2, 6, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(e), (f), 3-31-81; Ord. No. 7-82, § 3(e), 3-31-82; Ord. No. 2-83, §§ 3(a), (b), 2-23-83; Ord. No. 1-84, §§ 2(a)—(e), 3-1-84; Ord. No. 1-85, § 2(b)—(f), 2-11-85; Ord. No. 1-86, § 2(a), 2-10-86; Ord. No. 1-88, § 1, 2-8-88; Ord. No. 1-89, § 2(b)—(d), 2-6-89; Ord. No. 1-90, § 2(a)—(e), 2-5-90; Ord. No. 1-92, § 2(a)1, 2, 2-3-92; Ord. No. 9-93, § 2(b), 6-8-93; Ord. No. 1-94, § 2(a), 2-7-94; Ord. No. 1-96, § 8, 2-5-96; Ord. No. 1-97, § 1, 2-17-97; Ord. No. 1-98, §§ 2—4, 2-9-98; Ord. No. 2-98, §§ 1, 2, 2-27-98; Ord. No. 5-09, § 16, 4-15-09; Ord. No. 16-2016, § 5, 12-14-16; Ord. No. 04-2018, § 21, 4-11-18)

Editor's note(s)—See note at section 134-1305.

Sec. 134-1309. Same—Exceptions.

- (a) In the C-B commercial district, cornices, solid canopies, or architectural features may extend 48 inches over the sidewalk or required yard area, provided they shall have nine feet of vertical clearance between any solid construction and the sidewalk or yard.

- (b) Marquees or canvas-covered fireproof canopies, no wider than entranceways, may be constructed over main entrances to hotels, theaters and places of public assembly and may extend to the face of the curb, provided that no support shall be nearer than 18 inches to the face of the curb, and the installation shall have a minimum of nine feet of vertical clearance between any solid construction and the sidewalk.
 - (c) No projections shall be allowed in the required rear yard except open-type fire escapes, and these must be provided with a counter-balanced bottom section to provide for nine feet of clearance when up.
 - (d) Awnings may be suspended over sidewalks or ways, provided that they shall not project nearer than 18 inches to the face of the street curbline or more than eight feet from the exterior wall of the building, and the installation shall have at least seven feet six inches of vertical clearance between any solid construction and the sidewalk or way. Cloth front and side drops shall measure not less than six feet six inches from their lowest point to the sidewalk or way.
 - (e) One open, one story pergola may extend five feet into a setback provided said structure does not exceed a height of nine feet; the supporting beams do not obstruct a sidewalk or walkway.
 - (f) One arbor shall be allowed in a required setback on a property provided said arbor does not exceed a height of eight feet nor cover more than 15 square feet in area; and, does not block a sidewalk or walkway.
 - (g) First floor ramps, landings, open terraces, and/or steps may extend six feet into the required front street side and street rear yard setbacks. In addition, unenclosed entry ramps, landings and associated steps not exceeding the minimum required for access may extend four feet into a required side or rear yard setback.
- (Ord. No. 2-74, § 5.33(a)—(d), 3-26-74; Ord. No. 4-80, § 4, 3-31-80; Ord. No. 1-91, § 3(c), 4-23-91; Ord. No. 3-02, § 3, 7-9-02; Ord. No. 5-09, § 16, 4-15-09; Ord. No. 19-2021, § 4, 9-13-21)

Editor's note(s)—See note at section 134-1305.

Sec. 134-1310. Commercial buildings.

In addition to the site plan review required by article III of this chapter, the town council shall consider the following guidelines and development requirements in connection with such review of commercial buildings in the C-B commercial zoning district:

- (1) *Maximum dimension.* The maximum dimension of any structure or group of attached structures shall not exceed 150 feet.
- (2) *Distance between buildings.* The side of any building shall be no closer to the side, front, or rear of any other building than 20 feet.

(Ord. No. 2-74, § 6.55(a), 3-26-74; Ord. No. 5-78, § 12, 3-31-78; Ord. No. 7-79, § 14, 3-30-79; Ord. No. 4-80, § 6, 3-31-80; Ord. No. 7-82, § 5(d), 3-31-82; Ord. No. 1-85, § 4(h), 2-11-85; Ord. No. 5-09, § 16, 4-15-09)

Editor's note(s)—See note at section 134-1305.

Sec. 134-1311. Supplementary district regulations.

The supplementary district regulations which may be applicable to the C-B commercial district are contained in article VIII of this chapter.

(Ord. No. 5-09, § 16, 4-15-09)

Editor's note(s)—See note at section 134-1305.

Sec. 134-1312. Off-street parking and loading.

The off-street parking or loading requirements which may be applicable in the C-B commercial district are contained in article IX of this chapter.

(Ord. No. 5-09, § 16, 4-15-09)

Editor's note(s)—See note at section 134-1305.

Sec. 134-1313. Signs.

The sign regulations which may be applicable in the C-B commercial district are contained in article XI of this chapter.

(Ord. No. 5-09, § 16, 4-15-09)

Editor's note(s)—See note at section 134-1305.

Sec. 134-1314. Air conditioning and generator equipment.

Air conditioners and air handlers, cooling towers, generators, swimming pool filters, pumps and heaters are regulated in section 134-1728 and 134-1729.

(Ord. No. 1-99, § 11, 4-5-99; Ord. No. 5-09, § 16, 4-15-09)

Editor's note(s)—See note at section 134-1305.

Sec. 134-1315. Architectural tower features.

In the commercial zoning districts, a maximum of two towers as architectural features may be constructed as integral parts of the building provided that no tower(s) exceeds the allowable overall height by more than five feet; such tower(s) is set back an additional five feet on the front, rear, side, and street side and street rear yards; and, such tower(s) has no habitable floor area. The area of such tower(s) shall in combination not exceed two percent of the gross floor area of the building. This section does not apply to entry facades or parapets.

(Ord. No. 1-00, § 2, 2-22-00; Ord. No. 5-09, § 16, 4-15-09)

Editor's note(s)—See note at section 134-1305.

Sec. 134-1316. Lot grade topography and drainage.

In the C-B commercial district, the natural grade and topography of a lot shall not be altered to raise and the grade the lot to meet base flood elevation requirements except as provided for in section 134-1600. The grade shall not be raised on a vacant or occupied piece of property unless a building permit is issued which addresses the paving and drainage requirements of the town.

(Ord. No. 19-2021 , § 5, 9-13-21)

Secs. 134-1317—134-1350. Reserved.

Exhibit A

PART II - CODE OF ORDINANCES
Chapter 134 - ZONING
ARTICLE VI. - DISTRICT REGULATIONS
DIVISION 8. C-TS TOWN-SERVING COMMERCIAL DISTRICT

DIVIDIVISION 8. C-TS TOWN-SERVING COMMERCIAL DISTRICT¹

Sec. 134-1106. Purpose and limitations.

The purposes of the C-TS town-serving commercial district are to:

- (1) Create, preserve and enhance areas of attractive, small-scale, retail, personal and professional/business services to be developed either as a unit or in individual parcels, providing for the frequently recurring needs of townpersons.
- (2) Enhance the general character of the district and its compatibility with its residential surroundings, and, therefore, signs are limited to those accessory to businesses conducted on the premises, including the number, area and types; retail drive-in facilities are not permitted, and, in order to maintain the town-serving nature of the district, limitations on gross leasable floor (GLA) area are imposed.

(Ord. No. 2-74, schedule B, 3-26-74; Ord. No. 3-77, § 2, 3-29-77; Ord. No. 5-78, §§ 10, 15, 3-31-78; Ord. No. 7-79, §§ 2, 5, 7, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(a)—(d), (g), (h), 3-31-81; Ord. No. 7-82, § 3(a)—(d), 3-31-82; Ord. No. 2-83, § 3(c), 2-23-83; Ord. No. 1-84, § 2(f)—(h), 3-1-84; Ord. No. 1-85, § 2(g)—(k), 2-11-85; Ord. No. 1-86, § 2(b), (c), 2-10-86; Ord. No. 1-87, § 2(c)—(f), 2-9-87; Ord. No. 2-88, § 1, 2-8-88; Ord. No. 1-89, § 2(a), 2-6-89; Ord. No. 1-90, § 2(f)—(i), 2-5-90; Ord. No. 1-91, § 2(b), 4-23-91; Ord. No. 1-92, § 2, 2-3-92; Ord. No. 6-93, § 2(a)1—7, 2-9-93)

Sec. 134-1107. Permitted uses.

- (a) *Enumeration; maximum gross leasable area.* The permitted uses in the C-TS town-serving commercial district, with a maximum of 3,000 square feet gross leasable area (GLA), are as follows:
- (1) Retail and service establishments, such as hardware stores, food stores, clothing stores, drugstores, barbershops, beauty salons and jewelry stores.
 - (2) Offices, executive office suites, professional services, business services, excluding veterinarian offices, and securities and financial brokerage and trust companies above the first floor.
 - (3) Offices, professional services, business services and securities and financial brokerage and trust companies in the 200 block of Peruvian Avenue and Bradley Place.
 - (4) Nonprofit cultural centers.
 - (5) Professional and studio type schools.
 - (6) Storage facility related to a permitted or special exception use in the district provided said use meets all additional conditions in section 134-1760 of this chapter.

¹Cross reference(s)—Businesses, ch. 22.

- (7) Essential services.
 - (8) Public parks.
 - (9) Residence(s) above the first floor.
 - (10) Supplemental off-site shared parking as provided for in sections 134-2177 and 134-2182. This use will sunset on March 13, 2024, unless extended or modified by town council.
- (b) *Regulation of existing nonconforming commercial uses.* Any existing uses contained on the list of permitted uses shown in subsection (a) of this section which contain more than 3,000 square feet of gross leasable area (GLA) shall be classified as existing nonconforming uses under article VI of this chapter pertaining to nonconforming uses. However, all future changes of use shall be limited to those uses listed as permitted uses on the list contained in this section with a maximum gross leasable area of 3,000 square feet, and if a change of use is contemplated from one general commercial category (retail and services; office, professional and business services; or banks and financial institutions) to another, wherein the new use will involve a gross leasable area exceeding 3,000 square feet, the contemplated new use shall be subject to prior approval of a special exception application by the town council before the change is made (refer to sections 134-227 through 134-233 pertaining to special exception uses). In effect, this will allow any existing use over 3,000 square feet, in a district with a 3,000 square footage limitation, to continue operating at its existing scale or to change to another use within the same general commercial category without town council approval. For example, if a ladies apparel store of 8,000 square feet exists in the C-TS district and the owner wishes to change to an antique store of the same size or subdivide into two 4,000-square-foot offices, the owner would need to apply for and obtain approval of a special exception from the town council. No existing commercial use which is subject to the 3,000 square feet maximum gross leasable area (GLA) regulation may occupy additional space within 1,500 feet of the existing businesses, which distance shall be measured along the public sidewalk, if such new space to be occupied will increase the total gross leasable area (GLA) to more than 3,000 square feet.

(Ord. No. 2-74, schedule B, 3-26-74; Ord. No. 3-77, § 2, 3-29-77; Ord. No. 5-78, §§ 10, 15, 3-31-78; Ord. No. 7-79, §§ 2, 5, 7, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(a)—(d), (g), (h), 3-31-81; Ord. No. 7-82, § 3(a)—(d), 3-31-82; Ord. No. 2-83, § 3(c), 2-23-83; Ord. No. 1-84, § 2(f)—(h), 3-1-84; Ord. No. 1-85, § 2(g)—(k), 2-11-85; Ord. No. 1-86, § 2(b), (c), 2-10-86; Ord. No. 1-87, § 2(c)—(f), 2-9-87; Ord. No. 2-88, § 1, 2-8-88; Ord. No. 1-89, § 2(a), 2-6-89; Ord. No. 1-90, § 2(f)—(i), 2-5-90; Ord. No. 1-91, § 2(b), 4-23-91; Ord. No. 1-92, § 2, 2-3-92; Ord. No. 6-93, § 2(a)1—7, 2-9-93; Ord. No. 1-96, § 4, 2-5-96; Ord. No. 1-98, § 5, 2-9-98; Ord. No. 1-02, § 9, 3-12-02; Ord. No. 1-04, §§ 17, 22, 3-9-04; Ord. No. 1-05, § 2, 3-8-05; Ord. No. 4-08, § 8, 4-7-08; Ord. No. 5-2011, § 3, 3-9-11; Ord. No. 2-2011, § 3, 7-13-11; Ord. No. 7-2014, § 5, 5-14-14; Ord. No. 13-2015, § 1, 5-13-15; Ord. No. 8-2017, § 1, 4-12-17; Ord. No. 17-2019, § 5, 6-12-19; Ord. No. 01-2021, § 2, 2-10-21; Ord. No. 12-2021, § 1, 6-9-21; Ord. No. 20-2021, § 2, 9-13-21)

Editor's note(s)—Ord. No. 7-2014, § 5, adopted May 14, 2014, set out provisions amending subsection 134-1108(a)(2). To correct a scrivener's error, and at the editor's discretion, these provisions have been included as amending subsection 134-1107(a)(2).

Sec. 134-1108. Accessory uses.

The accessory uses in the C-TS town-serving commercial district are as follows:

- (1) Off-street parking and loading.
- (2) Signs.
- (3) Accessory uses customarily incident to the permitted or approved special exception uses.

(Ord. No. 2-74, schedule B, 3-26-74; Ord. No. 3-77, § 2, 3-29-77; Ord. No. 5-78, §§ 10, 15, 3-31-78; Ord. No. 7-79, §§ 2, 5, 7, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(a)—(d), (g), (h), 3-31-81; Ord. No. 7-82, § 3(a)—(d), 3-31-82; Ord. No. 2-83, § 3(c), 2-23-83; Ord. No. 1-84, § 2(f)—(h), 3-1-84; Ord. No. 1-85, § 2(g)—(k), 2-11-85; Ord. No. 1-86, § 2(b), (c), 2-10-86; Ord. No. 1-87, § 2(c)—(f), 2-9-87; Ord. No. 2-88, § 1, 2-8-88; Ord. No. 1-89, § 2(a), 2-6-89; Ord. No. 1-90, § 2(f)—(i), 2-5-90; Ord. No. 1-91, § 2(b), 4-23-91; Ord. No. 1-92, § 2, 2-3-92; Ord. No. 6-93, § 2(a)1—7, 2-9-93; Ord. No. 5-09, § 5, 4-15-09; Ord. No. 16-2021, § 11, 8-11-21)

Sec. 134-1109. Special exception uses.

- (a) The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the C-TS town-serving commercial district are as follows:
- (1) Public or private parking lots or storage garages.
 - (2) Auto rental lots.
 - (3) Private social, swimming, golf, tennis and yacht clubs.
 - (4) Service stations.
 - (5) Public structures/uses.
 - (6) Essential services related to town-owned municipal buildings and structures.
 - (7) Supplemental parking per sections 134-2177 and 134-2182.
 - (8) Public or private academic schools.
 - (9) Drive-in business service facilities.
 - (10) Churches, synagogues or other houses of worship.
 - (11) Permitted uses, or uses not specifically enumerated under permitted uses in section 134-1107 but having traffic, patronage and intensity of use characteristics similar to those uses cited therein, which are greater than 3,000 square feet gross leasable area.
 - (12) Banks and financial institutions, excluding securities or financial brokerage and trust companies.
 - (13) Roof-deck automobile parking.
 - (14) Outdoor cafe seating is permitted only for restaurants, retail specialty food including the sale of prepared food for takeout only, and private, social, swimming, golf, tennis and yacht clubs, provided that all requirements and conditions in sections 134-2104 through 134-2108 are met.
 - (15) Veterinarian offices above the first floor.
 - (16) Museums occupying building of unique value as designated historical landmarks, as determined by the landmarks preservation commission and the town council.
 - (17) Nightclubs.
 - (18) Except as provided for in subsection 134-1107(3), offices (excluding executive office suites), professional services, business services and securities or financial brokerage and trust companies on the first floor provided that there are at least 50 percent existing office uses on all floors of the building in which the office use is proposed and more than 50 percent existing office uses on the first floor within 300 feet of the proposed office use within the same zoning district.
 - (19) Private parks.

- (20) Medical marijuana treatment centers and medical marijuana dispensaries are prohibited, however, should state law preempt said prohibition, said uses shall be permitted subject to the requirements in sections 134-2113 through 134-2114 of this chapter.
- (21) Outdoor promotional events. See section 134-2115 for additional conditions and criteria.
- (22) Restaurants, excluding formula restaurants, as defined in section 134-2 and bars/lounges.
- (23) Planned unit development, PUD (5) (see article V of this chapter for standards).

- (b) An owner or tenant of a property, located within the C-TS district, which property has received approval of a special exception after March 31, 1980, shall be required to obtain approval by the town council under the provisions of section 134-229 prior to being granted a new business tax receipt. This subsection shall not apply to renewal of an existing business tax receipt.

(Ord. No. 2-74, schedule B, 3-26-74; Ord. No. 3-77, § 2, 3-29-77; Ord. No. 5-78, §§ 10, 15, 3-31-78; Ord. No. 7-79, §§ 2, 5, 7, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(a)—(d), (g), (h), 3-31-81; Ord. No. 7-82, § 3(a)—(d), 3-31-82; Ord. No. 2-83, § 3(c), 2-23-83; Ord. No. 1-84, § 2(f)—(h), 3-1-84; Ord. No. 1-85, § 2(g)—(k), 2-11-85; Ord. No. 1-86, § 2(b), (c), 2-10-86; Ord. No. 1-87, § 2(c)—(f), 2-9-87; Ord. No. 2-88, § 1, 2-8-88; Ord. No. 1-89, § 2(a), 2-6-89; Ord. No. 1-90, § 2(f)—(i), 2-5-90; Ord. No. 1-91, § 2(b), 4-23-91; Ord. No. 1-92, § 2, 2-3-92; Ord. No. 6-93, § 2(a)1—7, 2-9-93; Ord. No. 1-96, § 3, 2-5-96; Ord. No. 1-98, § 5, 2-9-98; Ord. No. 1-02, § 8, 3-12-02; Ord. No. 1-03, § 2, 3-11-03; Ord. No. 1-04, § 28, 3-9-04; Ord. No. 1-07, § 3, 4-10-07; Ord. No. 5-09, § 6, 4-15-09; Ord. No. 5-2011, § 4, 3-9-11; Ord. No. 2-2011, § 4, 7-13-11; Ord. No. 3-2012, § 4, 4-11-12; Ord. No. 7-2014, § 5, 5-14-14; Ord. No. 13-2015, § 2, 5-13-15; Ord. No. 24-2016, § 2, 1-11-17; Ord. No. 30-2017, § 2, 1-10-18; Ord. No. 02-2019, § 9, 3-19-19; Ord. No. 17-2019, § 6, 6-12-19; Ord. No. 01-2021, § 3, 2-10-21; Ord. No. 12-2021, § 2, 6-9-21; Ord. No. 16-2021, § 12, 8-11-21)

Editor's note(s)—Ord. No. 13-2015, § 2, adopted May 13, 2015, set out provisions intended for use as subsection 134-1109(a)(15). To maintain the current subsection 134-1109(a)(15) as added by Ord. No. 7-2014, § 5, adopted May 14, 2014, and at the editor's discretion, these provisions have been included herein as subsection 134-1109(a)(19).

Sec. 134-1110. Accessory structures.

- (a) *Generally.* Enclosed accessory structures in the C-TS town-serving commercial district shall comply with front and side yard requirements for the principal structure to which they are accessory and shall be not closer to any rear property line than ten feet.
- (b) *Dish antennas.* A dish antenna shall be an accessory structure and shall be constructed, erected or placed in compliance with all of the provisions of this chapter applicable to accessory structures. Dish antennas shall not exceed three meters in diameter. Only one dish antenna that exceeds one meter in diameter shall be permitted on each building. Such dish antenna which exceeds one meter in diameter shall not be attached to a building; shall not be closer than ten feet to any side or rear property line; shall not exceed 12 feet in height above the average grade; and, shall not be located in a required front yard, street side yard or rear street yard setback. Each residential unit or commercial tenant space shall not be limited as to the number of dish antennas of one meter or less in diameter and said antenna(s) may be attached or unattached to a building. If said dish antenna(s) is unattached, said antenna(s) shall not exceed 12 feet in height above the average grade; shall be located no closer than ten feet to any side or rear lot line; and, shall not be located in a required front yard, street side yard or rear street yard setback. All attached and unattached dish antennas in this commercial zoning district shall be screened from public view, and private and public streets and

ways; be neutral in color; and, to the maximum extent possible, compatible with the surrounding neighborhood appearance and character. In addition, no form of lettering, advertising or identification shall be allowed on any such antenna or its framework (other than the manufacturer's small identification plate).

Note: One meter in the metric system of measurement equals 39.37 inches or 3.28 feet.

(Ord. No. 2-74, § 5.51, 3-26-74; Ord. No. 3-76, § 3, 3-23-76; Ord. No. 5-78, § 11, 3-31-78; Ord. No. 7-79, § 11, 3-30-79; Ord. No. 4-80, § 4, 3-31-80; Ord. No. 7-82, § 4(i), (k), 3-31-82; Ord. No. 1-84, § 3(h), 3-1-84; Ord. No. 1-85, § 3(e), 2-11-85; Ord. No. 1-86, § 3(d), 2-10-86; Ord. No. 1-87, § 3(e), 2-9-87; Ord. No. 1-90, § 3(g), 2-5-90; Ord. No. 1-92, § 3(e), 2-3-92; Ord. No. 1-93, § 3(g), 2-8-93; Ord. No. 1-94, § 3(c), 2-7-94; Ord. No. 1-95, § 1(b), 1-23-95; Ord. No. 1-97, § 5, 2-17-97; Ord. No. 1-99, § 10, 4-5-99)

Sec. 134-1111. Reserved.

Ord. No. 16-2021, § 13, adopted August 11, 2021, repealed § 134-111, which pertained to stands, seated dining areas and open counters for eating and drinking and derived from Ord. No. 2-74, § 6.61, 3-26-74; Ord. No. 3-77, § 14, 3-29-77; Ord. No. 1-89, 4(f), 2-6-89; Ord. No. 1-04, § 15, 3-9-04; Ord. No. 5-09, § 7, 4-15-09.

Sec. 134-1112. Commercial uses; site plan approval for new buildings, new building additions or changes in permitted uses over certain floor area.

All applications for new buildings or for new building additions or for changes in a permitted use in section 134-1107 which involve more than 2,000 square feet of building floor area of buildings in the C-TS town-serving commercial district shall require a site plan approval in accordance with article III of this chapter. No certificate of occupancy shall be issued for any building, unless all facilities included in the site plan have been provided in accordance therewith. The maximum dimension of any structure or group of attached structures shall not exceed 150 feet.

(Ord. No. 2-74, § 6.55, 3-26-74; Ord. No. 5-78, § 12, 3-31-78; Ord. No. 7-79, § 14, 3-30-79; Ord. No. 4-80, § 6, 3-31-80; Ord. No. 7-82, § 5(d), 3-31-82; Ord. No. 1-85, § 4(h), 2-11-85)

Sec. 134-1113. Lot, yard and area requirements—Generally.

In the C-TS town-serving commercial district, the schedule of lot, yard and area requirements is as given in this section:

- (1) *Lot area.* The minimum lot area is 4,000 square feet.
- (2) *Lot width.* The minimum lot width is 30 feet.
- (3) *Lot depth.* The minimum lot depth is 90 feet.
- (4) *Density.* A single dwelling unit, or multiple dwelling units not to exceed six dwelling units per gross acre. See article III of this chapter for site plan review requirements.
- (5) *Front yard.*
 - a. For one-story buildings, the minimum front yard setback is five feet.
 - b. For two-story buildings, the minimum front yard setback is five feet.
 - c. All buildings shall be set back so as to provide at least a ten-foot-wide pedestrian walkway between the street curbline and the building, exclusive of beautification strips, not more than five feet of which may be on the town street right-of-way, where appropriate, and addition-ally,

Exhibit A

to provide for the minimum building front yard setback, which shall be measured from the inside (lot side) of the required pedestrian walkway. Where no front yard building setback is approved or required, two feet of the required ten-foot-wide pedestrian walkway, adjacent to the inside (lot side) of the walkway, may be landscaped by placement of potted plants or removable planters. Such potted plants or planters shall include xeriscape landscaping whenever possible.

- d. For buildings in excess of 15 feet in height, increase all minimum yard requirements one foot for each two feet of building height, or portion thereof, exceeding 15 feet.
- (6) *Side yard.*
- a. There is no minimum side yard required for one-story structures, but a side yard shall be five feet if provided. When the side yard of a C-TS property adjoins property zoned in any R district, a ten-foot side yard is required on that side.
 - b. For buildings in excess of 15 feet in height, increase all minimum yard requirements one foot for each two feet of building height, or portion thereof, exceeding 15 feet. Side yards shall be as calculated or five feet, whichever is greater.
- (7) *Rear yard.*
- a. For one-story buildings, the minimum rear yard setback is ten feet.
 - b. For two-story buildings, the minimum rear yard setback is ten feet.
 - c. For buildings in excess of 15 feet in height, increase all minimum yard requirements one foot for each two feet of building height, or portion thereof, exceeding 15 feet. Side yards shall be as calculated or five feet, whichever is greater.
- (8) *Height and overall height.*
- a. For one-story buildings, the maximum building height is 15 feet.
 - b. For two-story buildings, the maximum building height is 25 feet.
 - c. In this district, the maximum building height allows one story, with provision for a special exception for two stories. See special exception provisions in sections 134-227 through 134-233 (special exception use), section 134-1115 relating to allowable height and lot coverage, and article III of this chapter (site plan review).
 - d. Maximum overall height of a building shall be the maximum allowable building height, as defined in section 134-2, plus five feet for a flat roof and ten feet for all other roof styles. When a parapet is used above the maximum building height, as defined in section 134-2, the building overall height will be calculated based on the flat roof style identified above. Parapet walls extending above the maximum allowable building height shall have appropriate architectural treatment.
- (9) *Lot coverage.*
- a. For one-story buildings, the maximum lot coverage is 70 percent.
 - b. For two-story buildings, the maximum lot coverage is 70 percent.
- (10) *Length.*
- a. For one-story buildings, the maximum building length is 150 feet.
 - b. For two-story buildings, the maximum building length is 150 feet.

Exhibit A

- c. Sub-basements are exempt from the maximum building length requirement. Individual building elements extending above ground from a single sub-basement shall each, be considered as a separate building for the purpose of calculating building length.

(11) *Landscaped open space.*

- a. For one-story buildings, the minimum landscaped open space is 15 percent.
- b. For two-story buildings, the minimum landscaped open space is 25 percent.
- c. Additionally, not less than 35 percent of the required front yard must be landscaped open space in the C-TS district.

(12) *Floor area.*

- a. For one-story buildings, the maximum gross floor area of buildings is 15,000 square feet.
- b. For two-story buildings, the maximum gross floor area of buildings is 15,000 square feet.
- c. Sub-basements shall be exempt from the maximum floor area requirements. Individual building elements extending above ground from, a single sub-basement shall each be considered as a separate building for the purpose of calculating building floor area.

(Ord. No. 2-74, schedule A, 3-26-74; Ord. No. 7-79, §§ 2, 6, 3-30-79; Ord. No. 4-80, § 3, 3-31-80; Ord. No. 6-81, § 2(e), (f), 3-31-81; Ord. No. 7-82, § 3(e), 3-31-82; Ord. No. 2-83, §§ 3(a), (b), 2-23-83; Ord. No. 1-84, §§ 2(a)—(e), 3-1-84; Ord. No. 1-85, § 2(b)—(f), 2-11-85; Ord. No. 1-86, § 2(a), 2-10-86; Ord. No. 1-88, § 1, 2-8-88; Ord. No. 1-89, § 2(b)—(d), 2-6-89; Ord. No. 1-90, § 2(a)—(e), 2-5-90; Ord. No. 1-92, § 2(a)1, 2, 2-3-92; Ord. No. 9-93, § 2(b), 6-8-93; Ord. No. 1-94, § 2(a), 2-7-94; Ord. No. 1-96, § 8, 2-5-96; Ord. No. 1-97, § 1, 2-17-97; Ord. No. 1-98, §§ 2—4, 2-9-98; Ord. No. 2-98, §§ 1, 2, 2-27-98; Ord. No. 1-04, § 31, 3-9-04; Ord. No. 16-2016, § 2, 12-14-16)

Sec. 134-1114. Same—Exceptions.

- (a) In the C-TS town-serving commercial district, cornices, solid canopies, or architectural features may extend 48 inches over the sidewalk or required yard area, provided they shall have nine feet of vertical clearance between any solid construction and the sidewalk or yard.
- (b) Marquees or canvas-covered fireproof canopies, no wider than entranceways, may be constructed over main entrances to hotels, theaters and places of public assembly and may extend to the face of the curb, provided that no support shall be nearer than 18 inches to the face of the curb, and the installation shall have a minimum of nine feet of vertical clearance between any solid construction and the sidewalk.
- (c) No projections shall be allowed in the required rear yard except open-type fire escapes, and these must be provided with a counter-balanced bottom section to provide for nine feet of clearance when up.
- (d) Awnings may be suspended over sidewalks or ways, provided that they shall not project nearer than 18 inches to the face of the street curbline or more than eight feet from the exterior wall of the building, and the installation shall have at least seven feet six inches of vertical clearance between any solid construction and the sidewalk or way. Cloth front and side drops shall measure not less than six feet six inches from their lowest point to the sidewalk or way.
- (e) One open, one story pergola may extend five feet into a setback provided said structure does not exceed a height of nine feet; the supporting beams do not obstruct a sidewalk or walkway.
- (f) One arbor shall be allowed in a required setback on a property provided said arbor does not exceed a height of eight feet nor cover more than 15 square feet in area; and, does not block a sidewalk or walkway.

Created: 2023-08-15 09:56:50 [EST]

(Supp. No. 27, Update 2)

(Ord. No. 2-74, § 5.33(a)—(d), 3-26-74; Ord. No. 4-80, § 4, 3-31-80; Ord. No. 1-91, § 3(c), 4-23-91; Ord. No. 3-02, § 3, 7-9-02)

Sec. 134-1115. Special exception to height regulations; special exception structures.

In order to encourage increased open space, landscaped open space, reduced density and lot coverage and architectural detail, the town council may at its discretion, upon review of an application and public hearing thereon, allow for the increase of the maximum building height in the C-TS town-serving commercial district, upon a finding being made by the town council that the proposed increase in height for a contemplated special exception structure is in the public interest, that careful attention is given to architectural detail, and that it meets the standards of sections 134-227 through 134-233 and the following goals and guidelines:

Two-story guidelines. Lot coverage not more than 35 percent.

(Ord. No. 2-74, § 5.48, 3-26-74; Ord. No. 3-76, § 3, 3-23-76; Ord. No. 5-78, § 11, 3-31-78; Ord. No. 7-82, § 4(g), 3-31-82; Ord. No. 2-83, § 4(d), 2-23-83; Ord. No. 1-84, § 3(e), 3-1-84; Ord. No. 1-85, § 3(d), 2-11-85; Ord. No. 1-91, § 3(e), 4-23-91; Ord. No. 1-92, § 3(d), 2-3-92)

Sec. 134-1116. Supplementary district regulations.

The supplementary district regulations which may be applicable to the C-TS town-serving commercial district are contained in article VIII of this chapter.

Sec. 134-1117. Off-street parking and loading.

The off-street parking or loading requirements which may be applicable in the C-TS town-serving commercial district are contained in article IX of this chapter.

Sec. 134-1118. Signs.

The sign regulations which may be applicable in the C-TS town-serving commercial district are contained in article XI of this chapter.

Sec. 134-1119. Air conditioning and generator equipment.

Air conditioners and air handlers, cooling towers, generators, swimming pool filters, pumps and heaters are regulated in section 134-1728 and 134-1729.

(Ord. No. 1-99, § 11, 4-5-99)

Sec. 134-1120. Architectural tower features.

In the commercial zoning districts, a maximum of two towers as architectural features may be constructed as integral parts of the building provided that no tower(s) exceeds the allowable overall height by more than five feet; such tower(s) is set back an additional five feet on the front, rear, side, and street side and street rear yards; and, such tower(s) has no habitable floor area. The area of such tower(s) shall in combination not exceed two percent of the gross floor area of the building. This section does not apply to entry facades or parapets.

(Ord. No. 1-00, § 2, 2-22-00)

Sec. 134-1121. Lot grade topography and drainage.

In the C-TS, commercial town serving district, the natural grade and topography of a lot shall not be altered to raise and the grade the lot to meet base flood elevation requirements except as provided for in section 134-1600. The grade shall not be raised on a vacant or occupied piece of property unless a building permit is issued which addresses the paving and drainage requirements of the town.

(Ord. No. 19-2021 , § 5, 9-13-21)

Secs. 134-1122—134-1155. Reserved.

EXHIBIT A
PART II - CODE OF ORDINANCES
Chapter 134 - ZONING
ARTICLE V. PLANNED UNIT DEVELOPMENT PROCEDURE

ARTICLE V. PLANNED UNIT DEVELOPMENT PROCEDURE

DIVISION 1. GENERALLY

Sec. 134-476. Purpose.

- (a) The purpose of planned unit development regulations is to:
 - (1) Encourage flexibility in the design and development of land in order to promote its most appropriate use;
 - (2) Facilitate the adequate and economical provision of streets, utilities and public spaces; and
 - (3) Preserve the natural and scenic qualities of open areas.
- (b) The procedure is intended to permit diversification in the location of structures and improve circulation facilities and other site qualities while ensuring adequate standards relating to public health, safety and welfare and morals both in the use and occupancy of buildings and facilities in planned groups.
- (c) In addition to subsections (a) and (b) of this section, PUD-4 historical preservation-residential development is intended to preserve structures and premises of significant historical or architectural value to the town by allowing for low-density residential development at a density calculated on the area of the entire property, excluding the area of property required by the town to be assigned to the historical structure. Structures and/or premises listed in the national record or in any historical report recognized by the town council may be considered significant for the purposes of this article. In addition, the town council may declare any other structure and/or premises to be of historical or architectural significance.

(Ord. No. 2-74, § 7.10, 3-26-74; Ord. No. 5-78, § 13, 3-31-78; Ord. No. 1-92, § 5(a), 2-3-92)

Sec. 134-477. District regulations.

The requirements and regulations for a PUD district are contained in division 14 of article VI of this chapter.

Sec. 134-478. Town council approval for permitted use and special exception use; review by planning and zoning commission; hearing; site plan review of application.

- (a) A planned unit development, when a permitted use, shall be subject to the approval of the town council after a review and report by the planning and zoning commission and after a public hearing is held by the town council in accordance with law.
- (b) A planned unit development, when a special exception use, shall be subject to the approval of the town council after a review and report by the planning and zoning commission and after a public hearing is held by the town council in accordance with law. The review by the planning and zoning commission shall be to make findings pursuant to sections 134-227 through 134-233 and other applicable sections of this chapter and to make recommendations thereon.
- (c) Every application for approval of a planned unit development shall require concurrent site plan review in accordance with article III of this chapter.

(Ord. No. 2-74, § 7.20, 3-26-74; Ord. No. 7-79, § 15, 3-30-79; Ord. No. 1-04, § 42, 3-9-04)

Secs. 134-479—134-505. Reserved.

DIVISION 2. PROCEDURE

Subdivision I. In General

Secs. 134-506—134-530. Reserved.

Subdivision II. Tentative Approval

Sec. 134-531. Application.

In order to provide an expeditious method for processing a plan for a planned unit development, under the terms of this chapter, it is declared to be in the public interest that all procedures with respect to the approval or disapproval of a plan for a planned unit development, and the continuing administration thereof, shall be consistent with the following:

- (1) An application for tentative approval of the plan for a planned unit development shall be filed by or on behalf of the landowner with the building official.
- (2) The following information shall be submitted with the application:
 - a. The location and size of the site and the nature of the landowner's interest in the land proposed to be developed.
 - b. The density of land use to be allocated to parts of the site to be developed.
 - c. The location and size of any common open space and the form or organization proposed to own and maintain any common open space.
 - d. The use and the approximate height, bulk and location of buildings and other structures.
 - e. The feasibility of proposals for the disposition of sanitary waste and stormwater.
 - f. The substance of covenants, grants of easements or other restrictions proposed to be imposed upon the use of the land, buildings and structures including proposed easements or grants for public utilities.
 - g. The provisions for parking of vehicles and the location and width of proposed streets and public ways.
 - h. The required modifications in the town land use regulations otherwise applicable to the subject property.
 - i. For plans that call for development over a period of years, a schedule showing the proposed times within which application for final approval of all sections of the planned unit development are intended to be filed.
 - j. For PUD-4, a complete description of the historical and/or architecturally significant structures and/or premises and provisions for their preservation. The portion of the property to be devoted to the preservation shall be delineated.

EXHIBIT A

- (3) The application for tentative approval of a planned unit development shall include a written statement by the landowner or any other entity having a cognizable interest in the land, setting forth the reasons why, in his opinion, a planned unit development would be in the public interest and would be consistent with the town's statement of purposes on planned unit development.

(Ord. No. 2-74, § 7.31, 3-26-74; Ord. No. 5-78, § 13, 3-31-78)

Sec. 134-532. Public hearings.

- (a) Upon submission of a complete planned unit development application, the planning and zoning commission shall hear said application within 60 days of the application being deemed complete by the director of the planning, zoning and building department or designee. A public hearing on the planned unit development application shall then be held by the planning and zoning commission and town council after public notice is given in accordance with law. A copy of the PUD application shall be mailed to the owners of the property and the property immediately adjacent thereto and across the street therefrom and to all property owners within 300 feet from any part of the subject property at the address shown on the county property appraiser's tax records, together with a notice from the director or designee advising the date, time and location of the hearing on such application before the planning and zoning commission and town council. Such list of property owners, together with a notification map, shall be provided by the applicant and shall be certified by the applicant as being true and accurate. The applicant shall be required to mail the application to the property owners within notification area within five days of submittal of the application to the town. No application shall be heard less than ten days after the first publication notice as provided in this section and 15 days after the mailing to property owners directly affected, and all applications will be heard at regular meetings of the town council unless otherwise ordered by the town council.
- (b) A transcript of the hearing shall be caused to be made by the town council, copies of which shall be made available at cost to any party to the proceedings, and all exhibits accepted in evidence shall be identified and duly preserved, or, if not accepted in evidence, shall be properly identified and the reason for the exclusion clearly noted in the record. The planning and zoning commission shall report on the proposed planned unit development not less than 15 days before the public hearing, and the report shall be available for public inspection during reasonable hours.

(Ord. No. 2-74, § 7.32, 3-26-74; Ord. No. 2-83, § 6, 2-23-83; Ord. No. 1-04, §§ 38, 43, 3-9-04; Ord. No. 5-09, § 26, 4-15-09; Ord. No. 11-2018, § 5, 7-11-18)

Sec. 134-533. Grant or denial.

- (a) The town council shall, within 60 days following the conclusion of the public hearing for tentative approval of a planned unit development, by written resolution either (i) grant tentative approval of the plan as submitted, (ii) grant tentative approval subject to specified conditions not included in the plan as submitted, or (iii) deny tentative approval to the plan. Failure of the town council to so act within such period shall be deemed to be a grant of tentative approval of the plan as submitted.
- (b) If tentative approval is granted, other than by lapse of time, either of the plan as submitted or of the plan with conditions, the town council shall, as part of its resolution, specify the drawings, specifications and form of performance bond that shall accompany an application for final approval.
- (c) If tentative approval is granted subject to conditions, the landowner shall, if he finds such conditions to be unacceptable, within 45 days after receiving a copy of the written resolution of the town council, notify the town council of his refusal to accept the conditions.

Created: 2023-08-15 09:56:47 [EST]

(Supp. No. 27, Update 2)

EXHIBIT A

- (d) If the landowner refuses to accept all the conditions, the town council shall be deemed to have denied tentative approval of the plan.
- (e) If the landowner does not, within such period, notify the town council of his acceptance of or his refusal to accept all the conditions, tentative approval of the plan, with all the conditions, shall stand as granted.
- (f) Nothing contained in this section shall prevent the town council and the landowner from mutually agreeing to a change in such conditions, and the town council may, at the request of the landowner, extend the time during which the landowner shall notify the town council of his acceptance or refusal to accept the conditions.
- (g) The grant or denial of tentative approval by written resolution shall include not only conclusions but also findings of fact related to the specific proposal and shall set forth the reasons for the grant, with or without conditions, or for the denial, and the resolution shall set forth with particularity in which respects the plan would or would not be in the public interest, including but not limited to findings of fact and conclusions on the following:
 - (1) In what respects the plan is or is not consistent with the purpose of a planned unit development, as expressed in section 134-476.
 - (2) The extent to which the plan departs from zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, bulk and use, and the reasons why such departures are not deemed to be in the public interests.
 - (3) The purpose, location and amount of the common open space in the planned unit development, the reliability of the proposals for maintenance and conservation of the common open space, and the adequacy or inadequacy of the amount and purpose of the common open space as related to the proposed density and type of development.
 - (4) The physical design of the plan and the manner in which the design does or does not make adequate provision for public services, provide adequate control over vehicular traffic and further the amenities of light and air, recreation and visual enjoyment.
 - (5) The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is proposed to be established.
 - (6) For a plan that proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interest of the public and of the residents and owners of the planned unit development in the integrity of the plan.
 - (7) The historical or architectural significance of any structure and/or premises and the adequacy of provisions for its preservation.
- (h) If a plan is granted tentative approval, with or without conditions, the town council shall set forth in the written resolution the time within which an application for final approval of the plan shall be filed or, for a plan that provides for development over a period of years, the periods of time within which applications for final approval of each part thereof shall be filed. The time so established between grant of tentative approval and application for final approval shall not be less than three months and, for developments over a period of years, the time between applications for final approval of each part of a plan shall be not less than six months. Nothing contained in this subsection shall be construed to limit a landowner from the presentation of any application for final approval earlier than the time period set forth in this subsection.

(Ord. No. 2-74, § 7.33, 3-26-74; Ord. No. 5-78, § 13, 3-31-78)

Sec. 134-534. Status of plan after tentative approval.

- (a) Within five working days after the adoption of the written resolution provided for in section 134-533, it shall be certified by the town clerk and shall be filed in his office, and a certified copy shall be mailed to the landowner. Where tentative approval has been granted, the approval shall be noted on the zoning map maintained in the office of the town clerk.
- (b) Tentative approval of a plan shall not qualify a plat of the planned unit development for recording or authorize development or issuance of any building permits. A plan which has been given tentative approval as submitted or which has been given tentative approval with conditions that have been accepted by the landowner, and provided that the landowner has not defaulted or violated any of the conditions of the tentative approval, shall not be modified, revoked or otherwise impaired by action of the town pending an application for final approval, without the consent of the landowner, provided an application for final approval is filed or, for development over a period of years, provided applications are filed within the periods of time specified in the resolution granting tentative approval.
- (c) If a plan is given tentative approval and thereafter, but prior to final approval, the landowner shall elect to abandon part or all of the plan and shall so notify the town council in writing, or if the landowner shall fail to file application for final approval within the required period of time, as the case may be, tentative approval shall be deemed to be revoked, and all that portion of the area included in the plan for which final approval has not been given shall be subject to the sections of this chapter applicable thereto, as they may be amended from time to time, and such shall be noted on the zoning map in the office of the town clerk and in the records of the town clerk.

(Ord. No. 2-74, § 7.34, 3-26-74)

Secs. 134-535—134-560. Reserved.

Subdivision III. Final Approval

Sec. 134-561. Application.

- (a) An application for final approval of a planned unit development may be for all the land included in a plan or the extent set forth in the tentative approval for a section thereof. The application shall be made to the director of planning, zoning and building or designee. The application shall include such drawings, specifications, covenants, easements, conditions and form of performance bond as were set forth by written resolution of the town council at the time tentative approval. A public hearing on an application for final approval of the plan or part thereof shall not be required, provided the plan, or the part thereof submitted for final approval, is in substantial compliance with the plan theretofore given tentative approval. The town council shall find that any changes to the tentative plan shall not be in contravention to the public's best interests.
- (b) When the application for final approval has been filed, together with all drawings, specifications and other documents in support thereof and as required by the resolution of tentative approval, the town council shall, within 45 days of such filing, grant such plan final approval.

(Ord. No. 2-74, § 7.35, 3-26-74; Ord. No. 1-84, § 5, 3-1-84; Ord. No. 26-10, § 7, 12-15-10)

Sec. 134-562. Refusal to grant for variations in tentatively approved plan.

- (a) If the final plan for a planned unit development as submitted contains variations from the plan given tentative approval, the town council may, after a meeting with the landowner, refuse to grant final approval and shall, within 45 days from the filing of application for final approval, so advise the landowner in writing of the refusal, setting forth in the notice the reasons why one or more of the variations are not in the public interest.
- (b) If refusal occurs, the landowner may:
 - (1) File his application for final approval without the variations objected to by the town council on or before the last day of the time within which he was authorized by the resolution granting tentative approval to file for final approval, or within 30 days from the date he received notice, whichever date shall last occur;
 - (2) Treat the refusal as a denial of final approval; or
 - (3) File a written request with the town council that it hold a public hearing on his application for final approval. Any such public hearing shall follow the procedure for tentative approval and shall be held during the next annual public hearing period starting with October.
- (c) Within 45 days after the conclusion of the hearing, the town council shall by resolution either grant final approval to the plan or deny final approval to the plan. The grant or denial of final approval of the plan shall, in cases arising under this subsection, be in the form and contain the findings required for a resolution on an application for tentative approval set forth in section 134-532.

(Ord. No. 2-74, § 7.35, 3-26-74; Ord. No. 1-84, § 5, 3-1-84; Ord. No. 1-04, § 39, 3-9-04)

Sec. 134-563. Certification; filing of record plat; modification before completion of development.

- (a) A plan for a planned unit development or any part thereof that has been given final approval by the town council shall be so certified without delay by the town clerk, and a record plat may be filed on record forthwith in the office of the county clerk in accordance with F.S. ch. 177 before any development shall take place in accordance therewith. Upon the filing on record of the plan, all other ordinances and subdivision regulations otherwise applicable to the land included in the plan shall cease to apply thereto.
- (b) Pending completion within five years of the planned unit development or of that part thereof, as the case may be, that has been finally approved, no modification of the provisions of the plan or part thereof, as finally approved, shall be made nor shall it be impaired by act of the town, except with the consent of the landowner.

(Ord. No. 2-74, § 7.35, 3-26-74; Ord. No. 1-84, § 5, 3-1-84)

Sec. 134-564. Abandonment; termination.

If a plan for a planned unit development or section thereof is given final approval and thereafter the landowner shall abandon the plan or the section thereof that has been finally approved and shall so notify the town council in writing or if the landowner shall fail to commence the planned unit development within 18 months, such final approval shall terminate and be deemed null and void unless such time period is extended by the town upon written request of the landowner.

(Ord. No. 2-74, § 7.35, 3-26-74; Ord. No. 1-84, § 5, 3-1-84)

Secs. 134-565—134-590. Reserved.

DIVISION 3. REGULATIONS

Subdivision I. In General

Secs. 134-591—134-615. Reserved.

Subdivision II. Permitted Uses

Sec. 134-616. Districts where permitted.

Planned unit developments are a permitted use within PUD-A, PUD-B, PUD-C, and PUD-D districts as indicated on the Amended Zoning Map of the Town of Palm Beach, Florida, adopted by reference and made a part of this chapter.

(Ord. No. 2-74, § 7.41, 3-26-74; Ord. No. 7-78, § 4, 5-9-78)

Sec. 134-617. Compliance.

When developed as a permitted use within PUD-A, PUD-B, PUD-C, or PUD-D district, planned unit developments shall conform to the regulations in this subdivision, other pertinent sections of this chapter and the principles set forth in the comprehensive plan of the town.

(Ord. No. 2-74, § 7.42, 3-26-74)

Sec. 134-618. Minimum area.

Minimum area requirements for permitted use planned unit developments are as follows:

- (1) PUD-A, mixed use district, 25 contiguous acres undivided by any public right-of-way or easement.
- (2) PUD-B, residential mix district, 15 contiguous acres undivided by any public right-of-way or easement.
- (3) PUD-C, residential mix district, four contiguous acres undivided by any public right-of-way or easement.
- (4) PUD-D, mixed use district, six (6) contiguous acres undivided by any public right-of-way or easement.

(Ord. No. 2-74, § 7.421, 3-26-74)

Sec. 134-619. Open space.

In permitted use planned unit developments in the PUD-A, PUD-B, PUD-C, and PUD-D districts, not less than 15 percent of the planned unit site areas shall be developed as common open space; vehicle access facilities and parking areas shall not be considered in calculating such common open space. In no event, however, shall the lot coverage of all structures located within a planned unit development site exceed 35 percent of the gross area included within such planned unit development site.

(Ord. No. 2-74, § 7.422, 3-26-74)

Sec. 134-620. Residential density.

Residential densities in permitted use planned unit developments shall be as follows:

- (1) PUD-A, ten units per acre; provided, however, that the planned unit development on the Breaker's Property shall be subject to the requirements of Resolution No. 6-71 and Resolution No. 9-72 of the town, as agreed to by the Flagler Systems, Inc.
- (2) PUD-B, ten units per acre.
- (3) PUD-C, six units per acre.
- (4) PUD-D, four units per acre for the portion of the property with a Single Family Future Land Use Designation and six units per acre for the portion of the property with a Commercial Future Land Use Designation.

(Ord. No. 2-74, § 7.423, 3-26-74)

Sec. 134-621. Densities bordering estate districts.

- (a) As used in this section, the term "adjoin" is defined as having a common property line or being separated by a public right-of-way on an easement of 150 feet or less.
- (b) Where a permitted use planned unit development adjoins an R-AA large estate residential district or an R-A estate residential district, residential densities within the planned unit development shall not exceed six units per acre within 500 feet of the R-AA or R-A district, and the height of structures within 500 feet of the R-AA or R-A district shall not exceed two stories or 25 feet. When such restrictions are imposed on permitted use planned unit developments, densities may be increased in the remainder of the development site in order that the gross density of the development may equal but not exceed the maximum density stipulated in section 134-620.

(Ord. No. 2-74, § 7.424, 3-26-74)

Sec. 134-622. Permitted land uses in PUD-A district.

The following uses shall be permitted in planned unit developments in the PUD-A district:

- (1) Any use permitted in the R-D(1) moderate density residential district and R-D(2) high density residential district; provided, however, that the maximum density for the planned unit development shall be governed by section 134-620.
- (2) Any use permitted in the C-TS, C-WA, C-OPI or C-PC commercial district; provided, however, that commercial development within the planned unit development shall, in no case, occupy more than 20 percent of the gross area of the planned unit development. For the purpose of calculating gross density, as set forth in section 134-620, the land use measurements indicated in the table in section 134-656 shall be equivalent to a dwelling unit as defined.
- (3) Hotels.
- (4) Golf courses and other uses that are customarily accessory to a principal hotel use.

EXHIBIT A

- (5) Site plan review modifications for permitted and accessory uses that do not exceed 2,500 square feet may be approved administratively without Town Council review if the Director of Planning, Zoning and Building determines that such modifications will not create adverse impacts on surrounding properties or Town facilities.

(Ord. No. 2-74, § 7.425, 3-26-74; Ord. No. 4-80, § 4, 3-31-80; Ord. No. 1-00, § 1, 2-22-00; Ord. No. 1-2020, § 1, 2-12-20)

Sec. 134-623. Permitted land uses in PUD-B district.

The uses permitted in planned unit developments in the PUD-B district shall be any use permitted in the R-C, medium density district; provided, however, that the maximum density for the planned unit development shall be governed by section 134-620. Newsstands, dining rooms and personal service uses for the convenience of residents shall be permitted in such district; provided, however, that no exterior or external advertising of such facilities shall be permitted.

(Ord. No. 2-74, § 7.425, 3-26-74)

Sec. 134-624. Permitted land uses in PUD-C district.

The uses permitted in planned unit developments in the PUD-C district shall be any use permitted in the R-C, medium density district; provided, however, that the maximum density for the planned unit development shall not be governed by section 134-620.

((Ord. No. 2-74, § 7.425, 3-26-74; Ord. No. 5-78, § 13, 3-31-78; Ord. No. 7-78, § 4, 5-9-78)

Sec. 134-625. Permitted land uses in PUD-D district.

The following uses shall be permitted in planned unit developments in the PUD-D district:

- (1) Single-family dwellings; provided, however, that the maximum density for the planned unit development shall be governed by section 134-620.
- (2) Two-family dwellings; provided, however, that the maximum density for the planned unit development shall be governed by section 134-620.
- (3) Townhouses; provided, however, that the maximum density for the planned unit development shall be governed by section 134-620.
- (4) Multi-family dwellings; provided, however, that the maximum density for the planned unit development shall be governed by section 134-620.
- (5) Banks and financial institutions.

Secs. 134-~~626~~—134-650. Reserved.

EXHIBIT A

Subdivision III. Special Exceptions

Sec. 134-651. Establishment of special exception planned unit developments.

The following special exception planned unit development districts are established and shall be subject to all applicable requirements of this article and of the district in which they are located:

PUD-1	Single-family development
PUD-2	Residential mix development
PUD-3	Mixed use development
PUD-4	Historical preservation residential development
<u>PUD-5</u>	<u>Mixed use development</u>

(Ord. No. 2-74, § 7.431, 3-26-74)

Sec. 134-652. Districts where permitted.

Planned unit developments as established by this article may be permitted as special exceptions only in specifically designated districts as follows:

- (1) *PUD-1, single-family development.* Permitted only in portions of R-B districts which are in close proximity to intensive developments in an R-C, R-D(1) or R-D(2) district.
- (2) *PUD-2, residential mix development.* Permitted only in R-C, R-D(1) and R-D(2) districts.
- (3) *PUD-3, mixed use development.* Permitted only in R-C, R-D(1) and R-D(2) districts.
- (4) *PUD-4, historical preservation residential development.* Permitted only in R-AA, R-A and R-B districts.
- (5) PUD-5, mixed use development. Permitted only in the six (6) Palm Beach acres in the C-TS, R-B, and C-B zoning districts between Royal Palm Way And South County Road And Seaview Avenue And South Ocean Boulevard.

(Ord. No. 2-74, § 7.432, 3-26-74)

Sec. 134-653. Minimum area requirements.

Minimum area requirements for special exception planned unit developments are as follows:

- (1) *PUD-1, single-family development.* One contiguous acre undivided by any public right-of-way or easement.
- (2) *PUD-2, residential mix development.* Ten contiguous acres undivided by any public right-of-way or easement.
- (3) *PUD-3, mixed use district.* Twenty contiguous acres undivided by any public right-of-way or easement.
- (4) *PUD-4, historical preservation residential development.* One or more contiguous acres undivided by any public right-of-way or easement.
- (5) PUD-5, mixed use district. Six contiguous acres undivided by any public right-of-way or easement.

EXHIBIT A

(Ord. No. 2-74, § 7.433, 3-26-7)

Sec. 134-654. Residential density.

Residential densities in special exception planned unit developments permitted under this article shall be as follows:

PUD District	Use District	Maximum Density Permitted under PUD* (units per acre)
PUD-1	R-B	4
PUD-2	R-C	6**
	R-D(1)	13**
PUD-3	R-C	6**
	R-D(1)	13**
	R-D(2)	13**
PUD-4	R-AA	$\frac{7}{8}$ **
	R-A	2**
	R-B	4**
<u>PUD-5</u>	<u>C-TS, C-B</u>	<u>6</u>
	<u>R-B</u>	<u>4</u>

* See section 134-656 for conversion of nonresidential uses to equivalent dwelling unit amounts for the purpose of calculating gross density.

** See section 134-655 for special provisions covering densities in those portions of the planned unit development site adjoining lower density residential districts.

(Ord. No. 2-74, § 7.434, 3-26-74; Ord. No. 6-81, § 6(a), 3-31-81; Ord. No. 1-03, § 7, 3-11-03; Ord. No. 1-04, § 34, 3-9-04)

Sec. 134-655. Areas of restricted density in PUD-2 or PUD-3 district.

- For the purpose of this section, the term "adjoin" is defined as having a common property line or being separated by a public right-of-way of 150 feet or less.
- Whenever a PUD-2 or PUD-3 planned unit development is permitted, the density restriction in subsection (c) of this section shall apply.
- Where the proposed planned unit development adjoins an R-AA, R-A or R-B district, residential densities within the planned unit development shall not exceed six units per acre within 500 feet of the R-AA, R-A or R-B district, and the height of structures within 500 feet of the R-AA, R-A or R-B district shall not exceed two stories or 25 feet. When such density restrictions are imposed on planned unit developments adjoining an R-AA, R-A or R-B district, the height limit on the portion of the development over 500 feet from the R-AA, R-A or R-B district may be increased but shall not exceed five stories or 62 feet in building height.

(Ord. No. 2-74, § 7.435, 3-26-74)

Created: 2023-08-15 09:56:47 [EST]

(Supp. No. 27, Update 2)

EXHIBIT A

Sec. 134-656. Permitted land use.

The uses permitted in planned unit developments shall be as follows:

(1) *PUD-1.*

- a. Any use permitted in the R-AA large estate residential district, R-A estate residential district or R-B low density residential district; provided, however, that such uses are grouped in cluster development in accordance with division 5 of this article.
- b. Townhouses, subject to applicable requirements in subdivision II of division 10 of article VIII of this chapter.

(2) *PUD-2.*

- a. Any use permitted in the R-C medium density residential district.
- b. Newsstands, dining rooms and personal service uses for the convenience of residents shall be permitted in such district; provided, however, that no exterior or external advertising of such facilities shall be permitted nor shall the gross floor area devoted to such uses exceed ten percent of the gross ground floor area of buildings included within the planned unit development.

(3) *PUD-3.*

- a. Any use permitted in the R-D(1) moderate density residential district.
- b. In PUD-3 developments containing 100 or more residential dwelling units, commercial uses permitted in the C-TS, C-WA, C-OPI or C-PC commercial district may be permitted; provided, however, that any commercial development in the planned unit development shall front on a major thoroughfare and further provided that such commercial development, including its required parking area, shall not occupy more than 20 percent of the gross floor area of the planned unit development. For the purpose of calculating gross density, as set forth in section 134-620, the following land use measurements shall be equivalent to a dwelling unit as defined:

Land Use Type	Unit of Measurement	Equivalence to One Dwelling Unit of Gross Density
Hotels, motels or similar places of transient occupation	Number of bedrooms	Two bedrooms
Principal commercial uses	Total floor area	750 square feet
Accessory commercial uses	Total floor area	1,500 square feet
All other nonresidential floor spaces	Total floor area	1,000 square feet

- (4) *PUD-4.* Any use permitted in the R-AA large estate residential or RD-A estate residential district, provided the uses are developed compatibly with an historical or architecturally significant structure or premises.

(5) *PUD-5.*

EXHIBIT A

- a. Single-family dwellings; provided, however, that the maximum density for the planned unit development shall be governed by section 134-620.
- b. Two-family dwellings; provided, however, that the maximum density for the planned unit development shall be governed by section 134-620.
- c. Townhouses; provided, however, that the maximum density for the planned unit development shall be governed by section 134-620.
- d. Multi-family dwellings; provided, however, that the maximum density for the planned unit development shall be governed by section 134-620.
- e. Banks and financial institutions.

(Ord. No. 2-74, § 7.436, 3-26-74; Ord. No. 6-81, § 6(b), 3-31-81; Ord. No. 1-92, § 5(b), 2-3-92)

Sec. 134-657. Open space.

A minimum of 15 percent of a planned unit site area shall be developed as common open space. Parking areas and vehicle access facilities shall not be considered in calculating such common open space. In no event, however, shall the lot coverage of all structures located within a planned unit development site exceed 35 percent of the gross area included within such planned unit development site.

(Ord. No. 2-74, § 7.437, 3-26-74; Ord. No. 5-78, § 13, 3-31-78; Ord. No. 7-79, § 16, 3-30-79; Ord. No. 4-80, § 4, 3-31-80; Ord. No. 1-92, § 5(b), 2-3-92)

Secs. 134-658—134-685. Reserved.

DIVISION 4. STANDARDS

Sec. 134-686. Compliance with division.

The town council shall approve the planned unit development only if it finds that the planned unit development satisfies all of the standards in this division.

(Ord. No. 2-74, § 7.50, 3-26-74)

Sec. 134-687. General standards.

- (a) The planned unit development shall be consistent with the regulations governing planned unit developments as set forth within division 3 of this article.
- (b) The planned unit development plan shall be consistent with the Palm Beach Comprehensive Plan.
- (c) The planned unit development shall provide for an effective and unified treatment of the development possibilities on the project site making appropriate provision for the preservation of scenic features and amenities of the site and the surrounding areas.
- (d) The planned unit development shall be planned and developed to harmonize with any existing or proposed development in the area surrounding the project site.

(Ord. No. 2-74, § 7.51, 3-26-74)

Sec. 134-688. Design standards.

- (a) In a planned unit development, all buildings in the layout and design shall be an integral part of the development and shall have convenient access to and from adjacent uses and blocks.
- (b) Individual buildings shall be related to each other in design, masses, materials, placement and connections to provide a visually and physically integrated development.
- (c) Treatment of the sides and rear of all buildings within the planned unit development group shall be comparable in amenity and appearance to the treatment given to street frontage of these same buildings.
- (d) The design of buildings and the parking facilities shall take advantage of the natural features, topography of the project site, where appropriate.
- (e) All building walls shall be so oriented as to ensure adequate light and air exposures to the room within.
- (f) All buildings shall be arranged so as to avoid undue exposure to concentrated loading or parking facilities wherever possible and shall be so oriented as to preserve visual and audible privacy between adjacent buildings.
- (g) All buildings shall be arranged so as to be accessible to emergency vehicles.

(Ord. No. 2-74, § 7.52, 3-26-74)

Sec. 134-689. Landscape design standards.

- (a) In a planned unit development, landscape treatment for plazas, roads, paths, service and parking areas shall be designed as an integral part of a coordinated landscape design for the entire project area.
- (b) Primary landscape treatment shall consist of shrubs, ground cover, and shade trees and shall combine with appropriate walks and street surfaces to provide an attractive development pattern. Landscape materials selected should be appropriate to local growing conditions.
- (c) Whenever appropriate, existing trees shall be conserved and integrated into the landscape design plan.
- (d) All streets bordering the project area shall be planted at appropriate intervals with street trees.

(Ord. No. 2-74, § 7.53, 3-26-74; Ord. No. 5-78, § 19, 3-31-78)

Sec. 134-690. Circulation system design standards.

- (a) In a planned unit development, there shall be an adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading space.
- (b) Roads, pedestrian walks and open space shall be designed as integral parts of an overall site design. They shall be properly related to existing and proposed buildings and appropriately landscaped.
- (c) Buildings and vehicular circulation with open spaces shall be arranged so that pedestrians moving between buildings are not unnecessarily exposed to vehicular traffic.
- (d) Landscaped, paved and comfortably graded pedestrian walks shall be provided along the lines of the most intense use, particularly from building entrances to streets, parking areas and adjacent buildings.
- (e) Materials and design of paving, lighting fixtures, retaining walls, fences, curbs, benches, etc., shall be of good appearance, easily maintained and indicative of their function.

(Ord. No. 2-74, § 7.54, 3-26-74)

Sec. 134-691. Parking and loading design standards.

- (a) In a planned unit development, parking facilities shall be landscaped and screened from public view to the extent necessary to eliminate unsightliness and monotony of parked cars.
- (b) Pedestrian connections between areas and buildings shall be via special pedestrian walkways and/or elevators.
- (c) Parking facilities shall be designed with careful regard to orderly arrangement, landscaping, ease of access, and shall be developed as an integral part of an overall site design.
- (d) Any abovegrade loading facility should be screened from public view to the extent necessary to eliminate unsightliness.
- (e) Parking and loading facilities shall be provided in accordance with divisions 2 and 3 of article IX of this chapter.

(Ord. No. 2-74, § 7.55, 3-26-74)

Secs. 134-692—134-720. Reserved.

DIVISION 5. CLUSTER DEVELOPMENT

Sec. 134-721. Variance of net residential density.

In order to promote the health and general welfare of the community and to preserve and make available open space, the town council may grant a developer the right to vary the net residential density within a tract to be developed, leaving a substantial area free of building lots. The right to vary the net density shall be subject to the following conditions:

- (1) An overall plan of the entire tract showing lots, lot lines, lot areas, easements, encumbrances and other relevant data shall be submitted.
- (2) The average lot size may be reduced by 20 percent with no lot reduced by more than 25 percent. The uses in the proposed subdivision shall be grouped in clusters.
- (3) Minimum yard requirements in a cluster development shall be as follows:
 - a. Front yard, 25 feet.
 - b. Side yard, ten feet, except that garages or carports upon an adjacent lot may join at the property line or be grouped on land away from the individual lot.
 - c. Rear yard, 25 feet.
- (4) The balance of the land not contained in the lots or within the road rights-of-way shall be contiguous and of such condition, size and shape as to be usable for recreation. Such land shall be held in corporate ownership by the owners of lots within the development and shall incorporate into the deeds a clause giving to the owners an interest in such open land which shall be used for recreation purposes only. No structures except those incidental to the recreational use shall be permitted thereon.

(Ord. No. 2-74, § 7.44, 3-26-74 Secs. 134-722—134-750. Reserved.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Ordinances - First Reading

Agenda Title

Amending the Town of Palm Beach Comprehensive Plan Future Land Use Element Policy 2.3.6 related to the Private Group Use Future Land Use Designation.

ORDINANCE NO. 005-2024: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Adopted 2017 Town Of Palm Beach's Comprehensive Plan, Pursuant To Chapter 163, Florida Statutes; Amending The Goals, Objectives, And Policies Of The Comprehensive Plan Future Land Use Element Within The Comprehensive Plan; Amending The Town Of Palm Beach Comprehensive Plan Future Land Use Element Policy 2.3.6 Related To The Private Group Use Future Land Use Designation; Amending Policy 2.3.6 To Remove The Maximum Lot Coverage And To Allow, In Limited Circumstances, The Maximum Building Height To Be Three Stories With Town Council Approval; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Herewithin; Providing For Codification; Providing An Effective Date.

Presenter

ATTACHMENTS:

- ▣ **Ordinance No. 005-2024 with Exhibit A**

ORDINANCE NO. 005-2024

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE ADOPTED 2017 TOWN OF PALM BEACH'S COMPREHENSIVE PLAN, PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AMENDING THE GOALS, OBJECTIVES, AND POLICIES OF THE COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT WITHIN THE COMPREHENSIVE PLAN; AMENDING THE TOWN OF PALM BEACH COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY 2.3.6 RELATED TO THE PRIVATE GROUP USE FUTURE LAND USE DESIGNATION; AMENDING POLICY 2.3.6 TO REMOVE THE MAXIMUM LOT COVERAGE AND TO ALLOW, IN LIMITED CIRCUMSTANCES, THE MAXIMUM BUILDING HEIGHT TO BE THREE STORIES WITH TOWN COUNCIL APPROVAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITHIN; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach has adopted a Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes, known as the Community Planning Act (the "Act");

WHEREAS, on August 9, 2017, the Town of Palm Beach amended its Comprehensive Plan based on the Town's Evaluation and Appraisal of the Comprehensive Plan with the adoption of Ordinance No. 9-2017; and

WHEREAS, pursuant to Town Code Section 86-51, in accordance with Section 163.3174, Florida Statutes, the Town Council of the Town of Palm Beach is hereby designated and established as the Local Planning Agency for the incorporated territory of the Town of Palm Beach; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the process for amending a comprehensive plan, which is not a small-scale development amendment nor a plan amendment

within an area of critical state concern, shall follow the expedited state review process for adoption of comprehensive plan amendments; and

WHEREAS, on January 10, 2024, the Town of Palm Beach received a privately initiated development review application to amend the Town of Palm Beach Comprehensive Plan Future Land Use Element Goals, Objectives and Policies that relate to the Private Group Use Future Land Use designation; and

WHEREAS, on March 5, 2024, the Town of Palm Beach Planning and Zoning Commission reviewed the proposed text amendments (“Amendments”) to the Future Land Use Element of the Comprehensive Plan and recommended to the Town Council that the Amendments be approved; and

WHEREAS, on March 13, 2024, pursuant to Section 163.3174(4)(a), Florida Statutes, the Town Council acting as the Local Planning Agency conducted a public hearing wherein it considered the recommendations of the Planning, Zoning and Building Department and the Planning and Zoning Commission regarding the Amendments to the Future Land Use Element of the Town of Palm Beach Comprehensive Plan; and

WHEREAS, the Town Council has determined that the proposed Amendments to the Comprehensive Plan Future Land Use Element promote the public health, safety and welfare and are consistent with the requirements in Florida Statutes, and all elements of the adopted Comprehensive Plan; and

WHEREAS, pursuant to Section 163.3184(11), the Town Council has affirmatively voted to transmit the Amendments to the Florida Department of Commerce and appropriate reviewing agencies for their respective review(s).

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:**

Section 1. Incorporation of Recitals.

The above recitals are incorporated as fully set forth herein.

Section 2. Amendment of the Comprehensive Plan.

The Town of Palm Beach Comprehensive Plan, set forth in Ordinance No. 9-2017 of the Town of Palm Beach, is hereby amended to amend Future Land Use Element Policy 2.3.6 as follows and as set forth in Exhibit “A”, a copy of which is attached hereto and incorporated herein:

POLICY 2.3

Development orders shall be issued by the Town only for new non-residential development or redevelopment that is consistent with the Future Land Use Map and descriptions and intensities of land use as set forth in the following policies.

2.3.6 Private Group Use – Intended to provide for low intensity uses such as private clubs, golf and country clubs, public and private schools, houses of worship, museums, and non-commercial recreation-type or cultural uses at a scale and intensity intended to primarily serve the needs of Town persons.

a. The designation of a property for Private Group Use on the Future Land Use Plan Map recognizes the current use of the property; ~~and, further, that such properties may also be appropriate for residential or commercial development with uses identified under the Single Family Residential, Multi-family Moderate Density, and Commercial future land use categories.~~

~~b. Maximum lot coverage shall be 40%.~~

e.b. In limited circumstances ~~(Commercial Worth Avenue (C-WA) zoning district),~~
the maximum building height ~~may~~ **shall** be three stories **(with Town Council approval).**

Section 3. Transmittal.

The Town Clerk is hereby directed to transmit the required copies of the Amendments to the Town's Comprehensive Plan to the Florida Department of Commerce and all other parties as required by Section 163.3184(3)(c)2, Florida Statutes.

Section 4. Severability.

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 5. Repeal of Ordinances in Conflict.

All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 6. Codification.

This Ordinance shall be codified and made a part of the official Comprehensive Plan of the Town of Palm Beach.

Section 7. Effective Date.

This Ordinance shall take effect 31 days subsequent to its enactment on second and final reading, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading this (date) day of (Month), (year), and for second and final reading this (date) day of (Month), (year).

Danielle H. Moore, Mayor

Margaret A. Zeidman, Town Council President

Bobbie Lindsay, Council President Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, Acting Town Clerk

Lewis S.W. Crampton, Town Council Member

EXHIBIT A

OBJECTIVE 2

Maintain the character of the Town as a predominantly residential community having only the type and amount of businesses and other support services necessary to meet the needs of Town residents.

POLICY 2.3

Development orders shall be issued by the Town only for new non-residential development or redevelopment that is consistent with the Future Land Use Map and descriptions and intensities of land use as set forth in the following policies.

- 2.3.1 The following definitions shall pertain to the application of the non-residential land use designations and associated policies:
 - a. “Town-serving” shall mean establishments principally oriented to serving the needs of Town persons and not substantially relying on the patronage of persons not defined as Town persons. Commercial establishments (other than those in the “Commercial – Office, Professional & Institutional” (C-OPI) zoning district, which are not required to meet town-serving requirements) of 3,000 square-feet or less of gross leasable area in the C-PC, C-TS and C-B zoning districts, and 4,000 square-feet or less of gross leasable area in the C-WA zoning district are assumed to meet the intent of the first part of this definition.
 - b. “Town persons” shall mean all full-time and seasonal residents of the Town as well as visitors staying at accommodations in, or employees working in establishments located within, the Town.
- 2.3.2 Conservation – Intended to preserve and protect unique natural areas and submerged land from development and the negative impacts of public use. No development or redevelopment is permitted on or over land designated in this category, with the exception of docks, essential services or parks owned and operated by the Town.
- 2.3.3 Commercial – Intended to create, preserve, and enhance areas of attractive, small-scale, retail, personal and professional/business services, and mixed commercial/ residential use, developed either as a unit or in individual parcels, providing primarily for the frequently recurring needs of Town persons with limited provision for more intensive commercial uses that are proven to be compatible with the Future Land Use Plan and the character of the Town.
 - a. Appropriate uses include a wide range of commercial retail, service, professional and business uses for residents and visitors; hotels/motels up to 26 rooms per gross Palm Beach acre (40,000 square feet); timesharing uses up to 9 units per gross Palm Beach acre (40,000 square feet); offices; public uses and facilities; public and private schools; private group uses; and residential uses located above the ground floor.
 - b. Except for uses located in the Worth Avenue zoning district (C-WA), one residential unit may be located above the ground floor, or up to a maximum density of six dwelling units per gross

EXHIBIT A

Palm Beach acre, whichever is greater. In the Worth Avenue zoning district the maximum allowable density shall be 10 dwelling units per gross Palm Beach acre provided the Worth Avenue Design Guidelines are met.

- c. Maximum lot coverage for non-residential uses shall be 75%.
 - d. In limited circumstances, the maximum building height shall be three stories.
- 2.3.4 Public – Intended to recognize existing locations of, and provide sites for, public uses, structures and facilities.
- a. Appropriate uses include public schools, low intensity public buildings and facilities such as fire and police stations, Town Hall, etc., of a scale and intensity necessary to primarily serve the needs of Town persons. Only public uses owned, operated, franchised, or supervised by a governmental agency are given this designation.
 - b. The designation of a property for Public use on the Future Land Use Plan Map recognizes the current use of the property; and, further, that such properties may also be appropriate for residential or commercial development with uses identified under the Single-Family Residential and Commercial land use categories.
 - c. Maximum lot coverage shall be 40%.
 - d. In limited circumstances, the maximum building height shall be three stories.
- 2.3.5 Public Recreation – Intended to provide for low intensity public recreational uses or activities, natural resource and scenic resources of a scale and intensity necessary to primarily serve the needs of Town persons. Only public facilities owned, operated, franchised, or supervised by a public governmental entity are given this designation.
- 2.3.6 Private Group Use – Intended to provide for low intensity uses such as private clubs, golf and country clubs, public and private schools, houses of worship, museums, and non-commercial recreation-type or cultural uses at a scale and intensity intended to primarily serve the needs of Town persons.
- a. The designation of a property for Private Group Use on the Future Land Use Plan Map recognizes the current use of the property; ~~and, further, that such properties may also be appropriate for residential or commercial development with uses identified under the Single Family Residential, Multi-family Moderate Density, and Commercial future land use categories.~~
 - b. ~~Maximum lot coverage shall be 40%.~~
 - b. e. In limited circumstances ~~(Commercial Worth Avenue (C-WA) zoning district)~~, the maximum building height may~~shall~~ be three stories (with Town Council approval).

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Ordinances - First Reading

Agenda Title

Text Amendment amending Chapter 134, Zoning, to create a new Division 16. CI Cultural Institutional District.

ORDINANCE NO. 006-2024: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article VI, District Regulations; Amending Sections 134-1482-134-1500. – Reserved, To Create A New Division 16. CI Cultural Institutional District; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Herewithin; Providing For Codification; Providing An Effective Date.

Presenter

ATTACHMENTS:

- ▯ **Ordinance No. 006-2024 with Exhibit A**

ORDINANCE NO. 006-2024

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, ARTICLE VI, DISTRICT REGULATIONS; AMENDING SECTIONS 134-1482-134-1500. – RESERVED, TO CREATE A NEW DIVISION 16. CI CULTURAL INSTITUTION DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITHIN; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Code Section 134-261, the Town Council of the Town of Palm Beach may from time to time on its own motion or on petition, signed by the fee simple property owner of the property involved or authorized designee, agent or representative of the owner by power of attorney filed with the director of the Planning, Zoning and Building Department or designee, amend, supplement, change, modify or repeal the regulations, restrictions or district boundaries; and

WHEREAS, on January 10, 2024, the Town of Palm Beach received a privately initiated development review application to amend Chapter 134, the Town of Palm Beach Zoning Code, of the Town's Code of Ordinances to create a new Division 16. CI Cultural Institution Zoning District (the "Amendment"); and

WHEREAS, on March 5, 2024, the Town of Palm Beach Planning and Zoning Commission reviewed the proposed Amendment to the Code of Ordinances and recommended to the Town Council that the Amendment be approved; and

WHEREAS, on March 13, 2024, the Town Council conducted a public hearing wherein it considered the recommendations of the Planning, Zoning and Building Department and the Planning and Zoning Commission regarding the Amendment to the Code of Ordinances; and

WHEREAS, the Town Council determined that the proposed Amendment, as more particularly described in Exhibit A, promotes the public health, safety and welfare; and

WHEREAS, the Town Council has determined that creation of a new Division 16. CI Cultural Institutional Zoning District would be consistent with the adopted Town of Palm Beach Comprehensive Plan as amended on November 9, 2022.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Incorporation of Recitals.

The above recitals are incorporated as fully set forth herein.

Section 2. Amendment of the Zoning Code of the Town of Palm Beach Code of Ordinances.

The Town Council directs that the Town of Palm Beach Code of Ordinances be amended at Chapter 134, to create a new Division 16. CI Cultural Institution Zoning District as set forth in Exhibit A attached hereto and incorporated herein by reference.

Section 3. Severability.

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 4. Repeal of Ordinances in Conflict.

All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 5. Codification.

This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach.

Section 6. Effective Date.

This Ordinance shall take effect 31 days subsequent to its enactment on second and final reading, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading this (date) day of (Month), (year), and for second and final reading this (date) day of (Month), (year).

Danielle H. Moore, Mayor

Margaret A. Zeidman, Town Council President

Bobbie Lindsay, Council President Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, Acting Town Clerk

Lewis S.W. Crampton, Town Council Member

DIVISION 16. CI CULTURAL INSTITUTION DISTRICT

Sec. 134-1482. Purpose

The purpose of the CI Cultural Institution district is to provide for uses such as museums, cultural institutions, and art institutions, in a campus setting at a scale and intensity intended to primarily serve the needs of Town persons. A campus shall be defined as the total of all of the property, or lots included in a unity of title approved by the town, that are utilized for such purpose and operated by a single not-for-profit cultural institution. A campus owned by a single not-for-profit cultural institution, or subject to an approved unity of title, shall be considered one parcel of land for the purposes of administering the requirements of this Division and thus applied to the entire campus and not on an individual lot by lot basis.

Sec. 134-1483. Permitted uses.

The permitted uses in the CI Cultural Institution district are as follows:

- (1) Museums.
- (2) Art galleries.
- (3) Performing arts centers.
- (4) Cultural and art institutions.
- (5) Libraries.
- (6) Gardens (botanical and sculpture).
- (7) Not-for-profit cultural centers.

Sec. 134-1484. Accessory Uses.

The accessory uses in the CI Cultural Institution district shall be limited to those uses that are customary and incidental to the permitted or approved special exception uses, such as, but not limited to:

- (1) Accessory uses, such as, but not limited to, cooking facilities, lecture halls, and classrooms.
- (2) Offices and executive offices that directly support a permitted, accessory, or special exception use in the district, including the Garden Club of Palm Beach.
- (3) Storage facilities that directly support a permitted, accessory, or special exception use in the district
- (4) Limited residential dwelling unit(s) that directly support a permitted, accessory, or special exception use in the district.
- (5) Supplemental off-site parking related to a permitted, accessory, or special exception use in the district. See section 134-2177 for additional conditions and criteria.
- (6) On-site shared parking. See section 134-2182 for additional conditions and criteria.
- (7) Off-street parking and loading.

Sec. 134-1485. Special exception uses.

The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the CI Cultural Institution district are as follows:

- (1) Outdoor promotional events. See section 134-2115 for additional conditions and criteria.
- (2) Accessory cafes, including outdoor seating, that are incidental to or that support a permitted, accessory, or special exception use in the district. Accessory cafes shall be to serve patrons of the cultural institution, shall not be advertised to the general public, shall not sell alcoholic beverages, and shall have limited menus that reflect the café's purpose of supporting the patrons of the cultural institution. Formula restaurants and bars/lounges shall be prohibited.
- (3) Other cultural institution type uses not specifically enumerated under permitted uses in section 134-1483 or under accessory uses in section 134-1484, but having a bona fide cultural institution

Town-Serving purpose with traffic, patronage, and intensity of use characteristics similar to those uses cited therein.

Sec. 134-1486. Reserved.

Sec. 134-1487. Reserved

Sec. 134-1488. Lot, yard and area requirements—Generally.

In the CI Cultural Institution district, the schedule of lot, yard and area requirements is as provided in this section, and for the purposes of this section, “adjoin” shall be defined as having a common property line or being separated only by a public right-of-way.

- (1) *Campus area.* The minimum area is seven acres or 304,920 square feet.
- (2) *Campus width.* The minimum width is 300 feet.
- (3) *Campus depth.* The minimum depth is 300 feet.
- (4) *Density.* No residential density is permitted other than the limited residential dwelling unit(s) permitted under Section 134-1484(5) of this Division.
- (5) *Front yard.*
 - a. When the front yard of a lot in the campus adjoins property zoned any non-residential district, there is no minimum front yard setback required.
 - b. When the front yard of a lot in the campus adjoins two or more intersecting street lines, there is no minimum front yard required.
 - c. When the front yard of a lot in the campus adjoins property zoned any R district, the following shall apply:
 - 1) For one-story buildings, the minimum front yard setback shall be 25 feet.
 - 2) For two-story buildings, the minimum front yard setback shall be 30 feet.
 - 3) For buildings that exceed two stories or 22 feet in height, the front yard setback shall be increased by one foot for each one foot of building height exceeding 22 feet in height. In no case shall the front yard setback be less than 30 feet.
- (6) *Side yard.*
 - a. When the side yard of a lot in the campus adjoins property zoned any non-residential district, there is no minimum side yard required.
 - b. When the side yard of a lot in the campus adjoins property zoned any R district, the following shall apply:
 - 1) For one-story buildings, the minimum side yard setback shall be 12 ½ feet.
 - 2) For two-story buildings, the minimum side yard setback shall be 15 feet.
 - 3) For buildings that exceed two stories or 22 feet in height, the minimum side yard setback shall be increased by one foot for each one foot of building height exceeding 22 feet in height.
- (7) *Rear yard.*
 - a. When the rear yard of a lot in the campus adjoins property zoned any non-residential district, the minimum rear yard setback shall be ten feet.
 - b. When the rear yard of a lot in the campus adjoins property zoned any R district, the following shall apply:
 - 1) For one-story buildings, the minimum rear yard setback shall be 25 feet.
 - 2) For two-story buildings, the minimum rear yard setback shall be 30 feet.
 - 3) For buildings that exceed two stories or 22 feet in height, the minimum rear yard setback shall be increased by one foot for each one foot of building height above 22 feet exceeding 22 feet in height.
- (8) *Separation from single-family use.* No three-story buildings, or portion thereof, shall be permitted within 150 feet of a single-family use. Such distance shall be measured from the property line on which the single-family use is located to the building in the CI Cultural Institution district.

(9) Height and overall height.

- a. For one-story buildings, the maximum building height is 15 feet.
- b. For two-story buildings, the maximum building height is 30 feet.
- c. In the CI Cultural Institution district, the maximum building height allowed by right is two stories, with provision for a special exception for three stories with a maximum building height of 45 feet. See special exception provisions in sections 134-226 through 134-233 (special exception use), and article III of this chapter (site plan review).
- d. Maximum overall height of a building shall be measured as defined in section 134-2, plus five feet for a flat roof and ten feet for all other roof styles. When a parapet is used above the maximum building height, as defined in section 134-2, the building overall height will be calculated based on the flat roof style identified above. Parapet walls extending above the maximum allowable building height shall have appropriate architectural treatment.

(10) Lot coverage.

The maximum lot coverage for a campus shall be 30 percent.

(11) Length.

- a. For one-story buildings, the maximum building length is 300 feet.
- b. For two-story buildings, the maximum building length is 300 feet.
- c. For three-story buildings, the maximum building length is 300 feet.
- d. Sub-basements are exempt from the maximum building length requirement. Individual building elements extending above ground from a single sub-basement shall each be considered as a separate building for the purpose of calculating building length.

(12) Landscaped open space.

The minimum landscaped open space for a campus shall be 25 percent. Not less than 35 percent of the required front yard must be landscaped open space unless a zero front yard setback is provided, then there shall be no required front yard landscaped open space.

(13) Floor area.

- a. For one-story buildings, the maximum gross floor area of buildings is 20,000 square feet.
- b. For two-story buildings, the maximum gross floor area of buildings is 50,000 square feet.
- c. For three-story buildings, the maximum gross floor area of buildings is 50,000 square feet.
- d. Sub-basements shall be exempt from the maximum floor area requirements. Individual building elements extending above ground from a single sub-basement shall each be considered as a separate building for the purpose of calculating building floor area.

Sec. 134-1489. Statue and/or sculpture.

Notwithstanding the requirements contained in section 134-1727 of the town's Code of Ordinances, the following statues or sculptures shall be permitted by right if located in the CI Cultural Institution district and shall not require the review and approval by the Landmarks Preservation Commission or the Architectural Commission:

- 1) Statues or sculptures nine feet or less in height, or
- 2) Statues or sculptures greater than nine feet and not visible from a public right-of-way.

Sec. 134-1490. Nonconforming buildings and structures.

In the CI Cultural Institution district, any building or structure located at a cultural institution lawfully in existence on the effective date of this ordinance that is made nonconforming by the passage of this section or any applicable amendment thereto, shall be a legal non-conformity and may be continued, except as otherwise provided in article IV.

Sec. 134-1491. Supplementary district regulations.

In addition to any other applicable sections of the town's Code of Ordinances that may prohibit or limit the use of a public right-of-way for commercial purposes, in the CI Cultural Institution district, no person shall use any portion of any adjacent public right-of-way within 150 feet of the cultural institution.

for any commercial purposes, such as, but not limited to, film-making or movie producing, photography, or tours, without the prior written approval of the cultural institution, and from the town, if required.

Sec. 134-1492. Pre-special event and post-special event hours of quiet work.

The requirements of this section shall supersede the requirements contained in section 42-199 for hours of construction work. Quiet work related to the delivery, assembly, disassembly, and removal of any temporary structures such as tents or similar equipment related to a special event, is permitted on any weekday or weekend, including legal holidays, provided that all such work be performed only between 10:00 a.m. and 5:00 p.m. Quiet work includes the use of battery powered hand tools, but shall not include gas or electric plug-in powered equipment.

Sec. 134-1493. Signs.

- 1) In the CI Cultural Institution district, any sign located at a cultural institution lawfully in existence on the effective date of this ordinance that is made nonconforming by the passage of this section or any applicable amendment thereto, shall be a legal non-conformity and may be continued except as otherwise provided in article IV.
- 2) The town recognizes that different types of cultural institutions require different types of signs, sizes, and styles of signage. The Landmarks Preservation Commission shall approve a Master Sign Plan that specifies all signage by type, size, quantity, material, and placement throughout the cultural institution campus. Any change to an approved Master Sign Plan or changes to individual signs visible from a public street shall be approved by the Landmarks Preservation Commission.

The Master Sign Plan may include different types of signs, sizes, and styles. The design standards below may be considered, but shall not limit the design and placement of such signage:

a. Campus Identification Monument Signage

- 1) Any monument signage shall display the name of the cultural institution with a maximum lettering height of six inches.
- 2) Monument signs are permitted within the front yard setbacks provided that it does not conflict with the sight triangle requirements of section 134-1637.
- 3) Maximum height of the monument sign shall be four feet above the grade.

b. Campus Identification Portal/Gateway-Mounted Signage

- 1) One portal/gateway-mounted sign is allowed at main entrances such as driveways, intersecting roads, or other arrival points, identifying the name of the cultural institution with a maximum lettering height of three inches.

c. Building-mounted Building or Venue Identification Signage

- 1) One building or venue sign is allowed at each publicly accessible entrance to a building with a maximum lettering height of three and a half inches.

d. Wayfinding and Educational Signage

Free-standing or wall mounted signs identifying campus circulation or containing educational information is permitted but shall be limited as follows:

- 1) A maximum lettering height of three inches.
- 2) A maximum sign height of four feet above the grade.
- 3) A maximum sign width of two feet.

e. Donor signs are permitted but shall be limited as follows:

- 1) A maximum lettering height of three inches.
- 2) A maximum sign height of two feet above the grade.
- 3) A maximum dimension of 12 inches by 12 inches.

- 3) Additional sign regulations which may be applicable in the CI Cultural Institution district are contained in Division 3 of article XI of this chapter, but shall not be more restrictive than the sign regulations in this Section.

Sec. 134-1494 – 134-1500. Reserved.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 13, 2024

Section of Agenda

Ordinances - First Reading

Agenda Title

Amending Town Code related to Docks and Marine Structures

ORDINANCE NO. 009-2024: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 62, Marine Structures; Amending Article III, Bulkheads And Pierheads On Lake Worth, Section 62-74, Bulkheads, Landing Docks And Piers To Accord With Plat; Waivers And Variances, To Describe The Term Marginal Dock And Provide Specifications For A Marginal Dock, To Eliminate Reference To Town Of Palm Beach Bulkhead Line And Replace With Mean High Water Line, To Prescribe Maximum Gangway Width, To Prescribe Maximum Terminal Platform Width, To Include Specifications For Dock Lighting, And To Provide Specifications For Docks On Certain Areas Of Everglades Island And Ibis Isle; And At Section 62-75, Construction Specifications, To Describe The Term Marginal Dock And Provide Specifications For A Marginal Dock, To Eliminate Reference To Town Of Palm Beach Bulkhead Line And Replace With Mean High Water Line, To Prescribe Maximum Gangway Width, To Prescribe Maximum Terminal Platform Width, To Include Specifications For Dock Lighting, And To Provide Specifications For Docks On Certain Areas Of Everglades Island And Ibis Isle; Providing for Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

Presenter

ATTACHMENTS:

- ▣ **PZB Staff Memorandum**
- ▣ **Draft Ordinance No. 009-2024: Docks & Marine Structures**
- ▣ **Code Sec. 62-74 & Sec. 62-75 Strikethrough & Underline (Docks)**

TOWN OF PALM BEACH

Information for Town Council Meeting on: March 13, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building

Re: Staff-Initiated Draft Zoning Text Amendments – Docks and Marine Structures

Date: March 1, 2024

STAFF REQUEST & RECOMMENDATION

Staff requests that the Town Council review the proposed changes to the Zoning Code sections related to docks and marine structures. Staff was directed to review and propose changes to the code to primarily remove the need for the multiple variances required for new docks and dock expansions. Staff further recommends that the Town Council adopt the changes as proposed.

GENERAL INFORMATION

Docks – About two or three years ago a project was before Arcom that included a cantilevered rear yard extension out over the Intracoastal. It was basically a marginal dock but provided the ability for the owner to “expand” the area of their rear yard. Staff was directed to review the ability to add these marginal docks and the matter was sent to the Planning & Zoning Commission. An ordinance was produced, reviewed, and adopted to prevent this type of yard expansion. Unfortunately, the unintended consequence of the ordinance was that most new docks, or most dock expansions, now require at least one variance of Chapter 62, Marine Structures.

Staff proposes the following changes to section 62-74 and 62-75.

The strike through and underline of the code section is attached to this staff memo. The intent of the revision is to clarify the existing intent of the regulations and address unintended consequences of the most recent revisions of the ordinance. The modifications to the language include:

1. Describing a “marginal dock” structure and provide for the maximum projection and width.
2. Eliminating the reference to the town’s “official bulkhead line” (an un-surveyable regulatory demarcation) and replace with reference to the Mean High Water Line (industry standard, and surveyable).
3. Prescribing the maximum width of the gangway portion of a dock as it projects from land.
4. Prescribing the maximum width of the terminal portion of a dock as it runs perpendicular to the gangway, including allowance for additional width between piers to allow for safe pedestrian loading and unloading of vessels.

5. Explicitly excluding boat lifts and platform boat lifts from being included when calculating gangway and terminal width (to address the numerous unintended variance requests recently heard by the town council required to store marine vessels).
6. Providing allowance for minimum lighting of docks to allow pedestrian navigation (reference to lighting was previously unaddressed).
7. And providing for regulations for docks and marine structures on Everglades Island and Ibis Isle, where current dock regulations cause the need for excessive variance requests.

REQUESTED ACTION

Adoptions of the revised language to Chapter 62 as proposed.

Attachments: Strike-through / underlined changes to Chapter 62

ORDINANCE NO. 009-2024

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 62, MARINE STRUCTURES; AMENDING ARTICLE III, BULKHEADS AND PIERHEADS ON LAKE WORTH, SECTION 62-74, BULKHEADS, LANDING DOCKS AND PIERS TO ACCORD WITH PLAT; WAIVERS AND VARIANCES, TO DESCRIBE THE TERM MARGINAL DOCK AND PROVIDE SPECIFICATIONS FOR A MARGINAL DOCK, TO ELIMINATE REFERENCE TO TOWN OF PALM BEACH BULKHEAD LINE AND REPLACE WITH MEAN HIGH WATER LINE, TO PRESCRIBE MAXIMUM GANGWAY WIDTH, TO PRESCRIBE MAXIMUM TERMINAL PLATFORM WIDTH, TO INCLUDE SPECIFICATIONS FOR DOCK LIGHTING, AND TO PROVIDE SPECIFICATIONS FOR DOCKS ON CERTAIN AREAS OF EVERGLADES ISLAND AND IBIS ISLE; AND AMENDING SECTION 62-75, CONSTRUCTION SPECIFICATIONS, TO DESCRIBE THE TERM MARGINAL DOCK AND PROVIDE SPECIFICATIONS FOR A MARGINAL DOCK, TO ELIMINATE REFERENCE TO TOWN OF PALM BEACH BULKHEAD LINE AND REPLACE WITH MEAN HIGH WATER LINE, TO PRESCRIBE MAXIMUM GANGWAY WIDTH, TO PRESCRIBE MAXIMUM TERMINAL PLATFORM WIDTH, TO INCLUDE SPECIFICATIONS FOR DOCK LIGHTING, AND TO PROVIDE SPECIFICATIONS FOR DOCKS ON CERTAIN AREAS OF EVERGLADES ISLAND AND IBIS ISLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1. Chapter 62, Marine Structures, Section 62-74(2) is amended as follows:

“Sec.62-74. Bulkheads, landing docks and piers to accord with plat; waivers and variances.

~~(2) One pier or landing dock and its associated appurtenance shall be allowed on a lot as an accessory structure. A pier or landing dock shall not exceed 30 percent of the lot width. Any portion of said pier or landing dock extending more than six feet from the mean high water line or Bulkhead Line, whichever is most landward, shall not exceed a pier or landing dock width of ten feet. A pier, landing dock and/or all associated appurtenances thereto shall not be permitted more than six feet west of the official pierhead line or more than 150 [feet] west of the official bulkhead line. However, in no case shall a pier, landing dock and/or all associated appurtenances thereto extend more than 150 feet from land. The town council may approve a variance to this provision pursuant to sections 134-171, 134-172, 134-173 and 134-201 if the town council finds that the criteria in section 134-201 have been met. In addition to meeting the variance criteria, an applicant for a piers, landing docks and/or all associated appurtenances thereto more than six feet west of the pierhead line and more than 150 from the bulkhead line or land shall meet the following criteria:~~

- ~~a. Prior permit approval by the Corps of Engineers and Department of Environmental Protection is required;~~
- ~~b. A pier, landing docks and/or all associated appurtenances thereto shall not be within 100 feet of a designated federal channel or within 62.5 feet of said channel if previously approved by the Corps of Engineers;~~
- ~~c. Where an official pierhead line or bulkhead line does not exist on the official bulkhead and groin plat of the town, a pier, landing dock and/or all associated appurtenances thereto shall not be permitted more than six feet west of the existing bulkhead. The town council may approve a variance to this provision pursuant to sections 134-171, 134-172, 134-173 and 134-201 if the town council finds that the criteria in section 134-201 have been met. In addition to meeting the variance criteria, an applicant for piers, landing docks and/or all associated appurtenances thereto more than six feet west of the existing bulkhead shall have prior permit approval by the Corps of Engineers and Department of Environmental Protection.~~

(2) One pier or landing dock and its associated appurtenances shall be allowed on a lot as an accessory structure, provided that the following specifications are met:

- a. A marginal dock (being a fixed or floating marine structure placed immediately contiguous and parallel to a seawall) shall not exceed a width of 30% of the subject parcel as measured along the seawall, and a marginal dock may project up to 6 ft from the existing seawall or Mean High Water Line (whichever is most landward) at its furthest projection.
- b. A dock or marine structure may project a maximum of 6 ft west of the U.S. Pierhead Line at its furthest projection.

-
- c. A dock or marine structure shall have a maximum projection of 150 ft from land or the Mean High Water Line (whichever is more landward) at its furthest projection.
 - d. A dock or marine structure shall have a maximum gangway width of 10 ft (not to include platform boat lifts or other mechanical or structural components related to storage of marine vessels).
 - e. A dock or marine structure shall have a maximum terminal width of 10 ft (not to include platform boat lifts or other mechanical or structural components related to storage of marine vessels), with an additional 2 ft of width permitted between pilings at boat lifts to allow for pedestrian loading or unloading onto a vessel.
 - f. A dock or marine structure and any related appurtenances shall have a 25 ft minimum setback from a continuous line extending from the side property lines into the waterway.
 - g. In no instance shall a marine vessel docked, moored, or stored at a dock or marine structure encroach beyond a continuous line extending from the side property lines into the waterway.
 - h. Docks shall only be permitted to provide the minimum lighting necessary to allow pedestrian navigation of the structure.
 - i. For properties located on the north, south and/or west side of Everglades Island & Ibis Isle; a marginal dock as described above may be permitted. Appurtenances related to storage of marine vessels shall be permitted to project a maximum of 25' from the existing bulkhead or Mean High Water Line, whichever is most landward. Such structures shall not impede navigation of the waterway."

Section 2. Chapter 62, Marine Structures, Section 62-75(h) is amended as follows:

"Sec.62-75. Construction specifications.

(h) — Location and alignment. One pier or landing dock, and/or all associated appurtenances thereto may be built on a lot westward from the official bulkhead line a maximum of 150 feet. A pier or landing dock shall not exceed 30 percent of the lot width. Any portion of said pier or landing dock extending more than six feet from the mean high water line or bulkhead line, whichever is most landward, shall not exceed a pier or dock width of ten feet. In addition, a pier, landing dock and/or all associated appurtenances may not be built further than 150 feet from land nor more than six feet west of the U.S. Pierhead Line in Lake Worth. A pier or landing dock and/or all associated appurtenances shall also be setback a minimum of 25 feet from the side property line. (For the purposes of this section, associated appurtenances shall be considered part of a pier or landing dock as it relates to renovation or replacement of a nonconforming pier or landing dock.) No vessel that is docked at said pier or landing dock shall be allowed to extend past a continuous line extending from the side property line out into Lake Worth or the Palm Beach Inlet. These provisions may not be varied from unless a

~~variance pursuant to sections 134-171, 134-172, 134-173 and 134-201 has been granted by the town council.~~

(h) One pier or landing dock and its associated appurtenances shall be allowed on a lot as an accessory structure, provided that the following specifications are met:

1. A marginal dock (being a fixed or floating marine structure placed immediately contiguous and parallel to a seawall) shall not exceed a width of 30% of the subject parcel as measured along the seawall, and a marginal dock may project up to 6 ft from the existing seawall or Mean High Water Line (whichever is most landward) at its furthest projection.
2. A dock or marine structure may project a maximum of 6 ft west of the U.S. Pierhead Line at its furthest projection.
3. A dock or marine structure shall have a maximum projection of 150 ft from land or the Mean High Water Line (whichever is more landward) at its furthest projection.
4. A dock or marine structure shall have a maximum gangway width of 10 ft (not to include platform boat lifts or other mechanical or structural components related to storage of marine vessels).
5. A dock or marine structure shall have a maximum terminal width of 10 ft (not to include platform boat lifts or other mechanical or structural components related to storage of marine vessels), with an additional 2 ft of width permitted between pilings at boat lifts to allow for pedestrian loading or unloading onto a vessel.
6. A dock or marine structure and any related appurtenances shall have a 25 ft minimum setback from a continuous line extending from the side property lines into the waterway.
7. In no instance shall a marine vessel docked, moored, or stored at a dock or marine structure encroach beyond a continuous line extending from the side property lines into the waterway.
8. Docks shall only be permitted to provide the minimum lighting necessary to allow pedestrian navigation of the structure.
9. For properties located on the north, south and/or west side of Everglades Island & Ibis Isle; a marginal dock as described above may be permitted. Appurtenances related to storage of marine vessels shall be permitted to project a maximum of 25' from the existing bulkhead or Mean High Water Line, whichever is most landward. Such structures shall not impede navigation of the waterway."

Section 3. Severability. If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 4. Repeal of Ordinances in Conflict. All other ordinances of the Town of Palm Beach, Florida, or parts thereof, which conflict with this or any part of this Ordinance are hereby repealed.

Section 5. Codification. This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach, Florida.

Section 6. Effective Date. This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading this ____ day of _____, 2024, and for second and final reading on this ____ day of _____, 2024.

Danielle H. Moore, Mayor

Margaret A. Zeidman, Town Council President

Bobbie D. Lindsay, Council President Pro Tem

ATTEST:

Julie Araskog, Town Council Member

Edward A. Cooney, Town Council Member

Kelly Churney, Acting Town Clerk

Lewis S.W. Crampton, Town Council Member

Sec. 62-74. Bulkheads, landing docks and piers to accord with plat; waivers and variances.

All bulkheads erected in Lake Worth within the limits of the town shall be erected within the lines as shown on the plats described in section 62-71 except as follows. In addition, piers, landing docks and/or all associated appurtenances thereto erected in Lake Worth within the limits of the town shall be erected within six feet of the pierhead line as shown on the plats described in section 62-71 except as follows:

- (1) The director of public works may grant an administrative waiver for batter (style) piles located west of the official bulkhead line provided that the applicant demonstrates why the bulkhead cannot be constructed without batter piles on or behind said line. A hardship shall be deemed a situation where said batter piles could not be built because existing structure(s) or soil conditions prohibit compliance with the provisions of this chapter.
- ~~(2) One pier or landing dock and its associated appurtenance shall be allowed on a lot as an accessory structure. A pier or landing dock shall not exceed 30 percent of the lot width. Any portion of said pier or landing dock extending more than six feet from the mean high water line or Bulkhead Line, whichever is most landward, shall not exceed a pier or landing dock width of ten feet. A pier, landing dock and/or all associated appurtenances thereto shall not be permitted more than six feet west of the official pierhead line or more than 150 [feet] west of the official bulkhead line. However, in no case shall a pier, landing dock and/or all associated appurtenances thereto extend more than 150 feet from land. The town council may approve a variance to this provision pursuant to sections 134-171, 134-172, 134-173 and 134-201 if the town council finds that the criteria in section 134-201 have been met. In addition to meeting the variance criteria, an applicant for a piers, landing docks and/or all associated appurtenances thereto more than six feet west of the pierhead line and more than 150 from the bulkhead line or land shall meet the following criteria:~~
 - ~~a. Prior permit approval by the Corps of Engineers and Department of Environmental Protection is required;~~
 - ~~b. A pier, landing docks and/or all associated appurtenances thereto shall not be within 100 feet of a designated federal channel or within 62.5 feet of said channel if previously approved by the Corps of Engineers;~~
 - ~~c. Where an official pierhead line or bulkhead line does not exist on the official bulkhead and groin plat of the town, a pier, landing dock and/or all associated appurtenances thereto shall not be permitted more than six feet west of the existing bulkhead. The town council may approve a variance to this provision pursuant to sections 134-171, 134-172, 134-173 and 134-201 if the town council finds that the criteria in section 134-201 have been met. In addition to meeting the variance criteria, an applicant for piers, landing docks and/or all associated appurtenances thereto more than six feet west of the existing bulkhead shall have prior permit approval by the Corps of Engineers and Department of Environmental Protection.~~
- (2) One pier or landing dock and its associated appurtenances shall be allowed on a lot as an accessory structure, provided that the following specifications are met:
 - a. A marginal dock (being a fixed or floating marine structure placed immediately contiguous and parallel to a seawall) shall not exceed a width of 30% of the subject parcel as measured along the seawall, and a marginal dock may project up to 6 ft from the existing seawall or Mean High Water Line (whichever is most landward) at its furthest projection.
 - b. A dock or marine structure may project a maximum of 6 ft west of the U.S. Pierhead Line at its furthest projection.

-
- c. A dock or marine structure shall have a maximum projection of 150 ft from land or the Mean High Water Line (whichever is more landward) at its furthest projection.
 - d. A dock or marine structure shall have a maximum gangway width of 10 ft (not to include platform boat lifts or other mechanical or structural components related to storage of marine vessels).
 - e. A dock or marine structure shall have a maximum terminal width of 10 ft (not to include platform boat lifts or other mechanical or structural components related to storage of marine vessels), with an additional 2 ft of width permitted between pilings at boat lifts to allow for pedestrian loading or unloading onto a vessel.
 - f. A dock or marine structure and any related appurtenances shall have a 25 ft minimum setback from a continuous line extending from the side property lines into the waterway.
 - g. In no instance shall a marine vessel docked, moored, or stored at a dock or marine structure encroach beyond a continuous line extending from the side property lines into the waterway.
 - h. Docks shall only be permitted to provide the minimum lighting necessary to allow pedestrian navigation of the structure.
 - i. For properties located on the north, south and/or west side of Everglades Island & Ibis Isle; a marginal dock as described above may be permitted. Appurtenances related to storage of marine vessels shall be permitted to project a maximum of 25' from the existing bulkhead or Mean High Water Line, whichever is most landward. Such structures shall not impede navigation of the waterway.

(Ord. No. 17-99, § 3, 11-9-99; Ord. No. 17-2021, § 1, 8-11-21)

Editor's note(s)—Ord. No. 17-99, § 1, adopted November 9, 1999, amended the Code by repealing former § 62-74, and adding a new § 62-74. Former § 62-74 pertained to construction location to accord with plats, and derived from the Code of 1982, § 6-33; and Ord. No. 4-97, adopted March 11, 1997.

Sec. 62-75. Construction specifications.

- (a) *Generally.* All construction of bulkheads, piers and landing docks covered in this article shall comply with the specifications of this section.
- (b) *Location and alignment.* The west face of bulkheads are to be on the designated bulkhead line.
- (c) *Projections.* The west face of bulkheads shall be without projections, except at the top, where a cap or coping may be used. The transition from the face of the bulkhead to the outer face of the cap or coping shall not be abrupt. An administrative waiver by the director of public works for batter (style) piles may be granted from this provision as identified in section 62-74(a).
- (d) *Elevation of top.* The top of bulkheads or cutoff walls shall be governed by sound engineering recommendations, and the same shall be approved by the town engineer.
- (e) *Elevation of bottom.* The bottom of bulkheads or cutoff walls shall be governed by sound engineering recommendations, and the same shall be approved by the town engineer.
- (f) *Elevation of filled land lying west of the present A1A right-of-way.* The elevation of such fill will be such that drainage of any filled area will be routed away from the right-of-way ditches of State Road A1A.
- (g) *Tightness.* Bulkheads and cutoff walls shall be impervious to the passage of sand.

Created: 2023-08-15 09:56:26 [EST]

(Supp. No. 27, Update 2)

(h) ~~*Location and alignment.*~~ One pier or landing dock, and/or all associated appurtenances thereto may be built on a lot westward from the official bulkhead line a maximum of 150 feet. A pier or landing dock shall not exceed 30 percent of the lot width. Any portion of said pier or landing dock extending more than six feet from the mean high water line or bulkhead line, whichever is most landward, shall not exceed a pier or dock width of ten feet. In addition, a pier, landing dock and/or all associated appurtenances may not be built further than 150 feet from land nor more than six feet west of the U.S. Pierhead Line in Lake Worth. A pier or landing dock and/or all associated appurtenances shall also be setback a minimum of 25 feet from the side property line. (For the purposes of this section, associated appurtenances shall be considered part of a pier or landing dock as it relates to renovation or replacement of a nonconforming pier or landing dock.) No vessel that is docked at said pier or landing dock shall be allowed to extend past a continuous line extending from the side property line out into Lake Worth or the Palm Beach Inlet. These provisions may not be varied from unless a variance pursuant to sections 134-171, 134-172, 134-173 and 134-201 has been granted by the town council.

(h) *One pier or landing dock and its associated appurtenances shall be allowed on a lot as an accessory structure, provided that the following specifications are met:*

1. A marginal dock (being a fixed or floating marine structure placed immediately contiguous and parallel to a seawall) shall not exceed a width of 30% of the subject parcel as measured along the seawall, and a marginal dock may project up to 6 ft from the existing seawall or Mean High Water Line (whichever is most landward) at its furthest projection.
2. A dock or marine structure may project a maximum of 6 ft west of the U.S. Pierhead Line at its furthest projection.
3. A dock or marine structure shall have a maximum projection of 150 ft from land or the Mean High Water Line (whichever is more landward) at its furthest projection.
4. A dock or marine structure shall have a maximum gangway width of 10 ft (not to include platform boat lifts or other mechanical or structural components related to storage of marine vessels).
5. A dock or marine structure shall have a maximum terminal width of 10 ft (not to include platform boat lifts or other mechanical or structural components related to storage of marine vessels), with an additional 2 ft of width permitted between pilings at boat lifts to allow for pedestrian loading or unloading onto a vessel.
6. A dock or marine structure and any related appurtenances shall have a 25 ft minimum setback from a continuous line extending from the side property lines into the waterway.
7. In no instance shall a marine vessel docked, moored, or stored at a dock or marine structure encroach beyond a continuous line extending from the side property lines into the waterway.
8. Docks shall only be permitted to provide the minimum lighting necessary to allow pedestrian navigation of the structure.
9. For properties located on the north, south and/or west side of Everglades Island & Ibis Isle; a marginal dock as described above may be permitted. Appurtenances related to storage of marine vessels shall be permitted to project a maximum of 25' from the existing bulkhead or Mean High Water Line, whichever is most landward. Such structures shall not impede navigation of the waterway.

(i) *Elevations of top.* The elevations indicated for piers and docks may be in conformance to good engineering practice.

(j) *Presence of rock.* If in the construction of bulkheads, piers or landing docks, rock too hard for penetration is encountered, before required penetration has been attained, the applicant will be required to give the department of public works satisfactory proof of its ability to penetrate the rock sufficiently to provide a

structure equally as stable as though no rock had been encountered, and the structure had been built with the prescribed penetration in sand.

- (k) *Profiles with application.* If in the construction of any structure covered in this section is made, such application must be accompanied by a profile taken along the line of the proposed structure, such profile to show the character of materials encountered to elevations of required penetrations.
- (l) *Plans.* All plans accompanying applications for structures covered in this section must be prepared by, or in collaboration with, a civil engineer licensed to practice in the state.
- (m) *Datum plane.* The datum plane to which above elevations are referred is based upon National Geodetic Vertical Datum, 1929.
- (n) *Inspection.* The town or authorized agent has the right at all times to inspect work being done under this section.
- (o) *Approval of town engineer.* Penetration and elevations of piles being used in these structures shall be in accordance to good engineering practice. The plan of the work shall have the approval of the town engineer.

(Code 1982, § 6-34; Ord. No. 4-97, § 1, 3-11-97; Ord. No. 17-99, § 3, 11-9-99; Ord. No. 17-00, § 2, 8-8-00; Ord. No. 1-03, § 12, 3-11-03; Ord. No. 17-2021, § 2, 8-11-21)